DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Group

DATE: 06 September 2017

SUBJECT: **LUC-2017-418 RE-ESTABLISHMENT OF RESIDENTIAL ACTIVITY & CONSTRUCT NEW BUILDING**
401, 402 & 403 HIGH STREET, DUNEDIN

WATER AND WASTE GROUP COMMENTS

1. The proposed activity

Landuse consent is sought from DCC for the re-establishment of residential activity on the ground floor of the existing building on 402 High Street, and to construct a new building for community support activity at the rear of 403 High Street, Dunedin. The site is within the Residential 1 zone in the current District Plan, and Inner City Residential in the proposed Second Generation District Plan.

The applicant seeks to build a new three-storey building at the rear of 403 High Street. The first floor will be used for the administration of Moana House, staff room and toilets, and a large multi-purpose room. The upper floor will be four counselling rooms and a sitting area. The building will serve as a venue for all training and workshops to residents and non-residents.

Following the construction of the new building, the lower floor of 402 will revert to residential use (3 to 4 bedrooms). The building will have two flats with 6-7 beds across both.

The residential activity at 403 in the existing building remains unchanged.

Existing services
The DCC's GIS records a 125mm diameter water pipe and a 150mm diameter wastewater pipe in High Street.

Density assessment
Residential 1 rules in the Dunedin District Plan set a minimum site size of 500m^2 per residential unit. 402 High Street has an area of 509m^2, but the applicant is proposing a second residential unit within the existing house. Therefore the property is 491m^2 undersized for two residential units.
However, under the proposed 2GP, residential activity is a permitted activity at a density of one habitable room per 45m^2. The proposed residential activity of 402 High Street is therefore a permitted activity in the Proposed Plan.

The new building of 403 High Street will be built in the yard space and height plane angle shared with 401 High Street, and will have more than maximum site coverage at 50%.

The Water and Waste Group do not oppose this application, as the proposed 2GP would permit development at this density. However, water saving devices are required and a Stormwater Management Plan for 403 High Street is also required due to a large increase in the imperviousness of the site.

2. Infrastructure requirements

Standard of installation
All water supply, wastewater and stormwater infrastructure shall be installed 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.

Each lot must be serviced from an individual Point of Supply. #402 and #403 are both serviced for water via a standard 20mm residential connection. #401 is serviced via a 25mm water connection with a water meter.

As part of the application, non-residential activities are proposed to occur on #403 High Street after the new building is completed. Therefore the existing 20mm residential connection at #403 must be cut and plugged at the boundary and upgraded to a 25mm water connection with water meter. An "Application for Disconnection of a Water or Sewer Connection" will need to be submitted to cut and plug the existing connection and an "Application for Water Supply" is to be submitted for the installation of the larger service. An RPZ backflow prevention device shall be installed on the new High Street water connection for 403 High Street. Details of the RPZ backflow prevention device and its proposed location will be approved through the building consent process.

DCC has no record of a boundary backflow prevention device at 401 High Street. Generally, a testable boundary backflow prevention device is required on all "non-domestic" water connections. It is noted that there are no physical changes to this property as part of LUC-2017-418. The customer is advised that a testable boundary backflow prevention device should be installed on the existing High Street water connection for 401 High Street. This requirement will be assessed and addressed under the Water Bylaw at a future time.

All RPZ backflow prevention devices must be installed immediately downstream of the existing water meter, just inside, and as close as practicable to, the customer's property boundary.

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 (WFH02866) 44 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.

Stormwater services
The proposal is non-compliant to the current District Plan rules of density and site coverage for a Residential 1 zone. The imperviousness of the current site at 403 High Street is going to increase quite significantly, therefore a Stormwater Management Plan (SWMP) is required.

A Stormwater Management Plan (SWMP) prepared by an authorised/certified hydraulic/hydrological engineer must be submitted to the Water and Waste Group including the following:

a. An assessment of the current and proposed imperviousness of the site; and

b. Detail of proposed stormwater management systems for the development to accommodate for any excess runoff from extra impervious surfaces; and

c. Stormwater calculations which state the difference between the pre-development flows and post-development flows and how to manage any difference in flow; and

d. Secondary flow paths; and

e. An assessment of the current network and its ability to accept any additional flow from the proposed development.

The SWMP must be submitted and accepted by the Development Engineer, Water and Waste Group prior to any construction commencing.

Wastewater services
To reduce water consumption and therefore the volume of wastewater generated, the consent holder must install water saving devices, including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers.

Private drainage
Any private drainage matters will be dealt with at the time of Building Consent.

