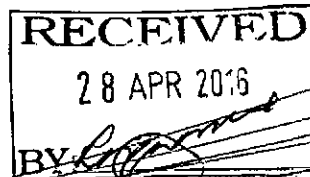


Application Form for Resource Consent



50 The Octagon, PO Box 5045, Moray Place, Dunedin 9058. Ph 477 4000

COPY

www.dunedin.govt.nz

Application details

I/We V & M Hanna (must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

☒ Land Use Consent ☐ Subdivision Consent

Brief description of the proposed activity: Establish a residential activity on an undersized site

Have you applied for a building consent? ☐ Yes, Building Consent Number ABA _____ ☐ No

Site location/description

I am/We are the: (owner, occupier, lessee, prospective purchaser etc) of the site

Street Address of Site: 7 Huntly Road, Outram

Legal Description: Lot 9 DP 16246

Certificate of Title: OT14B/1154

Address for correspondence (this will be the first point of contact for all communications for this application)

Name: Terramark Ltd (Maaike Duncan) (applicant/agent (delete one))

Address: PO Box 235, Dunedin Postcode: 9054

Phone (Daytime): 03 4774783 Fax: 03 4774293

Email: maaike@terramark.co.nz

Address for Invoices or Refunds (if different from above)

Name: _____

Address: _____

Ownership of the site

Who is the current owner of the site? V and M Hanna

If the applicant is not the site owner, please provide the site owner's contact details:

Address: _____ Postcode: _____

Phone (Daytime): _____ Fax: _____

Email: _____

Monitoring of your resource consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimate time for completion, your Resource Consent, if granted, may be monitored three years from the decision date.)

_____ (month and year)

Detailed Description of proposed activity

Please describe the **proposed activity** for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

See attached application

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the **current** usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

See attached application

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Residential 5

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

Breaches of district plan rules

Please detail the rules being breached by the **proposed activity** on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

See attached application

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name: _____

Address: _____

Name: _____

Address: _____

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is not required, but obtained from an affected person, it is likely that the application will be fully notified or limited notified.

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effects i.e. small effects equals small assessment.

See attached application

(Attach separate sheets if necessary)

☐ Water Permit ☐ Discharge Permit ☐ Coastal Permit ☐ Land Use Consent for certain uses of beds of lakes and rivers ☐ Not applicable

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.

Signature of Applicant/Agent (delete one): MB Date: 26/4/16

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of the applications lodged with Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision, following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

- ☐ Avoid unreasonably prejudicing your commercial position
- ☐ Protect information you have supplied to Council in confidence
- ☐ Avoid serious offence to tikanga Maori or disclosing location of waahi tapu

If an application is not in the required form or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 of the RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are there to provide you with planning information and we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

In Writing: Dunedin City Council, PO Box 5045 Moray Place, Dunedin 9058

In Person: Customer Service Centre, Ground Floor, Civic Centre, 50 The Octagon

By Phone: (03) 477 4000, Fax: (03) 474 3451

By Email: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz.

Information requirements (two copies required)

- ☒ Completed and Signed Application Form
- ☒ Description of Activity and Assessment of Effects
- ☐ Site Plan, Floor Plan and Elevations (where relevant)
- ☐ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ☐ Written Approvals
- ☐ Forms and plans and any other relevant documentation signed and dated by Affected Persons
- ☒ Application Fee (cash, cheque or EFTPOS only; no Credit Cards accepted)

In addition, subdivision applications also need the following information

- ☐ Number of existing lots
- ☐ Number of proposed lots
- ☐ Total area of subdivision
- ☐ The position of all new boundaries

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information and adequate assessment of effects?)

