

# Stormwater Management Plan Summary



SMP Title	460-478 West Coast Road, 317-347 Glengarry Road, Glen Eden – Stormwater Management Plan
SMP Date	26 November 2021
SMP Version	26 November 2021 (Version 4)
SMP prepared by	CIVIX
SMP Prepared for	CPM 2019
Location	460-478 West Coast Road & 317-347 Glengarry Road, Glen Eden
Consolidated Receiving Environment	Waitemata
Stormwater Catchment	Oratia (GeoMaps)
Brownfield / Greenfield	Brownfield Large
SMP Purpose	Comprehensive Residential Development and Subdivision
Unitary Plan Precinct	N/A
Resource Consent reference	PRR00037187 & ENG60379065
Date SMP Adopted	Dec 2021
HW Reference	NDC-2021-057

## Stormwater Management Requirements

Stormwater management catchment	Proposed land use	Receiving environment (type & SEA)	Water quality management	Hydrology mitigation (retention)	Hydrology mitigation (detention)	Flood management	Outlet design	Assets to be vested with council	General comments
Total Development	Residential	Oratia Stream	<ul style="list-style-type: none"> <li>• JOALs – Stormwater360 StormFilters</li> <li>• Public Roads – Raingardens</li> <li>• Gross pollutant LittaTrap for all for all waste storage areas</li> </ul>	<ul style="list-style-type: none"> <li>• Roof area – Domestic non-potable reuse of first 5mm of runoff</li> <li>• JOAL – Retention volume substituted as additional detention volume</li> <li>• Public Road – Raingardens</li> </ul>	<ul style="list-style-type: none"> <li>• Roof area – Private detention tank</li> <li>• JOAL – Communal detention tank</li> <li>• Public Road – Raingardens</li> </ul>	<ul style="list-style-type: none"> <li>• All site area - 1% AEP detention of post development runoff to predevelopment levels within stormwater tanks across the development</li> <li>• Appropriate floor level and freeboard levels proposed</li> </ul>	<ul style="list-style-type: none"> <li>• Existing public network</li> </ul>	<ul style="list-style-type: none"> <li>• Pipe networks that service more than one title</li> <li>• Rain gardens within the road reserve</li> </ul>	

### 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](mailto:HWDevelopment@aucklandcouncil.govt.nz)

# Nola Estate – Stormwater Management Plan Summary

## SMP Area



### SELO DEVELOPMENT, GLEN EDEN

Total: 236 DWELLINGS

TOTAL SITE AREA: 42,344m<sup>2</sup> (More or less)

Note: The areas shown are indicative only and are without consultant input or approval or approval. SEDC Architects Ltd. accepts no responsibility for the accuracy of these areas and do not recommend they be used as part of any legal agreement or marketing material.

STANDARD	ACTIVITY STATUS
RD 6 BUILDING HEIGHT	COMPLIES BUILDINGS RANGE FROM 2-3 LEVELS IN HEIGHT
RD 6 HEIGHT IN RELATION TO BOUNDARY	INFINGEMENTS AS HIGHLIGHTED
RD 6 YARDS	MINOR FRONT YARD INFINGEMENTS AS HIGHLIGHTED. ALL OTHER YARDS COMPLY.
RD 6 MAXIMUM IMPERVIOUS AREAS	COMPLIES (SEE BELOW)
RD 6 BUILDING COVERAGE	COMPLIES (SEE BELOW)
RD 6 LANDSCAPE AREA	COMPLIES (SEE BELOW)
RD 6 FRONT, SIDE AND REAR FENCES AND WALLS	WILL BE DESIGNED IN ACCORDANCE WITH UNITARY PLANS PLUS
(A0) INTEGRATED RESIDENTIAL DEVELOPMENT	0
(A1) RESTAURANTS AND CAFES UP TO 100m <sup>2</sup> GROSS FLOOR AREA PER SITE	COMPLIES
(A2) COMMUNITY FACILITIES	COMPLIES

NOTE: The standards above are referred to for the purpose of demonstrating effects are reasonably aligned with those required under the Single House Zone, Single House standards not specified in requiring compliance under Integrated Residential Development.

Item	Area (m <sup>2</sup> )	Building Coverage (m <sup>2</sup> )	Impervious (m <sup>2</sup> )	Permeable (m <sup>2</sup> )	Total (m <sup>2</sup> )
Net Site	42344	9904	24964	17383	42344
Gross Site	42344	9904	24964	17383	42344

TO BE UPDATED

- ◆ Fences and walls
- ◆ Front Door Access / Walkways
- ◆ All Landscaping by Main
- ◆ Main Gardens by Date
- ◆ Electrical Equipment by Team Power

Rev.	Date	Description
1	11/02/21	Prepared/Comment
2-WP	Work in Progress	RECF12

**FOR RESOURCE CONSENT**

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Proposed Masterplan

SELO DEVELOPMENT, GLEN EDEN  
 1/07/2021 Job #2430 Drawing No: 00-09  
 Scale 1:500 @ A1, @ A3 = 50% Rev: B - WP

