

On-site

wastewater disposal



What you need to know.



When applying for a resource consent

to subdivide your land, or a building consent for a new house, you need to provide information confirming that the way you treat and dispose of wastewater will manage the effects on the environment and also maintain public health.

When land is being subdivided

Council needs to consider the future use of the new sections. If they could be used for a house, it is important to check the section can deal with wastewater on-site if the house could not be connected to an existing wastewater system.

The District Plan does not have any rules about the minimum size for a section, but to make sure there is enough space for an on-site wastewater system a more detailed site and soil investigation (including a risk assessment) must be carried out for subdivision applications for undeveloped allotments that are 2.5 hectares or less in area.

New Zealand Standard 1547: On-site Domestic Wastewater Management sets out what should be included in a risk assessment.



Some of our rural townships

are considered a 'Rural Settlement Area' in the Southland District Plan, which means there are less requirements around how close houses can be built to one another. This also means houses could be built on existing sections smaller than a typical section in that area.

However, all on-site wastewater requirements still need to be met.

This may mean for houses on a small section or in a more sensitive area, a higher level of treatment is required before wastewater can be disposed of.

Information submitted as part of an on-site disposal option must meet the requirements of current standards (including New Zealand Standard 1547) and Environment Southland's Regional Plan for foul water discharges. If your effluent system doesn't meet Environment Southland's criteria, a discharge consent will be required.



The following are the requirements for different types of subdivision and building consent applications:

When your boundary changes

A boundary adjustment is a type of subdivision where no new titles are created but the boundaries between two titles change.

A site assessment is required to verify:

1

Any existing on-site wastewater system does not cause (or have the potential to cause) negative environmental effects or a health nuisance

2

The current operating status of the treatment and disposal system

3

Effluent is being disposed within the new boundary

4

There is enough room for a disposal area for a replacement field (reserve)

5

The techniques used to gather the required information (i.e., visual, dye test, historical evidence)

6

The location of the existing systems (treatment and disposal), reserve area and other key findings. These must be shown on a site plan drawn to scale

When you subdivide a section

A feasibility study must be carried out to see what wastewater disposal method is the most suitable option for the proposed site. This study will consider things like environmental impact and long term effects, and also has to consider cost as a small part of the decision-making process. Options include decentralised systems, connection to public sewerage systems, or on-site servicing.

A detailed site and soil investigation (including a risk assessment) will be required to accompany applications for subdivisions if it falls into one of the following categories:

- All subdivisions containing allotments of 2.5 hectares or less

- All subdivisions with any existing dwelling that relies on on-site wastewater systems, if the allotment it is on is 2.5 hectares or smaller

- Any area that is identified as subject to inundation, high water tables or is in a sensitive environmental area.



A separate site assessment will be carried out for each property, unless the evaluation of the subdivision shows large areas with the same (or similar) type of soil. The information has to address the factors listed in the Site Assessment Factors table at the back of this booklet, and must also contain a risk assessment that looks at limitations and some mitigation measures around setback distances from sensitive site features such as shallow groundwater, bores/wells, surface water and hardpan. For more information on this, contact Council's building or resource management team.

The final report should note what on-site systems appear to be the most suitable options, and include a site plan showing areas that could be unfavourable such as building platforms, access or driveways, and waterways.

The report also needs to identify any cumulative effects from wastewater management that can be expected in the catchment. This includes effects on groundwater quality, depth and surface water quality, and salinity hazards.

When you're applying for a new building consent

When you are applying for a building consent to construct or relocate a building and you can't connect to a reticulated wastewater system, you will need to provide details of the proposed on-site wastewater system you plan to use. If you have already subdivided your property, information such as the site and soil evaluations – which you would have provided in the subdivision consent process – can be used to support your building consent application.

This consent application must also include a detailed design of the proposed system.



Site Assessment Factors

Site Factor	Minimum investigation	Method
Slope	Measure over 20 m slope	Inclinometer or Abney level
Shape	Concave, convex or planar	Visual assessment
Shape	Divergence/convergence	Visual assessment
Aspect	Note direction slope faces	Compass
Exposure (sun, wind)	Exposure assessment - identified on site plan	Visual/discussion of existing and proposed that may shelter or increase exposure
Erosion, mass movements, land slip	Note location and details on site plan	Visual assessment, aerial photos, inspection knowledge from landowner
Boulders, rock outcrops	Note location on site plan	Visual assessment, knowledge from landowner
Vegetation	<ul style="list-style-type: none"> - Record type on site-and-soil evaluation form - Note potential effects on disposal system and effects of disposal system on vegetation - Record cover area on site plan 	Visual assessment and sampling if necessary for subsequent identification of species

Site Factor	Minimum investigation	Method
Watercourse	<ul style="list-style-type: none"> - Note locations of standing water and watercourses including flow direction on site plan - Locate and identify ephemeral (short lived) and over land flow paths 	Visual assessments, knowledge from landowner
Soil water regime	<ul style="list-style-type: none"> - Frequency and duration of seasonal shallow waterlogging (perched water tables) - Depth to permanent dry weather groundwater table 	Anecdotal information from landholders; monitoring bores if available, soil profile inspection determination of mottling; any available records of ground water
Fill	Note location, depth and type on site plans	From inspection of soil pits and Anecdotal information from landholders
Site works, access ways, building platforms	All existing and proposed to be noted on site plan	From proposed plans. Anecdotal information from landholders/developers.
Bore/well/water extraction	Note location, type, use, depth off all types of water extraction existing or proposed on the property or neighbouring property with 50m minimum	Site investigation, Anecdotal information from landholders/developers. regional authority information

Site Factor	Minimum investigation	Method
Run off/flooding	Note location of run off producing areas, flood prone areas, and or localised ponding areas on site plan	Examine site for flood debris and silt deposits; visual assessment of topography, Anecdotal information from landholders, regional authority information.
Channelled (concentrated) run off	Note location of areas on the site plan of those which will produce concentrated run off, paved areas, ditches, road side swales, stormwater disposal.	Visual assessment of site topography. Proposed site plans and construction plans
Soil Surface conditions	Note Cracks, hardness, previous compaction, dampness and location of seepage.	Inspection of topsoil with hand tools and by visual appearance
Salinity	Record salt tolerant vegetation, bear ground, or presence of salt crystals on surface.	Visual assessment
Land use historic and proposed	<ul style="list-style-type: none"> - Type of passed use. Possibility of past sub surface drainage, mole ploughing, field drainage. - Potential of ground contaminants/dump sites. 	Visual assessment. Anecdotal information from landholders. Hazards register from regional authority.



SOUTHLAND
DISTRICT COUNCIL
Te Rohe Pōtae o Murihiku

For more information on

disposing of wastewater on-site,
contact our **Building Department** on **0800 732 732**
or email Building-CS@southlanddc.govt.nz

subdividing your property or the resource consent process,
contact our **Resource Planning Department** on **0800 732 732**
or email ResourcePlanningCR@southlanddc.govt.nz