

Site Plan:

1261 Frankley Road - New Plymouth - Lot 2 DP 533085

On-site Wastewater Disposal Site and Soil Evaluation Checklist



Part A: Contact Details

A1. Applicant Details:

Applicant Name:	Mrs Xincal Liu
Company Name:	

First Name(s)

Surname

Property Owner Name(s)	Xincal	Liu
Nature of Applicant*	Owner	

(*i.e. Owner, Lessee, Prospective Purchaser, Developer)

A2. Consultant/Site Evaluation Details:

Consultant/Agent Name	Gas & Plumbing Ltd			
Site Evaluator Name	Wayne Eustace			
Postal Address	P.O Box 457			
	New Plymouth			
Phone Number	Business	7579030	Private	
	Mobile	274411464	Fax	
Name of Contact Person	Wayne Eustace			
E-mail Address	gas.plumbing@xtra.co.nz			

A3. Is there any previous discharge contents relating to this proposal or other waste discharged on site?

Yes	
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No	☒	(Please tick)
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NPDC SITE COPY

If yes, give reference number(s) on description

N/A

This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications

Approved: Renata Smith Date: 27/01/2023

The Building Consent Documents are to be available on site to Council Officers at all times

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A4. List any other district and regional council consents in relation to this proposal site and indicate whether or not they have been applied for or granted. Specify application details and consent no: (e.g. Land use, water take, subdivision, earthworks and storm water consents)

N/A

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Part B: Property and Site Details

B1. Property for which this application or permitted activity authorisation relates:

Physical address of property	1261 Frankley Road	
	New Plymouth	
Territorial Local Authority	New Plymouth District Council	
Regional Council	Taranaki Regional Council	
Legal Status of Activity	Permitted ☒	Discretionary: ☐
Relevant Regional Rule(s) [Note 1]	On-Site Effluent Treatment Regional Plan 2006 (OSET Plan)	
Map Grid Reference of Property [Note 2]	39°09'50.6 South 174°03'20 East	
Attach a Location Plan with scale and orientation, with adequate features to locate the property.		
Attach a Site Plan with scale and orientation of all the components of the on-site effluent treatment system, in particular any septic or AWTS tank(s), tank access points, outlet filters and access, land application area and reserve areas and associated pipe lines between components. This is the same Site Plan required in H7.		
Note 1: On-Site effluent treatment regional plan 2006 (OSET Plan)		
Note 2: Use GCS-WGS 1984		

B2. Legal description of land (as shown on Certificate of Title):

Lot No.	2	DP No.	533085	Ct No.	
Other (specify)		Parcel ID: 7954788			

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Part C: Site Assessment

C1. Has a Surface Evaluation, and if not please specify why this was not considered necessary:

Yes	☒	No	☐
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 (Please tick)

If yes, please specify the findings of the Surface Evaluation, and if not please specify why this was not considered necessary.

The site will have a transportable 1 bedroom tiny home, where we propose to install a 3500litre primary septic tank
And conventional effluent bed to the west of the dwelling. This will be located away from surface water run off, and will not be installed within 25mtrs from a course of water/stream

C2. Has a Slope Stability assessment been carried out on the property?

Yes	☐	No	☒
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 (Please tick)

If not, why not?

Due to Topography of land, not required

If yes, please give details of report (and if possible, please attach report):

Author:	
Company/ Agency:	
Date of Report:	
Brief Description of Report Findings	N/A

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C3. Site Characteristics – Provide descriptive details below

Performance of Adjacent Systems:
Existing systems that have been designed, installed and serviced correctly are performing well
Estimated Rainfall and Seasonal Variation:
1385mm
Vegetation Cover:
Grass
Slope Shape:
Flat to slight sloping where effluent bed is intended on being installed (Not affected by surface run off)
Slope Angle:
>5 degrees
Surface Water Drainage Characteristics:
Pathways and any hard surfaces contour away from area set aside for the proposed location
Flooding Potential: YES/NO
No
If yes, specify relevant flood levels on appended site plan i.e. one in five year and/ or 20 year and /or 100 year return period flood level.
Surface Water Separation:
No Ponding will occur around the disposal field as we have chosen the higher terrain on the property
Site Clearances (provide general description here and specific dimensions in Part 6 below and in Site Plan):
Refer to the site plan attached all clearances as per AS/NZS 1547:2012 have been adhered to
Site Characteristics:
Disposal field is clear of any obstructions or negative features that could cause ponding, or any other detrimental effects to the receiving soils as it will be grassed area

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C4. Describe the Site Geology of the subject property:

Plot Symbol	Mqh/At-Tk
Name	Middle Quaternary lahar deposits/ At-TK
Description	Lahar deposits comprising andesitic blocks and boulders in a clay-rich matrix, and sandy gravel, some interbedded pyroclastic deposits
Geologic History	Middle Quaternary
Simple Name	Zealandia Megasequence Tuff, Hydrothermal and Volaniclastic rocks (Neogene)

