

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 19 January 2017

SUBJECT: **LUC-2016-481** **ESTABLISH A HOUSE**
1069 HIGHCLIFF ROAD, DUNEDIN
COMBINED DRAINAGE & WATER AND WASTE SERVICES COMMENTS

Proposed Activity

Subdivision consent is sought from Council to build a domestic residence. The proposed activity is located within the Rural zone.

Land Use Consent Description

Consent is sought to establish a residential dwelling on an undersized rural site. The site is 8.3ha, however the minimum for residential activity in a designated rural zone is 15 ha.

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 25,000L 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 an 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

The new dwelling will require a septic tank designed by an approved septic tank and effluent disposal designer.

Stormwater from the roof can be used for domestic water supply with a minimum storage of 25,000 litres for each new lot.

Stormwater to not to cause nuisance to adjoining properties.

Consent Conditions

There are no WWS consent conditions required for this consent

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.

Chelsea McGaw
Consents & Compliance Officer
Water and Waste Services Business Unit
Dunedin City Council

CC: Technical Support Officer, Development Services - Robbie Ludlow