

Stormwater Management Plan summary

SMP Title	26 Elm Street, Avondale
SMP Date	September 2021
SMP Version	1
SMP prepared by	Peter Lowe
SMP prepared for:	Land Works Consultants
Location	26 Elm Street, Avondale
Consolidated Receiving Environment	Waitemata
Stormwater Catchment	Whau
Development type	Brownfield Large (>20 Lots)
SMP Purpose	Subdivision
Unitary Plan Precinct	-
Resource consent reference	BUN60370169

HW Reference	2021-044
Date SMP Adopted	8 February 2022

Stormwater management requirements

Stormwater management catchment	Proposed land use	Receiving environment	Water quality management	Hydrology mitigation (retention)	Hydrology mitigation (detention)	Flood management	Outlet design	Assets to be vested with council	General comments
Whau Catchment	Residential-Terraced Housing & Apartment Zone. Development of 28 fee simple lots.	Waitemata Harbour	Inert materials for roof & cladding SW from carparks & driveways to be treated by SW treatment devices. (SW 360)	The discharge is to a pipe network leading to a coastal inundation area. No hydrological mitigation is required. However, in agreement with Jeff Lee of Te Aakitai Waiohua, the SMAF equivalent retention volume has been provided 500L retention tanks for each lot. This equates to 14m3 of retention storage.	The discharge is to a pipe network leading to a coastal inundation area. No hydrological mitigation is required.	Applicant has provided detention tanks for Q10 flows and the downstream capacity of council network is not compromised. The OLFP from Racecourse park is minor and is provided to flow within the development. A stormwater model details provided.	n/a	SW 360 and any rain gardens etc. shall be private.	

Notes:

This document is prepared to provide a summary of the stormwater management requirements within the adopted Stormwater Management Plan. To see the full Stormwater Management Plan please contact HWDevelopment@aucklandcouncil.govt.nz

Location Map



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Development plan

