



BUILDING CONSENT
Section 35, Building Act 1991

Applicant

M H BYRNE
67 JACKSONS ROAD
NO. 2.R.D.
KAIAPOI

Consent Details

Consent/PIM No.: 950596
Date issued: 17/05/95
Date of applicn: 11/05/95
Valn No: 2171009911

Project Descrn: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGE
NEW SECONDARY SEPTIC TANK/PUMP CHAMBER EFFLU

Intended Life: SPECIFIED AS 15 YEARS

Intended Uses: EFFLUENT DISPOSAL

Project Location: 67 JACKSONS RD, OHOKA

Legal Description: LOT 16 DP 27777

Estimated Value: \$ 2,000

CHARGES: The Council's charges paid on uplifting this
Building Consent, in accordance with the attached
details, are:

	\$	100.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
TOTAL:	\$	100.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed CONDITIONS OF BUILDING CONSENT 950596.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: [Signature] BUILDING CONTROL OFFICER

DATE: 17.5.95

CONDITIONS OF BUILDING CONSENT 950596

- 1 This consent is issued subject to the attached Building Inspection Works Schedule:
- 2 Please note that the consent fees allow for a single inspection of construction stages of the project as specified in the inspection schedule. Any extra inspections required will be invoiced before a code compliance certificate is issued.
- 3 Please note that any deviation from the approved documents is subject to a new Building Consent.
- 4 Completion inspection required prior to issue of an interim or final Code Compliance Certificate. Please make application for inspection on the appropriate form.
- 5 Any special conditions of consent endorsed on the Building Consent and/or documents MUST be drawn to the attention of the subcontractors.
- 6 The duplicate copy of the approved consent documents and inspection schedule are to remain on site during construction
- 7 Roof stormwater disposal from the proposed building shall be effectively contained on this property.
- 8 Plumbing and/or drainage tradespersons should be on site during inspections.
- 9 The issuing of a Building Consent for the construction of a septic tank or any other effluent disposal system does not hold this Council responsible for the efficient working of that system.
- 10 24 HOURS NOTICE MUST BE GIVEN:
 - Prior to pouring ANY concrete
 - Prior to laying ANY floor
 - Prior to fixing ANY wall or ceiling lining
 - On completion of the buildingProvision must be made to allow the building inspector access.

BUILDING CONSENT 950596 [Continued]

The Project Information Memorandum does not purport to be a full report on every aspect of the property which is likely to be relevant to the building works proposed. It is information that is known to the Council at the date of the issue of this memorandum. It is issued pursuant to Section 31 and 47 of the Building Act 1991.

- 11 Waste disposal units, or garbage grinders shall not be installed to a septic tank system.
- 12 STORMWATER & FOULWATER DRAINS must be installed by a LICENCED DRAINLAYER and inspected PRIOR to backfilling, AND when the works are COMPLETED. One working days notice required before COVERING UP.

CONSENT No

95/0596

RECEIVED

11 MAY 1995

CONSENT TYPE
PIM ONLY
☒ FAST TRACK-P&D only
FAST TRACK-nil return PIM
FAST TRACK WITH PIM
MAJOR WORKS WITH PIM
PIM PREVIOUSLY ISSUED
No _____

No OF
INSPECTIONS
CHARGED
AMMEND
BELOW
IF REQD
ADD TO DOCUMENT
.B. IF
AMENDING No

COMMENTS

To valid,Standard fee \$100 to
apply Bm.

PROCESS REQD	INITIAL & DATE WHEN COMPLETE
☒ VETTING COUNTER	<u>11/5</u> <u>CLARKIN</u>
☒ CSO PRELIMINARY	<u>11/5</u> <u>CLARKIN</u>
☐ PIM	
☒ TECHNICAL CLERK-LOC IN	
B I --PROCESS	
☒ PDI-PROCESS	<u>Bm</u>
EHO-PROCESS	
OTHER-	
☒ SBI-VALIDATION	<u>AS</u>
☒ TECHNICAL CLERK-PRINT OUT	<u>J</u>

Notification Letters Sent
Plumber ☐ Drainlayer ☒ Both ☐ST 9A
STANDARD CONDITIONS00, 01, 02, 05, 07, 08, 12, 15 22 26 28
30 35

SPECIAL CONDITIONS

WAIMAKARIRI DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT



Form Three
Section 33, Building Act 1991
(Attach all relevant documents in triplicate)

