

The purpose of this document is to provide a concise statement as to Councils policy with respect to connections to both the Wastewater and Stormwater systems. It should be noted that Chapters 20 and 21 of the Rodney District Council general bylaw: - "Wastewater Drainage 2006" and "Stormwater Drainage 2006" respectively - make it an offence to make connections to Councils Infrastructure without obtaining written approval.

This information sheet deals with Wastewater and Stormwater services as follows:

**1. In case of a property proposing to connect to the public stormwater and wastewater system or discharge stormwater to kerb lines or watercourses, the various scenarios below may apply, and are dealt with as follows:**

**Scenario (a) - Existing Connection Available – Stub provided**

Where a property has an existing public system complete with connection stub within its boundaries, the connection of any new dwelling shall be carried out by a registered drain layer at the owner's expense, under a Building Consent.

No specific connection fees apply, the only fees are those associated with the Building Consent process.

**Scenario (b) - Existing Public Services Available within the property – no Stub provided**

Where an existing property has a public system within its boundaries without a connection stub, a Minor Engineering consent application to cut in a new connection stub must be made by completing the "**Minor Engineering Works- Application for Road Opening and /or Connection to/ or work on or close to Council services - BC 20.11F**" application form and a **Building Consent** application for the construction of the private drain.

Please note that Development Contributions payment may be required before new connections are approved.

**Scenario (c) No Public Services available within property boundary**

Where a property does not have a public system within its boundaries and a connection stub has not been provided, a Minor Engineering consent application to cut in a new connection stub to a point on the public system designated by Council must be made by completing the "**Minor Engineering Works- Application for Road Opening and /or Connection to/ or work on or close to Council services - BC 20.11F**" application form and a **Building Consent** application for construction of the private drain.

Please note that Development Contributions payment may be required before new connections are approved.

The Minor Engineering consent is required because all sewer extensions to within 1 metre inside a property boundary are classed as public assets and maintained as such thereafter by Council. However, if they are under 6 metres total length they may be constructed in 100 diameter pipe, greater than 6 metres shall require 150mm diameter pipe

**Scenario (d) – Connection to Kerb lines or a Natural Waterway**

Piping of stormwater directly to a catchpit or to a formed road channel or to a natural watercourse without the express consent of the Council is prohibited. Discharge of roof and paved areas may be made to kerb lines or watercourses subject to:

- a) Attenuation of flows to equivalent pre-development 50% AEP flows (or as specified in any relevant Catchment Management Plan or zoning rules). This may be achieved using a suitably designed rainwater tank fitted with an inlet filter and outlet throttle.
- b) The flow shall mimic natural run-off and the flow shall be by way of a broad flow rather than a concentrated flow. Direct connections to a waterway shall not be permitted. For further information refer to the Council's Management of Storm water in Countryside Living Zones (rural and town) - A Toolbox of Methods.

The designer shall take in to account the requirements of the “Air, Land and Water Plan” of the Auckland Regional Council and the requirements of any relevant comprehensive discharge consent or catchment management plan. In the event that there is no comprehensive catchment consent, an Auckland Regional Council resource consent for discharge may be required.

If the development creates impervious areas in excess of 1000m<sup>2</sup> the applicant will be required to provide a stormwater treatment device prior to discharge.

It should be noted that any activity not requiring a resource consent will need to comply with the permitted activity rules in both the “Air Land and Water Plan” and the Rodney District Council district planning documents.

The designs for the above attenuation and discharge devices shall be carried out by an approved, suitably qualified, person.

**Thus a Minor Engineering consent application is required for:**

- A stormwater connection to the channel in the road reserve (kerb and channel or open drain).
- A stormwater connection to an open drain, watercourse, stream, river or other water body, within or outside the boundaries of the property.

The appropriate fees for a minor engineering consent application apply to these applications.

**2. Connections Provided During Subdivisions**

When an existing property is being subdivided, in an area serviced by Council wastewater and stormwater systems, each lot will need to be provided with a wastewater and stormwater connection as part of the approved engineering work as part of the conditions of a subdivision. The Engineering requirement will typically include extensions to the wastewater and stormwater system together with connections.

**3. Location and Number of Service Connections**

When a wastewater or stormwater reticulation system is designed, the connection to a site (lot) – either existing or proposed - must be located at the lowest practical position within the body of such a site (lot). The reason for this requirement is that Council will only permit one connection per site (lot) and hence must cater for all the possible developments on such a site without the need to install an on site private pumped or siphoned drainage system.

The connection must be able to serve any building platform and have a minimum elevation difference between floor level and the point of connection of one metre.

Any development on that lot must be designed around any constraint resulting from the position and level of the connection.

Where an additional connection is constructed or where a building is to be demolished or removed from site, the original connection must be decommissioned and sealed with an approved jointing/capping system at the stub if public line is within the boundaries of the lot, or within one metre of the boundary if the public line is outside the boundary of the lot.

**4. Disconnections**

Applications for disconnection shall be made on the standard form “**Minor Engineering Works-Application for Road Opening and /or Connection to/ or work on or close to Council services - BC 20.11F**”.

**5. Access to Adjoining Properties or Public Places**

In the event that the construction of a connection or a wastewater or stormwater extension requires access to an adjoining property, the adjoining property owners’ approval is required before Council is able to grant any approval of either engineering or building consents.

