

Stormwater Management Plan summary



SMP Title	Drury South Precinct Stormwater Management Plan, Phase 2 & 3 amendments
SMP Date	28/04/21
SMP Version	1
SMP prepared by	Tonkin and Taylor
Location	Drury South Industrial Park, Phase 2
Consolidated Receiving Environment	Manukau Harbour
Stormwater Catchment	Hingaia stream
Brownfield / Greenfield	Greenfield
SMP Purpose	Industrial development
Unitary Plan Precinct	Drury South
Date SMP Adopted	23 July 2021
HW Reference	2020-001

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
Phase 2 & 3	Industrial/commercial Lots. Also includes any other Private Lot zonings and land use within the Phase 2 catchment area.	Hingaia Stream	75% TSS removal for hardstand areas. Inert roofing materials for all roofs.	5mm/m ² where a demonstrated use is shown. Otherwise taken up as detention. To be done at source (within Lot)	Difference between pre and post development runoff volumes for 95% event. To be done at source (within Lot)	Communal 85Ha flood management area. No onsite requirements.	Super green outfall	Lot connections only	

Drury Precinct Phase 2 & 3 amendments, Stormwater Management Plan Summary

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
Phase 2 & 3	Roads	Hingaia Stream	75% TSS removal for all impervious surfaces via treatment swales (as provisionally agreed with AT), or propriety devices (with explicit and specific approval of AT). Any roads that also meet definition of HCGA will need to provide additional at source SW quality treatment to exceed GD01 performance requirements. (does not need to be quantified)	5mm/m2 where a demonstrated infiltration rate of 2mm/hr or more is shown. Otherwise taken up as detention. To be done in communal basin/ forebay as part of the green outfall within Drainage reserve.	Difference between pre and post development runoff volumes for 95% event. To be done in communal basin/ forebay as part out green outfall within Drainage reserve. Estimated at 1800m ³ of required detention for road surfaces.	Communal 85Ha flood management area. No onsite requirements.	Super green outfall with detention basin to act as forebay and road detention	Swales/treatment devices (AT), Pipes and MHs, super green outfall and detention basin (HW)	Detailed design to be provided at Subdivision and EPA stages. Existing SMP proposed 2 large wetlands to manage detention and water quality. Applicant wishes to now amend the phase 2 area to remove wetland 2 and replace with at source SW management as per this table and memo from TnT dated 28 th April 2021, TnT Ref: 31559.6000 . phase 1 area already has wetland 1 built and vested.

Notes:

This review and adoption are for a proposed change in the primary means of achieving treatment and stream hydrology management for the Phase 2 and 3 industrial development of the approved Drury South Stormwater Management Plan (referenced: DIS60313540).