☐ Yes ☐ No

Application: ☐ Received ☐ Rejected

Received by: ☐ Counter ☐ Post ☐ Courier ☐ Other: _____

Comments:

(Include reasons for rejection and/or notes to handling officer)

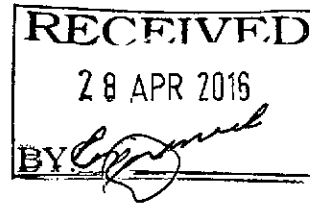
Planning Officer: _____

Date: _____

27 April 2016

Dunedin City Council
PO Box 5045
DUNEDIN 9054

Attention: The Senior Planner – Planning Enquiries



Dear Sir/Madam

RE: LANDUSE CONSENT APPLICATION – 7 HUNTLY ROAD, OUTRAM

On behalf of our clients, H and M Hanna, we submit for consideration by your Council an application for land use consent to establish a residential activity on an undersized site, being 7 Huntly Road, Outram.

The Site

The site is referenced in the DCC Webmap as 7 Huntly Road, Outram. It is legally described as Lot 9 DP 16246 in CFR OT14B/1154, has a site area of 838m² and is held in the name of V.H. & M.C.M. Hanna, D.C. Cowan and K.M. George.

The current zoning of the land is Residential 5 and the Dunedin City Council rules allow residential activity at a density of one residential unit per 1000m².

The site is flat, currently vacant and generally kept in lawn with some minor plantings along Huntly Road. The access associated with #9 Huntly Road currently utilises a portion of the site.

The site itself currently has no constructed physical access to Huntly Road.

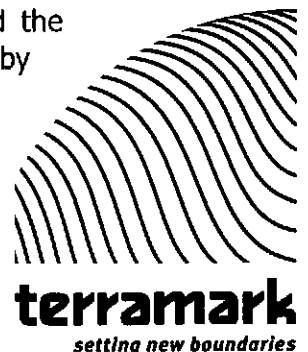
The Surroundings

The immediate surroundings are characterised by residential properties on smaller sites within a rural settlement and located on the outskirts of the Outram Township. The surrounding landscape is generally flat.

Background

The subject site was the result of a subdivision carried out in the mid 1970's which subdivided twelve residential sites out of a larger rural holding. Eleven of the twelve sites range in size from 805m² to 847m² and one larger parcel at 1395m². Consent was granted in the late 1970's and the subdivision surveyed shortly thereafter, though the plan did not deposit until 1991 due to legal difficulties.

The 1995 Proposed Dunedin City District Plan zoned the lots Rural. It was considered that this zoning was made in error as it failed to recognise the previous zoning of Residential C under the Transitional Plan, and the earlier subdivision and planning matters which created the twelve residential properties. Council's intention to correct the error was recognised by the subsequent granting of RMA 960627 which sought consent for the establishment of residential activities on the sites which did not yet have a residential activity. This included #7 Huntly Road and the consent expired in 2002.



Surveying, Resource Management and Engineering Consultants

DUNEDIN 9054	MOSGIEL 9053	BALCLUTHA 9240
PO Box 235 - (03) 477 4783	PO Box 235 - (03) 489 7107	PO Box 178 - (03) 418 0470
dunedin@terramark.co.nz	mosgiel@terramark.co.nz	balclutha@terramark.co.nz

Further, Councils intention to correct the error was carried forward into the 1999 District Plan which rezoned the land Residential 5. The Residential 5 zone permits residential activity on sites of 1000m² or greater and there is no provision (beyond Aramoana) for establishment of a residential activity on an existing site of any size. The minimum lot size of 1000m² appears to have been specified on the basis of the Transitional District Plan and its approach to non-reticulated residential sites and was generically applied to the Residential 5 zoned areas across the whole District.

This zoning and specifically the 1000m² minimum site size for residential activity has however failed to recognise the history of the Huntly Road sites and failed to continue the original intentions of previous Councils and their planning decisions to allow residential activity. Though equally, it does not seem to have been a direct intention by Council to prevent residential development on these existing Huntly Road sites. This is reinforced by the granting of Consent RMA 2004-0291 for the establishment of a residential activity at 19 Huntly Road, one of the original 11 sites under 1000m².

Description of Application

The applicants recently purchased the properties of #'s 7, 9 and 13 Huntly Road as a collective purchase. No. 7 Huntly Road however is surplus to their requirements and they wish to be in a position to sell the property with consent providing for the establishment of a residential activity.