APPLICATION NUMBER: 95/0596

*\$100.00
CHECK
ATTACHED*

PART A : GENERAL

(Complete Part A in all cases)



1. OWNER

2. CONTACT (If not owner)

Name: <u>M.H. BYRNE</u>	Contact Name:
Postal Address: <u>67 JACKSONS RD</u> <u>NO 2 RD</u> <u>KAIAPOI</u>	Postal Address:
Phone Number: <u>(03) 3126 533</u>	Phone Number:
Fax Number:	Fax Number:

3. PROJECT LOCATION

Street Address: 67 Jacksons Road Ohoka

4. LEGAL DESCRIPTION

Valuation Number: <u>217101099/11</u>		OFFICE USE ONLY	
Property ID:		Property ID:	
Lot(s) (Section)	DP/S (Block)	Lot Area(s)	square metres hectares

PROJECT

5.1 New Building	☐	5.2 Intended Life: Indefinite, but not less than 50 yrs ☐	5.3 <i>Failed Effluent. New secondary system tank</i> Description of Work: <i>Pump chamber and effluent</i>
Alteration	☐	OR	5.4 Intended Use(s) (in detail):
Relocation	☐	Specified as ☐ yrs	5.5 Total Estimated Value: \$..... (GST INCL)
Demolition	☐		

- ☐ Application for building consent only, in accordance with Project Information Memorandum No.
- ☐ Application for Building Consent and Project Information Memorandum.

Signed by or for and on behalf of the owner:

Signature: M.H. Byrne

Name: M.H. BYRNE Date: 10-5-95
(PLEASE PRINT)

FOR OFFICE USE ONLY	
APPLICATION RECEIVED	
/	/
TARGET DATE	
/	/

PART B : PROJECT DETAILS

6. *(Complete Part B only if you have NOT applied separately for a project information memorandum).*

The project involves the following matters, (tick each applicable box, if any, and attach relevant information in triplicate).

- (a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale.)
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.
- (c) ☐ Provisions to be made for vehicular access, including parking.
(To be shown on site plan.)
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☐ Provisions to be made for disposing of stormwater and wastewater.
(To be shown on site plan.)
- (f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain.
- (g) ☐ New connections to public utilities i.e. water supply, stormwater system, wastewater system.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) ☐ Copy, or reference to, any resource consent or planning approval for this project.
- (k) ☐ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : BUILDING DETAILS

(Complete Part C in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in triplicate).

- 7. ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
- 8. ☐ Building certificates
- 9. ☐ Producer statements
- 10. ☐ References to accreditation certificates issued by the Building Industry Authority
- 11. ☐ References to determinations issued by the Building Industry Authority
- 12. ☐ Proposed procedures, if any, for inspection during construction.

PART D : KEY PERSONNEL

Complete as far as possible in all cases

(Give names, addresses, telephone numbers. Give relevant registration numbers if known).

11.	DESIGNER(S)
Name:	.....
Address:	.....
Phone Number:	 Fax Number:
BUILDER	
Name:	.....
Address:	.....
Phone Number:	 Fax Number:
REGISTERED DRAINLAYER	
Name:	<i>Mel Hansen Cont. LTD</i> Reg. No. <i>06325</i>
Address:	<i>P.O Box 32 Rangiora</i>
Phone Number:	<i>03 3138418</i> Fax Number: <i>03 3138418</i>
CRAFTSMAN PLUMBER	
Name:	 Reg. No.
Address:	.....
Phone Number:	 Fax Number:
CRAFTSMAN GASFITTER	
Name:	 Reg. No.
Address:	.....
Phone Number:	 Fax Number:
REGISTERED ELECTRICIAN	
Name:	 Reg. No.
Address:	.....
Phone Number:	 Fax Number:
CERTIFIERS	
1) Name:	 Reg. No.
Address:	.....
Phone Number:	 Fax Number:
Certifying	.....
2) Name:	 Reg. No.
Address:	.....
Phone Number:	 Fax Number:
Certifying	.....

If more than number allowed for please provide details on a separate sheet.

GENERAL INFORMATION

15. The fees payable on lodging this application will be advised by letter, confirming receipt of your application and enclosing a tax invoice.
(Note) Further fees will be payable on approval.

