



CODE OF PRACTICE FOR SUBDIVISION AND DEVELOPMENT

Alternative Soak-pit Design Whangamata & Pauanui Sand Bar Areas

1. SCOPE

The use of porous well liners for the construction of domestic on-site stormwater soakpits has been approved by the Council for use on the Whangamata and Pauanui sand-bar area as an alternative design to the generally utilised system in E1 of the Building Code.

The system has been used in the sandy areas of Whangamata and Pauanui with success since the early 1990s and for this reason the Council will continue to accept the design criteria.

2. DESIGN AUTHORS

To ensure that the quality of design and construction remains consistent it is expected that each individual system may be designed by a chartered professional engineer (CPeng) or council authorized producer statement author for on-site stormwater disposal systems. The latter may include registered drain layers who are familiar with the conditions in the Whangamata and Pauanui sand-bar area.

3. SYSTEM REQUIREMENTS

The alternative system requires that:

- One well (2 X liners) will dispose of stormwater off 50m² of roof area.
- The well may not be placed within 3m of building foundations or within 1.5m of the property boundary.
- The well must not be stacked below the winter water table depth.

4. INVESTIGATION AND REPORT

Basic information must be supplied to the Council by the designer in the form of a brief report for acceptance, prior to the construction of the system.

- A borelog of sub-soil at the proposed site of each well must show that the well is to be constructed in sand.
- A photograph of the property and the bore.
- Council Drawing WOSD1, showing the property location.



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- A sketch plan showing the position of the proposed building and the stormwater disposal system on the building site.
- The detailed roof plan of the proposed building.
- Detail of the well liner.
- The watertable depth below ground level at the position of each proposed soakpit. Note that local knowledge may be used towards determining the winter level of the watertable.

The porous well liners (900mm diameter X 450mm depth) are available from suppliers in Whangamata. Technical details of these liners must be submitted to the Council along with the system design.

Attachments

1. Plans of the Whangamata and Pauanui townships showing the limits of the sand-bar area in which this system may be constructed.
2. A drawing showing the typical construction of an on-site stormwater well.