

Stormwater Management Plan summary



SMP Title	Kainga Ora – Aorere Stage 1
SMP Date	15/07/21
SMP Version	4
SMP prepared by	Piritahi
Location	Kainga Ora – Aorere Stage 1 - Mayflower Close loop road, with some superlots also bordering Haddon Street and Henwood Road.
Consolidated Receiving Environment	Manukau Harbour
Stormwater Catchment	Pukaki Waiokauri
Brownfield / Greenfield	Brownfield Large
SMP Purpose	Redevelopment
Unitary Plan Precinct	N/A
Date SMP Adopted	10 August 2021
HW Reference	2021-009

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
Kāinga Ora Stage 1 development sites only	Residential	Existing stormwater network to Waokauri Creek – SEA marine area downstream	<ul style="list-style-type: none"> • Bioretention swale for new roads (Road 3 and Road 4) • Bioretention device targeted for existing section of road (Corner of Mayflower Close adjacent to Road 4) • Further opportunities for bioretention for existing roads to be investigated • Inert building materials • At source treatment for high contaminant generating carparks within superlots to GD01 (or equivalent) • GPT for carparking areas within superlots 	<ul style="list-style-type: none"> • Bioretention swale for new roads (Road 3 and Road 4) • Bioretention device targeted for existing section of road (Corner of Mayflower Close adjacent to Road 4) • Further opportunities for bioretention for existing roads to be investigated • Mitigation of connected impervious area which exceeds average existing impervious threshold within superlots in accordance with toolbox options 	<ul style="list-style-type: none"> • Kāinga Ora to upgrade existing stormwater network where required due to capacity constraints, condition problems and other factors (Mayflower Close main trunk line). • Stage 1 has no adverse impacts on existing flood hazards • OLFP's to be contained within public land or protect designated OLFP's through private property by easements 	<ul style="list-style-type: none"> • Discharge to existing network and existing DN1200 outfall within private land • Eventual discharge location is the Waokauri Creek 	<ul style="list-style-type: none"> • Pipe network & manholes within development sites • The existing DN900 pipe is to be relined using a CIPP liner. 		

Notes:

