

19 The Crescent, PO Box 1262,  
Invercargill 9840, NEW ZEALAND  
Telephone: 03 218 2546  
Facsimile: 03 214 4285  
Email: admin@bonischconsultants.co.nz  
Web: www.bonischconsultants.co.nz



5<sup>th</sup> November 2014

Invercargill City Council  
Environmental & Planning Services  
Private Bag 90104  
INVERCARGILL

Attn: David McPherson

**JOB NO 3199 – MASON SUBDIVISION, 41 RETREAT ROAD – SUB/2014/169**

Thank you for your letter of 30<sup>th</sup> October 2014 regarding further information and clarification required for the above subdivision.

We respond as follows:

- Reticulated Sewer

We confirm that the applicant is willing to meet the full cost of a pipe to the southern boundary of Lot 2 which meets the standards required by the Council.

- Approval of Subdivision without Land Use Consent

The existing wastewater disposal system for Lot 1 is located entirely within the boundaries of that allotment however as you have noted the report prepared by Telfer Drainlaying noted that the system was in need of upgrading.

If Council chose to approve the subdivision but suspended the land use consent until lots 2 and 3 could be connected to a reticulated system the applicant suggests that a consent condition and performance bond would be offered to provide that if the existing dwelling on lot 1 is unable to be connected to a reticulated sewer network by 1 July 2019 then the wastewater disposal system for lot 1 would be upgraded at the land owners cost by that date.

Telfer Drainlaying have provided an upgrade design for the wastewater disposal system on Lot 1 which will be capable of adequately disposing of wastewater on site without causing adverse effects on the environment. As neither of Lots 2 and 3 will be able to be built on prior to the extension of the reticulated sewer main only the effects of on-site disposal from Lot 1 need be considered. In essence the effects of on-site disposal of wastewater on Lot 1 will be no different following the subdivision of the property as the status quo will, in effect, have been retained.

- Lot 2 Vehicle Crossing

A new vehicle crossing for Lot 2 will be constructed near the southern boundary of the allotment. The crossing will be located approximately 50 metres from the existing crossings to 41 & 51 Retreat Road. A crossing at this location will not comply with the separation standards for rural areas but does comply with the standards for urban areas, good visibility is available in both directions and the position of the access is not in close proximity to any intersection.

- Fire Hydrants

Enclosed is the as-built plan for Inverurie which shows the location of two fire hydrants within close proximity to Lots 2 and 3. The fire hydrant marked 8.90 is directly outside Lot 2. The fire hydrant at the bottom of the plan is located approximately 30 metres from the southern boundary of Lot 3.

- Notification

We request that the application be limited notified to the residents of Retreat Road as the effects of both land development and extension of services are in general restricted to the properties in the immediate vicinity of the site. It is also noted that through the District Plan Review process the general public have had the opportunity to submit on the zoning of the Retreat Road area as Residential 3. The fact that no submissions in opposition to the rezoning was received can be taken to be indicative of the public's acceptance of the rezoning of this area.

If you require any further information or clarification please contact me.

Yours faithfully  
**BONISCH CONSULTANTS**



Christine McMillan

**KEY**

	Man Hole		Stormwater Lateral Position
	Foul Sewer Lateral Position		Telecom
	Power Box		Sump
	Water Trough		Water Valve
	Cleaning Eye		Waterline

**NOTE:**  
 - All Water mains are 1500 unless otherwise stated  
 - Levels are in terms of Mean Sea Level Bluff, to bring into terms of Invercargill City Datum add 100m

**SHEET 2**  
**Water Asbuilts Stage 1**  
**Inverurie, Retreat Road**

CLIENT : Inverurie Stage 1

DATE :	27 April 2012
SURVEYED :	M.L.J.
DRAWN :	M.L.J.
JOB NUMBER :	3572
REVISION NUMBER :	

DATE PRINTED : 3/10/2012 1:52:08 p.m. BY: Mark  
 SCALE : 1 : 1000 @ A3  
 Path: \\server\projects\3500-3590\0312 - Inverurie - Watermain\Drawings\A3\Sheet02.dwg

