

## 8 Conclusions and Recommendations

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This SMP presents a framework for the assessment and management of stormwater within the proposed Ryman development site at 223 Kohimarama Road. It remains in a draft condition, but once reviewed and finalised, it can be adopted by Auckland Council to authorise the diversion and discharge of stormwater from the site via Council's Regionwide Network Discharge Consent.

The SMP outlines constraints and opportunities for stormwater within the site relative to the downstream and wider catchment of the Pourewa Creek, and summarises proposed on-site measures to avoid, remedy, and mitigate adverse effects beyond the site boundaries. Measures include: proprietary water quality treatment devices for all trafficable surfaces; an enhanced stream corridor diversion; volume retention for demanding irrigation purposes; a large, comprehensively designed on-site peak flow attenuation tank to ensure downstream network, flood risk and flood hazards are mitigated; and all subject to a long-term and committed maintenance regime.

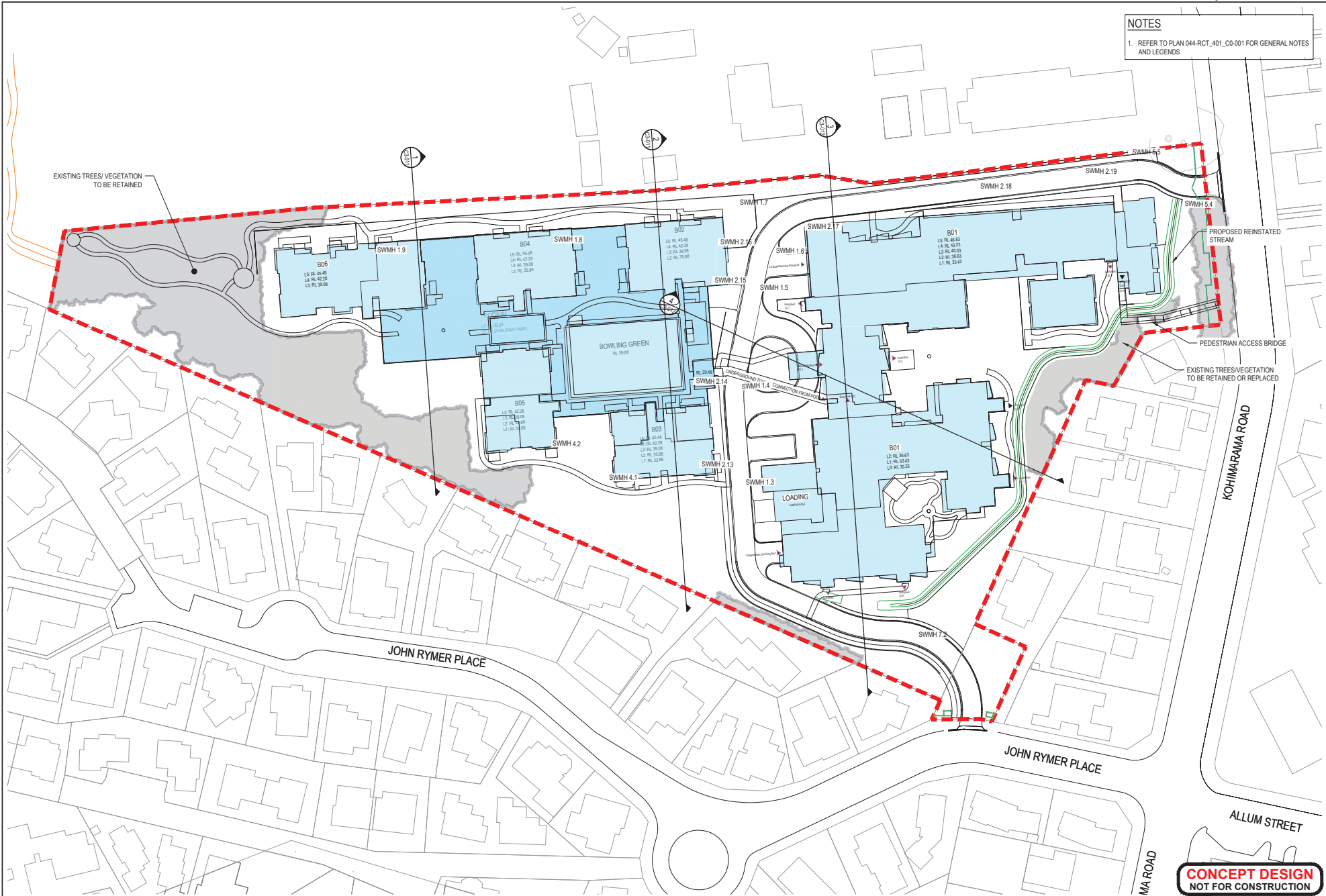
Overall, the proposed framework is consistent with the requirements of the Regionwide Network Discharge Consent, and it is appropriate for Council to adopt this SMP to authorise the development relative to best practice stormwater management and outcomes.

