

**Checklist to be completed by applicants of wastewater T&D system
Building consent applications**

The standard of plans and other documents shall be of sufficient quality to reproduce from scanned records. All drawings must be produced to a recognised scale i.e. 1:50, 1:100, 1:200, and 1:500 (large sites only) The standard of the plans and other document shall meet the minimum quality requirement as set out in the information sheet. All plans and documents must be in ink with a minimum size of A3.

ITEMS TO BE SUPPLIED BY THE APPLICANT		
Two copies of following are required to be supplied (except the application form)	Supplied (Applicant to indicate)	Received (office only)
1. Application form: A current building consent application form is to be completed and signed by owner or agent.		
2. Proof of ownership of property: A recent certificate of title with plan or diagram of site attached together with encumbrances or consent notices if any.		
3. Design report for the proposed wastewater T&D system in compliance with the "Air Land and Water Plan" and Technical publication (TP58 2004) of the ARC. (This report must be prepared by a person with expert knowledge of these documents and the ability to analyse the site, including soil conditions) 3.1 Appendix E of TP58 (2004) completed in full. 3.2 Manufacturers product literature is to be supplied in respect to tanks/pumps/alarms (secondary & tertiary treatment if relevant) and disposal fields.		
4. Drawings showing: 4.1 Boundaries, dimensions and North point. 4.2 The location of any watercourses, overland flow paths, streams, open stormwater drain, drainage ditches, swampy areas, ponds, dams, groundwater bores, harbours or beaches. 4.3 Location of the proposed wastewater T&D system. 4.4 Percentage of reserve area. 4.5 All existing and proposed buildings. 4.6 Distances from the proposed wastewater T&D system from buildings, Boundaries and any of the above water sources. 4.7 Structural details of all building work (i.e. tanks/chambers etc). Have they been designed for the loads that may be imposed on them eg. Traffic loads/foundations etc?		
5. A current floor plan of all buildings to be connected to the wastewater T&D system. All rooms to be identified for use i.e. bedrooms study, office etc.		
6. Assessment of environmental effects report (AEE). Including the at least the following issues together with any mitigation measures: 6.1 An assessment of the actual or potential impact of the proposal on ground water, surface water and soils. 6.2 An assessment of potential odour and noise effects. 6.3 Measures proposed to protect against system failure. 6.4 A consideration of alternative methods of treatment and disposal. 6.5 A system management plan. 6.6 A system maintenance contract.		
In addition to the above information either a Desk Study or a Site Assessment or both may be required depending on the site issues and information available in Council records. Sites with instability issues will require a geotechnical assessment		
7. Desk study: Refer to notes on the reverse of this form		
8. Site Assessment Refer to notes on the reverse of this form		
9. Geotechnical Assessment Refer to notes on the reverse of this form		

Desk study:

This is defined in TP58 as an assessment of information on Councils files and may include:

- 7.1 Details of a review of site/area (aerial photography and contour lines).
- 7.2 Details of the proposed and existing building consents for this site.
- 7.3 Details of any Resource Consent information applicable to the property.
- 7.4 Details from Council regarding soil stability and flooding etc.

Site Assessment

The site assessment includes the soil profile and percolation capacity of the soil. This assessment includes a study that demonstrates that the discharge is not likely to affect the ground water, water extraction (bores), surface water or adjoining properties. The ground slope and soil conditions need to be assessed as to how the T&D system will perform. The need for stormwater management and diversion shall be considered in this assessment.

Geotechnical Assessment

A geotechnical assessment will usually contain the items described in the site assessment and will also include the impact on soil stability and consequently buildings on the site.

The Air Land and Water (ALW) Plan and TP58 (2004)

The two most common permitted activity categories in the ALW Plan are in sections 5.5.20 and 5.5.23. The first relates to a single household unit with high level of treatment and the second relates to up to between one to three residential units on one site with, potentially more conventional treatment systems. For multiple dwellings separate T&D systems are only allowed if the dwellings are sufficiently remote from each other that the systems can not be combined.

The permitted activity rules can be summarised as follows (you should refer to the ALW Plan):

Requirement	One Dwelling	Up to three dwellings
Design flow no greater than	2m ³ / day	2m ³ / day per dwelling
Design flow no less than	120* L / person / day	160* L / person / day
Gross lot area to discharge volume is equal or greater than	1.5 m ² / litre / day (Rule 5.5.20)	3.0 m ² per dwelling / litre / day (Rule 5.5.23)
System	Pressure compensating drip irrigation system (PCDI)	PCDI or LPED or trenches or beds
Reserve disposal area	Minimum specified	100% of disposal area
Fencing of disposal area	Not specified	Must be fenced to exclude stock.

* These design flows are associated with recognised water saving devices being installed as per TP58

The ALW Plan requires that the design be carried out in accordance with ARC Technical Publication TP58 the August 2004 edition. The ALW Plan also requires that:

- The application to be processed by Council pursuant to the Building Act.
- The Lot must not be on a 'Unit Title' or a 'Cross Lease'
- There is no adverse effect on groundwater near points of extraction
- There is no adverse effects on surface water or on a stormwater drain
- There is no adverse effect on neighbouring properties
- The construction shall not disturb any waahi tapu or archaeological site
- There is a programmed maintenance agreement in place in compliance with the manufacturer's specification or TP58 which ever is the more stringent.

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