Accordingly, this proposal seeks land use consent to establish a residential activity on an undersized site in the Residential 5 zone.

Terramark Plan 1958-1 details the site and its location in the wider environment. Future dwelling design and location is subject to design by prospective owners. For assessment purposes of this application to allow the establishment of a residential activity, it is considered that a dwelling will be compliant with the Residential 5 rules unless subsequent land use consent is sought.

The provision of sewerage disposal for the site will be via a system described in WEB Environmental Consultants Report dated 16 December 1996 which accompanied the application for residential activity in 1996/1997 and which was accepted by the Dunedin City Council.

The site is located within the Outram Township Water Zone and upon application can seek connection to the 100mm main located in Huntly Road if an existing connection does not already exist. Stormwater can be disposed of to ground if not collected for onsite use. Electricity and telecommunications are available from the networks located in Huntly Road.

A vehicle crossing to Huntly Road will be required in future, and it is anticipated that this will need to be hard surfaced for the first 5m. The approval of its location and enforcement of surfacing will need to occur via the building consent process when a vehicle crossing location is identified. There is sufficient site area to provide for onsite vehicle manoeuvring.

Written consent from immediate adjoining neighbours is being sought.

Planning Status

The site is zoned Residential 5 as shown on Map 7 of the Dunedin City District Plan.

Within the Proposed Second Generation District Plan it is also identified as being within a Hazard 2 - flooding area associated with the Taieri River as per the rest of Outram Township.

Residential activity is allowed at a density of one residential unit per 1000m² under Rule 8.11.1. This proposal seeks to establish a residential activity on a site of 838m², this being less than the 1000m² required to be a permitted activity.

Therefore this application is considered as a **non-complying activity** pursuant to Rule 8.11.6.

Resource Management Act – Part 2 Assessment

Clause 2 of Schedule 4 of the Resource Management Act (RMA) requires that an activity is assessed against the matters set out in Part 2 of the RMA.

Part 2 of the RMA sets out the purpose and principles of the Resource Management Act and specifically addresses matters of National Importance, Other Matters and the Treaty of Waitangi.

This proposal recognises and provides for the matters of National Importance as specified in Section 6, the Other Matters as specified in Section 7 and the Treaty of Waitangi in Section 8 on the premise that it is consistent with these matters by virtue of their lack of relevance to the site.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

Section 104(1)(b)(i) of the Act requires Council to have regard to the relevant provisions of a National Environmental Standard. The NES for Assessing and Managing Contaminants in Soil to Protect Human Health is relevant to any proposal involving either subdivision or a proposed change in land use.

There is no subdivision proposed as part of this application.

Whilst there have historically been market gardens in the area, the subdivision application and subsequent approval in 1977 was for the creation of lots for residential purposes. The change of land use from Rural to Residential thus occurred in 1977. The change in planning rules which have controlled the planning status of the establishment of a residential activity since that time, do not actually change the underlying land use which was specified for the sites at the time of their creation.

We therefore contend that the application to establish a residential activity is consistent with the historical residential land use intention and we therefore contend that the NES: Soil is not relevant to this application.

Assessment of Actual and Potential Effects on the Environment

Clause 6 of Schedule 4 identifies the information that is needed in an Assessment of Environmental Effects.

Overall, it is submitted that this assessment will show that the potential adverse effects of this proposal are no more than minor, and can if necessary, be mitigated by appropriate conditions of consent.

Alternative Options

The alternative option to seeking land use consent for a residential activity on an undersized site is to adjust the boundaries with #9 Huntly Road by 3.6m and to create an allotment in excess of 1000m². This however encroaches into the physical access of #9 Huntly Road and would require the realignment of the driveway. Given the historic background to this consent we do not consider that this alternative option is the best solution for the sites.

Consultation

Pre-application consultation has been undertaken between Mr Paul Haddon and Mr Phil Marshall regarding the history of the site and the discussion indicated that this application will likely proceed non-notified.

