Development Application Form – Water Supply/Wastewater Planning Assessment		
Date of Application	**26/09/2024**	
Address of Development	**198-202 Dominion Road 1024 (Lot 2 DP 51797)**	
	214-222 Dominion Road 1024 (Lot 2 DP 54203)	
	113-117 Valley Road 1024 (Lot 2 DP 54203)	
Layout Plan of Proposed Development clearly showing: • Aerial photograph • Road names • Boundary of development • Preferred point of connection to existing water supply and wastewater asset	Refer to Babbage Drawing C10 Refer to ashtonmitchell Drawing RC-107	
	Description	**Comment**
Current Land Use	Business – Mixed Used Zone	*Residential (Single family dwellings) / Residential (Multi-unit dwellings) / Residential (Multi-storey apartment blocks) / Commercial / Industrial / Other (Please Specify)*
Proposed Land Use	Residential (Multi-storey apartment blocks)	
Total Development Area (Ha.)	*0.52ha*	
Number of Residential Households (Consent & Ultimate)	135 Apartments total - 3 separate buildings	*E.g. 12- storey apartment building with 4 units per storey is 48 residential households.*

Refer to Water and Wastewater Code of Practice for Land Development and Subdivision Section 6 Water Supply

Water Supply Development Assessment		
Average and Peak Residential Demand (L/s)	Avg = 0.83 l/s Peak = 4.19 l/s	*Show calculations based on Watercare CoP*
Average and Peak Non-Residential Demand (L/s)	Avg =0.03 l/s Peak = 0.18	*Show calculations based on Watercare CoP*
Non Residential Demand Typical Daily Consumption Profile / Trend	16 Hr Operation (6 am-10 pm)	*E.g. 24 hr operation / 10 hr (9am – 5pm) / Filling on-site storage at certain frequency)*
Fire- fighting Classification required by the proposed site	FHC 1	*Refer to New Zealand Standard SNZ PAS 4509:2008*
Hydrant Flow Test Results	☐ Yes ☒ No	*Attach hydrant flow test layout plan and results showing test date & time; location of hydrants tested and pressure logged; static pressure; flow; residual pressure*
Sprinkler System in building?	☒ Yes ☐ No	*Sprinkler design should consider Watercare Level of Service: minimum pressure at 200kPa and minimum flow at 25 l/min. The building owner shall conduct periodic review*

