

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 04 October 2016

SUBJECT: **SUB-2016-84** **TWO LOT SUBDIVISION**
111A CLIFFS ROAD, DUNEDIN
COMBINED DRAINAGE & WATER AND WASTE SERVICES COMMENTS

Proposed Activity

Subdivision consent is sought from Council to establish a two-lot subdivision at 111A Cliffs Road, Dunedin. The site is within the Residential 1 zone.

Subdivision Description

The proposal is to subdivide the subject site into two lots. Proposed Lot 1 will be a site of 1017m², and will contain the existing dwelling. Proposed Lot 2 will be a vacant site of 1015m² suitable for future development.

Existing Services

A review of the Council's GIS records shows a 100mm diameter water pipe which is located in the right-of-way outside the property. There is a 150mm diameter wastewater pipe and a 150mm diameter stormwater pipe within 9 Highgrove (DP 26191). There is also a 150mm diameter wastewater pipe and a private open watercourse within 101A Cliffs Road (DP 923).

Water Services

It is required that each lot is serviced from an individual Point of Supply as defined by the Dunedin City Council Water Bylaw 2011. Proposed lot 1 is currently serviced with an independent water connection to DCC services in the accessway. Proposed lot 2 will require a new independent water connection which will be approved through the "Application For Water Supply" process; this is provided as a condition of consent. 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.

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 (WFH03494) outside 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.

Wastewater Services

The dwelling on proposed lot 1 is currently serviced with a septic tank, The owners are going to investigate the option to discharge wastewater to the DCC wastewater main on Isadore Road.

The applicant is proposing to connect a dwelling on lot 2 to the DCC wastewater main on Isadore Road via an easement over DP 357557 (111 Cliffs Road).

Private Drainage

New lot 1 has an existing dwelling which is serviced with a septic tank for wastewater drainage. No record of stormwater drainage could be found.

New lot 2's wastewater lateral to connect to DCC wastewater pipe in right-of-way via easements. Stormwater to right-of-way water table or to water course via easements.

Easements

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

Easements will be required where private wastewater and stormwater drains cross other properties.

A service easement is required over DP9130 and DP 357557 (109 & 111 Cliffs Road) to convey water to supply proposed lot 2.

Consent Conditions**Water Services****New Water Service Connections**

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 to proposed lot 2. Details of how the proposed lot 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.

Easements**Private Services**

3. All rights are reserved for any necessary easements required by this subdivision.
4. Service easements will be required in favour of proposed lot 2 where private drains for wastewater/stormwater cross other properties to discharge to DCC services. Easements will also be required if stormwater discharge is to the private open watercourse within DP 923).
5. An easement is required over DP9130 and DP 357557 (109 & 111 Cliffs Road) in favour of proposed lot two to convey water for supply to the property.

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 <http://www.dunedin.govt.nz/services/water-supply/new-water-connections>.

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.

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

- 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.

Chelsea McGaw
Consents & Compliance Officer
Water and Waste Services Business Unit
Dunedin City Council

CC:	Quality Inspector	- Calvin White
	Technical Support Officer, Building Services	- Robbie Ludlow
	Customer Accounts Officer	- Helen Flett



LEGEND:

Existing Sanitation
Proposed Sanitation for
Existing Full Sewer
Proposed Full Sewer
Existing Water
Proposed Water

11B Cliff Road
Lot 5 DP 9120

Lot 1
#101742

Lot 2
10150111E Cliff Road
Lat 2 Dr 2480

Purpose	Shown	Serv. Ten.	Date Test.
FS, SW, Water, Volatiles, mch, mch, mch	(A)	Lot 1 Dr. 35757	Lot 1 and 2 Henson
FS, SW, Water, Power, Tissue, mch, mch, mch	(B)	Lot 3 Dr. 9130	Lot 2 Henson
Water, Power, Tissue, mch, mch, mch	(C)	Lot 3 Dr. 9130	Lot Henson

Scale:	Job No:
--------	---------

Date: _____ Plant No. _____

44-38861-1074

[Illegible handwritten text]

**Lots 1 and 2 being a Proposed Subdivision of Lot 1 DP 25450
111A Cliffs Road, Dunedin
Services and Site layout**

Rt 900, 1 BR, 2011
 Pinedale & East 76th St.
 01074-0805, 0115A/785
 01140-88, 014000, 0110848
 01920-850, 248769, 2138648
 109, 11, 11A, 11B, 11C, 11D,
 11E & 11F (11th Road)

2000-2001

1116 Cliff Road
East 7th 472503

existing cover and
replace overhead

Expenditure required for
Tobacco, Paper, Stationery,
Sewage & Stormwater

[illegible]

Enter ROW 00 0-2

Existing Assessment
A DP 25450
ROW Sewage Water
Electricity & Telephone
1118 and 1116 City Rd

Isadore Road

[illegible]