Affected Persons

The applicant is seeking written approval from all of the adjoining owners and these are anticipated to be forthcoming. Those adjoining landowners currently being consulted have been listed below.

Address	Name	Consent
5 Huntly Road	S.A. & J.K. Casey	
9 Huntly Road	V.H. & M.C.M. Hanna	Y (as applicants)
511 Outram – Allanton Road	B.F. & J.A. Doherty	

No other parties are considered to be affected by the proposal for the reasons discussed below.

Bulk and Location

The rectangular site with dimensions, 45mx 18.6m provides sufficient site area to ensure that a dwelling can be situated on the site in compliance with the Residential 5 zone bulk and location rules, whilst continuing to provide for adequate surrounding amenity and onsite manoeuvring. Overall, we consider there to be no adverse effects from allowing a residential unit to be established on site in the future.

Amenity

Amenity is usually assessed by assessing the density of the residential activities onsite. In this instance that would indicate that there is a reduction of amenity as a result of the proposal being on an undersized site and being over density.

However, the site remains only 162m² short of the required 1000m² and history indicates that the site was created for residential purposes. The 1000m² site size was specified on the basis of a site being able to accommodate onsite sewerage disposal and not because it required a significantly increased amount of amenity compared to smaller 500m² residential lots. The site will easily accommodate the minimum amenity area requirements of 35m² capable of containing a 4.5mØ circle.

The amenity experienced by surrounding properties will not be adversely affected primarily as the overall feel of the surrounding area will remain as a small residential enclave within a wider rural setting.

Overall, the proposal to establish a dwelling on a slightly undersized site will not adversely affect the amenity of the proposed residents and is not beyond that which was intended from the outset by the original 1977 subdivision.

Transportation

Huntly Road is designated as a District Road in the District Plan roading hierarchy and therefore onsite manoeuvring must be provided onsite. There is sufficient site area to accommodate onsite manoeuvring in future. A vehicle crossing, if located to the far west of the site remains within the non-compliant 70m distance from the driveway to the intersection of Huntly Road with Outram-Allanton Road.

As the site exists, and no alternative access is possible, an exemption is available via Rule 20.5.7(2)(iii)(b) if the access is constructed such that it complies as best as possible. We cannot at this stage confirm the vehicle crossing location as this will be incorporated into future owners site design however we consider that any potential adverse effects of a crossing located anywhere along the frontage will have less than minor effects on the transportation network.

Servicing

A critical aspect to consider when assessing an application for residential activity on an undersized Residential 5 zoned site is the capability of the property to deal with onsite sewerage disposal. In this instance, significant consultation occurred prior to the granting of consent RMA 960627, between the applicant and Council's Environmental Health Officer which led to the commissioning of WEB Environmental Consulting to ascertain the ability for individual lots to dispose of effluent. Their report dated 16 December 1996, concludes;

"...the lots of this subdivision are of a size and of suitable soils and drainage characteristics for onsite disposal/treatment of septic tank effluent by standard trench or bed type soil absorption systems. A disposal area of 20m² is required for a standard dwelling. Because of the high permeability of the sandy sub-soil, uniform application of effluent to entire design surface area of trenches or bed is required. This requirement dictates that effluent should be pumped (ie dose-loaded) to the trenches or beds, and we further suggest that effluent distribution pipes be used."

This report was accepted by the Council in 1997 and again in 2004 as providing sufficient confirmation that the sites can provide for onsite disposal systems. We consider that this report continues to provide the necessary affirmation Council requires to be satisfied no adverse effects will arise as a result of onsite disposal systems.

The site can obtain a water connection to the main in Huntly Road if a connection does not yet exist and given the site is within the water zone extent any effects arising from this additional demand is as anticipated.

There is no formal stormwater reticulation network and stormwater will therefore be discharged to ground or collected for onsite use.

Sustainability

Land is a valuable resource, especially with the limited land being available for new development. This means redevelopment of sites has to be undertaken within the city extents, which fits into the strategic direction of the DCC to ensure Dunedin is Environmentally Sustainable. The Council must appreciate that this may lead to application for consents for developments which though they breach part(s) of the district plan are in fact environmentally sustainable and remain consistent with the overarching policies.

