

Stormwater Management Plan summary



SMP Title	4a Claywest Place, Glen Eden
SMP Date	17/03/2021
SMP Version	1
SMP prepared by	Maven Associates Ltd
Location	4a Claywest Place, Glen Eden
Consolidated Receiving Environment	Waitemata
Stormwater Catchment	Te Atatu South
Brownfield / Greenfield	Brownfield Large
SMP Purpose	Subdivision
Unitary Plan Precinct	N/A
Date SMP Adopted	25 September 2021
HW Reference	2021-029

Stormwater management requirements

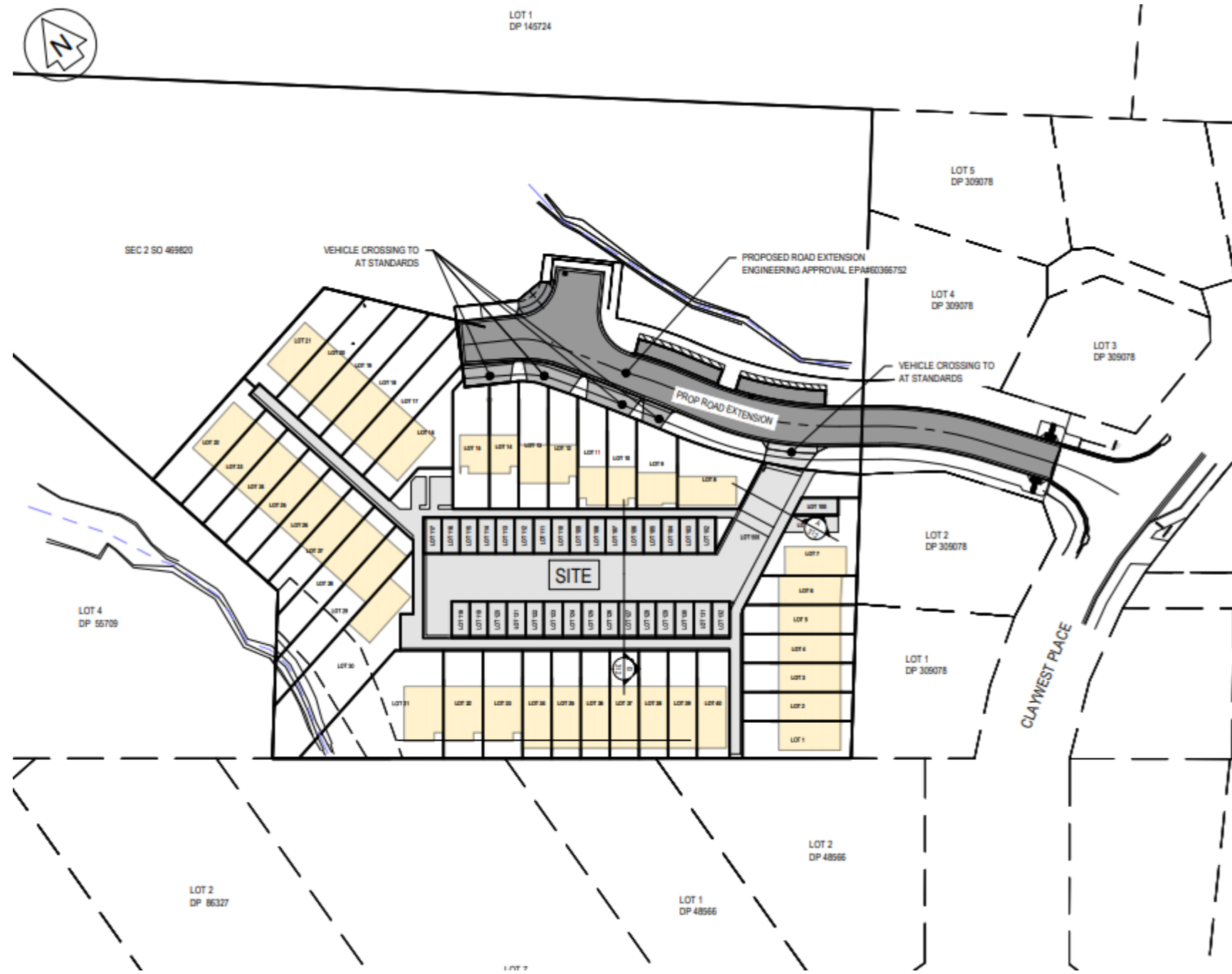
Stormwater management catchment	Proposed land use	Receiving environment	Water quality management	Hydrology mitigation (retention)	Hydrology mitigation (detention)	Flood management	Outlet design	Assets to be vested with council	General comments
1	<ul style="list-style-type: none"> 4,804m² in Terrace and Apartment Housing Building Zone (max. 70% impervious) Proposed impervious is 69.74% (3,106m²) Proposed 38 uncovered car parks and 40 lots/units 	Outfall discharge into unnamed watercourse located upstream of Whau River.	<ul style="list-style-type: none"> JOAL and car park areas via stormfilters GPTs (Litta Trap) for private catchpits (CP4-3 & CP4-4) in communal waste storage areas for Units 16-40 Use of inert non contaminating roofing materials 	<ul style="list-style-type: none"> Not in SMAF area Retention not proposed due to poor infiltration rates, however attenuation of the peak 2-year ARI storm event for both JOAL and private lots via detention 	<ul style="list-style-type: none"> Not in SMAF area Attenuation of the peak 10-year ARI storm event for both JOAL and private lots Private detention tanks for on-lot attenuation, private communal detention tank for JOAL 	<ul style="list-style-type: none"> Downstream flooding identified as part of pre-app and previous super lot subdivision Attenuation of the peak 100-year ARI storm event for both JOAL and private lots 	<ul style="list-style-type: none"> 1 x outfall with rip rap and planting 	<ul style="list-style-type: none"> Pipe networks 9 x SWMH 1 x Outfall 	<ul style="list-style-type: none"> Communal treatment and detention devices managed by body corporate Attenuation of peak 2, 10, and 100-year ARI storm event to pre-development levels for entire site

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

4a Claywest Place, Glen Eden - Stormwater Management Plan Summary

SMP Area



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Development plan

