

Memorandum

TO: City Planning

FROM: Consents & Compliance Officer, Water and Waste Services

DATE: 01 March 2017

SUBJECT: **SUB-2017-5** **THREE LOT SUBDIVISION**
LUC-2017-52 **25 ASHTON STREET, MOSGIEL**
COMBINED DRAINAGE & WATER AND WASTE SERVICES COMMENTS

Proposed Activity

Subdivision consent is sought from Council to undertake a three-lot subdivision at 25 Ashton Street, Mosgiel. The proposed activity is located within the Rural zone.

Subdivision Consent Description

Council has received an application for the subdivision of the land at 25 Ashton Street, Mosgiel. The property is a rural property at the western edge of urban Mosgiel. It has frontage to the end of Ashton Street, and abuts the Main South Railway Line along its southeast boundary. The site has an area of 9.5836ha.

The proposal is to subdivide the site into three lots of 2.7ha, 3.8ha and 3.1ha respectively. Proposed Lot 2 will contain the existing dwelling on-site, and will be accessed via a leg-in over the existing driveway. Proposed Lots 1 and 3 will be situated on the opposite sides of the driveway, and are to be amalgamated so as to form a site of 5.8ha. A building platform measuring 40m by 20m is shown on Lot 1.

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*.

The property is serviced with an 'out of zone' water supply which is metered with water meter #05M105446 and can be retained for proposed lot 2. Upon subdivision water is not to be supplied beyond the boundary of proposed lot 2.

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 stormwater 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.

There is a 450mm DCC owned stormwater pipe and outfall to Owhiro Stream located in the South Eastern corner of the site, an easement in gross in favour of DCC will be required for this.

Section 5.5 of the Dunedin Code of Subdivision and Development prohibits any building within 1.5 metres of a stormwater pipeline, it is recommended if any building or construction is to take place within 2.5 metres of a pipe or manhole, plans should be discussed with the Asset Planning Engineer, Water and Waste Services well before commencement of the project. This includes the forming of the accessway for proposed lot 1.

Watercourses

There is an open watercourse (Owhiro Stream) located within proposed lot 1. The property owner is responsible for a watercourse from where it enters their property to where it exits. This includes keeping it and any associated grates clear so the water can flow unimpeded. Any discharge of stormwater to the watercourse must comply with the requirements of the Regional Plan: Water, and with any building consent requirements for related structures. It is recommended that the applicant contacts the Otago Regional Council to discuss permitted rules to discharge stormwater to a watercourse, and whether consent 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

Private Drainage

New lot 1 will require a septic tank for wastewater drainage 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 with the overflow discharging to Owhiro Stream.

New lot 2 has an existing dwelling which is serviced with a septic tank for wastewater drainage.

New lot 3 is to be amalgamated with new lot 1.

Easements

All rights are reserved for any easements which may be required by this subdivision.

An easement in gross in favour of the Dunedin City Council is required over the Council owned stormwater pipe and outfall located within proposed lot 1. The easement must be made in accordance with Section 4.3.9 of the Dunedin Code of Subdivision and Development 2010.