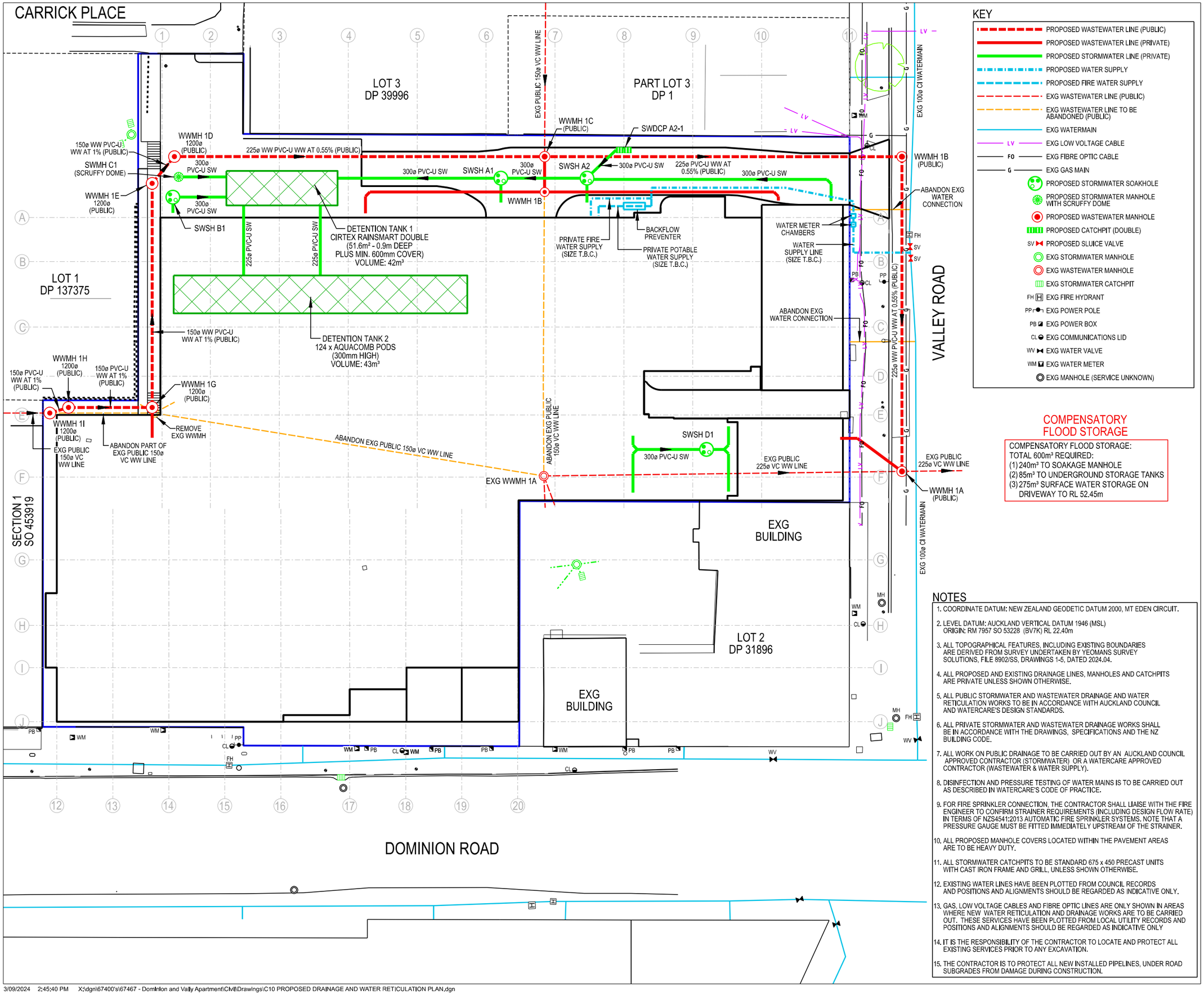
		of sprinkler design.
Further Water Supply comments		

Refer to Water and Wastewater Code of Practice for Land Development and Subdivision Section 5 Wastewater

Wastewater Development Assessment		
Peak DWF and WWF Residential Design Flows (L/s)	PDWF = 2.26 l/s PWWF = 3.77 l/s	*Show calculations based on Watercare CoP.* *If relevant for ultimate development scenario include No. of Potential Units/ lots for calculations.*
CPeak DWF and WWF Non-Residential Design Flows (L/s)	PDWF = 0.05 l/s PWWF =0.15 l/s	*Show calculations based on Watercare CoP.*
Non-Residential Discharge Profile / Trend (i.e. Operations)	N/A	*E.g. 24 hr operation / 10 hr (9 am – 5pm) / Other*
New Assets Required for Development	None	*If applicable please provide supporting calculations and indicative design parameters (ie. Pump Station and rising main or storage)*
Sewer Capacity Check	Refer to Dominion and Valley – WW Assessment 03/09/2024 Catchment design Flow 18l/s Pipe Capacity 52l/s	*Capacity assessment at proposed connection point and impact on network*
Further Wastewater comments		

For internal Watercare use only

Date Application Received	
Application Ref No.	
Assigned Connections Engineer	
Prior Developer Correspondence with Watercare	
Neighbouring developments to consider in capacity assessment	



