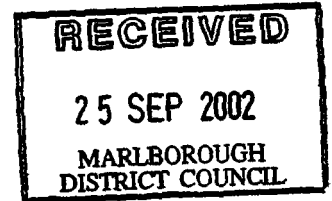


# D.M. CROMARTY

DONALD M. CROMARTY  
B.E., M.I.P.E.N.Z.  
Registered Civil & Structural Engineer

165A BUDGE STREET  
BLENHEIM  
TELEPHONE / FAX 0-3-578 3400

23 September 2002



The Planner  
Marlborough District Council  
PO Box 443  
**BLENHEIM**

**ATTENTION** : Angus Laird

Dear Sir

**RE : U020890 - EFFLUENT DISPOSAL**

Following our telephone conversation I wish to confirm the following:

Waste water allowance increase to  $5 \times 140 = 700$  litres per day. Tank size okay. -

Effluent drain, 2 x 25 metres, increase of 10 metres per line over the area originally designated as building area.

Yours faithfully

A handwritten signature in cursive script that reads "D M Cromarty".

**D M CROMARTY**

~~AN 250966~~

# D.M. CROMARTY

DONALD M. CROMARTY  
B.E., M.I.P.E.N.Z.  
Registered Civil & Structural Engineer

165A BUDGE STREET  
BLENHEIM  
TELEPHONE / FAX 0-3-578 3400

20 September 2002



The Planner  
Marlborough District Council  
P O Box 443  
BLENHEIM

Dear Sir/Madam

**RE : PROPOSED DWELLING AND EFFLUENT DISPOSAL - U020890**

The following assessment covers the effect on site stability.

The nature of the soil on site to handle effluent disposal with some reserve. For a three bedroom dwelling with standard water reduction fixtures and on-site water tank collecting roof water the waste water allowance is  $5 \times 115 = 575$  litres per day. This requires a 3000L septic tank.

The stability report recommends an 80mm diameter effluent pipe covered by small Everglas plastic trench, two trenches each 15m long.

There is ample room to extend the effluent trenches across the designated building site (see site plan).

The soil is assessed as soil category 3 and the system proposed has from previous experience been very satisfactory.

The proposed system will not cause instability to the site. Cover is expected to quickly re-establish over the effluent area, and assist by evapotranspiration through the root zone.

The system outlined in the cross sections shown on the plans, but trench width 600mm and Everglas and chip over the effluent pipe.

This is in line with the recommendations in the original site report.

Yours faithfully

A handwritten signature in black ink that reads "D.M. Cromarty".

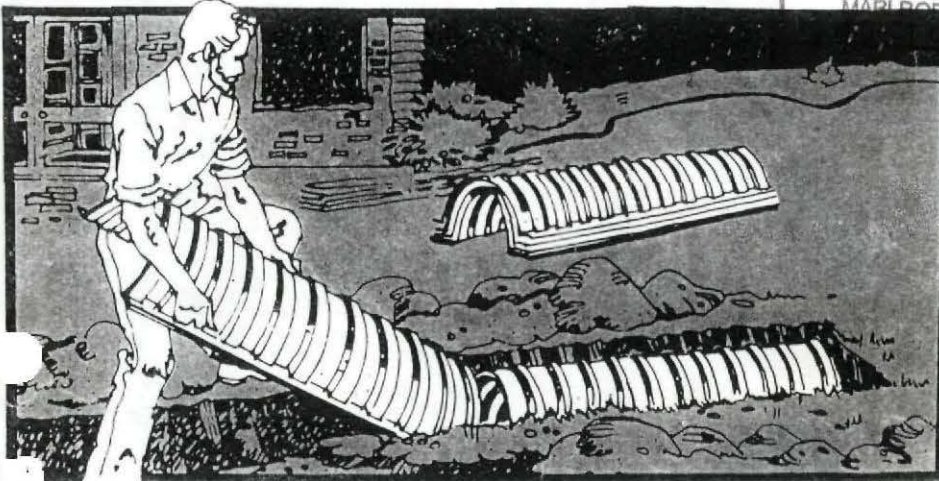
**D.M. CROMARTY**

# 7 reasons why your home needs EVERGLAS® PLASTIC TRENCH

Reg. Trade Mark

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20 SEP 2002

MARLBOROUGH  
COUNCIL



## SIMPLE, FAST, EASY INSTALLATION

Check these three recommended methods. (Consult your Local Health Surveyor for precise requirements.)

All three types of Everglas can be used in any of the three methods. The choice will be governed by:

- Volume of water to be disposed of
- Rate of absorption of surrounding soil
- Required length of trench
- Geographical limitations of the area.

### METHOD 1. For use as sullage/waste water disposal by absorption.

1. Excavate the trench in the ground to the required length, width and depth, sited on a level contour with the bottom of the trench level along its entire length. Avoid any low spots as extra load will be placed at these points.

2. Place the lengths of Everglas into position in the trench, starting at one end and overlapping each end profile. Pay special attention to the position of the inlet pipe.

3. Patented spreaders (Pat. 480559) are recommended for extra structural support for 350mm and 410mm types.

4. Fit the end caps, and backfill both sides to the top of the Everglas with 45mm crushed aggregate or gravel.

5. Complete the back-filling with at least 100mm cover of approved sandy loam top dressing. Cover with turf if desired.

### METHOD 2. For use as septic tank effluent disposal by absorption.

Follow steps 1 to 5 as for method 1 above.

