

ON SITE SEWAGE SYSTEM (OSS)

Information required for Building Consent Applications

Background

If your property is not connected to a sewer you will have to submit a design for an On Site Sewage system with your Building Consent application. This design must be prepared by a Chartered Engineer or suitably qualified Consultant.

Design Rules

Disposal of sewage effluent to land must comply with Environment Waikato Rule 3.5.7. Otorohanga District Council manages this rule in conjunction with its Building Control activities. Council will accept designs that comply with AS/NZ 1547:2000 or A.R.C. TP58.

Small Sections

Building sites that are less than 2500m² in area require On Site Sewage system that performs to a higher standard. These systems must pre-treat the effluent before it is discharged to the ground. In addition to the design Council require that a Chartered Engineer or Consultant must supervise the installation of the system.

A Producer Statement – Construction, must be supplied to Council upon completion of the project.

A wide range of proprietary waste water treatment systems are available on the market. An application to install a new system must include a technical specification and site calculations prepared by a trained and authorised Agent.

Information Required

Any Application to install an On Site Sewage system must include the following information -

- A recent copy of the Certificate of Title
- Accurate specification and calculations for the system design
- An accurate site plan that -
 - Has been drawn to scale
 - Shows location of septic tank and sanitary drains
 - Shows location and area of effluent field
 - Shows area of reserve drainage
 - Sites all drainage away from any easement
 - Shows location of any proposed storm water drain
 - Provides clearance of 1.5m to the boundaries and 3m to any dwelling.

All Site Plans will be checked to ensure that the drainage layout matches with the proposed location of all buildings and services.

Completion of Project

At the completion of the drainage work the following information will be required for Council to issue a Code Compliance Certificate -

- An accurate as laid drainage plan
- A Producer Statement – Construction for all On Site Sewage systems installed on sections that are less than 2500m² in area.