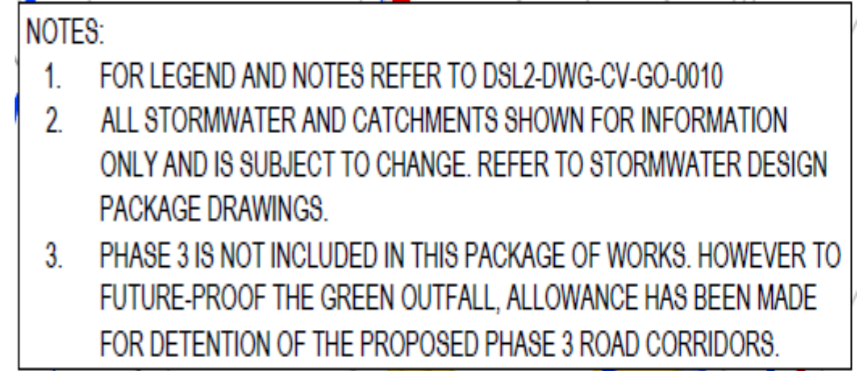
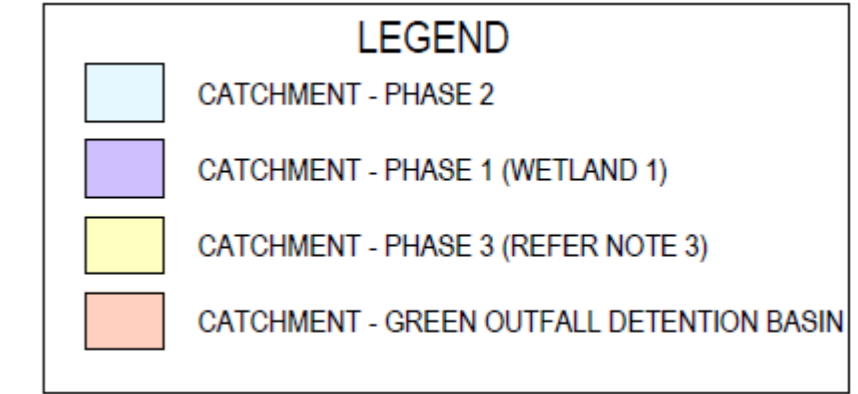
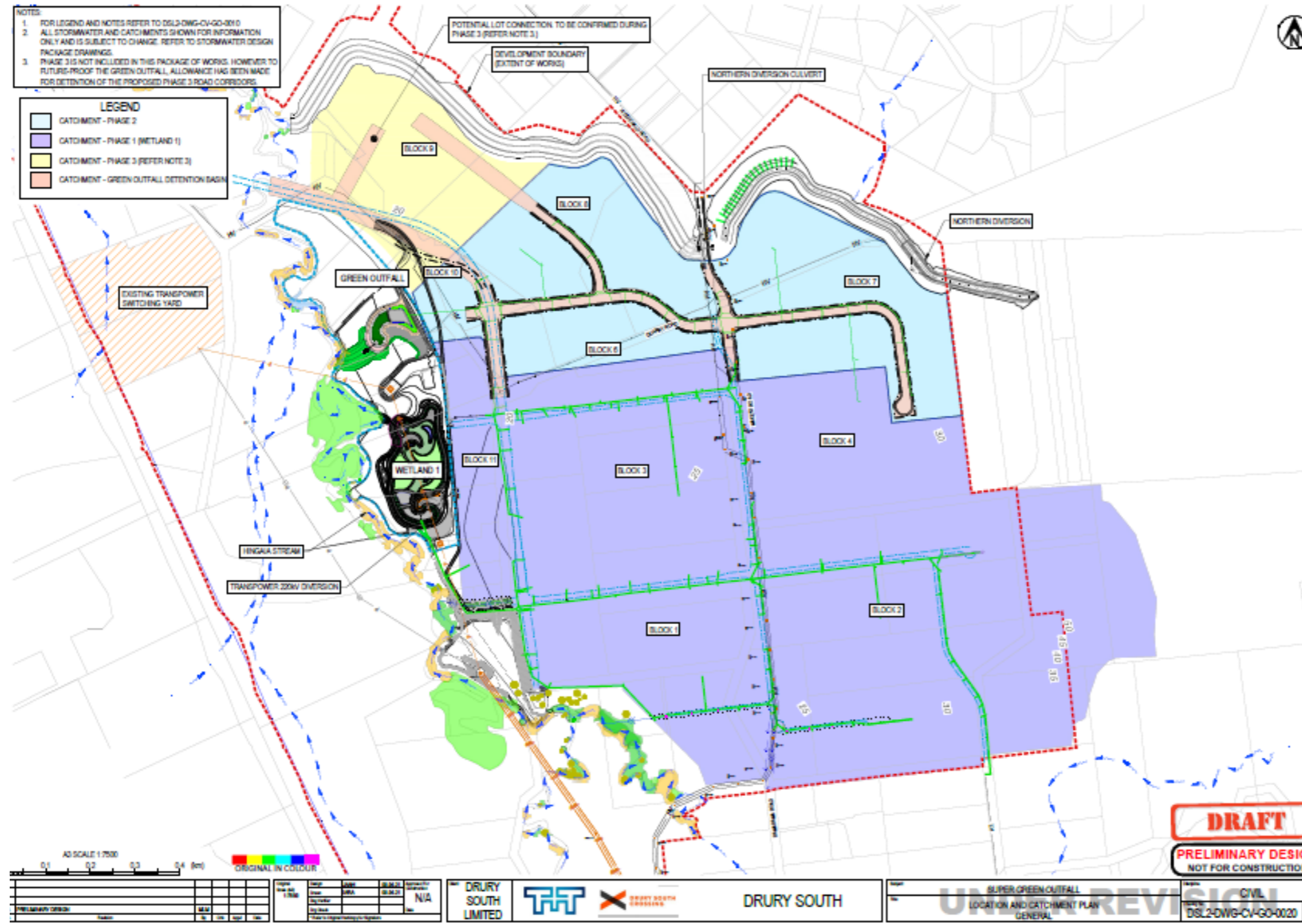
This specific review seeks to adopt an alternative stormwater treatment approach, compared to that used for Phase 1 industrial development for Phase 2 and 3 of the Drury South industrial development.

The Drury South Precinct Stormwater Management Plan, and associated network discharge consent (NDC), reference DIS60313540, identifies centralised treatment wetlands as the Best Practicable Option on the basis that the proposed wetland sites in the 100-year floodplain could achieve both stormwater treatment and hydrology management. This approach has been utilised for Phase 1 of the Drury South industrial development and the wetland for that has been completed and vested with Council.

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

Drury Precinct Phase 2 & 3 amendments, Stormwater Management Plan Summary

Site map



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Development plan

PLOT DATE: 25 Feb 2021 5:34 PM