KEY

- PROPOSED WASTEWATER LINE (PUBLIC)
- PROPOSED WASTEWATER LINE (PRIVATE)
- PROPOSED STORMWATER LINE (PRIVATE)
- PROPOSED WATER SUPPLY
- PROPOSED FIRE WATER SUPPLY
- EXG WASTEWATER LINE (PUBLIC)
- EXG WASTEWATER LINE TO BE ABANDONED (PUBLIC)
- EXG WATERMAIN
- LV EXG LOW VOLTAGE CABLE
- FO EXG FIBRE OPTIC CABLE
- G EXG GAS MAIN
- PROPOSED STORMWATER SOAKHOLE
- PROPOSED STORMWATER MANHOLE WITH SCRUFFY DOME
- PROPOSED WASTEWATER MANHOLE
- PROPOSED CATCHPIT (DOUBLE)
- SV PROPOSED SLUICE VALVE
- EXG STORMWATER MANHOLE
- EXG WASTEWATER MANHOLE
- EXG STORMWATER CATCHPIT
- FH EXG FIRE HYDRANT
- PP EXG POWER POLE
- PB EXG POWER BOX
- CL EXG COMMUNICATIONS LID
- WV EXG WATER VALVE
- WM EXG WATER METER
- EXG MANHOLE (SERVICE UNKNOWN)

COMPENSATORY FLOOD STORAGE

COMPENSATORY FLOOD STORAGE:
TOTAL 600m³ REQUIRED:
(1) 240m³ TO SOAKAGE MANHOLE
(2) 85m³ TO UNDERGROUND STORAGE TANKS
(3) 275m³ SURFACE WATER STORAGE ON DRIVEWAY TO RL 52.45m

NOTES

1. COORDINATE DATUM: NEW ZEALAND GEODETIC DATUM 2000, MT EDEN CIRCUIT.
2. LEVEL DATUM: AUCKLAND VERTICAL DATUM 1946 (MSL)
   ORIGIN: RM 7957 SO 53228 (BV7K) RL 22.40m
3. ALL TOPOGRAPHICAL FEATURES, INCLUDING EXISTING BOUNDARIES ARE DERIVED FROM SURVEY UNDERTAKEN BY YEOMANS SURVEY SOLUTIONS, FILE 8902/SS, DRAWINGS 1-5, DATED 2024.04.
4. ALL PROPOSED AND EXISTING DRAINAGE LINES, MANHOLES AND CATCHPITS ARE PRIVATE UNLESS SHOWN OTHERWISE.
5. ALL PUBLIC STORMWATER AND WASTEWATER DRAINAGE AND WATER RETICULATION WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL AND WATERCARE'S DESIGN STANDARDS.
6. ALL PRIVATE STORMWATER AND WASTEWATER DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND THE NZ BUILDING CODE.
7. ALL WORK ON PUBLIC DRAINAGE TO BE CARRIED OUT BY AN AUCKLAND COUNCIL APPROVED CONTRACTOR (STORMWATER) OR A WATERCARE APPROVED CONTRACTOR (WASTEWATER & WATER SUPPLY).
8. DISINFECTION AND PRESSURE TESTING OF WATER MAINS IS TO BE CARRIED OUT AS DESCRIBED IN WATERCARE'S CODE OF PRACTICE.
9. FOR FIRE SPRINKLER CONNECTION, THE CONTRACTOR SHALL LIAISE WITH THE FIRE ENGINEER TO CONFIRM STRAINER REQUIREMENTS (INCLUDING DESIGN FLOW RATE) IN TERMS OF NZS4541:2013 AUTOMATIC FIRE SPRINKLER SYSTEMS. NOTE THAT A PRESSURE GAUGE MUST BE FITTED IMMEDIATELY UPSTREAM OF THE STRAINER.
10. ALL PROPOSED MANHOLE COVERS LOCATED WITHIN THE PAVEMENT AREAS ARE TO BE HEAVY DUTY.
11. ALL STORMWATER CATCHPITS TO BE STANDARD 675 x 450 PRECAST UNITS WITH CAST IRON FRAME AND GRILL, UNLESS SHOWN OTHERWISE.
12. EXISTING WATER LINES HAVE BEEN PLOTTED FROM COUNCIL RECORDS AND POSITIONS AND ALIGNMENTS SHOULD BE REGARDED AS INDICATIVE ONLY.
13. GAS, LOW VOLTAGE CABLES AND FIBRE OPTIC LINES ARE ONLY SHOWN IN AREAS WHERE NEW WATER RETICULATION AND DRAINAGE WORKS ARE TO BE CARRIED OUT. THESE SERVICES HAVE BEEN PLOTTED FROM LOCAL UTILITY RECORDS AND POSITIONS AND ALIGNMENTS SHOULD BE REGARDED AS INDICATIVE ONLY
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO ANY EXCAVATION.
15. THE CONTRACTOR IS TO PROTECT ALL NEW INSTALLED PIPELINES, UNDER ROAD SUBGRADES FROM DAMAGE DURING CONSTRUCTION.

