

TO: City Planning

FROM: Policy Analyst, 3 Waters

DATE: 1 July 2019

SUBJECT: **SUB-2018-118** **2-LOT SUBDIVISION**
33 GLADFIELD ROAD, EAST TAIERI
3 WATERS COMMENTS

1. The proposed activity

Subdivision consent is sought from DCC to undertake a 2-lot subdivision at 33 Gladfield Rd, East Taieri. The site is within the Rural zone in the District Plan and the Rural-Taieri Plains zone in the Second Generation District Plan (2GP).

Subdivision description

The applicant is proposing a 2-lot subdivision at the above site. Proposed lot 1 will be a vacant lot of 5.3ha. Lot 2 will be a 15.8ha lot to be retained by Gladfield Country Golf Club Incorporated.

2. Infrastructure requirements

Dunedin Code of Subdivision and Development 2010.

All aspects of this development shall be undertaken in accordance with the requirements of the Dunedin Code of Subdivision and Development 2010

Water services

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*. The property is currently connected to this scheme and receives ten water units per day. An application may be made to the Dunedin City Council 3 Waters for new lot 1 to be supplied for water from the East Taieri scheme, however the granting of this application would depend on the available capacity within this scheme. Otherwise, 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.

To allow adequate pervious area for natural stormwater drainage, the maximum site coverage specified in the District Plan must be complied with.

3. Consent conditions

The following conditions should be imposed on any resource consent granted

- No conditions of consent are recommended.

1. 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.

Water Supply – Rural Scheme

- 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*.
- An application may be made to the Dunedin City Council 3 Waters for any new lots to be supplied for water from the East Taieri scheme, however the granting of this application would depend on the available capacity within this scheme. Otherwise, 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.

Private Drainage

- Private drainage issues and requirements (including any necessary works) are to be addressed via the Building Consent process.
- 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.

Policy Analyst

3 Waters

Dunedin City Council

