



Re: SIMP - In SW discharge permit section

From Martin Meyer [redacted]
Date Mon 2025-10-13 3:24 PM
To hillary.johnston [redacted] Mary Wong [redacted] Pranil Wadan [redacted]
Cc Bidara Pathirage [redacted] Masato Nakamura [redacted] Russell Butchers [redacted]
[redacted] Mark Iszard [redacted] Dali Suljic [redacted]

You don't often get email from [redacted] [Learn why this is important](#)
Thank you Hillary for providing these amendments,
The changes you have made are agreeable from a SWWWITA stand point for the private diversion and discharge.
Kind Regards,
Martin Meyer

Senior Stormwater Specialist | Specialist Unit
Planning and Resource Consents Department, Auckland House, 135 Albert Street, Level 6
Mob: [redacted] email: [redacted]
(Any requests for stormwater, wastewater or ITA specialist input must be sent to: SWWWITA@aucklandcouncil.govt.nz)

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Mon	Tue	Wed	Thu	Fri
WFH	CEN	WFH	CEN	WFH

From: Hillary Johnston [redacted]
Sent: Monday, 13 October 2025 3:12 pm
To: MaryW@barker.co.nz [redacted] Pranil Wadan [redacted]
Cc: Bidara Pathirage [redacted] Masato Nakamura [redacted] Russell Butchers [redacted]
[redacted] Martin Meyer [redacted] Mark Iszard [redacted] Dali Suljic [redacted]
Subject: [EXTERNAL] Re: SIMP - In SW discharge permit section
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Kia ora Team,
Sorry for the delay in coming back on the SIMP condition.
In addition to the changes to the conditions we agreed to at the JW Conferencing, we agree to the below changes to the DIS conditions.
There are a couple of notes for minor changes for the below also.

1. Retain Condition 7, ref to SWCoP to be updated to V4 (red text proposed by the Applicant)

Stormwater Management Works

7. The management of stormwater must be in accordance with the Drury Centre Stage Stormwater Assessment prepared by Woods dated ~~28 February 2025~~ **22 August 2025** and achieve the following design requirements:

a. Water quality treatment

- (i) New buildings must be constructed using inert cladding, roofing and spouting materials
- (ii) Treatment of all impervious areas by a stormwater management device designed in accordance with GD01/ TP10 for relevant contaminants.

b. Stream hydrology

- (i) Provide retention (volume reduction) of a minimum of 5mm runoff depth for all impervious surfaces; and
- (ii) Provide detention (temporary storage) with a drain down period of 24 hours for the difference between pre-development (grassed state) and ~~postdevelopment~~ runoff volumes from the 95th percentile, 24-hour rainfall event minus the retention volume for all impervious areas

c. Flooding – Buildings 1% AEP event

- (i) Development does not worsen flood risk to people and property upstream or downstream of the Precinct in accordance with the Stormwater Code of Practice Version 3 ~~and dated 1 July 2025~~.

Advice Notes:

- The final design details for the stormwater management works will need to be submitted and approved at Engineering Plan Approval stage.
- References to 'screened catchpits' refers to a normal catchpit/cesspit, and does not include ~~EnviroPods~~.

2. Agree to deletion of Condition 8 and Condition 9**Stormwater Implementation Management Plan**

~~8. The consent holder must prepare and submit a Stormwater Implementation Management Plan (SIMP) for the public stormwater management system (including water quality and hydrology mitigation devices) to the Council for certification and prior to submission for Engineering Plan Approval. The SIMP must:~~

- ~~a. address how the public Stormwater Management Works achieve the design requirements in Condition 7 with a description of the extent and provision of the hydrological mitigation and water quality treatment provided by the bioretention treatment devices described in Condition 9;~~
- ~~b. describe all the proposed public devices water quality and hydrological SMAF-1 mitigation. This must include a description of the type of device, dimensions (including detention volume), number and location of devices, and the proposed function of the device including hydrological mitigation and/or water quality mitigation and catchment attenuation where applicable;~~
- ~~c. demonstrate design (i.e., detailed design) is completed in accordance with climate change provisions for 3.8°C; and~~
- ~~d. provide hydraulic modelling and assessment of flood hazard risk using proposed known landforms within the Plan Change 48 and 49 areas including the consented Drury Central train station and associated transport interchange, proposed public stormwater networks and proposed temporary attenuation where relevant.~~

Advice Note:

