

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 12 October 2016

SUB-2016-90 **FIVE LOT SUBDIVISION**

SUBJECT: **505 SADDLE HILL ROAD, DUNEDIN**

COMBINED DRAINAGE & WATER AND WASTE SERVICES COMMENTS

Proposed Activity

Subdivision consent is sought from Council to undertake an 5 lot subdivision at 505 Saddle Hill Road, Dunedin. The proposed activity is located within the Rural zone.

Subdivision Description

The proposal is to subdivide Lot 2 DP 19043 into five lots. Lots 1 to 4 will have areas of 4800m² to 1.1ha, and are to be residential properties situated at the edge of Saddle Hill Road. Lot 5 will be the balance area, to be amalgamated with the balance land to form a new site of 80.6ha.

Water Services

A review of the Council's GIS records indicates that the proposed subdivision is located within the Rural zone and within the *East Taieri Rural Water Scheme* boundary as shown in Appendix B of the *Dunedin City Council Water Bylaw 2011*. However the closest water pipe is located 3km's away on Main South Road.

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

Consent Conditions

There are no WWS conditions suggested for this subdivision consent

Advice Notes

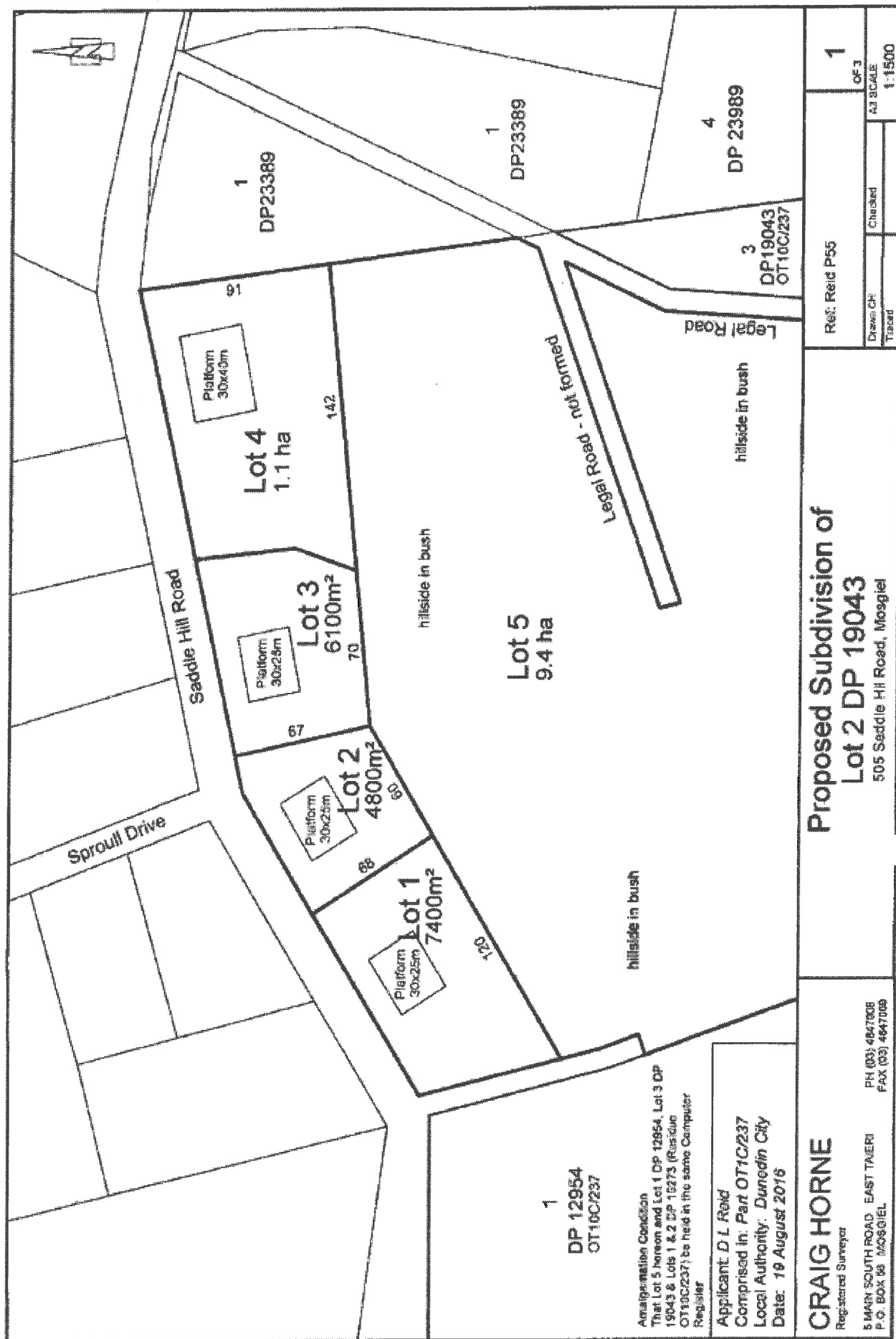
- Certain requirements for building on this site may be stipulated via the building consent process; and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites 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.

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- 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



From: Chelsea McGaw
Sent: Tuesday, 6 December 2016 12:43 p.m.
To: Lianne Darby
Subject: FW: 505 Saddle Hill Road

Hi Lianne
Advice from John is below -- does this suffice?
Thanks
Chelsea

From: John Eteuati
Sent: Tuesday, 6 December 2016 11:02 a.m.
To: Chelsea McGaw
Cc: Rob Northcott
Subject: RE: 505 Saddle Hill Road

Hi Chelsea,
Existing topography of the property section shows that it declines away from the road into the sections. So the natural predevelopment overland flows would not flow onto the road, but into the natural valley within the section. Therefore, post development flows should be managed within the section using this natural valley. Recommending on site soak hole pits with overflow discharging into the natural valley area.
An advice notice for Building Services to monitor this condition if added.
The road discharge is unacceptable.
Regards
John E