In this instance the history of the site shows that residential activity was the primary intention of all of these lots, even if some of these have been developed in conjunction with adjoining lots. Overall, we contend that it is in the interests of the city at large to allow residential activity on this site rather than to place additional pressure on non-residential zoned land.

Monitoring

By way of resource consent and building consent procedures, Council will in effect be monitoring compliance with the consent and any conditions imposed.

Proposed Second Generation District Plan

Though the Proposed Dunedin City Second Generation District Plan (2GP) is only in the early days of consultation and review process, little weight can be attributed to its contents.

The DCC has notified in the 2GP that the whole of Outram be within the area that has a Hazard 2 flooding overlay depicted. Further, the residential zoning of the sites is proposed to be Township and Settlement which continues to allow development of a standard residential activity on a minimum site area of 1000m² for sites in non-reticulated wastewater areas.

The flood hazard overlay promotes that new buildings within this area have a minimum floor level of 0.5m above existing ground level to avoid flooding. Given that the whole of Outram Township has been assessed as possibly being subject to this hazard, we would contend that the risk is therefore generally not able to be mitigated on a site specific level. Hence, we would anticipate that this aspect of development can be controlled as part of the current building consent process such that it remains in compliance with the current building code requirements.

Overall, this proposal is considered to be consistent with both the Second Generation District Plan strategic directions and the principles and objectives.

Summary

This application has shown how the proposal, though non-complying in its nature, remains consistent with historic intentions for the site and is in keeping with the nature of development on surrounding properties.

This non-complying activity meets both limbs of Section 105 in that any potential adverse effects on the environment are no more than minor and the activity is not contrary to the objectives and policies of the Dunedin District Plan or the Proposed Second Generation District Plan.

We request land use resource consent to allow the establishment of a residential dwelling on the #7 Huntly Road and consider that this application can be processed on a non-complying non-notified basis.

If you have any queries please do not hesitate to contact the undersigned. We look forward to your response in the near future.