Geological Map Reference Number:	Regional Xploarer/ Local maps
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C5. What Aspect(s) does the proposed disposal system face (please tick)

North	☒	West	☐
North-West	☒	South-West	☐
North-East	☐	South-East	☐
East	☐	South	☐

C6. Site Clearances (these must also be shown on the site plan)

Separation Distance From	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	>1.5m	>1.5m
Surface Water	>25m	>25m
Groundwater	>2.0m (estimate)	>2.0m
Stands of Trees/ Shrubs	>3m	>1m
Wells, water bores	>50m	>50m
Embankments/ retaining walls	>3m or 45 degrees from toe of wall	>3m or 45 degrees from toe of wall
Buildings	>3m	>1.5
Other (specify):		

Part D: Site Assessment – Subsoil Investigation

D1. Identify the soil profile determination method:

Test Pit		(Depth _ m)	No. of Test Pits	Carried out by
(Attached)		1.3mtr	3	

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Bore Hole				
Other (specify)				
Soil Report attached?	Yes	☒	No	☐

D2. Was fill material intercepted during the subsoil investigation?

Yes	☐	No	☒
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If yes, please specify the effect of the fill on wastewater disposal

N/A

D3. Has percolation testing been carried out?

Yes	☐	No	☒
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If yes, please specify the method

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Test Report Attached? (Please tick)

Yes	☒	No	☐
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D4. Are surface water interception/ diversion drains required?

Yes	☐
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No	☒	(Please tick)
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If yes, please show on site plan

D5. State the depth of the seasonal water table:

Winter	>1.8mtr
Summer	>2.0+(m) estimate

Please indicate whether measured	☐	Or estimated	☒	(Please tick)
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D6. Are there any potential short circuit paths?

Yes	☐
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No	☒	(Please tick)
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If the answer is yes, please explain how these have been addressed

N/A

D7. Based on the results of subsoil investigation above, please indicate the disposal field soil category

Is Topsoil Present?	yes	If so, Topsoil Depth?	200mm - 300mm
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NZS 1547:2012 – Table E1

Soil Category	Classification	Properties
1	Sand	Very little to no coherence; cannot be moulded; single grains stick to fingers.
2	Loamy sand	Slight coherence; forms a fragile cast that just bears handling; gives a very short (5mm) ribbon that breaks easily; discolours the fingers.
	Sandy loam	Forms a cast but will not roll into a coherent ball; individual sand grains can be seen and felt; gives a ribbon 15-25mm long.
3	Fine sandy loam	As for sandy loams, except that individual sand grains are not visible, although they can be heard and felt; gives a ribbon 15-25mm long.
	Loam	As for sandy loams, but cast feels spongy, with no obvious sandiness or silkiness; may feel greasy if much organic matter is present; forms a thick ribbon about 25mm long.
	Silty loam	As for loams but not spongy; very smooth and silky; will form a very thin ribbon 25mm long and dries out rapidly.
4	Sandy clay loam	Can be rolled into a ball in which sand grains can be felt; forms a ribbon 25-40mm long.
	Fine sandy clay	As for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt; forms a ribbon 40-50mm long.
	Clay loam	Can be rolled into a ball with a rather spongy feel; slightly plastic; smooth to manipulate; will form a ribbon 40-50mm long.
	Silty clay loam	As for clay loams but not spongy; very smooth and silky; will form a ribbon 40-50mm long; dries out rapidly.
5	Sandy clay	Forms a plastic ball in which sand grains can be seen, felt or heard; forms a ribbon 50-75mm long.
	Light clay	Smooth plastic ball that can be rolled into a rod; slight resistance to shearing between thumb and forefinger; forms a ribbon 50-75mm long.
	Silty clay	As for light clay but very smooth and silky; will form a ribbon about 50-75mm but very fragmentary; dries out rapidly.
6	Medium clay	Smooth plastic ball, handles like plasticine and can be moulded into rods without fracture; some resistance to ribboning, forms a ribbon 75mm or more long.
	Heavy clay	Smooth plastic ball that handles like stiff plasticine; can be moulded into rods without fracture; firm resistance to ribboning; forms a ribbon 75mm or more in length.

