Subdivision Bulletin No 27
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WASTEWATER CAPACITY CERTIFICATES

1.0 BACKGROUND

1.1 Wastewater capacity is constrained in several parts of the City and in particular earthquake damage has resulted in extensive infiltration of stormwater into the wastewater systems during high rainfall events.

1.2 Lack of capacity in the wastewater network during storm events can be an issue for subdivisions in certain parts of the City as increasing wastewater flows in these areas exacerbates overflows into the environment.

2.0 CHRISTCHURCH REPLACEMENT DISTRICT PLAN

2.1 The Independent Hearings Panel (IHP) have issued their decision on **Chapter 8; Subdivision, Development and Earthworks**.

The Panel concluded that the limits and delays in the Council funding processes for the upgrading of its wastewater infrastructure made it important that wastewater servicing of new subdivisions, including upgrades, is considered at the subdivision consent stage.

The Panel also concluded that certification of the wastewater capacity for a subdivision would determine the appropriate activity classification for the subdivision consent.

2.2 The Panel's decision on **Chapter 8** was publicly notified on 15 January 2016. **Chapter 8** became legally operative on that date.

3.0 EXCERPT FROM THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN

8.3.1.3 Servicing constraints

a. In order to determine the activity status for subdivision in relation to Activity standard 8.3.3.8.b, the applicant must demonstrate that the wastewater system has adequate capacity for the respective potential land uses on all proposed allotments. The Council offers a certification process as the means of demonstrating such capacity. The certificate will be valid for 6 months and will remain valid during the consenting process (following the lodging of a complete subdivision consent application and for the term of the consent). Certification is not necessary where a relevant Outline Development Plan shows that adequate wastewater capacity is available for the proposed allotments.

4.0 ACTIVITY STATUS OF SUBDIVISION IN RELATION TO WASTEWATER DISPOSAL

4.1 **Controlled Activity**

Subdivision in respect to wastewater disposal is a controlled activity if it complies with activity standard 8.3.1.8.b:

A valid certificate issued in accordance with Rule 8.3.1.3 is held which certifies that the wastewater system has adequate capacity for the respective potential land uses on all proposed allotments, except where a relevant Outline Development Plan shows that adequate wastewater capacity is available.

4.2 **Restricted Discretionary Activity**

Subdivision in respect to wastewater disposal is a Restricted Discretionary Activity if it does not comply with activity standard 8.3.3.8b.

The relevant matters for discretion in relation to non-compliance with 8.3.3.8b are contained in Rule 8.5.7. For wastewater disposal the relevant matters are:

a. Whether each allotment has appropriate servicing and connections to water supply, wastewater disposal, stormwater management systems and other services, whether it is necessary to provide or upgrade services or utilities to enable the site to be serviced, and whether the design, location, capacity, type and construction of services and infrastructure, including the suitability of the proposed water supply for fire fighting purposes, and any required infrastructure upgrades, are acceptable to the Council.

e. Where a reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.

5.0 REQUESTS FOR WASTEWATER CAPACITY CERTIFICATION

5.1 The Council's Resource Consents Unit in in conjunction with the Water and Waste Unit have established a certification process which will provide, where appropriate, a Wastewater Capacity Certificate, or provide advice that the subdivision/land use/building proposal is in an area of constrained wastewater capacity.

5.2 Requests for Certificates are to be made on Form P-023. A concept plan showing the allotment layout is to be attached to the request.

5.3 Whilst the turnaround period for processing the request should not be more than 5 working days, subdividers/ consultants are encouraged to make the request at the earliest opportunity and prior to the lodgement of the subdivision consent application. If issued, a copy of the certificate is to be attached to the subdivision application.

5.4 Where it is proposed to create titles for medium/high density developments, the certificates should be requested prior to the lodgement of building consents as the availability of capacity will be critical to the issue of a building consent (see also clause 9.0 below).

5.5 At the present time there is no fee for certification requests, however a small fee is likely to be introduced on 1 July 2016.