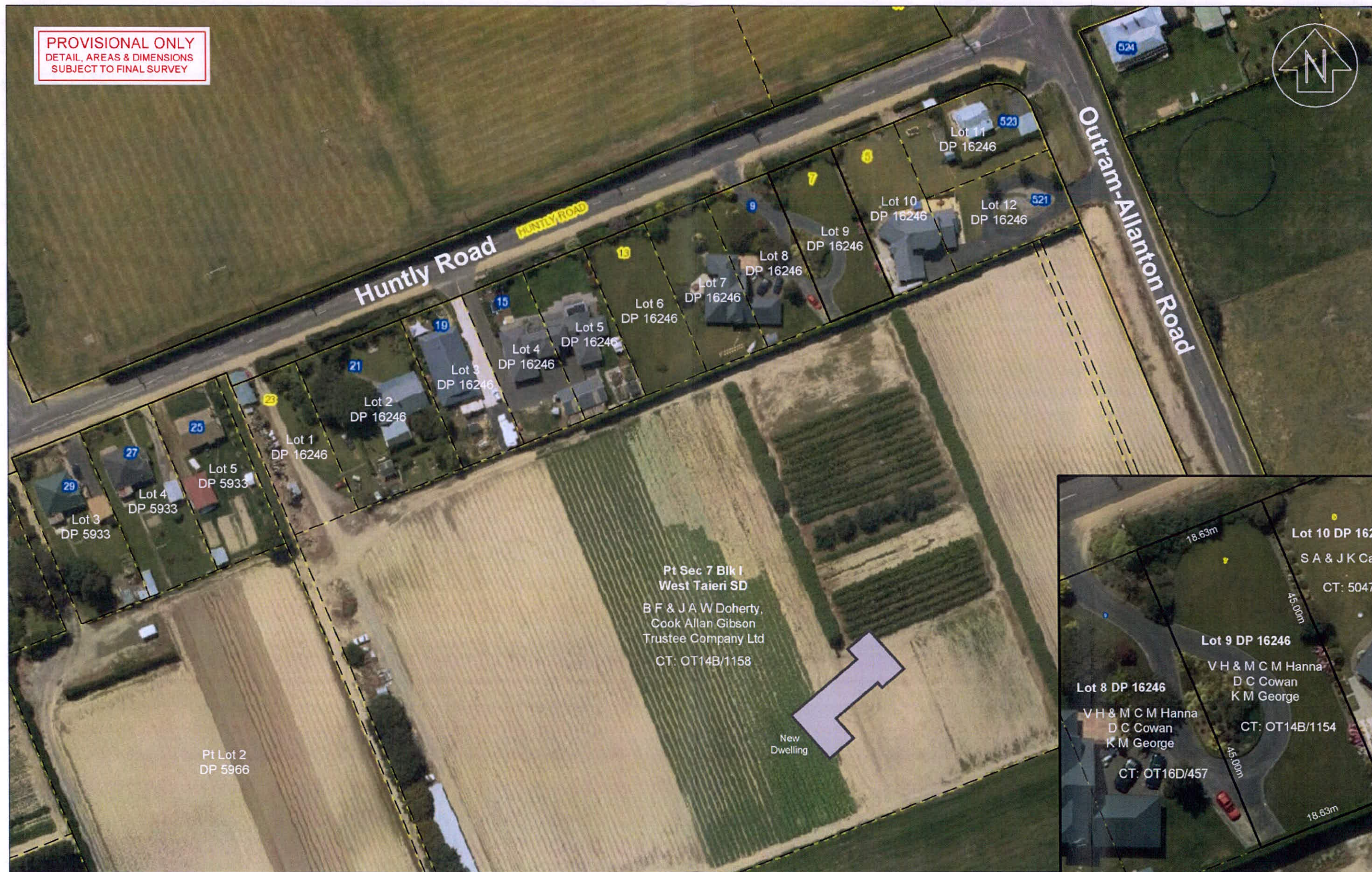
Yours faithfully
Terramark Ltd



Maaïke Duncan
Licensed Cadastral Surveyor

Encl
Terramark Plan 1958-1
WEB Environmental Consultants Report
CFR OT14B/1154
Processing Cheque \$1300

PROVISIONAL ONLY
DETAIL, AREAS & DIMENSIONS
SUBJECT TO FINAL SURVEY



WEB Environmental Consulting
Wastewater Engineering & Biotechnology Ltd

Teleph/Fax 03 477-3243
Mobile 025 220-7354

4a Alva Street
PO Box 8067, Gardens
Dunedin

16 December 1996

Mr Colin Doherty
Cook Allan Gibson
PO Box 143
Dunedin

Dear Sir

Huntly Road, Outram Subdivision: On-site Sewage Disposal

Thank you for your request for our evaluation of the site, soils, and drainage conditions of the subdivision in regard to the feasibility and engineering requirements for on-site sewage disposal on the individual lots.

The twelve lots of this subdivision are located on flat land bordering the east side of Huntly Road between Bell Street and Formby Street. The lots that are remaining to be built upon are approximately 810 m² in area and are of rectangular geometry of approximately 2.5:1 length:width ratio.

The soils comprise sandy loam topsoil over permeable fine sand to the water table at approximately 4-5 metres depth. Site drainage is excellent, with the soils being free-draining. In terms of the Draft Aus/NZ Standard for On-site Domestic Wastewater Management (AS/NZS 1547) the subsoil is of texture/permeability category 1 to 2 of Table TSD2.3.

A moderate constraint on disposal of septic tank effluent in this situation is the water table at four-five metres depth. Rapid percolation resulting from loading effluent to the soil over a small area, or locating the infiltrative surface at too great a depth, could result in relatively localised contamination of groundwater below the disposal area.