Reasons for placing in stated category:

Soil category 3- fine sand content below topsoil layer to the depths of 1.3mtrs (the water table was not encountered in either of the holes),

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Part E: Discharge Details

E1. Water supply source for the property (please tick):

Rainwater (roof collection)	☒
Bore/ well	☐
Public supply	☐

E2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer Schedule 5A and NZS1547:2012 Table H3)

Number of Bedrooms	1	
Design Occupancy	2	(Number of people)
Per Capita Wastewater Production	145	(Litres per person per day)
Other –	N/A	(litres per person per day)
Total Daily Wastewater Production	290	(Litres per day)

E3. Do you propose to install?

a) Standard water reduction fixtures?	Yes	☒
b) Water Recycling – What %?	Yes	☐

No	☐	(Please tick)
No	☒	(Please tick)

If you have answered yes, please provide additional information including the estimated reduction in water usage:

We recommend 6/3 flush toilet cisterns and standard water reduction fixtures, such as -
Aerators on all tapware, shower flow restrictors, limited water pressure to 350kpa.

E4. Is Daily Wastewater Discharge Volume more than 2,000 litres?

Yes	☐	No	☒	(Please tick)
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Part F: Primary Treatment

F1. Indicate below the number and capacity (litres) of all septic tanks including type (single/ dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Concrete primary septic tanks	3500
	Total Capacity:	3500 litres

F2. Is a Septic Tank Outlet Filter to be installed?

Yes	☒	No	☐	(Please tick)
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If yes, please state the type, manufacturer and serial number

4" Biotube,

Part G: Secondary and Tertiary Treatment

G1. Indicate the type of additional treatment, if any, proposed to be installed in the system (please tick)

Secondary Treatment	☐	N/A
Home aeration plant	☐	
Commercial aeration plant	☐	
Intermediate sand filter	☐	
Recirculating sand filter	☐	
Clarification tank	☐	
Tertiary Treatment	☐	
Ultraviolet disinfection	☐	
Chlorination	☐	
Other	☐	
	Specify	

Part H: Land Application Method

H1. Indicate the proposed loading method (please tick):

Gravity	☒
Dosing Siphon	☐
Pump	☐

H2. Is a high water level alarm being installed in pump chambers?

Yes	☐	No	☐	(Please tick)
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H3. If a pump is being used, please provide the following information:

Total Design Head		(m)
Pump Chamber Volume	N/A	(Litres)
Emergency Storage Volume		(Litres)

H4. Identify the type(s) of land disposal method proposed for this site (please tick) (refer NZS 1547:2012 Appendices K to N):

Surface Drinker Irrigation	
Sub-Surface Drinker Irrigation	
Standard Trench	
Deep Trench	
Mound	
Evapo-transpiration Beds	
Other (please specify)	Conventional bed as per NZS 1547:2012 figure L5

H5. Identify the loading rate you propose for the option selected in Part H, Section 4 above stating the reasons for selecting this loading rate: (Refer NZS 1547:2012 Tables L1 and L2)

Design loading rate (DIR)	As per table L1 soil category 3 20mm/day (where 15 being conservative and 25 maximum) 290L / (20DLR x 4.0Mtr) 290L / 80 3.70mtrs long minimum (will make it approx 4.0 - 5.0mtrs long)		(m m / d a y)
Disposal Area		20	(m ²)
		20	(m ²)

Explanation (Refer NZS 1547:2012 Appendix L and Appendix M)

The DLR of sandy loams (moderate structure) primary treated effluent (15mm-25mm/day)
Is 20mm/day. Therefore requiring a minimum conventional bed of 16m2 with a 100% reserve field
Set aside, please refer to attached plan.

H6. What is the available reserve land application area? (Refer NZS 1547:2012 5.5.3.4)

Reserve Disposal Area (m ²)	Min
Percentage of Primary Disposal Area (%)	100.00%

H7. Provide a detailed description of the layout, design and dimensions of the land application system and show these on the (B1) Site Plan, in particular show the land application area and layout relative to property site features. Also show the reserve land application area:

Description and Dimensions of Disposal Field:

As per plan attached all vertical and horizontal setback distances to comply to NZS 1547:2012

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Site Plan Attached?	Yes	☒		No	(Please tick)

If not, explain why not

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Part I: Maintenance and Management (Refer NZS 1547:2012 Section 6.3 and Appendix U)

I1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes ☒No ☐ (Please tick)**Part J: Risk Management**

J1. Is a Risk Reduction Report included with application? (Refer NZS 1547:2012 Appendix A. Ensure all issues concerning potential effects are addressed)

Yes ☐No ☒ (Please tick)

J2. Are there any specific environmental constraints?

Yes ☐No ☒ (Please tick)

If yes, please explain

Part K: Is Your Application Complete?