# A

Appendix A – Proposed retirement village

DRAFT

**NOTES**  
 1. REFER TO PLAN 044-RCT\_401\_CO-001 FOR GENERAL NOTES AND LEGENDS



| No. | Revision       | By | Chk | Appr | Date |
|-----|----------------|----|-----|------|------|
| B   | CONCEPT DESIGN |    |     |      |      |

Drawing Organizer:  
**Beca**

|                     |                |       |          |                          |
|---------------------|----------------|-------|----------|--------------------------|
| Original Scale (A1) | Design         | DF/ML | 30.08.19 | Approved For Contributor |
| 1:500               | Drawn          | JK    | 30.08.19 |                          |
| Reduced Scale (A3)  | Design Checker | RM    | 06.02.20 |                          |
| 1:1000              | Check          | SS    | 06.02.20 | Date                     |

\*Refer to Revision 1 for Original Signature

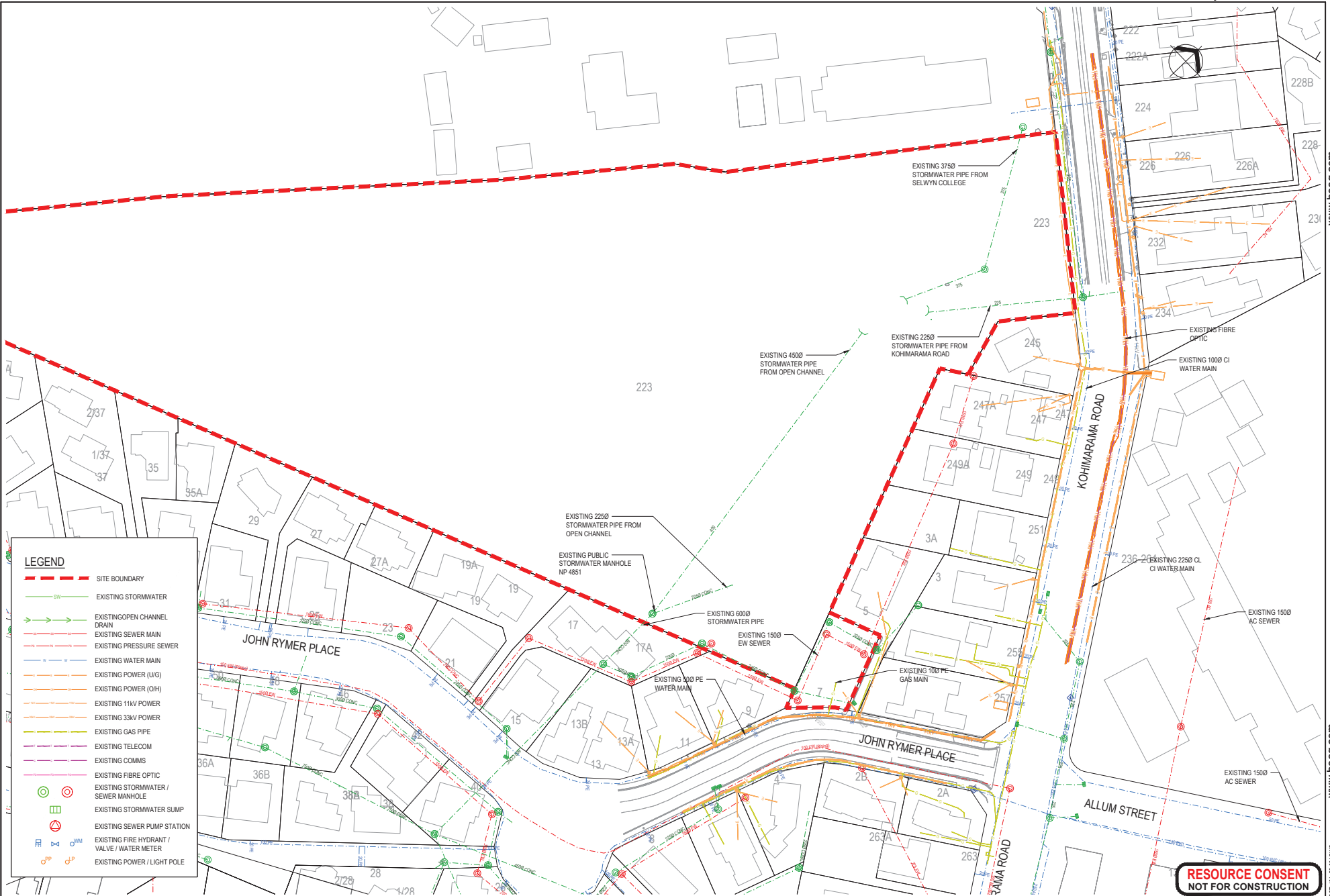
Client:  
**RYMAN HEALTHCARE**

Project: **KOHIMARAMA RETIREMENT VILLAGE**

Title: **PROPOSED SITE LAYOUT**

**CONCEPT DESIGN  
 NOT FOR CONSTRUCTION**

Discipline: **CIVIL ENGINEERING**  
