

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 9 October 2017

SUBJECT: **SUB-2017-90 TWO LOT SUBDIVISION**
LUC-2017-477 119 EDINBURGH STREET & 20 ROTHESAY STREET, WAIKOUAITI
COMBINED DRAINAGE & WATER AND WASTE GROUP COMMENTS

1. The proposed activity

Subdivision consent is sought from DCC to undertake a two lot subdivision (boundary adjustment) and establish a new dwelling. The proposed activity is located within the Rural zone in the operative District Plan and Rural Residential 1 zone in the proposed 2nd Generation District Plan (2GP).

Subdivision description

Application has been made to alter the configuration of these sites, as per the scheme plan provided with the application. Alongside the subdivision is a land use consent application to establish a new residential activity (dwelling and shed) on proposed Lot 2 and reauthorise the existing residential activity on proposed Lot 1.

2. Infrastructure requirements

Water services

The proposed subdivision is located within the Rural zone and within the **Waikouaiti Supply scheme** boundary as shown in Appendix B of the *Dunedin City Council Water Bylaw 2011*.

119 Edinburgh Street is currently connection to this water scheme and the connection can be retained for proposed lot 1.

An application may be made to the Dunedin City Council Water & Waste Group for proposed lot 2 to be supplied for water from this scheme. For a new water connection or any change to an existing water connection, an "Application for Water Supply" is required.

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.

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 is no stormwater infrastructure or kerb and channel discharge points. Disposal of stormwater is to water tables and/or watercourses onsite, or to suitably designed onsite soak-away stroke infiltration system or rainwater harvesting system. Stormwater is not to cause a nuisance to neighbouring properties or cause any downstream effects.

Private drainage

New lot 1 has an existing dwelling which is serviced with a septic tank for wastewater drainage.

New lot 2 will require a septic tank for wastewater drainage designed by an approved septic tank and effluent disposal designer. Stormwater to the Edinburgh Street water table.

3. Consent conditions

No conditions of consent are recommended.

4. Advice notes

The following advice notes may be helpful for any resource consent granted:

- Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
 - Stormwater from driveways, sealed areas and drain coils is not to create a nuisance on any adjoining properties.
 - 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 dwellings. The finished floor level shall be set accordingly.

Consents & Compliance Officer

Water and Waste Group
Dunedin City Council

CC: Technical Support Officer, Development Services