K1. In order to provide a complete application you have remembered to:

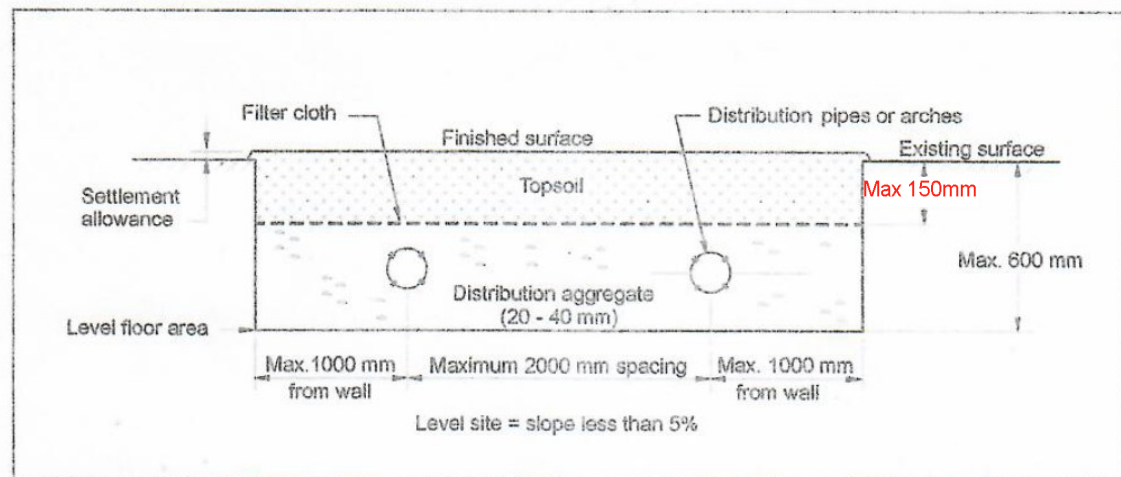
Fully complete this Site and soil checklist	☒
Include a Location Plan and Site Plan (see B1 and H7)	☒
Include a Property Title (Certificate of Title)	☒
Attach a Risk Reduction Report	☐

K2. Declaration

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and complete

Name	Clyde Dorflinger	Signature	
Position	Certifying Drainlayer	Date	06/12/22

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NOTE: LPED lines can be used instead of distribution pipes when dose loading effluent into beds.

FIGURE L5 CONVENTIONAL BED

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Site Plan:

1261 Frankley Road - New Plymouth - Lot 2 DP 533085

XINCAI LIU - 1261 FRANKLEY ROAD

Lot 2 DP 533085

'PLUMBING & DRAINAGE PLAN'



* All Boundary Setbacks As Per Site Plan

* All Distances From Effluent Bed To Be No Closer Than 25m To Surface Water In All Directions

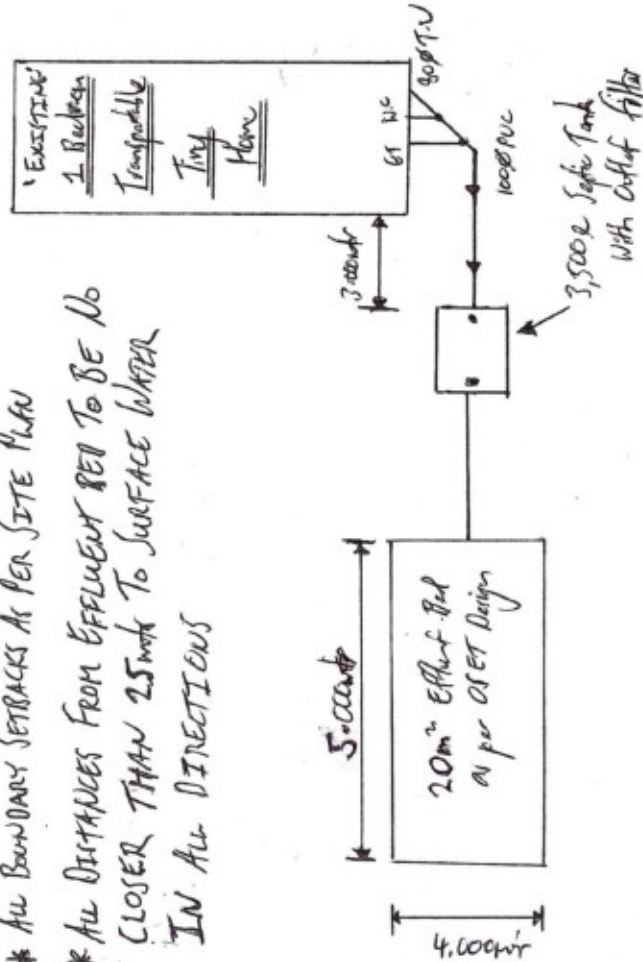
All Distances & Setbacks
as per AS/NZS 1547:2012
& NZSC GI9 AS4/AS2

Foul Water Drainage To Be
Installed To:

GI9 AS4/AS2 of NZSC

PVC - Foul Water Drainage
To Be Installed At A Gradient
No Less Than:

UPVC - 100mm - 1:120



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