

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 26 May 2016

SUBJECT: **SUB-2016-34** **TWO LOT SUBDIVISION**
10 RICCARTON ROAD WEST, MOSGIEL
COMBINED DRAINAGE & WATER AND WASTE SERVICES COMMENTS

Proposed Activity

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

Subdivision Description

The applicant proposes a rural subdivision of 10 Riccarton Road West into two lots. Lot 1 will have site area of 19.6ha and Lot 2 will have site area of 19.4ha.

The Owhiro Stream runs through the site, this is not an ORC scheduled drain.

Water Services

A review of the Council's GIS records indicates that the proposed subdivision is located within the Rural zone and located outside the Rural Water Supply Areas as shown in Appendix 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 20,000L storage per lot.

Wastewater Services

As the proposed subdivision is located within the Rural zone, there are no reticulated wastewater services available for connection. 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.

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.

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 lots 1 and 2 will require a septic tank and effluent disposal system for each new lot for wastewater drainage as above. Stormwater from the rooves is to be utilised for domestic water supply as above.

Consent Conditions

There are no WWS conditions required for this subdivision.

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.

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Water and Waste Services Business Unit
Dunedin City Council

CC: Technical Support Officer, Development Services

- Robbie Ludlow