

# 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**

- 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**

- The installation and connection of a new water service to the existing public water reticulation system or the upgrading of an existing water service connection will be carried out after the Consent Holder has completed and submitted an 'Application for Water Supply' form to the Water and Waste Services Business Unit or an approved AWSCI, as per the Dunedin City Council Water Bylaw 2011.
- A quote for the required work must be obtained from an approved water supply connection installer (AWSCI). The list of AWSCI's, application form and the full process can be found here <a href="http://www.dunedin.govt.nz/services/water-supply/new-water-connections">http://www.dunedin.govt.nz/services/water-supply/new-water-connections</a>.

## **Fire-fighting Requirements**

 All aspects relating to the availability of water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.

#### Infrastructure inspections

The Asset Planning Engineer and Quality Inspector, Water and Waste Services shall be notified
by the development engineer prior to any inspections and/or tests sign offs for water and waste
infrastructure to be vested in Council.

# • Erosion and Sediment Control

The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:

- a. Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
- b. Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).

# **Private Drainage Matters**

- Private drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
- Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
  - Stormwater from driveways, sealed areas and drain coils is not to create a nuisance on any adjoining properties.
  - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
  - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
  - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
  - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings. The finished floor level shall be set accordingly.

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