 Drawing No: **044-RCT\_401\_CO-003** Rev: **B**



**RESOURCE CONSENT  
NOT FOR CONSTRUCTION**

|     |                      |     |    |    |          |
|-----|----------------------|-----|----|----|----------|
| No. | Revision             | COB | RM | SC | 13.02.20 |
| D   | FOR RESOURCE CONSENT |     |    |    |          |



|                     |        |  |       |          |                           |
|---------------------|--------|--|-------|----------|---------------------------|
| Original Scale (A3) | 1:500  | Design                                     | DF/NL | 30.08.19 | Approved For Contributor* |
| Design              | JM     | Drawn                                      | JM    | 30.08.19 |                           |
| Checked             | RM     | Eng Check                                  | WL    | 05.02.20 |                           |
| Reduced Scale (A3)  | 1:1000 | Refer to Revision 1 for Original Signature |       |          |                           |



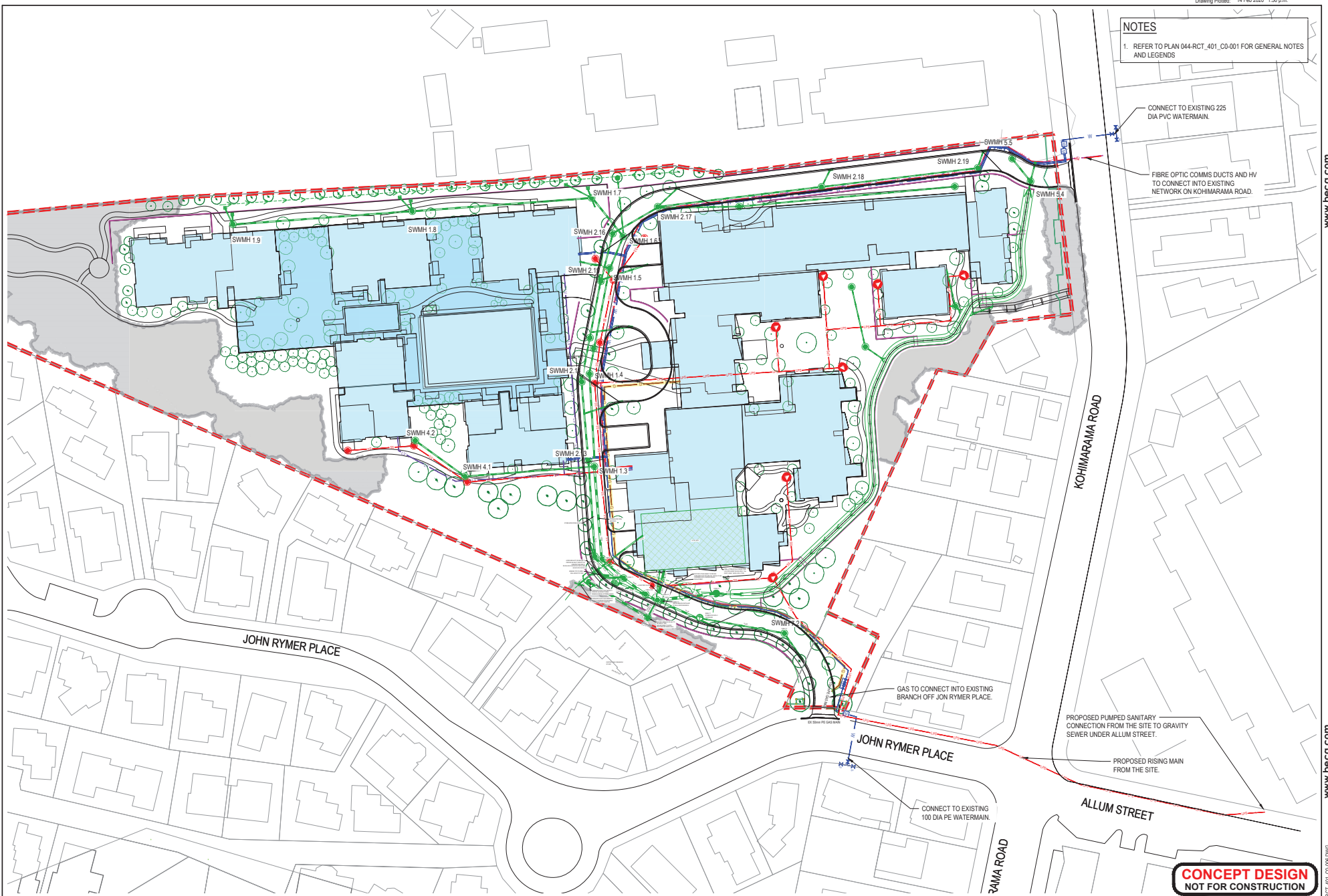
Client: **KOHIMARAMA RETIREMENT VILLAGE**

