

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 20 June 2016

SUB-2016-45 **FOUR LOT SUBDIVISION**

SUBJECT: **35, 39, 41 & 49 DALZIEL ROAD**

COMBINED DRAINAGE & WATER AND WASTE SERVICES COMMENTS

Proposed Activity

Subdivision consent is sought from Council to re-organise sites previously approved under SUB-2012-92 at 35, 39, 41 & 49 Dalziel Road. The site is within the Rural zone. This subdivision will proceed independently of the subdivision and land use consents which are currently subject to an Environment Court appeal (SUB-2015-54 & LUC 2015-291).

Subdivision Description

The applicant proposes to adjust the existing property boundaries, and in doing so to adjust the location of the previously consented residential activities within the application property. This will not result in any more sites, or residential activities, than is presented permitted across the subject land.

Existing Services

A review of the Council's GIS records shows a 250-300mm water reticulation main in Dalziel Road. There is a 150mm diameter pipe in Taieri Road.

Water Services

A review of the Council's GIS records shows the proposed subdivision is located within the Rural zone and located outside the Rural Water Supply Areas as shown in Appendix B of the *Dunedin City Council Water Bylaw 2011*. Consequently, no reticulated water supply is available to the proposed subdivision.

Stormwater collected from roof surfaces may be used for domestic water supply and stored in suitably sized tank(s), with a minimum of 20,000L storage per lot.

The applicant states that the new residential properties are intended to each be supplied with domestic water by way of normal connections to the City's water supply reticulation. An application has recently been made to Dunedin City Council's Water and Waste department for approval to install a suitable private network to achieve this manner of water supply.

Wastewater Services

As the proposed subdivision is located within the Rural zone, there are no reticulated wastewater services available for connection. Each of the proposed lots will require a septic tank for wastewater drainage. Any effluent disposal shall be to a septic tank and effluent disposal system which is to be designed by an approved septic tank and effluent disposal system designer.

The applicants states that the preferred manner of foul sewage management is by way of connecting the new residential properties to a new pressurised foul drainage system (an Allanton style system). The applicant anticipates that an application will soon be made to Dunedin City Council's Water and Waste department for approval to install such a facility.

Stormwater Services

As the proposed subdivision is located within the Rural zone, there are no reticulated wastewater services available for connection. Stormwater from right of ways, roads, drives, drain coils and water tank overflows are not to create a nuisance on any adjoining properties.

The applicant proposes that drainage of stormwater from the proposed residential sites will be achieved by way of open swale drainage to the existing on-site watercourse system, as per the current drainage format. Any right to discharge to the on-site watercourse is to be considered by the Otago Regional Council, discharge consent may be required if not within the permitted rules. Easements will be created if necessary to protect the ongoing operation of these swales.

Firefighting Requirements

In addition to the minimum water tank requirements for domestic water supply, a minimum of 20,000L should be provided for fire-fighting requirements. An approved fire service hose coupling should be connected to the water storage tank(s).

It is recommended that the consent holder provide evidence of compliance with fire fighting requirements NZS PAS 4509:2003.

Private Drainage

Any private drainage matters will be dealt with at the time of building consent.

Easements

All rights are reserved for any necessary easements required by this subdivision.

Consent Conditions

Engineering design

1. The applicant shall provide detailed engineering design (plans, longsections and calculations) for the proposed water and wastewater infrastructure to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services must meet the requirements of the *Construction Plan Check List*, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.
2. All work associated with installing Council owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.
3. On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as-built plans shall be accompanied by a quality assurance report of the installed infrastructure to be vested in Council.
4. All individual wastewater pump systems are to be addressed in the building consent process and a consent notice should be applied to all lots affected to install a waste water pump system when building a dwelling within the sections.

Easements

Private Services

5. All rights are reserved for any necessary easements required by this subdivision.
6. Any new servicing infrastructure (water, stormwater, or wastewater) located within privately owned property that is to be vested in Council requires an easement in gross in favour of the Dunedin City Council. The easement(s) must be made in accordance with the relevant section(s) of the Dunedin Code of Subdivision and Development 2010.

Erosion and Sediment Control

7. The consent holder shall adopt all practicable measures to mitigate erosion and to control and contain sediment-laden stormwater run-off into the Council stormwater network from the site during any stages of site disturbance associated with this development.

Advice Notes

Code of Subdivision

- Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.

Water Service Connections

