

To, Aedifice Development No.1 Limited

12 May 2023

## Golding Road Neighbourhood Centre Precinct - Stormwater Management Plan

This memo has been prepared to provide an assessment of Stormwater Management for the Golding Road Neighbourhood Centre Precinct Private Plan Change as a derivative of the Stormwater Management Plan (SMP) proposed with the plan change "PC76: Kohe".

The proposed Stormwater infrastructure for this plan change will be requested to be added to the Auckland Council Regional Stormwater Network Discharge Consent (NDC). Schedule 4 of the NDC sets out requirements for greenfield developments undertaken under this NDC.

The SMP for this plan change meets the following requirements in the NDC:

**Water Quality** – Treatment of all paved impervious surfaces should be provided. The proposed private impervious areas can be treated via a centralized wetland located in the designed floodplain. Roof areas would not be proposed for treatment as the runoff from roof areas is already considered clean.

**Stream Hydrology** – Although this discharge is outside of a SMAF area, equivalent hydrology requirements will apply as the discharge is to the stream. This can be achieved via raintanks on buildings and a network discharge to a proposed wetland prior to entering the stream as per the PC76 SMP. For paved areas if soakage is insufficient then retention may be provided in a case-by-case basis according to best practice.

**Flooding** – There is no flooding within the proposed commercial development area due to the form of the development design. Surrounding overland flow paths for the 100-year event have been provided in the PC76 SMP design. A reticulated public stormwater network discharging to new wetlands will be provided to convey the 10-year event safely through the development.

**Assets** – All new private and public assets proposed as part of the SMP will be designed to comply with the relevant local and national standards to ensure they are durable and last the design life with suitable maintenance.

In summary, the approaches outlined above are consistent with the PC76 site SMP and meets the requirements to be included under the Auckland Council Regionwide Stormwater Network Discharge Consent.

Kind Regards,

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