

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 28 June 2017

SUB-2017-49 **15-LOT SUBDIVISION**

SUBJECT: **94 HOLYHEAD STREET, OUTRAM**

**COMBINED DRAINAGE & WATER AND WASTE SERVICES
COMMENTS**

Proposed Activity

Subdivision consent is sought from Council to create a 15 lot subdivision at 94 Holyhead Street, Outram. The site is within the Rural Zone.

Subdivision Description

The proposal is to divide the land of Lot 27 SUB-2017-32 into 15 lots. The lots will be residential lots ranging in size from 1010m² to 1550m². The subdivision will vest a new road extending from the cul-de-sac head of SUB-2017-32. This will serve Lots 33 to 41, 43, 44 and 53. Lots 42, 45 and 46 will come off Mountfort Street. There is to be a public walkway from the new road through to Mountfort Street.

The proposal includes earthworks: 1700m³ of topsoil excavated, with approximately half to be reinstated, and 1275m³ of cut to fill clay material.

The land was declined for a zone change to residential but is being reconsidered under the 2GP.

Existing Services

A review of the Council's GIS records shows:

- A 50mm and 200mm diameter water pipe and 375mm diameter stormwater pipe in Mountfort Street.
- A 125mm and 25mm diameter water pipe in Holyhead Street.

The property is zoned rural but within the Water Supply Zone Boundary. The Outram water scheme is an on-demand scheme that currently services both the township and some outlying rural areas, as shown on Figure 1.

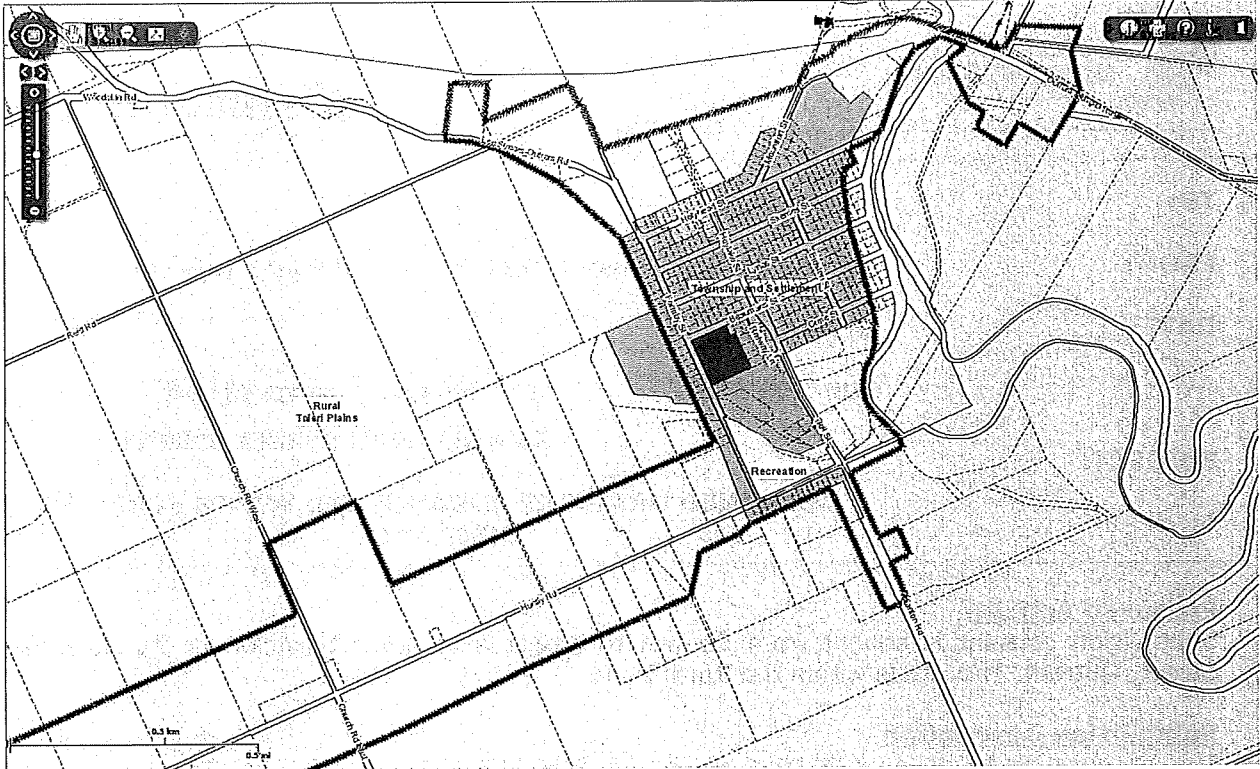


Figure 1: Outram Water Supply Area

Water Services

As the proposed subdivision is located within the rural zone, stormwater collected from roof surfaces may be used for domestic water supply and stored in suitably sized tank(s), with a minimum of 25,000L storage per lot.

