

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 8 October 2015

SUBJECT: **SUB-2015-78** **6 LOT SUBDIVISION**
LUC-2015-443 **380 SOUTH ROAD, DUNEDIN**
COMBINED DRAINAGE & WATER AND WASTE SERVICES COMMENTS

Proposed Activity

Subdivision consent is sought from Council for a 6 lot subdivision at 380 South Road, Dunedin. The site is within the Residential 1 zone.

Subdivision Description

The proposal is to construct five two-storey three-bedroom units on-site and to subdivide into six lots. One unit will be contained in each of five lots, and the sixth lot will be a shared ownership lot for access. Parking will all be accessed via the one entrance (existing). The lot sizes range from 183m² to 209m², with the shared access (lot 6) being 278m². Adding the equal share of lot 6 and the car park allotments for lots 2 and 3 brings the minimum site size to 251m² with an average lot size of 251m². The Residential 1 zone requires a minimum lot size of 500m².

Existing Services

A review of the Council's GIS records shows a 150mm diameter water reticulation main, 150mm diameter wastewater pipe in Barnes Street. The water reticulation main also runs in South Road along with a 450mm and 300mm diameter wastewater trunk line and a 900mm diameter stormwater trunk line.

Within the property there is a 900mm-1050mm diameter stormwater pipe which dissects the property from the north to the south, there is also a piped watercourse which enters the property boundary in the West which meets the stormwater pipe. There is a second piped watercourse which exits the stormwater pipe through the property and exits the boundary to the East.

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. 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 are required for each unserviced lot, which will be approved through the "Application For Water Supply" process; this is provided as a condition of consent.

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 (WFH04492) at 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.

Stormwater Services

Stormwater disposal will be via a drain from each home into the stormwater pipe which runs through the property.

The applicants have proposed the use of stormwater retention to mitigate an overcapacity stormwater system during rain events and heavy loading. The applicant has also included permeable decking and open green areas in their building plans.

Wastewater Services

The applicant proposes installing an underground holding tank within the site to retain waste flows in the event that the public waste system is full. A non-return valve will be installed which will allow wastewater to run into the public pipe, but restrict flows at times of high capacity. Wastewater will be held in the tank until such a time that the peak flows reduce, the valve will then open and allow the waste to move into the public pipe.

Private Drainage

New lots 1-5 must have a separate wastewater drains to DCC wastewater pipe in South Road. A separate stormwater drain is required for each new lot to DCC stormwater pipe or the piped watercourse within the property. New buildings are to be sited clear of the existing pipes within the property.

New lot 6 is to have stormwater from this lot to DCC stormwater pipe or piped watercourse within this new lot.

Note: If retention tanks are required for each new lot they will be part of the separate drainage system for each new lot.

Easements

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

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 individual water connections to lots 1-5. Details of how each 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.

Stormwater Services

3. Detailed designs for the proposed storm water retention system, supported by detailed flow calculations is required to be submitted to the Asset Planning Engineer for approval.
4. Horizontal clearances shall be thoroughly addressed during the approval of the engineering drawings including all of the proposed building details.

Foul Sewer Services

5. Approval is required for the design of the proposed holding tanks supported by flow calculations to confirm capacity, to be submitted with the engineering plans.

Engineering requirements

6. As Built drainage plans shall be part of the code of compliance certification during the building consent process.
7. All engineering drawings shall be approved by the Asset Planning Engineer before any building consent is issued.
8. All of the services within the subject property will be vested as private, apart from any water manifolds to be installed and existing sewer mains already within the subject property.

Easements**Private Services**

9. An easement in gross in favour of the Dunedin City Council is required over the Council owned stormwater sewer located within proposed lots 1, 4 and 6. The easement must be made in accordance with Section 4.3.9 of the Dunedin Code of Subdivision and Development 2010.

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.

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.

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

CC:	Asset Planning Engineer Quality Inspector Technical Support Officer, Building Services Customer Accounts Officer	- John Eteuati - Calvin White - Robbie Ludlow - Helen Flett
-----	---	--