Title: **EXISTING SERVICES PLAN**

Discipline: **CIVIL ENGINEERING**  
Drawing No: **044-RCT\_401\_CO-004**



**NOTES**  
 1. REFER TO PLAN 044-RCT\_401\_CO-001 FOR GENERAL NOTES AND LEGENDS



**CONCEPT DESIGN**  
 NOT FOR CONSTRUCTION

| No | Revision       | By  | Chk | Appd | Date     |
|----|----------------|-----|-----|------|----------|
| B  | CONCEPT DESIGN | COB | RM  | BC   | 13.02.20 |



|                     |                |       |          |              |        |
|---------------------|----------------|-------|----------|--------------|--------|
| Original Scale (A1) | Design         | DF/NL | 30.08.19 | Approved For | Client |
| 1:500               | Drawn          | JK    | 30.08.19 | Contributor  |        |
| Reduced Scale (A3)  | Design Checker | RM    | 05.02.20 |              |        |
| 1:1000              | Design Checker | SS    | 05.02.20 | Date         |        |

\*Refer to Revision 1 for Original Signature

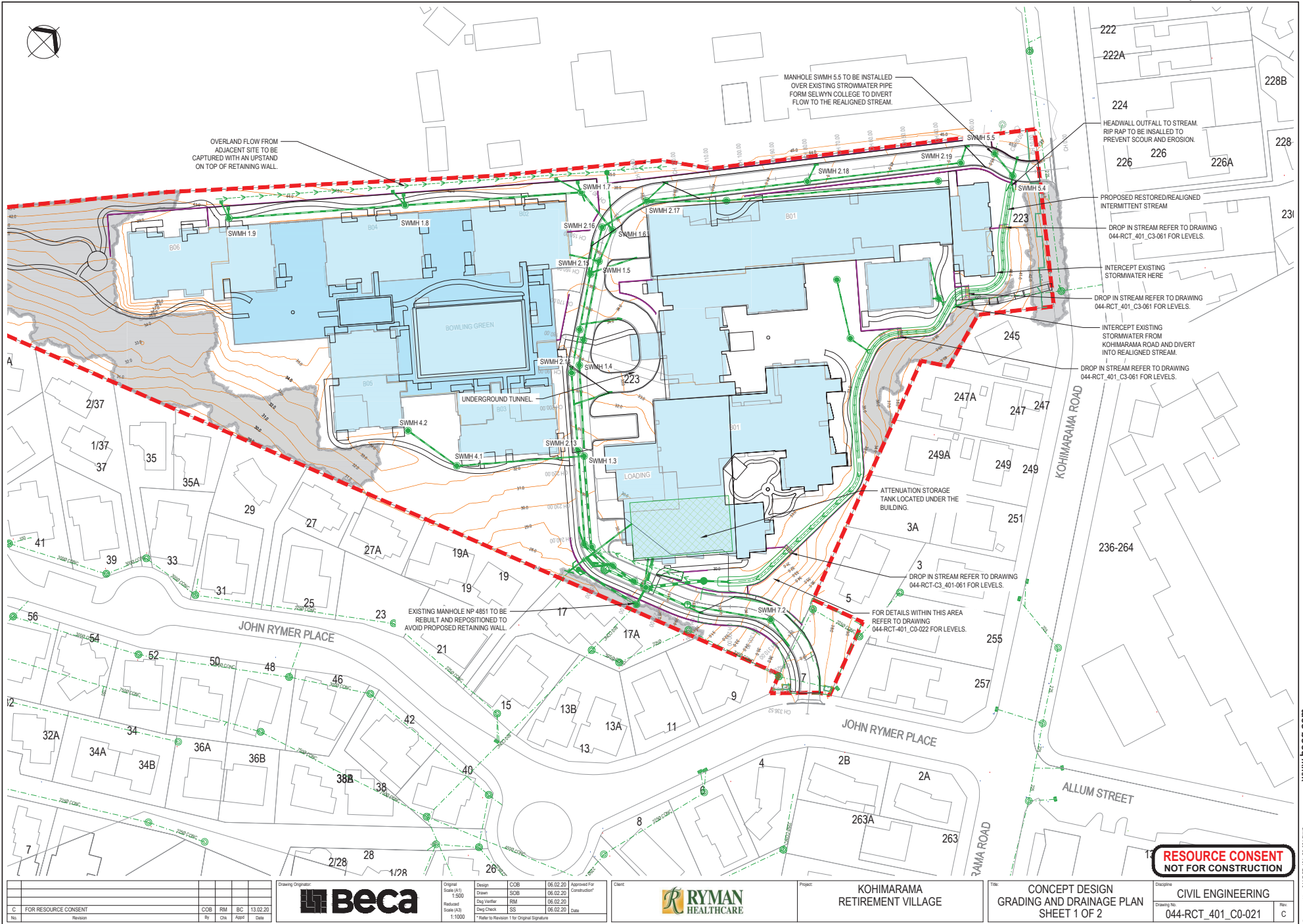


Project: **KOHIMARAMA RETIREMENT VILLAGE**

|   |                                      |
|---|--------------------------------------|
| Title: <b>CONCEPT DESIGN COMBINED SERVICES LAYOUT</b> | Discipline: <b>CIVIL ENGINEERING</b> |
| Drawing No: <b>044-RCT_401_CO-006</b>                 | Rev: <b>B</b>                        |

DO NOT SCALE

IF IN DOUBT ASK



OVERLAND FLOW FROM ADJACENT SITE TO BE CAPTURED WITH AN UPSTAND ON TOP OF RETAINING WALL.

MANHOLE SWMH 5.5 TO BE INSTALLED OVER EXISTING STORMWATER PIPE FROM SELWYN COLLEGE TO DIVERT FLOW TO THE REALIGNED STREAM.

HEADWALL OUTFALL TO STREAM. RIP RAP TO BE INSTALLED TO PREVENT SCOUR AND EROSION.

PROPOSED RESTORED/REALIGNED INTERMITTENT STREAM