Where a private property is involved, such approvals need to be obtained from **all** the owners of the property. Council has property owner approval forms which must be completed by these owners for this purpose. These approvals must be clear and unconditional. Council will not assist in obtaining these approvals in any way

In the event that the property is owned by Council’s Parks or Property Departments, these departments’ approvals are required. Where the extension or connection requires excavation into the road reserve the Roading Department’s approval is required. The application form for connections also deals with road opening notices depending upon the complexity of the proposed works.

## **6. Costs and Charges Associated with Connections to a Public Sewer System**

**NB: All costs incurred in providing service to an individual lot in an existing serviced area will be met by the property owner.**

The costs of creating any service connections for servicing individual sites will vary considerably and prospective purchasers of a property should not assume that services are available for future development proposals as the cost of providing services may make development uneconomic.

(Council has a schedule of charges that apply to these applications. Attached in Schedule 1 is a summary of the applicable charges.)

In addition to the above charge Council may require the payment of a Development Contribution for such connections.

### **RELATED MATTERS**

#### **1. Suspending Building Consents in lieu of servicing issues being resolved**

The Councils' Consents Department must suspend any Building Consent until approved Wastewater and Stormwater connections for servicing the proposed development is available within the property. A Building Consent may be able to proceed upon the Council receiving and approving the completed Engineering consent application and any necessary property owner consents.

#### **2. Existing property with onsite wastewater disposal and treatment system within urban serviced area**

There are a number of existing properties with private onsite wastewater systems (septic tanks) within the urban areas, where most properties are serviced by the public wastewater system.

Council will not force an existing property on a private system to connect to the public system, in existing serviced areas unless council has decided that from a public health perspective it is desirable for users of on-site wastewater treatment and disposal systems to be connected to the public drainage system.

However, if the property owner wishes to carry out alterations for which a consent is required, they will be either required to provide a report from an approved qualified person to complete an assessment of their existing system for compliance with the Air Land and Water Plan of the Auckland Regional Council and the latest TP 58 conditions and any RDC bylaws as may apply or connect to the wastewater sewerage system.

If the alterations involve additions that increase the habitable floor area of the dwelling by more than 20%, the dwelling will be required to connect to the wastewater sewerage system. Waivers for this requirement may be granted. For other alterations it may be feasible for the property owner to up grade the onsite system.

**N.B** If the property boundary is within 30 metres of the public sewer the property will be charged the wastewater property charge whether the property is connected or not.

#### **3. Existing properties with buildings or paved areas not connected to the public Stormwater system.**

It is important that the stormwater discharged from roofs and paved areas, is appropriately managed. At the building consent stage provision needs to be made for these discharges to be connected to approved out-falls or stormwater connections. In the absence of these stormwater discharges not being managed surface flooding may result. In urban areas such flooding may adversely affect adjoining or surrounding properties.

In the case of existing urban areas where for one reason or another stormwater from private properties is not directed to a stormwater drainage system, Council can use the powers granted to it in section 459 of the Local Government Act 1974. This section of the Act enables Council to require private property owners to connect discharges from roof and paved areas to the public stormwater system, located within 30m from the property boundary or 60m from the dwelling. See also section 415 of the Engineering standards for connection and alternative connection requirements.

Such work does require a Building Consent. A special building consent application for minor drainage work has been developed to facilitate such building consents.

**Note:** a connection to the kerb and channel or the roadside open drain will be allowed only if the other options are not available.

#### 4. **Raising or Lowering Manhole Lid Level**

All Service and Manhole covers on the Wastewater and Stormwater system must be maintained clear and at ground level at all times. Responsibility for this rests with the property owner.

Council may serve notice on property owners to have buried service and manhole covers raised as necessary. The cost associated with the serving of these notices and recording the new information will be charged to the owner.

The owner may request that a manhole be raised or lowered. Applications for raising or lowering manholes shall be made on the standard form "**Minor Engineering Works- Application for Road Opening and /or Connection to/ or work on or close to Council services - BC 20.11F**". An approved drain layer must be used for this purpose. The new lid level and the depth of the manhole needs to be surveyed and reported to Council. The work must be undertaken in full compliance with the "Rodney District Council Standards for Engineering Design and Construction" and at the owners expense.

#### 5. **Minor Engineering Consents**

Minor Engineering consents must be prepared by a "Chartered Professional Engineer" or a Council approved suitable qualified person. The public should consult the yellow pages to find contact details of perspective firms.

The design and construction must comply with the "Rodney District Council Standards for Engineering Design and Construction."

### **Schedule 1 Summary of Fees and Charges**

#### **Property charge**

All properties within 30 metres of the public sewer whether connected or not will be charged the Waste Water Property Charge.

#### **Volumetric Charge**

Volumetric charges apply to all properties connected to the Public Wastewater System. Properties with a water meter and no other supply will be charged based on the volume of water used. Properties with no water meter or dual supply will pay a fixed fee. These charges are a user charge set annually and levied every six months.

#### **Minor Engineering Works Application Fees**

"**Minor Engineering Works- Application for Road Opening and /or Connection to/ or work on or close to Council services - BC 20.11F**". Minimum fee - \$400.00 - plus \$1000.00 bond (incl GST). Additional costs will be charged to the applicant based on hourly charges.

For charges associated with Building Consents and Engineering Consents refer to Building Consents Department.

#### **Development Contributions**

Please refer to the Project Information Memorandum (PIM) or Building Consent (if there is no PIM) regarding the amount of Development Contribution payable.