

TO: City Planning

FROM: Consents & Compliance Officer, Three Waters

DATE: 18 December 2018

SUB-2018-67

TWO-LOT RURAL SUBDIVISION

SUBJECT: **46 DISTRICT ROAD, ROSENEATH**

COMBINED DRAINAGE & THREE WATERS COMMENTS

1. The proposed activity

Subdivision consent is sought from DCC to undertake a two-lot rural subdivision. The proposed activity is located within the Rural zone.

Subdivision description

The rural subdivision of 46 District Road is proposed. Proposed lot 1 will contain the existing dwelling and will have a land area of 3.4ha. Proposed lot 2 is a vacant lot and will have a land area of 1.5ha.

2. Infrastructure requirements

Water services

The proposed subdivision is located within the Rural zone and within the 'Port Chalmers water Supply Area' boundary as shown in Appendix B of the *Dunedin City Council Water Bylaw 2011*. As the underlying zone of this property is Rural, if a connection to the urban water supply is desired, the property owner must apply to Three Waters for an 'extraordinary supply'. If granted, the connection must be metered and have an RPZ backflow prevention device installed.

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 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 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. Stormwater from the roof is to storage tanks for domestic supply.

New Lot 2 requires a septic tank designed by an approved disposal system designer.

Stormwater from the roof can be used for domestic water supply as above.

3. Consent conditions

The following conditions should be imposed on any resource consent granted

- No conditions of consent are recommended.

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:
 - Storm water from driveways, sealed areas and drain coils is not to cause nuisance on and adjoining properties.
 - 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 dwellings, The finished floor level shall be set accordingly.

Policy Analyst
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CC: Technical Support Officer, Development Services