DROP IN STREAM REFER TO DRAWING 044-RCT\_401\_C3-061 FOR LEVELS.

INTERCEPT EXISTING STORMWATER HERE

DROP IN STREAM REFER TO DRAWING 044-RCT\_401\_C3-061 FOR LEVELS.

INTERCEPT EXISTING STORMWATER FROM KOHIMARAMA ROAD AND DIVERT INTO REALIGNED STREAM.

DROP IN STREAM REFER TO DRAWING 044-RCT\_401\_C3-061 FOR LEVELS.

ATTENUATION STORAGE TANK LOCATED UNDER THE BUILDING.

DROP IN STREAM REFER TO DRAWING 044-RCT-C3\_401-061 FOR LEVELS.

FOR DETAILS WITHIN THIS AREA REFER TO DRAWING 044-RCT-401\_C0-022 FOR LEVELS.

EXISTING MANHOLE NP 4851 TO BE REBUILT AND REPOSITIONED TO AVOID PROPOSED RETAINING WALL.

**RESOURCE CONSENT NOT FOR CONSTRUCTION**

|                        |          |     |     |      |          |
|------------------------|----------|-----|-----|------|----------|
| C FOR RESOURCE CONSENT |          | COB | RM  | BC   | 13.02.20 |
| No.                    | Revision | By  | Chk | Appd | Date     |



|                     |                |     |          |                          |
|---------------------|----------------|-----|----------|--------------------------|
| Original Scale (A1) | Design         | COB | 06.02.20 | Approved For Contributor |
| 1:500               | Drawn          | SOB | 06.02.20 |                          |
| Reduced Scale (A3)  | Design Checker | RM  | 06.02.20 |                          |
| 1:1000              | Design Check   | SS  | 06.02.20 | Date                     |

\*Refer to Revision 1 for Original Signature



Client: KOHIMARAMA RETIREMENT VILLAGE

Project: CONCEPT DESIGN GRADING AND DRAINAGE PLAN SHEET 1 OF 2

Discipline: CIVIL ENGINEERING  
Drawing No: 044-RCT\_401\_C0-021  
Rev: C