REV	DESCRIPTION	DATE	DRN BY	DES CHK	APP

DRAWING REVISIONS

TRUE NORTH

PROJECT NORTH

PROJECT TITLE :

DOMINION AND VALLEY APARTMENT

PRECINCT PROPERTIES RESIDENTIAL

216 - 222 DOMINION ROAD
MOUNT EDEN

Babbage
partners in excellence

DRAWING TITLE:

PROPOSED DRAINAGE AND WATER RETICULATION PLAN

FOR RESOURCE CONSENT 2024.09.03

	DATE	INITIAL
DESIGNED	2024.08.30	JL
DRAWN	2024.08.30	MJD
DESIGN CHECK	2024.09.02	JC
DRAWING CHECK	2024.09.02	MJD
APPROVED	2024.09.02	MJM

SCALE:
1:200 @ A1
1:400 @ A3

JOB NO:
67467

DWG NO: C10

REV: -

Precinct

1 : 250 PROPOSED PLAN - ROOF PLAN

site legend

address	113-117 Valley Road, Mt Eden 198-202 Dominion Road, Mt Eden 214-222 Dominion Road, Mt Eden
legal description, record of title number	Lot 1 DP 54203, NA5C/568 Pt Lot 3 DP 1, NA185/140 Pt Lot 3 DP 1, NA88C/665 Pt Lot 3 DP 1, NA31B/1219 Lot 1 DP 51797& Pt Lot 4 DP 182, NA3B/311 Pt Lot 5 DP 182, NA262/171 Lot 2 DP 54203 & Pt Lot 1 DP 31896, NA5C/567 Pt Lot 3, Allot 8, Sec10, NA117/69
site area	5173m2
ta	Auckland Council
planning zone	Business - Local Centre Residential - Terrace Housing and Apartment Buildings (THAB)
climate zone	1
earthquake zone	1
exposure zone	C
lee zone	No
rainfall intensity	80-90
wind region	A
wind zone	Low

site information obtained from GeoMaps & BRANZMaps

Disclaimer: Design subject to verification by Structural Engineer and other relevant consultants.

ashtonmitchell
architecture delivered

RESOURCE CONSENT

project name: DOMINION & VALLEY RD APARTMENTS

date: 29/08/2024

job: 202328

RC-107 D

WATER SUPPLY CONNECTION

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
26/09/2024

Auckland Council
Te Kaunihera o Tāmaki Makaurau

WASTEWATER CONNECTION

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
26/09/2024

Auckland Council
Te Kaunihera o Tāmaki Makaurau

JOB NAME:	Dominion & Valley Road Apartment	**DATE:**	3/09/2024
JOB NO:	67467#C	**DES BY:**	WD
SUBJECT:	**Potable Water Supply Demand**	**CHKD BY:**	MJM