~~The Stormwater Implementation Management Plan (SIMP) should address the public stormwater management system for the entire development area (including all stages), rather than being submitted in multiple separate SIMPs for individual stages or sites.~~

~~9. In the event that the 'Drury Centre and Drury East SMP' has been approved by Auckland Council at the time of lodgement of Engineering Plan Approval for the stormwater management works, condition 8 requiring the preparation of the SIMP is no longer required.~~



Hillary Johnston

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👍

Agree to deletion

Reply

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Hillary Johnston

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👍

Agree to deletion

3. *Retain Condition 10 (red text proposed by the Applicant). SW plan rev may have been superseded by plans presented at conferencing. Table should clarify that the communal raingarden is also private i.e. Private permanent communal device Raingarden 2-1 on Lot 604.*

~~40.8.~~ The consent holder must construct the following bioretention treatment devices for the areas to be treated as described in the following table and shown indicatively on the 'Stormwater Layout Plans' prepared by Woods and dated ~~24 February 2025~~ **15 August 2025**. The treatment devices must be constructed and operational prior to any stormwater discharges commencing:

Treatment Device and Location	Areas to be treated
Private permanent communal device Wetland 2-1 on Lot 603	All public roads to be vested with the Council; and Water quality treatment and hydrological mitigation from the associated public road impervious areas, private roads and JOALs/ hardstand areas of the LFR, and detention of the roofed areas of the LFR, to be mitigated within the proposed communal device; and Water quality treatment and hydrological mitigation will be in accordance with the Stormwater Management Works outlined in Condition 7.
Private permanent communal device Wetland 2-2 on balance Lot 40	All public roads to be vested with Auckland Council; and Water quality treatment and hydrological mitigation from the associated public road impervious areas, including the NZTA off ramp, private roads and JOALs/ hardstand areas of the LFR, to be mitigated within the proposed communal device to be mitigated within the proposed communal device; and Water quality treatment and hydrological mitigation will be in accordance with the Stormwater Management Works outlined in Condition 7.
Private aggregated rain gardens	Private roads and carparking areas to be owned and maintained by the consent holder.
Permanent communal device Raingarden 2-1 on Lot 604	All public roads to be vested with the Council; and Water quality treatment and hydrological mitigation from the associated public road impervious areas, to be mitigated within the proposed communal device; and Water quality treatment and hydrological mitigation will be in accordance with the Stormwater Management Works outlined in Condition 7.

Nāku noa, nā · yours sincerely

Hillary Johnston · (She/Her) · BSc (Env/Geog) MEIANZ CEnvP
· Environmental Team Lead

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From: Bidara Pathirage [REDACTED]
Date: Thursday, 9 October 2025 at 3:58 PM
To: [REDACTED]
Subject: FW: SIMP - In SW discharge permit section

Hi Hillary,

Wording of SIMP condition as per below.

Can you confirm and let us know if you agree with it being deleted?

Thanks,
Bidara



Bidara Pathirage
Senior Associate Engineer - 3 Waters
BE(Hons), CPEng, CMEngNZ
[REDACTED]
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From: Mary Wong [REDACTED]
Sent: Thursday, 9 October 2025 2:42 pm
To: Bidara Pathirage [REDACTED]
Subject: SIMP - In SW discharge permit section

Stormwater Implementation Management Plan

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 2. describe all the proposed public devices water quality and hydrological SMAF-1 mitigation. This must include a description of the type of device, dimensions (including detention volume), number and location of devices, and the proposed function of the device including hydrological mitigation and/or water quality mitigation and catchment attenuation where applicable;
 3. demonstrate design (i.e., detailed design) is completed in accordance with climate change provisions for 3.8°C; and
 4. provide hydraulic modelling and assessment of flood hazard risk using proposed known landforms within the Plan Change 48 and 49 areas including the consented Drury Central train station and associated transport interchange, proposed public stormwater networks and proposed temporary attenuation where relevant.

Advice Note:

The Stormwater Implementation Management Plan (SIMP) should address the public stormwater management system for the entire development area (including all stages), rather than being submitted in multiple separate SIMPs for individual stages or sites.

2. In the event that the 'Drury Centre and Drury East SMP' has been approved by Auckland Council at the time of lodgement of Engineering Plan Approval for the stormwater management works, condition 8 requiring the preparation of the SIMP is no longer required.

Ngā mihi | Kind regards,

MARY WONG
Senior Associate

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Auckland

B&A
Urban & Environmental



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Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

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