

Stormwater Management Plan summary



SMP Title	Kainga Ora - Bellgrove Place, Avondale
SMP Date	10/09/21
SMP Version	3
SMP prepared by	Riley Consultants
Location	Kainga Ora - Bellgrove Place, Avondale
Consolidated Receiving Environment	Waitemata
Stormwater Catchment	Whau
Brownfield / Greenfield	Large Brownfield
SMP Purpose	Subdivision
Unitary Plan Precinct	N/A
Date SMP Adopted	17 September 2021
HW Reference	2020-049

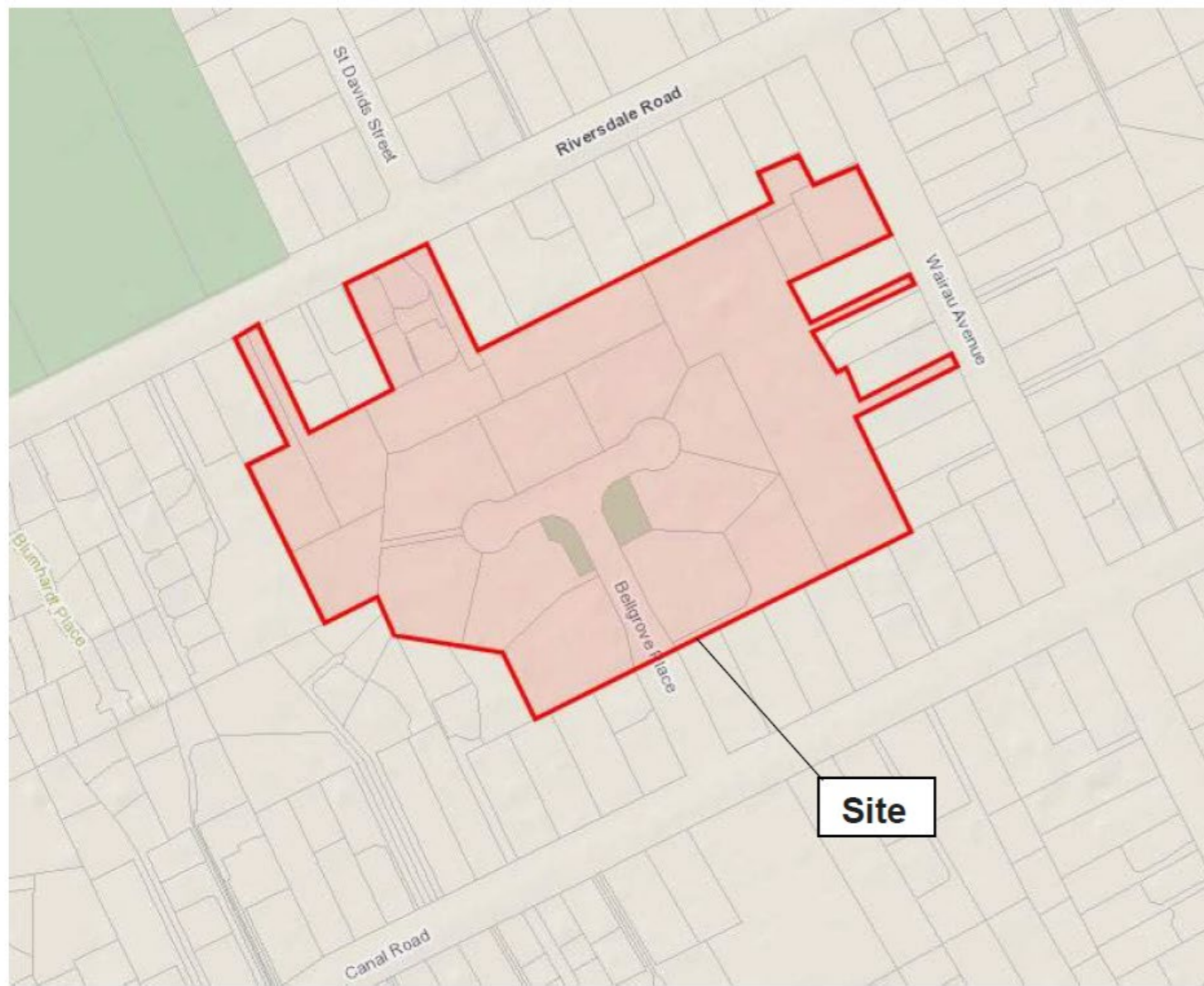
Stormwater management requirements

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 River	Residential. Subdivision of properties totalling an area of 38,695m ² zoned Residential – Mixed Housing Urban. 90 existing dwellings will be removed. increase no of houses to 229 units	Coastal Significant Ecological Area (SEA M2) New stormwater outfall discharges to unnamed tributary of Whau River via new public network.	<ul style="list-style-type: none"> at-source stormwater quality treatment for vehicle trafficked areas (JOALS) Raingardens to treat runoff from new roads GPT for rubbish collection areas (catchpit filter inserts) inert roofing materials 	Not required. Tidally influenced receiving environment	Not required. Tidally influenced receiving environment	<ul style="list-style-type: none"> Property/pipe capacity -10% AEP event Due to downstream network capacity issues, new public stormwater network sized to cater for the 10% AEP storm event Buildings – 1 % AEP event: Appropriate minimum floor levels have been recommended. 	New outfall to tributary of the Whau river. <ul style="list-style-type: none"> hydraulic energy management via a bubble up chamber with low flow outlet and rock riprap 	<ul style="list-style-type: none"> Pipe network Raingardens will be vested to AT 	Non standard raingarden design agreed with AT for the new roads : – 2% catchment and batter style shape)

Notes:

This document is prepared to provide the user with 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

Catchment map



Development map

Proposed Masterplan

Proof of concept for superlot boundaries – buildings and crossings may change with further design development



Legend - Masterplan

- - - Contour
- - - 2 storey (3.5m) HRB setback
- - - 3 storey (5.65m) HRB setback
- - - Yard setback
- ▲ Primary entry
- ▲ Secondary entry
- Superlot
- Vehicles
- Footpath
- Pedestrian path
- Bin corral
- Transformer
- Community space
- Speed measures (existing)
- Kāinga ora owned
- Overland flow path
- Tree - retained (refer to landscape tree plan)
- Tree - proposed new
- Amenity planting
- Rain garden & Tree pit

Legend - Typologies

	House B1 2bed 1 Dwelling
	House G1 2bed 1 Dwelling
	House K1 3+1 = 4bed 1 Dwelling
	WalkUp B3 6 x 1bed 6 Dwellings
	WalkUp B4/D5 6 x 2bed 6 Dwellings
	WalkUp D6 6 x 2bed 6 Dwellings
	WalkUp B7 1 x 1-bed, 5 x 2bed, 2 x 3bed 8 Dwellings
	WalkUp 6 x 2bed, 6 x 3bed 12 Dwellings
	Market WalkUp 15 x 2bed 15 Dwellings



Site: Bellgrove Place and Riversdale Road
 Status: Resource Consent
 Date: 4/10/20

Project Name: Proposed Masterplan
 Scale: 1:1000
 Date: 4/10/20

Ref: A16