Consent Conditions

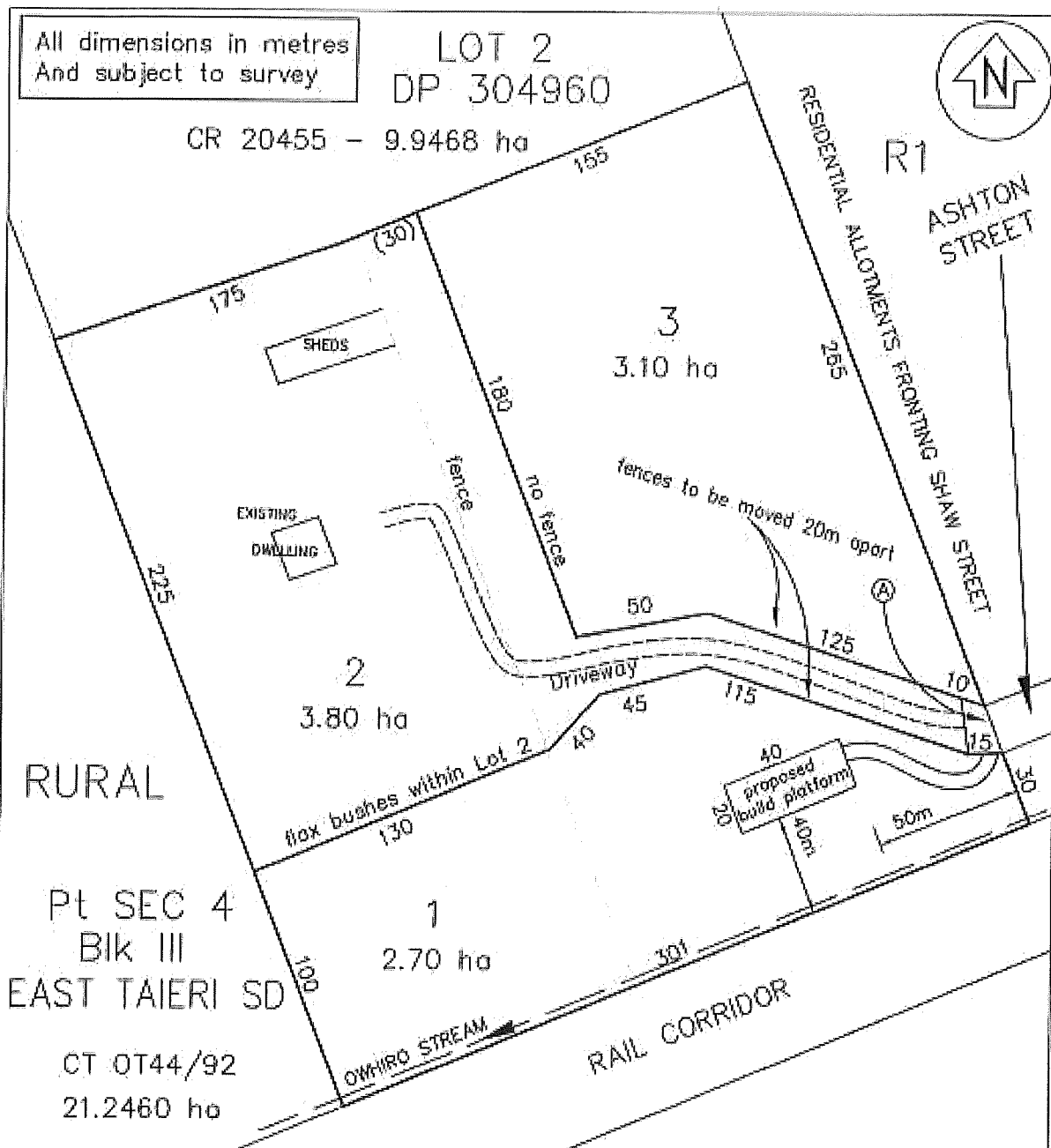
1. All rights are reserved for any easements which may be required by this subdivision.
2. An easement in gross in favour of the Dunedin City Council is required over the Council owned stormwater pipe and outfall located within proposed lot 1. The easement must be made in accordance with Section 4.3.9 of the Dunedin Code of Subdivision and Development 2010.

Advice Notes**Building in close proximity to Council Infrastructure**

- It is noted that proposed lot 1 has council owned infrastructure located within the lots. Any building or construction on this lot (including formation of an accessway) must meet the requirements of Section 5.5 of the Dunedin Code of Subdivision and Development (2010) in relation to building in close proximity to Council infrastructure, unless otherwise approved by Water and Waste Services.

Watercourses

- Any discharge of stormwater to the watercourse must comply with the requirements of the Regional Plan: Water, and with any building consent requirements for related structures. It is recommended that the applicant contacts the Otago Regional Council to discuss permitted rules to discharge stormwater to a watercourse, and whether a consent is required.
- You are responsible for:
 - Ensuring that there are no obstructions or impediments in the watercourse which may inhibit the flow of water.
 - Ensuring that any grates or outlets within your property are kept clear of debris at all times.
 - Any work you undertake in relation to a watercourse to meet your responsibilities must comply with the Regional Plan: Water.



All dimensions in metres
And subject to survey

LOT 2
DP 304960

CR 20455 - 9.9468 ha

RURAL

Pt SEC 4
Bk III
EAST TAIERI SD

CT OT44/92
21.2460 ha

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERV. TEN	DOM. TEN.
Right of Way	(A)	LOT 2 hereon	LOTS 1 & 3 hereon

PROPOSED AMALGAMATIONS
LOT 1 AND LOT 3 HEREON TO BE HELD
ON ONE COMPUTER REGISTER

All boundaries are fenced except where shown

PLAN OF LOTS 1, 2 & 3 BEING PROPOSED SUBDIVISION OF
LOT 1 DP 304960-CR 20454-25 ASHTON STREET MOSGIEL

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Plan Prepared for
A Rutherford

SCALE 1:250
Jan 2017

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