3. Consent conditions

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

Code of Subdivision & Development

2. 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

3. An "Application for Disconnection of a Water or Sewer Connection" is to be submitted to the Dunedin City Council Water and Waste Group to cut and plug the existing water connection to the 125mm water pipe in High Street which services the existing building at #403 High Street.

4. An "Application for Water Supply" shall be submitted to the Water and Waste Group for approval to establish a new 25mm water connection to #403 High Street.

5. The new water connection at #403 High Street must have a water meter installed.

6. An RPZ boundary backflow prevention device shall be installed on the new 25mm water connection for #403 High Street, to the satisfaction of the Dunedin City Council Water Bylaw Compliance Officer.

Stormwater services

7. A Stormwater Management Plan (SWMP) for the site shall be provided to the Water and Waste Group for approval prior to construction commencing. The SWMP must be prepared by an authorised/certified hydraulic/hydrological engineer and include:
   a. An assessment of the current and proposed imperviousness of the site; and
   b. Detail of proposed stormwater management systems for the development to accommodate for any excess runoff from extra impervious surfaces; and
   c. Stormwater calculations which state the difference between the pre-development flows and post-development flows and how to manage any difference in flow; and
   d. Secondary flow paths; and
   e. An assessment of the current network and its ability to accept any additional flow from the proposed development

Wastewater services

8. The consent holder must implement water saving devices, including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers.

4. Advice notes

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

Water services

- Detail of the water supply application process can be found at http://www.dunedin.govt.nz/services/water-supply/new-water-connections.

- The customer is advised that a testable boundary backflow prevention device should be installed on the existing High Street water connection for 401 High Street, immediately downstream of the existing water meter, just inside, and as close as practicable to, the customer's property boundary. This requirement will be assessed and addressed under the Water Bylaw at a future time.

- Further information on backflow is available at http://www.dunedin.govt.nz/services/water-supply/backflow.

- 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:
  - Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
  - Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).

Private drainage matters

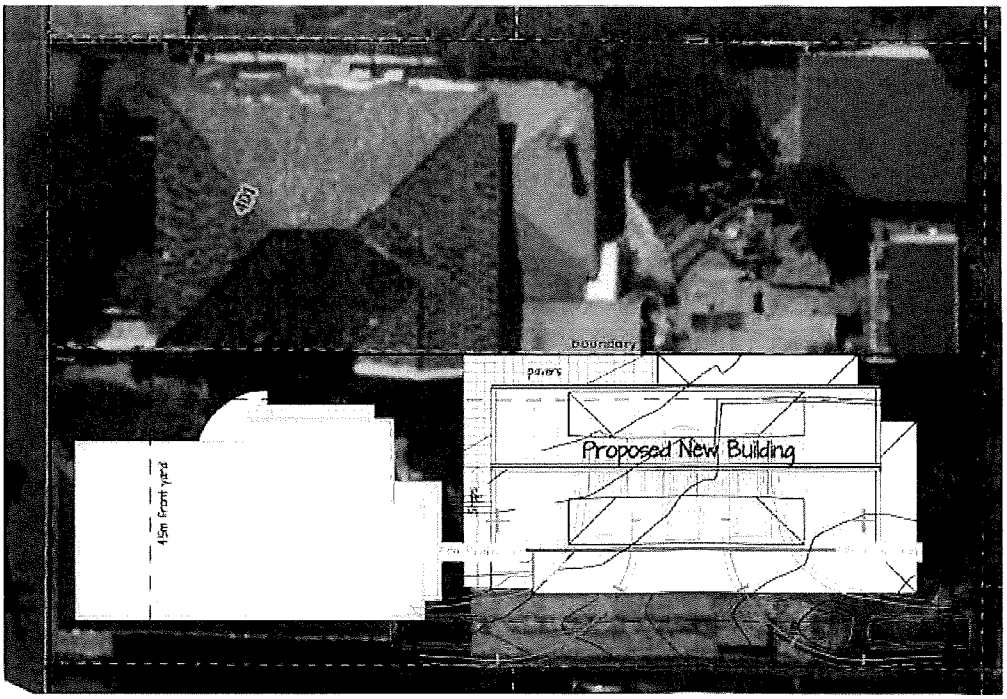
- Private drainage issues and requirements (including any necessary works) are to be addressed via the Building Consent process.

- 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.
  - 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.

Consents & Compliance Officer
Water and Waste Group
Dunedin City Council

CC: Development Engineer
Water Bylaw Compliance Officer
Customer Accounts Officer
Quality Inspector
Technical Support Officer, Building Services

High Street



Proposed Site Plan

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