(All fees are GST inclusive)

PLAN REVIEW FEES (PAYABLE ON APPLICATION)

VALUE RANGE	FEE \$
0 - 2000	45
2001 - 10,000	55
10,001 - 20,000	105
20,001 - 50,000	170
50,001 - 100,000	230
100,001 - 150,000	295
150,001 - 250,000	355
250,001 - 500,000	400

For every \$5,000.00 or part thereof in excess of \$500,001, an extra \$1.10 is payable.

This is a process fee only. Inspection, code compliance certificate and other fees are payable when uplifting the consent.

NOTE:

On some minor projects such as solid fuel heater installations, re-roofs, re-claddings and very minor buildings, the payment of ALL consent fees is possible.

PLEASE ASK FOR DETAILS

PROJECT INFORMATION MEMORANDUM FEES

(Payable on Application-when submitted with building consent)

VALUE RANGE	FEE \$
0 - 9,999	9.50
10,000 - 19,999	19.00
20,000 - 49,999	55.00
50,000+ -	102.00

FOR OFFICE USE ONLY

CONSENT NO: _____

FEES

1) FEES PAID ON APPLICATION

	\$	¢
Plan Review	_____	_____
Project Information Mem.	_____	_____
Photocopying	_____	_____
.....	_____	_____
TOTAL FEE GST Incl.	_____	_____

INVOICE NUMBER _____

2) FEES PAYABLE ON APPROVAL

	\$	¢
Building Consent	_____	_____
BRANZ Levy	_____	_____
Footpath Deposit	_____	_____
Photocopying	_____	_____
Legal Fees	_____	_____
Structural Check	_____	_____
Fire Service Check	_____	_____
Footpath Deposit	_____	_____
.....	_____	_____
.....	_____	_____

APPROVAL FEE GST Incl. \$ _____

INVOICE NUMBER _____

CONSENT ISSUE AUTHORITY

Receipt No. 1. _____ Date _____

2. _____ Date _____

Date of Issue _____

Authorised By: _____

Date Authorised: _____ 17-5-95

REFERRALS

SENT : Date RETURNED : Date

Structural _____	_____
Fire Service _____	_____
Hurunui D.C. _____	_____
Mainpower _____	_____

OFFICE REFERRALS

SENT : Date ACTIONED : Officer/Date

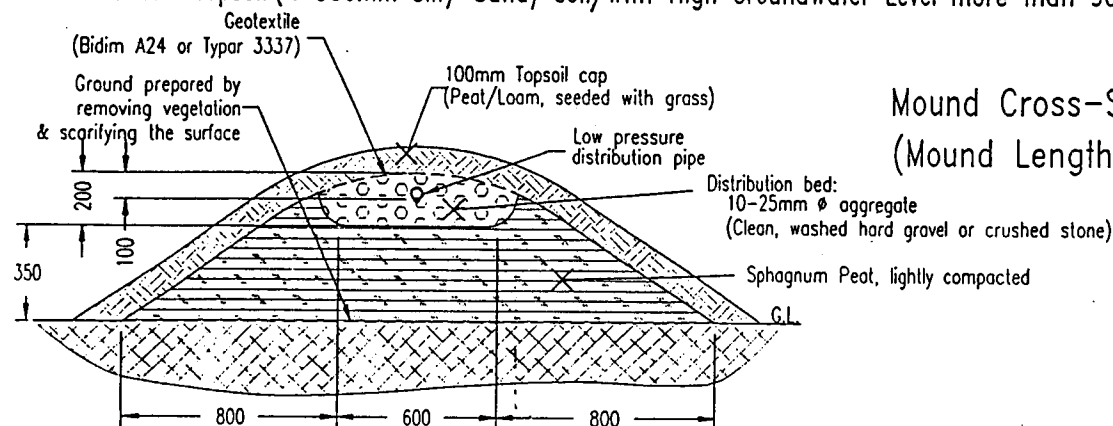
Planning _____	_____	_____
Health _____	_____	_____
Services _____	_____	_____
P.I.M. _____	_____	_____
P & D _____	15/5/95	Bonnie
Building _____	_____	_____
_____	_____	_____
_____	_____	_____

ZONING

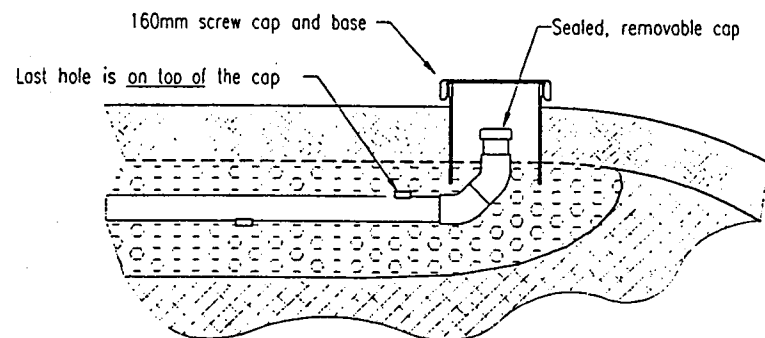
DISTRICT PLAN SECTION

Eyre / Hurunui / Kaiapoi / Oxford / Rang. Bor / Rang. Dist.