The applicant has proposed connecting to the Council water supply via the installation of new infrastructure from the new public supply installed as part of SUB-2017-32.

The Dunedin City Council Water Bylaw 2011 provides for connections to the water supply network. For properties which are zoned rural but within urban water supply area boundaries the Council at its discretion may supply water as an "Extraordinary Supply", but there is no obligation to do so.

When considering the servicing of rural-zoned land, both ability to supply the development and planning concerns are considered. Operationally, each lot of this subdivision is able to be serviced due to recent pipe renewals. However, City Development generally do not support servicing in the Rural Zone. The Rural Zone requirements of the District Plan seek to protect rural productivity and amenity, and as such urban development in rural zones is carefully managed. They consider the provision of reticulated infrastructure can lead to more intensive urban development and that water tanks are generally appropriate in the rural environment.

However, the Council operates a number of water schemes designed to supply water to rural land, including Outram. City Development support water connections for rural purposes on rural sites, but are opposed to the provision of water to a residential development on a rural site.

Certain DCC staff and the Infrastructure Services and Networks Committee (IS&NC) are delegated to make such decisions. A decision on water servicing has not yet been made due to planning concerns about the potential flow-on effects of providing servicing to rural land. It is appropriate for the hearing panel to consider these matters when making their decision on whether to approve or decline SUB-2017-49. The outcome of that decision shall be used to inform a decision on servicing under the Water Bylaw.

If resource consent is granted, and should water servicing of those lots be approved under the Water Bylaw:

- The applicant shall provide detailed engineering design (plans, longsections and calculations) for the proposed new water infrastructure to be vested in Council to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site.
- Each lot will be serviced from an individual Point of Supply as defined by the Dunedin City Council Water Bylaw 2011.
- Each point of supply must have a water meter installed as an extraordinary supply in accordance with the Dunedin City Council Water Bylaw 2011.
- Each point of supply will require a backflow prevention device.
- 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 are Fire Hydrants on Holyhead and Mountford Streets, hydrants will need to be considered when water infrastructure extensions are being designed. Based on SNZ PAS 4509:2008 a W3 (25l/s) zone requires a Fire Hydrant within 135 m and a second within 270 m.

Stormwater Services

The applicant has proposed stormwater flows from the developed site to be catered for via the stormwater detention pond approved under SUB-2017-32 which discharges to the Taieri River. The applicant has offered the alternative of on-site retention as a second option.

A Storm Water Management Plan (SWMP) is required by WWS to clearly detail the proposed stormwater system/s.

The SWMP must ensure proposed development will not exacerbate any current capacity or surcharge issues within the area. The SWMP is to include:

- Storm water calculations which state the difference between the pre-development flows and post-development flows and how to manage any difference in flow;
- Clearly detail the stormwater management systems proposed for the development to accommodate for any runoff;
- Clearly detail impervious surface.
- Design drawings
- Plans indicating secondary overland flow paths
- Details of ownership and management arrangements
- Evidence that the system meets the requirements of NZS4404:2010 and the Dunedin Code of Subdivision

The SWMP must be submitted and accepted by the Asset Planning Engineer, Water and Waste Services prior to any construction commencing.

The applicant shall provide detailed engineering design (plans, longsections and calculations) for the proposed new stormwater infrastructure to be vested in Council to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site.

Wastewater Services

There are no DCC reticulated wastewater services in this area available for connection. The applicant has proposed the installation of Hynds Lifestyle aerated wastewater systems and effluent disposal areas for each residential lot. Any onsite effluent disposal shall be to a wastewater treatment and effluent disposal system which is to be designed by an approved wastewater treatment and effluent disposal system designer.

The applicant also proposes the use of low-flow devices fitted within the new dwellings.

