

TO: City Planning

FROM: Development Support Officer, 3 Waters

DATE: ~~3 March 2020~~ 1 APRIL 2019 .

LUC-2019-122 **VISITOR ACCOMODATION**
SUBJECT: **27 BELMONT LANE, DUNEDIN**
3 WATERS COMMENTS

1. The proposed activity

Land use consent is sought to use the residential unit at above address as commercial residential/visitor accommodation within Residential 1 zone in the current District Plan and the General Residential 1 zone in the Second Generation District Plan (2GP). The accommodation is to be provided in the existing building on the site.

Existing services

The DCC's GIS records a 100mm diameter water pipe and a 150mm diameter wastewater pipe in Moana Crescent.

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 Dunedin City Council Water Bylaw 2008 (revised 2011) sets out the requirements for connections to the water supply network.

There is an existing water supply for the property which can be retained as part of the land use consent, but requires the installation of a meter and boundary RPZ backflow prevention device. This is because visitor accommodation is classed as a "commercial residential activity".

Installation of a water meter requires the consent holder to contact 3 Waters at the Dunedin City Council. Installation of an RPZ requires a building consent, or an exemption from a building consent. Details of the device and its proposed location will be approved through that process.

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.

Stormwater services

The proposal does not involve changing the imperviousness of the current site and therefore there will be no changes to stormwater flows.

3. Consent conditions

The following conditions should be imposed on any resource consent granted:

Water Services

1. A water meter is required on the existing connection, the consent holder must contact 3 Waters to have a meter installed.

2. An RPZ boundary backflow prevention device shall be installed on the water connection, to the satisfaction of the 3 Waters (refer to advice note).

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.

Water services

- Installation of a boundary backflow prevention device requires a building consent, or an exemption from a building consent. Further information is available at <http://www.dunedin.govt.nz/services/water-supply/backflow>.

Development Support Officer

3 Waters

Dunedin City Council