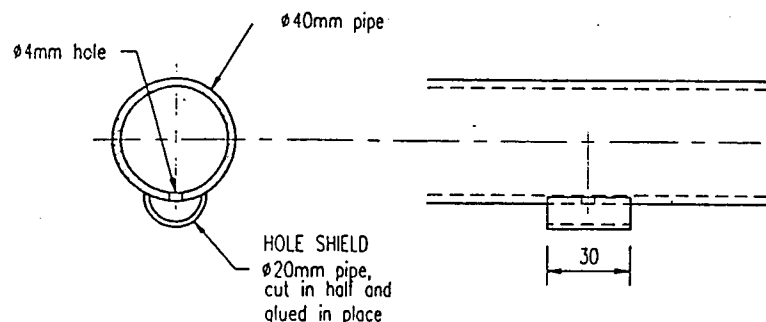
Long Peat-Mound for disposal of Septic Tank Effluent to Free-draining Gravel Under Shallow Topsoil (< 500mm Silty-Sandy soil) with High Groundwater Level more than 900mm Deep



Mound Cross-Section
(Mound Length: 15m)



Detail of Distal end
and Low pressure pipe



Detail of shielded holes
in low pressure pipe

Specification Notes

- 1) General: This system is designed for treatment/disposal of high quality septic tank effluent to a maximum wastewater flow of 800 litres per day - roughly the flow from a three-bedroom residential house with 5-6 people in residence. No other drainage water shall enter the system, either before or after the septic tank stage. Operation and maintenance instructions for the septic tank - soil absorption system are provided separately.
- 2) Sewage from the house shall be pre-treated as a minimum by a two-chamber or dual septic tank as per the capacity recommendations of NZS 4610:1982. Connection from the first chamber to the second, and the final outlet shall be by "tees" having the submerged inlet fitted with a gas-deflecting baffle. A list of commercial suppliers of suitable two-chamber septic tanks (that include also an anaerobic upflow rock filter (UARF)) may be obtained from the Council.
- 3) The septic tank effluent shall be collected in a pump chamber fitted with a submersible or surface-mounted pump controlled by float switch(es) to deliver a 200 litre dose via a feed pipe to the Low Pressure Distribution Pipe. There shall be a check valve fitted to prevent backflow. Suitable pumps are centrifugal pumps having zero flow at a static head in the range 5 to 10 metres and a pumping capacity of 50 to 150 litres/minute at 2 m static head. There shall be an alarm float switch installed to go on at water level 100 mm above operating high water level; the alarm should be suitably located in the dwelling. There should be failure storage of about 200 litres before the system backs up. There should not be an failure overflow drain.
- 4) The feed pipe from the pump to the Low Pressure Distribution Pipe (LPDP) should be 32 or 40 mm diameter PVC pipe. It should be buried to protect it from mechanical damage and from freezing. If use of a long feed line (greater than 50 metres) or an elevation of greater than 1.0 m from the high water level in the pump-sump to the invert of the LPDP is required, then a larger pump may be needed. If there is a fall of greater than 2.5 m from the outlet of the UARF to the LPDP, then there is the possibility of using a tipping bucket or dosing siphon instead of a pump for loading the LPDP.
- 5) The peat should be placed in position and lightly compacted by tamping and wetting before the gravel distribution bed and LPDP are placed over.
- 6) Where the high groundwater level is greater than 3 m below the mound and there is 500 mm of silty-sandy topsoil over gravel, then instead of peat, sand having the following specifications may be used: clean, washed sand aggregate, 98 % passing a 5 mm sieve, < 2 % passing a 0.075 mm sieve, lightly compacted $K_{sa} > 0.0002$ m/s.
- 7) The LPDP should have 30 holes of 4.0 mm diameter drilled evenly spaced along the invert. The holes should be protected from blinding by gravel by shielding them with 30 mm long longitudinal half-sections of 20 mm diameter pipe solvent-welded in place over the holes. The distal hole in the pipe should be positioned at the crown of the pipe rather than at the invert. The end of the LPDP shall be tightly capped.
- 8) The LPDP shall be laid truly level in the gravel distribution bed. The mound shall be positioned perpendicular to ground slope (i.e., it should follow an elevation contour). If the mound is to be sited where the ground slope is greater than 5 percent, the soil drainage hydraulics should be checked; an interceptor drain and modifications to the mound may need to be made.
- 9) The mound should not be subject to vehicle traffic or stock grazing, nor should it have trees or shrubs planted close to it such as may result in intrusion of roots into the LPDP. The mound should be grassed over.