6.0 DURATION OF CERTIFICATE

6.1 The certificate is valid for six months from the date of issue, and will remain valid during the consenting process (following the lodging of a complete subdivision consent application and for the term of the consent).

7.0 SUBDIVISIONS WHERE CERTIFCATE IS NOT REQUIRED

- Boundary Adjustments when no developable vacant lot is created.
- Conversion of tenure.
- Alteration of cross leases and unit titles.
- Subdivision when all lots have a valid building consent or units have been constructed or are being constructed.
- Where a relevant Outline Development Plan shows that adequate wastewater capacity is available for the proposed allotments.

8.0 SUBDIVISION IN AREAS OF CONSTRAINED WASTEWATER CAPACITY

8.1 The Council's Water and Waste Unit has formulated an "Alternative Solution" policy which allows for additional connections to the Council's wastewater networks in areas of constrained wastewater capacity.

8.2 When considering applications for a Restricted Discretion Activity as against the assessment matters in Rule 8.5.7, the Council may impose conditions which allow for additional connections to the wastewater network in a manner as set out in the "Alternative Solution" document (attached).

8.3 There may be cases where additional connections to the network may not be able to be accommodated even with an Alternative Solution. In such case direct contact should be made with Bridget O'Brien in the City Services 3 Waters & Waste Asset Planning team on 941 6438.

9.0 CERTIFICATES CAN ALSO BE REQUESTED FOR LAND USE/BUILDING PROPOSALS

9.1 Whilst the servicing constraints Rule 8.3.1.3b is specific to subdivisions, the Council also offers the certification process as a means of demonstrating adequate capacity in the network for land use and building proposals.

Before building consent can be issued, authorisation (confirmation of availability and sufficient capacity) is needed from the Council's Assets and Network unit and the issue of a Wastewater Capacity Certificate will achieve this.

10.0 EFFECTIVE DATE OF BULLETIN

10.1 Rule 8.3.1.3b applies to all subdivision consent applications (except those in 7.0 above) from 15 January 2016.

Christchurch City Council
City Environment Group

Alternative Solution for Additional Connections in Wastewater Capacity Constraint Areas

This document sets out the alternative solutions for additional connections to Council's wastewater network in areas of constrained wastewater capacity.

Purpose

The purpose of these alternative solutions are to support development by allowing additional wastewater connections without exacerbating overflow issues and further compromising Council's ability to meet its overflow consent conditions.

Background

There Council's wastewater network has capacity issues in many parts of the city, with overflows from 125 manholes and at least 22 constructed overflows during a design storm event (3 year Annual Recurrence Interval (ARI) storm, which produces a flow in the network which corresponds to Council's overflow consent). In addition, there are many manholes where wastewater surcharges within 300mm of the surface, which can cause wastewater to back up and overflow private gully traps. Adding more wastewater to a network already at capacity during a storm will only exacerbate the issue.

All New Wastewater Connections in Christchurch

All new wastewater connections within the Christchurch urban area are required to comply with the following:

As the Council's wastewater system has significant capacity constraints, please make sure that the sanitary drainage complies with the Building Code G13.3.2c (i.e. the drainage system shall avoid the likelihood of entry of groundwater). This is to reduce groundwater infiltration to Council's wastewater network, which would otherwise reduce the capacity of the network. This can be done by either replacing the pipe or testing in accordance with Section 6 of G13. If the wastewater lateral is replaced, please make sure that the disused drain is sealed in accordance with 5.10.2 of G13.

Alternative Solution for Additional Connections in Areas of Constrained Wastewater Capacity - Residential

This applies to a residential property when an additional Housing Unit Equivalent (HUE) is being created in a wastewater capacity constraint area. This is defined as being where Council's wastewater network model shows that a downstream manhole is overflowing in the 3 year ARI design storm.

