

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 11 August 2017

LUC-2017-319 **REDEVELOP BP SERVICE STATION**
72 & 76 GORDON ROAD, MOSGIEL

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

Proposed Activity

Land use consent is sought from Council to redevelop and expand the BP Service Station at 72 & 76 Gordon Road, Mosgiel. The site is within the Residential 2 zone.

Landuse Description

Redevelop the existing BP service station by demolishing the existing buildings and constructing a new BP Connect service station and car wash. This involves:

- Removing the existing underground fuel tanks and replacing them with 2x 100,000L tanks
- Constructing a forecourt area with a canopy
- Constructing a new retail shop including a Wild Bean Cafe
- Constructing a car wash (no car wash previously)
- 1800m³ of earthworks

Existing Services

A review of the Council's GIS records shows a 40mm & 100mm diameter water pipe and 225mm diameter wastewater pipe in Gordon Road.

Water Services

This property has a current 20mm metered water supply. Due to the proposed changes and increased water demand, this connection will need to be upsized to a minimum of 25mm. The applicant is required to submit an "Application for Disconnection of a Water or Sewer Connection" to disconnect the current water service. An "Application for Water Supply" is required to install the new upsized connection. The new water connection must have a meter and boundary backflow prevention device installed. The backflow device must be installed immediately downstream of the water meter, just inside, and as close as practicable to, the customer's property boundary.

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 (WFH03229) 42 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 and Wastewater Discharges

Water from the forecourt area will be drained into separate sumps and an SPeL Purceptor. The applicant proposed for this to be discharged into the stormwater network, however after discussion with WWS it has been agreed that this discharge will be piped into the wastewater network. This will require trade waste consent.

Stormwater collected from the roof areas will be recycled via a 10,000L capacity tank with overflows discharging to the stormwater network.

Stormwater from the vehicle manoeuvring and carpark areas will be collected in sumps and directed to the DCC stormwater network.

The carwash will recycle 60% of the water it uses and the remainder will be discharged to the wastewater network via interceptors.

Due to the earthworks being proposed on the site it is important that erosion and sediment control measures are utilised to control and contain sediment-laden stormwater run-off into neighbouring properties and the Council stormwater network from the site during any stages of site disturbance associated with this development. This could include diversion drains, sediment fencing, erosion control blankets etc.

Trade Waste

The *Dunedin City Council Trade Waste Bylaw 2008* came into effect on 1 July 2008. Trade Waste requirements for any new activity within the proposed lots should be discussed with the Senior Education and Compliance Officer (Waste), Water and Waste Services.

Trade waste consent is required for the discharge from the site to the wastewater network as discussed in the previous section.

Private Drainage

Any private drainage matters will be dealt with at the time of building consent.

Easements

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

Consent Conditions

Water Services

New Water Service Connections

Disconnection of water connection

1. An "Application for Disconnection of a Water or Sewer Connection" is to be submitted to the Water and Waste Services Business Unit to cut and plug the existing water connection to the 40mm water pipe in Gordon Road.
2. 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 with a minimum size of 25mm to the development.
3. 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.
4. The new water supply must have a water meter installed.
5. A Reduced Pressure Zone (RPZ) boundary backflow prevention device must be installed on the new water connection servicing the proposed development. The RPZ device must be installed immediately downstream of the water meter, just inside, and as close as practicable to, the customer's property boundary.
6. Following installation, the consent holder must advise WWS by completing the *New Boundary Backflow Prevention Device* form so the device can be inspected and tested by the Education and Compliance Officer (Water), Water and Waste Services.

Wastewater Services

7. The SPEL Purceptor must discharge to the DCC wastewater system. Trade waste consent will be required for this.

Easements

Private Services

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

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>.

Backflow Prevention

- Installation of the boundary backflow prevention device must be approved as part of the building consent for the proposed development. Further information on boundary backflow is available at <http://www.dunedin.govt.nz/services/water-supply/backflow>. The applicant is advised to contact the Water Bylaw Compliance Officer if further guidance is required prior to installation of the device.
- The RPZ boundary backflow prevention device must be installed by a plumber, to the approval of the Education and Compliance Officer (Water), Water and Waste Services.

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.

Trade Waste

- Trade waste consent is required for this development prior to the operation commencing. More information and a Trade Waste Consent Application Form is available on the Dunedin City Council website: <http://www.dunedin.govt.nz/services/wastewater/tradewaste> or by contacting the Senior Education and Compliance Officer, Water and Waste Services.

- **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
	Water Bylaw Officer	- Rachel East
	Senior Education and Compliance Officer	- Frank van Betuw
	Quality Inspector	- Calvin White
	Technical Support Officer, Building Services	- Robbie Ludlow
	Customer Accounts Officer	- Helen Flett