Residential Water Demand

Catchment ID	No. of Dwellings	Bedrooms	Occupancy	Design Water Flow Allowance	Average Daily Demand	Peak Daily Demand (PDD)		Peak Hourly Demand (PHD)	
						Peaking Factor	**PDD**	Peaking Factor	**PHD**
	m2			L/p/day	L/day		**L/day**		**L/s**
1 Bed Apartments	43	1	2.0	200	17200	2.0	**34400**	2.5	**1.00**
2 Bed Apartments	81	2-4	3.0	200	48600	2.0	**97200**	2.5	**2.81**
3 Bed Apartments	11	2-4	3.0	200	6600	2.0	**13200**	2.5	**0.38**
Total	**135**				**72400**		**144800**		**4.19**

from Water and Wastewater Code of Practice for Land Development and Subdivision, Chapter 6, Table 6.1.a

Commercial Water Demand

Catchment ID	Area	No. of People	Design Water Flow Allowance	Design Water Flow Allowance	Average Daily Demand	Peak Daily Demand (PDD)		Peak Hourly Demand (PHD)	
						Peaking Factor	**PDD**	Peaking Factor	**PHD**
	m2		L/m2/day	L/p/day	L/day		**L/day**		**L/s**
Wet retail (café)	200	N/A	15	N/A	3000	2.0	**6000**	2.5	**0.17**
Dry retail	115	2.3	N/A	65	150	2.0	**299**	2.5	**0.01**
Total	**315**				**3150**		**6299**		**0.18**

from Water and Wastewater Code of Practice for Land Development and Subdivision, Chapter 6, Table 6.1.c

	Average Daily Demand	**PDD**	**PHD**
	L/day	L/day	L/s
Totals	**75550**	**151099**	**4.37**

JOB NAME:	Dominion & Valley Road Apartments	**DATE:**	30/08/2024
JOB NO:	67467#C	**DES BY:**	MM
SUBJECT:	**Wastewater Flows**	**CHKD BY:**	JL

Residential Wastewater Flows

Catchment ID	No. of Dwellings	Bedrooms	Occupancy	Design Wastewater Flow Allowance	Daily Discharge	Peak Dry Weather Flow (PDWF)		Peak Wet Weather Flow (PWWF)	
						Peaking Factor	**PDWF**	Peaking Factor	**PWWF**
				L/p/day	L/day		L/s		L/s
1 Bed Apartments	43	1	2.0	180	15480	3.0	0.54	5.0	0.90
2 Bed Apartments	81	2-4	3.0	180	43740	3.0	1.52	5.0	2.53
3 Bed Apartments	11	2-4	3.0	180	5940	3.0	0.21	5.0	0.34
Totals	**135**				**65160**		**2.26**		**3.77**