1. If the number of bedrooms on the property is not increasing by more than three additional bedrooms compared to existing (or pre-quake if the house has been demolished), the lateral must be replaced or tested, to demonstrate that it complies with the Building Code G13.3.2c (i.e. the drainage system shall avoid the likelihood of entry of groundwater). If testing is undertaken, this shall be undertaken in accordance with Section 6 of Clause G13 of the Building Code.

2. If the number of bedrooms on the property is increasing by four or more bedrooms compared to existing (or pre-quake if the house has been demolished), Council will allow a connection to the wastewater system only if on-site storage is provided. Council would therefore require the property owner to install an E-One pressure pump complete with Iota OneBox control panel, and for this to remain in place until the capacity constraint is removed (e.g. due to downstream network upgrades).

   At the building consent stage, the property owner shall apply to install an E-One pump station with a tank sized to store 24 hours average dry weather flow for the additional dwelling on each property. The low pressure pump station shall be installed with an Iota OneBox control panel, which allows the Council to remotely monitor and control the pump station. In a storm event, the pump station would be prevented from pumping, so that there is no additional flow from the property when the downstream network is already at capacity.

   The pump and control panel would be vested in Council, with Council being responsible for ongoing operations and maintenance costs (other than electricity which would be provided by the property owner/tenant). In the case of multiple additional units, Council will consider one pump servicing more than one unit, in which case Council may agree to provide an unmetered power supply.

   When the downstream wastewater capacity constraint is removed, Council reserves the right to remove the pump and control panel, and replace this with a direct gravity connection to the Council network. The wastewater pipes on site shall be designed for this eventuality (i.e. laid at grades that will comply with the Building Code when a gravity connection is made).

   The wastewater conveyance component of the Development Contributions for the development will be reduced, by an amount up to the cost of providing the onsite storage, pump and OneBox control panel.

3. In the case of a developer (or an agent for a developer) undertaking more than one development on the same street, these will be assessed as a single development, regardless of when the applications are lodged.

Alternative Solution for Additional Connections in Areas of Constrained Wastewater Capacity - Commercial and Industrial

This applies when wastewater flows are expected to increase as a result of development of an industrial or commercial property in a wastewater capacity constraint area. This is defined as being where Council's wastewater network model shows that a downstream manhole is overflowing in the 3 year ARI design storm.

1. If wastewater flows are not increasing, the lateral must be replaced or tested, to demonstrate that it complies with the Building Code G13.3.2c (i.e. the drainage system shall avoid the likelihood of entry of groundwater). If testing is undertaken, this shall be undertaken in accordance with Section 6 of Clause G13 of the Building Code.

2. If wastewater flows are expected to increase compared to existing (or pre-quake if the building has been demolished), Council will allow a connection to the wastewater system only if on-site storage is provided. Council would therefore require the property owner to install an E-One pressure pump complete with Iota OneBox control panel, and for this to remain in place until the capacity constraint is removed (e.g. due to downstream network upgrades).

   At the building consent stage, the property owner shall apply to install an E-One pump station with a tank sized to store 24 hours average dry weather flow for the additional dwelling on each property. The low pressure pump station shall be installed with an Iota OneBox control panel, which allows the Council to remotely monitor and control the pump station. In a storm event, the pump station would be prevented from pumping, so that there is no additional flow from the property when the downstream network is already at capacity.

   The pump and control panel shall remain in private ownership, with the property owner being responsible for ongoing operations and maintenance costs. Council will consider one pump servicing more than one property only if a body corporate owns, operates and maintains the pump.

   When the downstream wastewater capacity constraint is removed, Council will advise the property owner, who may choose to remove the pump and control panel, and replace this with a direct gravity connection to the Council network.

   The wastewater conveyance component of the Development Contributions for the development will be reduced, by an amount up to the cost of providing the onsite storage, pump and OneBox control panel.

3. In the case of a developer (or an agent for a developer) undertaking more than one development on the same street, these will be assessed as a single development, regardless of when the applications are lodged.