

TO: City Planning

FROM: Policy Analyst, 3 Waters

DATE: 13 May 2019

LUC-2018-664 **CONTRACTORS YARD & LANDSCAPE
SUPPLIES**

SUBJECT: **16 COAST RD, WAIKOUAITI**

3 WATERS COMMENTS

1. The proposed activity

Landuse consent is sought from DCC to construct a contractors yard and landscape supplies retailer at 16 Coast Road, Dunedin. The site is within the Rural zone in the current District Plan and the Coastal Rural zone in the Second Generation District Plan (2GP).

Land use consent description

The Council has received an application for a contractor's yard and landscape supplies retailer to be established on a rural site near Waitati. The site is 4ha in area and currently in pasture. The contractors yard will occupy part of the southern portion of the site that is bisected by a stream.

2. Infrastructure requirements

Dunedin Code of Subdivision and Development 2010.

All aspects of this development shall be undertaken in accordance with the requirements of the Dunedin Code of Subdivision and Development 2010.

Water services

The proposed activity is located within the Rural zone and within the **Warrington Water Supply Area** boundary as shown in Appendix B of the *Dunedin City Council Water Bylaw 2011*. The water supply from this scheme is a low-pressure, restricted flow supply. New connections and allocation of new water units or re-allocation of existing units is at the discretion of the Council and depends upon the capacity in the network. An Application for Water Supply must be submitted to 3 Waters for assessment.

The new connection will have a restrictor installed in the manifold box. It is a scheme requirement that a storage tank with an air gap is in place, and capacity of at least 2 days storage for domestic use is recommended (2m³-5m³), however as this proposal is for a commercial activity, more storage would be advisable. Only part of the scheme incorporates fire-fighting capability. Where a property is located beyond the area with fire-fighting capability, it is strongly recommended that water storage facilities also comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509).

The storage tank must have an air gap for backflow prevention and meet the New Zealand Industry Standard *Field testing of backflow prevention devices and verification of air gaps* NZ backflow testing standard 2011.

Firefighting requirements

All aspects relating to the availability of the water for firefighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies.

Wastewater services

As the proposed activity is located within the Rural zone, there are no reticulated wastewater services available for connection. 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.

Stormwater services

As the proposed activity is located within the Rural zone, there is no stormwater infrastructure or kerb and channel discharge points. Disposal of stormwater is to water tables and/or watercourses onsite, or to suitably designed onsite soak-away infiltration system or rainwater harvesting system. Stormwater is not to cause a nuisance to neighbouring properties or cause any downstream effects.

To allow adequate pervious area for natural stormwater drainage, the maximum site coverage specified in the District Plan must be complied with.

Private drainage

All private drainage matters will be dealt with at time of Building Consent.

3. Consent conditions

The following conditions should be imposed on any resource consent granted

1. An "Application for Water Supply" shall be submitted to the Dunedin City Council for approval to establish a water connection to the property from the Warrington restricted water scheme. Details of how this lot is to be serviced for water shall accompany the "Application for Water Supply".
 - a. If approved, a storage tank with an air gap must be installed, and capacity of at least 2 days storage for domestic use is recommended (2m³-5m³), however as this proposal is for a commercial activity, more storage would be advisable.
 - b. The tank must have an air gap for backflow prevention which meets the New Zealand Industry Standard *Field testing of backflow prevention devices and verification of air gaps* NZ backflow testing standard 2011.

4. Advice notes

The following advice notes may be helpful for any resource consent granted:

Code of Subdivision & Development

- All aspects of this development shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.
- 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.
 - 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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Dunedin City Council