Private Drainage

New lots 33 – 46 and 53 will require a septic tank for each new lot designed by an approved septic tank designer and consent from the Otago Regional Council will be required. Stormwater from each new lot to the proposed new stormwater drainage system.

Easements

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

Easements in gross are required for any new pipes vested in Council which are located on private property.

Service easements are required where private water supply and wastewater/stormwater pipes cross property boundaries in favour of the lot they service.

Consent Conditions**Water Services**

1. If water servicing is approved under the Water Bylaw:

- a. The applicant shall provide detailed engineering design (plans, longsections and calculations) for the proposed new water infrastructure to be vested in Council to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services must meet the requirements of the Construction Plan Check List, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.
- b. 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 lots 33 through to 46 & 55. Details of how each proposed lot is to be serviced for water shall accompany the "Application for Water Supply".
- c. 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.
- d. Each new water service shall have a water meter and backflow prevention device installed.

Consent Notice – Septic Tank

2. The following consent notice shall be registered on the certificates of title for lots 33 through to 46 and lot 55:

Prior to residential activity taking place on this lot, the property owner shall install a septic tank designed by an approved septic tank designer. Consent from the Otago Regional Council will be required.

Engineering design

3. The applicant shall provide detailed engineering design (plans, longsections and calculations) for the proposed new stormwater infrastructure to be vested in Council to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services must meet the requirements of the *Construction Plan Check List*, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard. k
4. All work associated with installing infrastructure to be vested in Council shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.
5. On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as-built plans shall be accompanied by a quality assurance report of the installed infrastructure to be vested in Council.

Stormwater Services

6. 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:
 - a. Storm water calculations which state the difference between the pre-development flows and post-development flows and how to manage any difference in flow;
 - b. Clearly detail the stormwater management systems proposed for the development to accommodate for any runoff;
 - c. Clearly detail impervious surface;
 - d. Design drawings;
 - e. Plans indicating secondary overland flow paths;
 - f. Details of ownership and management arrangements;
 - g. Evidence that the system meets the requirements of NZS4404:2010 and the Dunedin Code of Subdivision.

Erosion and Sediment Control

7. 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 and open waterbodies from the site during any stages of site disturbance associated with this development.

Easements

Private Services

8. All rights are reserved for any necessary easements required by this subdivision.
9. Easements in gross are required for any new pipes vested in Council which are located on private property.
10. Service easements are required where private water supply and wastewater/stormwater pipes cross property boundaries in favour of the lot they service.

Advice Notes

Code of Subdivision & Development

- 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 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, as per the Dunedin City Council Water Bylaw 2011. The Consent Holder or their nominated AWSCI is encouraged to submit the 'Application for Water Supply' at an early stage in the development, following issue of the resource consent.
- 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.

Infrastructure inspections

- The Asset Planning Engineer and Quality Inspector, Water and Waste Services shall be notified by the development engineer prior to any inspections and/or tests sign offs for Water and Waste infrastructure to be vested in Council.
- **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

- 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.

Chelsea McGaw

Consents & Compliance Officer

Water and Waste Services Business Unit

Dunedin City Council

CC:	Asset Planning Engineer	- John Eteuati
	Acting Commercial and Regulatory Manager	- Karen Sannazzaro
	Hydraulic Modeller	- Louisa Sinclair
	Quality Inspector	- Calvin White
	Water Bylaw Officer	- Rachel East
	Technical Support Officer, Building Services	- Robbie Ludlow
	Customer Accounts Officer	- Helen Flett



Proposed Building Restriction Area
 > No permanent or temporary structures except for fences to 1.2m in height.
 > No vegetation allowed to grow to more than 2.0m in height.

- Proposed stormwater pump station and discharge main.
- Existing stormwater pipe or stormwater pipe proposed under SUB-2017-32.
- Proposed stormwater pipe.

INFRASTRUCTURE PLAN



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Balmoral Developments (Outram) Ltd
 94 Holyhead Street, Outram

Lots 32-52 Being a Proposed Subdivision of Lots 10 and 27 SUB-2017-32

Project No.	15829	Scale	1 of 1	Version	C	Date	29/05/2017
Author	AD	Check	AD	Drawn	AD	Project	DO NOT SCALE
Project	15829	Scale	1 of 1	Version	C	Date	29/05/2017