There is, however, no particular difficulty in this situation in engineering a soil absorption system for treatment/disposal of septic tank effluent so that groundwater will not be significantly (if at all) contaminated. Disposal trenches and infiltration beds are both suitable for effluent infiltration provided the effluent is not infiltrated at a depth greater than 1.5 metres below ground level and the percolation rate across the horizontal plane 500 mm below the infiltrative surface is not greater than 50 mm/day. With these criteria applying, virtually complete removal of microbial pathogens would be expected before percolating effluent reaches groundwater.

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1354

HD1

WEB Environmental Consulting

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A minimum disposal area of 2 m² per 100 litres of septic tank effluent is required for effluent disposal on these lots. Practically, a land area of about 30-40 m² is required on these lots for siting a soil absorption system.

Appropriate disposal/treatment trench types would be :

- gravel lined shallow trenches (450-500mm wide, 400-600 deep) of about 50 metres length (this length reflecting the 35 mm/day maximum loading rate (Long term Acceptance Rate) recommended in the new Standard). Note: It has been recent practice in the DCC area to use higher loading rates for infiltration into sand.
- gravel lined deep trenches, (150-200 mm wide, 900 mm deep) of about 25 metres length.

Disposal beds are also an alternative for infiltration. Typically a bed would be up to 600 mm deep, two meters or more wide, and have bottom surface area (length x width) of 25 m².

Although soakage pits for effluent disposal are commonly used in the Outram area, in the case of these lots where there is sandy subsoil down to groundwater, the use of soak pits is precluded for functional reasons.

Effluent infiltration systems in permeable sandy soils are subject to progressive clogging failure in the long term and uncontrolled rapid infiltration/percolation in the short term unless effluent is uniformly loaded to the entire design infiltration surface area of the trench or bed. Practically, this precludes gravity, as-it comes loading of effluent to the trench or beds. Effluent must be dose-loaded, preferably using low pressure distribution pipes. Pumping is the usual way of supplying effluent in doses to the infiltration system, and is the only practical solution on these flat lots.

In regard to a possible requirement for a reserve area for effluent disposal and concern about the relatively small size of the lots, I refer to the following text from the draft AS/NZS 1457 (page 68, 2.3 Reserve Area):

A reserve area of up to 100% of the determined design area should be available on a site for expansion of the designed disposal system and should not be compromised by any development that would prevent it being used for future expansion of the effluent disposal system.

NOTE:

The 100% requirement, which would normally apply to basic septic tank units followed by a conventional trench disposal system, may be reduced or even eliminated where improved wastewater treatment is provided, alternative disposal systems utilised, and where *dose-loading and/or alternative loading* of the design disposal areas are employed. Such reduction or elimination in reserve area requirement should be compatible with regulatory authority rules or requirements.

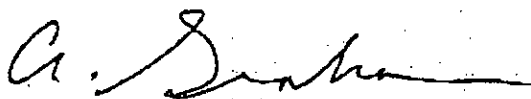
I would suggest that a reserve disposal area is unnecessary for these lots if dose-loading and low pressure distribution pipes (alternative loading), as recommended above, are used for loading disposal trenches or disposal beds on these lots.

WEB Environmental Consulting

3

Summarising, the lots of this subdivision are of a size and of suitable soils and drainage characteristics for on-site disposal/treatment of septic tank effluent by standard trench or bed type soil absorption systems. A disposal area of about 20 m² is required for a standard dwelling. Because of the high permeability of the sandy sub-soil, uniform application of effluent to entire design surface area of trenches or bed is required. This requirement dictates that effluent should be pumped (ie., dose-loaded) to the trenches or beds, and we further suggest that effluent distribution pipes be used.

Sincerely



Alan Graham
Environmental engineer/biotechnologist

QuickMap Title Details



Information last updated as at 02 Apr 2016

COMPUTER FREEHOLD REGISTER DERIVED FROM LAND INFORMATION NEW ZEALAND

Identifier OT14B/1154

Land Registration District Otago

Date Issued 28 April 1992

Prior References

OT267/82

Type	Fee Simple
Area	838 square metres more or less
Legal Description	Lot 9 Deposited Plan 16246

Proprietors

Deborah Christine Cowan, Kerri Marie George, Margaret Christina Maria Hanna and Vance Harold Hanna

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