

TO: City Planning

FROM: Consents & Compliance Officer, Three Waters

DATE: 14 September 2018

SUBJECT: **SUB-2018-63 11-LOT RURAL SUBDIVISION**
90 OROKONUI ROAD, WAITATI
COMBINED DRAINAGE & THREE WATERS COMMENTS

1. The proposed activity

Subdivision consent is sought from DCC to undertake an 11-lot rural subdivision at 90 Orokonui Rd, Waitati. The proposed activity is located within the Rural zone in the current District Plan and the Rural Coastal zone in the proposed 2nd Generation District Plan (2GP).

Subdivision description

Consent is requested to undertake a staged 11-lot rural subdivision of a historical hospital site.

2. Infrastructure requirements

Water services

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 DCC reticulated water supply is available to the proposed subdivision.

There is a historic private water system which is proposed to be utilised for water. The water for this scheme is sourced from the Orokonui Stream. A service company 'Orokonui Service Company Limited' was established in 2012 and is responsible for the maintenance and delivery of water from the scheme.

Alternatively, 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.

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 DCC reticulated wastewater services available for connection.

There is a historic private wastewater system including a effluent treatment plant which is proposed to be utilised for wastewater. A service company 'Orokonui Service Company Limited' was established in 2012 and is responsible for the wastewater scheme.

Alternatively, 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 DCC stormwater infrastructure for discharge. Disposal of stormwater is to water tables and/or watercourses onsite, or to suitably designed onsite soak-away infiltration system or rainwater harvesting system. Stormwater is not to cause a nuisance to neighbouring properties or cause any downstream effects.

Private drainage

New Lots 41, 42, 44, 53, 61, 81, have wastewater and stormwater services to an existing private onsite reticulation system. Any existing drainage through adjusted boundaries for new lots will require service easements.

New lots 43, 51, 52, 71, 82, wastewater and stormwater to the private onsite services. Any existing drainage through adjusted boundaries for new lots will require service easements

Note: These services may require pumping.

3. Consent conditions

The following conditions should be imposed on any resource consent granted

Easements

1. Any existing drainage through adjusted boundaries for new lots will require service easements.

4. Advice notes

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

Code of Subdivision & Development

- All aspects of this development shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.
- 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.

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CC: Technical Support Officer, Development Services