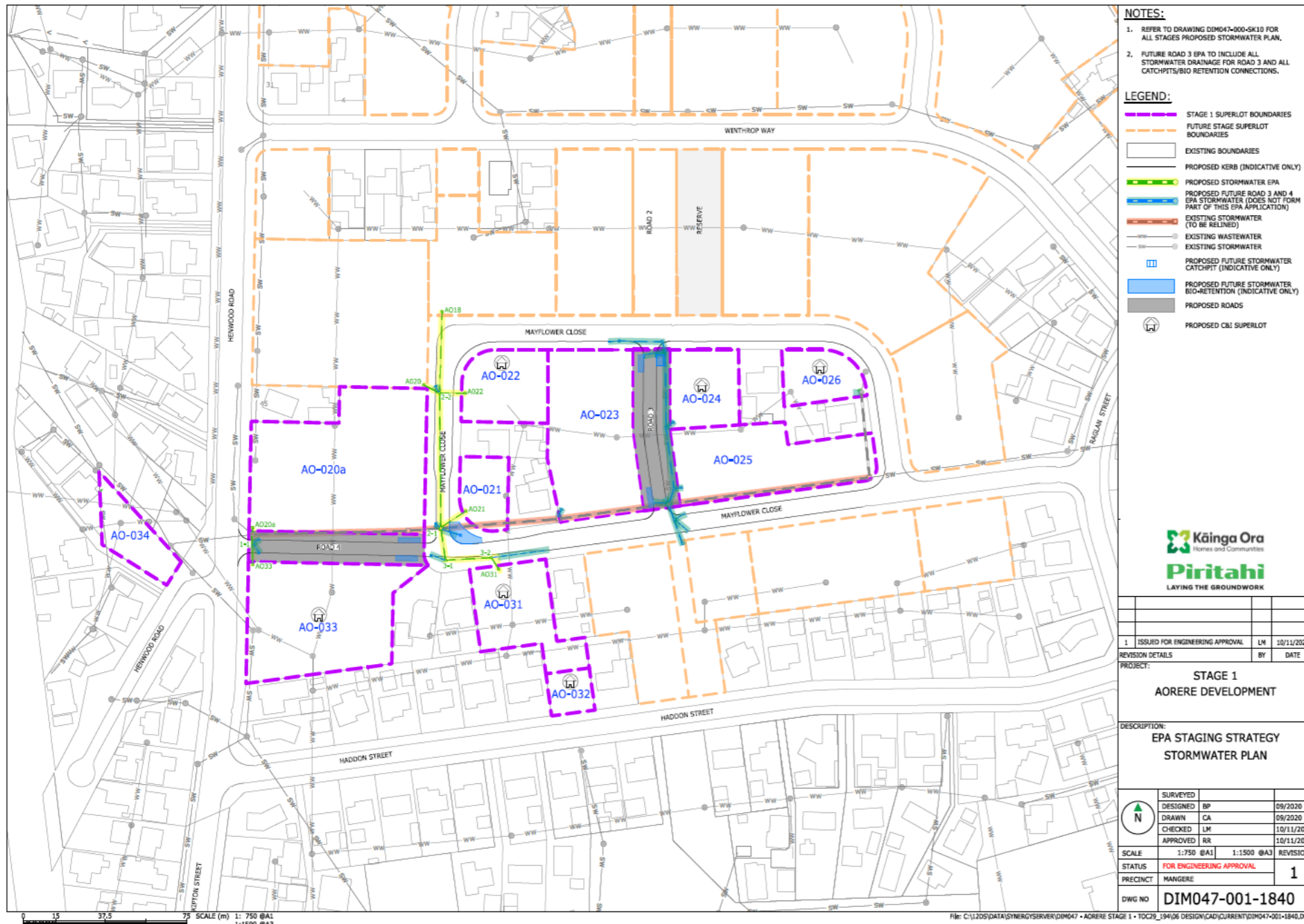
The SMP addendum (Piritahi) outlines requirements for Stage 1 of the proposed comprehensive redevelopment of Kāinga Ora sites within the Aorere Neighbourhood. A draft SMP for the wider Kāinga Ora neighbourhood redevelopment, including all stages of work, is dated November 2019 (BECA). The Stage 1 addendum is to be read in conjunction with the draft Aorere SMP.

Stage 1 is being considered separately to Stages 2 to 5. This is supported by hydraulic/hydrological modelling which shows appropriate hydraulic separation. A network solution for Stage 2 to Stage 5 has not yet been resolved. Development within Stage 1 has been determined to result in no adverse effects on existing flood hazards.

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

Kāinga Ora - Aorere Stage 1 – Stormwater Management Plan Summary

SMP Area



Kāinga Ora - Aorere Stage 1 – Stormwater Management Plan Summary

Development plan



Legend

- HNZC site
- HNZC site to be retained - post 2000
- Superlot Boundaries
- Proposed HNZC Superlot
- AT Acquisition
- Parks Acquisition
- High Priority Acquisition Lot
- Desired Acquisition Lot
- Proposed Vested Road
- Stage 1A
- Stage 1B
- Stage 2A
- Stage 2B
- Stage 3A
- Stage 3B
- Stage 4A
- Stage 4B
- Stage 5

Total Yield by Stage

Stage	Existing HNZC Homes	Proposed State	Proposed Market	Proposed Total
1A	13	11	22	33
1B	19	21	41	62
2A	15	23	41	64
2B	21	10	58	68
3A	15	26	35	61
3B	15	27	26	53
4A	11	2	38	40
4B	17	25	41	66
5	12	11	29	40
Totals	138	156	331	487

Māngere Development MASTERPLAN REV **J**
Aorere.
 2.5 Staging Plan.

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