WASTE TECHNOLOGY GROUP

AgResearch
INVERMAY
PRIVATE BAG
MOSGIEL
NEW ZEALAND



CROWN
COPYRIGHT
THIS DRAWING SHALL
NOT BE USED, COPIED
OR REPRODUCED
WITHOUT THE WRITTEN
CONSENT OF
AgResearch

Canterbury Region Council
On-Site Sewage Treatment/Disposal
System 1(b) DWG No 75013-7

AMENDMENTS

DATE

SCALE: 1:10, 1:20, 1:2
DSGD. Alan Graham
DRN. Alesdair Tennant
APPD. AS
DATE. 7AUG92



WAIMAKARIRI
DISTRICT COUNCIL

215 HIGH STREET
PRIVATE BAG 1005
RANGIORA
NEW ZEALAND
TEL: (03) 313 6136
FAX: (03) 313 4432
DIRECT LINE FROM
KAIAPOI: 327 6834

P R O J E C T I N F O R M A T I O N M E M O R A N D U M 950596
Section 31, Building Act 1991

Issued in accordance with Building Consent No. 950596

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

This project information memorandum includes:

- ___ Information identifying relevant special features of the land concerned
- ___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: _____ BUILDING CONTROL OFFICER DATE: _____

PROJECT INFORMATION MEMORANDUM NO 95/596.

This Project Information Memorandum does not purport to be a full report on every aspect of the property which is likely to be relevant to the building works proposed. It is information that is known to the Council at the date of the issue of this memorandum. It is issued pursuant to Sections 31 and 47 of the Building Act 1991.

☐ INFORMATION IDENTIFYING RELEVANT SPECIAL FEATURES OF THE LAND

Wind Zone	Earth Quake Zone	Snow Load Zone	Hazard Identification
☒ Medium	☐ A	☐ 1	☒ No information
☐ High	☒ B	☐ 2	☐ Flooding
☐ Very High		☐ 3	☐ Ground instability
☐ Specific Design		☒ 4	☐ Filled ground
		☐ 5	☐ Public drains
			☐ Other

Comments: _____

Attachments: _____

☐ INFORMATION ABOUT THE LAND OR BUILDINGS NOTIFIED TO THE COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS

- ☐ Historic Places ☐ Canterbury Regional Council
☐ Other

Comments: Project to comply with the
CRC general authorisation for
effluent disposal.

Attachments: copy

☐ DETAILS OF RELEVANT UTILITY SYSTEMS (administered by the Waimakariri District Council)

- ☐ Sewer ☐ Water Supply
☐ Stormwater ☐ Water Race

Comments: _____

Attachments: _____

☐ Nil ☐ Subdivision Consent ☐ Resource Consent

Comments:

Nil.

Attachments:

- ☐ DETAILS OF AUTHORISATIONS WHICH MUST BE OBTAINED BEFORE A BUILDING CONSENT WILL BE ISSUED

Comments:

Nil.

Attachments:

- ☐ DETAILS OF AUTHORISATIONS WHICH HAVE BEEN REFUSED

Comments:

Nil.

Attachments:

PROJECT	
New or relocated building	☒
Alteration	☐
Intended use(s) (in detail)	
<u>septic tank & effluent line</u>	
.....	
Intended life:	
Indefinite but not less than 50 years	☒
Specified as years	☐
Demolition	☐

This project information memorandum is:

- ☐ Confirmation that the proposed building work may be undertaken subject to the provisions of the Building Act 1991 and any requirements of the building consent

Not yet applied for

Not yet approved

No: 95/596..... attached

☐
☐
☒

APPROVED FOR ISSUE:

DATE:

14 / 5 / 95.