

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 24 June 2016

SUB-2016-28 **3 LOT SUBDIVISION**

SUBJECT: **82 RICCARTON ROAD EAST, MOSGIEL**
REVISED COMBINED DRAINAGE & WATER AND WASTE SERVICES
COMMENTS

Proposed Activity

Subdivision consent is sought from Council to undertake a three lot subdivision. The proposed activity is located within the Rural zone.

Subdivision Description

The application seeks to create three undersized lots, with a residential activity to be established on each lot.

Land Instability

The site is located in the 'Land Stability – Land Movement' area as identified in the District Plan. The 2GP has revised this area and refined its extent, however the proposed development appears to be at least partially within the land instability area.

Water and Wastewater Services

The proposed subdivision is located within the Rural zone and located outside the Urban and Rural Water Supply Areas as shown in Appendix A and B of the *Dunedin City Council Water Bylaw 2011*. Consequently, no reticulated water supply is available to the proposed subdivision.

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 *New Reticulated Utility Services (Water, Wastewater or Stormwater) Policy* adopted by the Council on 22 February 2010 states "Generally the provision of wastewater and stormwater services will follow similar supply area restrictions [to the Water Bylaw]". As such, the proposed subdivision is not entitled to a wastewater connection. Onsite disposal is considered appropriate within the Rural zone.

Any effluent disposal shall be to a septic tank and effluent disposal system which is to be designed by a DCC-approved septic tank and effluent disposal system designer. The instability of the land and its ability to accommodate an effluent disposal field that does not increase risk is a key factor for consideration.

It is mentioned in the application that the applicant would like proposed lot 3 to be connected to the water supply pipe and wastewater pipe which is located in Riccarton Road East. Where extraordinary circumstances can be demonstrated, the applicant may have their request considered by the Infrastructure and Services Committee (ISCOM).

Avoiding exacerbating the risk of land instability may be considered an extraordinary circumstance for reticulated wastewater provision. Therefore, WWS's hydraulic modeller has investigated the capacity in the area (including for water supply) and has identified that:

- The water network already experiences low pressures at this location; and
- The wastewater network has significant issues downstream, with wet weather overflows occurring along Ashton Street, Carlyle Road, Kura Place and Tyne Street. In large rainfall events the wastewater treatment plant spills excess flows into the Silverstream.

The networks do not have capacity to provide for any new unanticipated "out of zone" connections, which would exacerbate existing issues. WWS would not support an out of zone application for either water supply or wastewater to this property.

Because of the land instability issues, and the lack of capacity within both the water supply and wastewater networks, conditions requiring onsite servicing are recommended (see below). In granting any consent to allow the proposed development to occur, the hearings panel should be satisfied that onsite disposal of effluent can be managed without exacerbating the risk of land instability.

Stormwater Services

As the proposed subdivision is located within the Rural zone, there are no reticulated wastewater services available for connection. Stormwater from right of ways, roads, drives, drain coils and water tank overflows are not to create a nuisance on any adjoining properties, and should be actively managed to avoid exacerbating the risk of land instability.

Firefighting Requirements

All aspects relating to the availability of the water for firefighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies

Private Drainage

New lot 1 has an existing building which is serviced with a septic tank for wastewater drainage. Stormwater discharges to water tanks for domestic water supply.

New lots 2 and 3 will require a septic tank and effluent disposal system designed by an approved designer for each new lot for any proposed new buildings. Effluent disposal must be undertaken in a manner that does not exacerbate land instability issues. Stormwater from the roofs can be used for domestic water supply as mentioned above. Water tank overflows are not to cause a nuisance to any neighbouring properties and should not be allowed to flow uncontrolled within the land instability area.

Consent Conditions

The following condition is recommended:

- Lots 1, 2 and 3 are to be self-serviced for water supply, wastewater and stormwater disposal. Any effluent disposal fields and onsite stormwater management systems shall be designed to ensure the risk of land instability is not exacerbated.

Advice Notes

- Certain requirements for building on this site may be stipulated via the building consent process; and are likely to include the following points:
 - 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 buildings. The finished floor level shall be set accordingly.

Chelsea McGaw
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Water and Waste Services Business Unit
Dunedin City Council

CC:	Technical Support Officer, Development Services Acting Commercial and Regulatory Services Manager Hydraulic Modeller	- Robbie Ludlow - Karen Sannazzaro - Louisa Sinclair
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