

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 22 June 2016

LUC-2016-110 **2-LOT OVER DENSE SUBDIVISION**

SUBJECT: **38 RICHMOND STREET, DUNEDIN**

WATER AND WASTE SERVICES COMMENTS

Proposed Activity

Landuse consent is sought from Council to establish two residential units on an undersized site at 38 Richmond Street, Dunedin. The site is within the Residential 2 zone.

Existing Services

A review of the Council's GIS records shows a 100mm diameter water pipe, 150mm diameter wastewater pipe and a 300mm diameter stormwater pipe in Richmond Street.

Density

The land area of this property is 438m². The Dunedin District Plan allows one dwelling per 300m² site in the Residential 2 zone; therefore this application is over density by land area of 162m².

Water and Waste services do not support the approval of LUC-2016-110 due to the exceedance of density rules. The South Dunedin catchment is under significant pressure with both wastewater and stormwater, therefore any new connections to the system which are outside of the District Plan rules are not supported. If the application proceeds, the following shall be considered.

Water Services

There is currently one water supply to the property. A second individual supply will be required to service the second dwelling.

Water is to be provided from an individual Point of Supply as defined by the Dunedin City Council Water Bylaw 2011. All new water service connections to the proposed development must be in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.

New individual water connections will be approved through the "Application For Water Supply" process; this is provided as a condition of consent.

The developer is strongly encourage to install water saving devices, including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers. This will assist in reducing water consumption and the average volume of wastewater being disposed of from the development.

Wastewater Services

This development would contribute to a catchment with significant wastewater issues, therefore attenuation systems shall be proposed for each dwelling.

Each dwelling is to have a separate wastewater lateral to the 150mm wastewater pipe in Richmond Street.

Stormwater Services

This development would contribute to a catchment with significant stormwater issues. The proposal is non-compliant to the current District Plan rules of 50% maximum site coverage for a Residential 2 area, and thus exceeds the permitted site coverage.

A Storm Water Management Plan (SWMP) is required by WWS. The SWMP must ensure proposed development will not exacerbate any current capacity or surcharge issues within the area. The SWMP shall include:

- Proposed attenuation/retention measures.
- Storm water calculations to verify capacity of proposed mitigation measures to accommodate excessive post development flows.
- Discharges from hard surfaces shall be detailed clearly in the plan.
- Ensure the development will not affect any properties downstream.

The SWMP must be submitted and accepted by the Asset Planning Engineer, Water and Waste Services prior to any construction commencing. The plan shall be monitored by Building Services through the building consent phase.

Firefighting Requirements

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

There is a Fire Hydrant (WFH03860) 10 metres from the development entrance. Based on SNZ PAS 4509:2008 a W3 (25l/s) zone requires a Fire Hydrant within 135 m and a second within 270 m. These Fire Hydrants requirements are compliant for the development.

Private Drainage

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

Consent Conditions

1. An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit for approval to establish a new water connection for the development. Details of how the proposed development is to be serviced for water shall accompany the "Application for Water Supply".
2. Upon approval by the Water and Waste Services Business Unit, water service connections shall be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.
3. A Stormwater Management Plan for the subdivision shall be provided to Water and Waste Services for approval prior to construction commencing. The Stormwater Management Plan must outline how stormwater from each lot of the subdivision will be managed to ensure post-development flows do not exceed pre-development flows, and identify and address any downstream effects of the stormwater generated by the development, including any mitigation required.
4. 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.

Fire-fighting Requirements

- All aspects relating to the availability of the 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.

Low flow devices

- The consent holder is strongly encouraged to implement water saving devices, including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers. This will assist in reducing water consumption and the average volume of wastewater being disposed of from the development.

- **Erosion and Sediment Control**

The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off during the demolition and building process:

- 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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Dunedin City Council

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