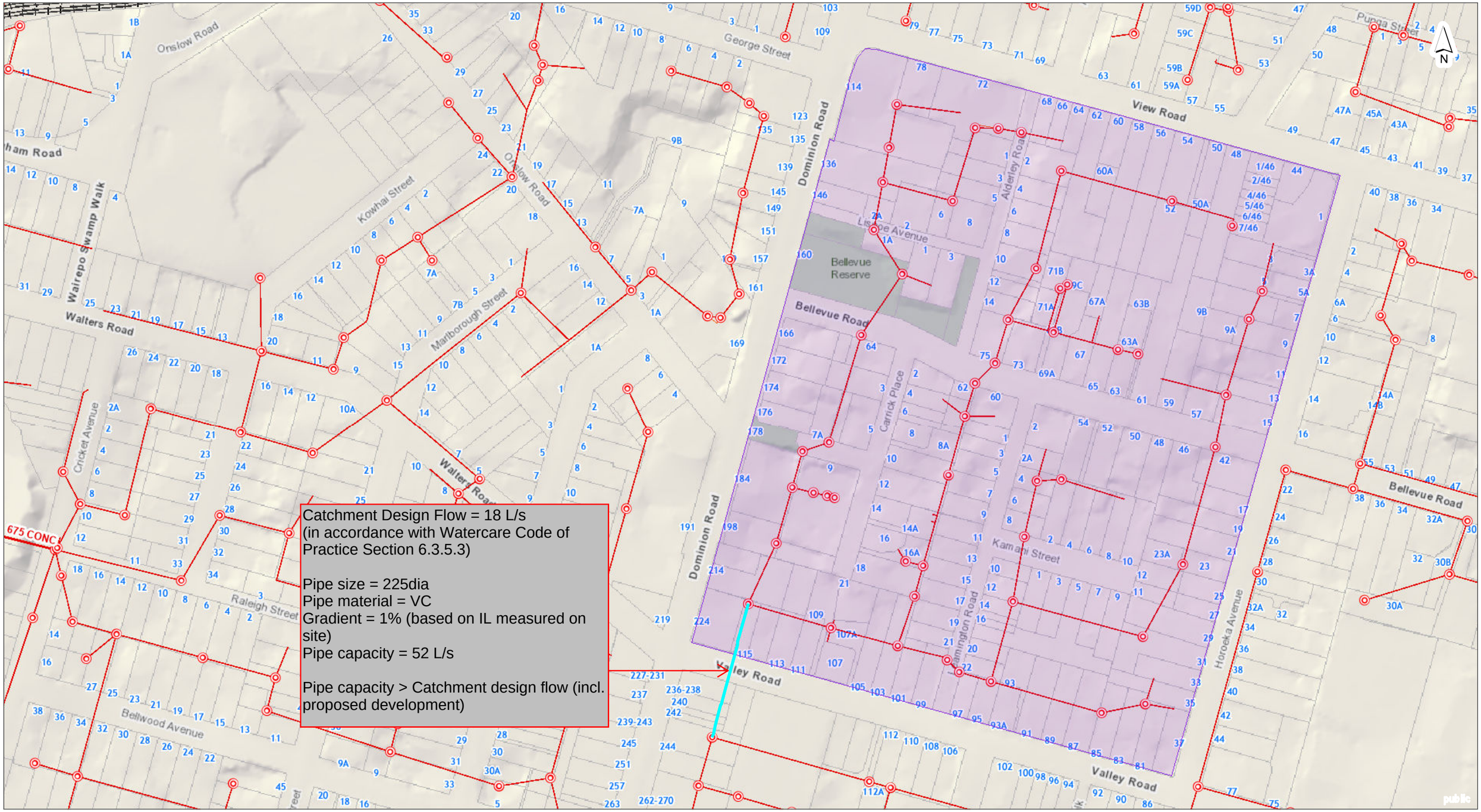
Residential wastewater design flows have been calculated according to Water and Wastewater Code of Practice for Land Development and Subdivision, Chapter 5, Section 5.3.5.1.1

Commercial Wastewater Flows

Catchment ID	Area	Occupancy	Design Wastewater Flow Allowance	Design Wastewater Flow Allowance	Daily Discharge	Peak Dry Weather Flow (PDWF)		Peak Wet Weather Flow (PWWF)	
						Peaking Factor	**PDWF**	Peaking Factor	**PWWF**
	m^2	1 person/m^2	L/day/m^2	L/p/day	L/day		L/s		L/s
Wet retail (café)	200	50	N/A	65	260	2.0	0.01	5.0	0.02
Dry retail	115	N/A	15	N/A	1725	2.0	0.04	6.7	0.13
Totals	**315**				**1985**		**0.05**		**0.15**

Commercial wastewater design flows have been calculated according to Water and Wastewater Code of Practice for Land Development and Subdivision, Chapter 5, Section 5.3.5.1.1

	Daily Discharge	**PDWF**	**PWWF**
	L/day	L/s	L/s
Totals	**67145**	**2.31**	**3.92**



Dominion and Valley - WW Assessment

0 25 50 75
Meters

Scale @ A3
= 1:2,500

Date Printed:
3/09/2024

Auckland Council
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