Special note. The depth of the trench is determined by depth below ground line of the septic tank outlet pipe and the contour of the ground.

### METHOD 3. For use as sullage/waste water disposal by combined absorption and evapotranspiration.

Follow steps 1 to 4 as for method 1.

Special note. When preparing the trench, excavate evaporation caps 600mm wide each side x 300mm deep (as per diagram).

5. Backfill the caps with layer of 10mm gravel covered with multigrade sand and top with approved sandy loam.

## 1 Stores more water underground.

Everglas has 100% uncluttered capacity allowing it to store more than double the amount of waste water held in traditional trench methods filled with broken bricks or crushed rock.

Everglas stores the water for absorption into the surrounding soil and still has the capacity to take additional amounts of waste water from the drainage system.

Slots along the sides allow percolation to the surrounding aggregate maximum evapotranspiration.

Slotted P.V.C. pipe is considered inadequate for underground storage.

## 2 Easy-to-handle light weight sections.

Sections 1500mm long permit easy installation by one person.

## 3 Faster installation time.

Place one length in the trench and keep adding lengths, making sure each piece overlaps the one before. It's simple and fast. (Refer methods this page.)

## 4 Structurally strong to withstand soil pressures.

The exclusive squarline profile is specially designed for structural strength.

## 5 Long life operation.

Everglas trenches will work at maximum efficiency over long periods of time when installed correctly in accordance with recommended methods.

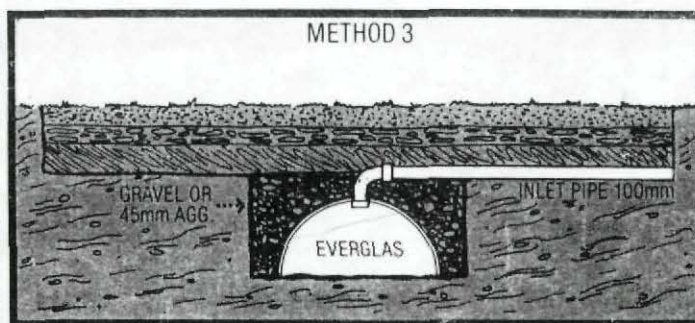
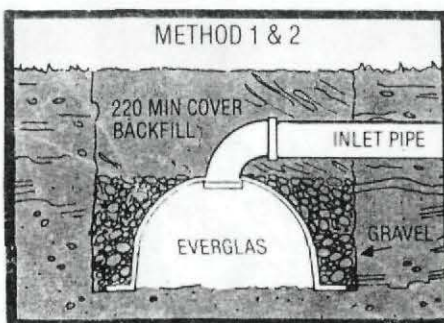
## 6 THREE convenient sizes for all types of soil.

The range of sizes has been specially designed to cater for different soil types, depths and for special problems (such as sandy areas).

## 7 Plastic end caps available to seal off ends.

End caps fit neatly over the end of the trench (see diagram).

Everglas approved and recommended by Local Authorities and Health Inspectors and used by leading drainers throughout Australia. Fully approved by The Joint Committee.



# BURY YOUR WASTE WATER SAFELY UNDERGROUND and protect your family's health

If you are building your new home in an unsewered area here's the best and most economical way to dispose of your waste water from kitchen sink, bathroom and shower, laundry tubs, and septic system.

**Bury it! With Everglas Squareline Plastic Trench for underground waste water disposal.**

Installation of Everglas is easy, simple and fast. Everglas is injection moulded in premium grade high density polyethylene or polypropylene with U.V. (ultra violet light) stabilisers, giving high strength and long life durability for trouble free operation in easy to handle light weight lengths measuring 1.5 metres. Each length has overlapping joints to prevent top soil spilling in.

**Plastic end caps are available to seal off the ends.**

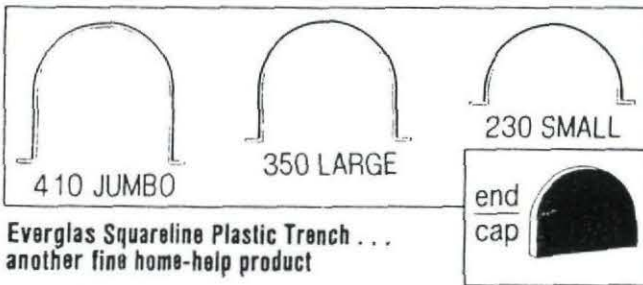
Specially designed slots along the sides allow the water to percolate through the surrounding gravel.

Install Everglas and you will agree that it's the most labour-saving and cost-saving method of soakage trench installation.


## EVERGLAS SCHEDULE OF SIZES AND CAPACITIES

EVERGLAS TYPE	OVERALL DEPTH	LENGTH OF UNIT	OVERALL EXT. WIDTH AT BASE	AVERAGE INTERNAL WIDTH	STORAGE CAPACITY PER LIN. METRE (litres)	WEIGHT OF UNIT (kg)
230 SMALL	230	1500	495	455	70	3
350 LARGE	350	1500	495	455	140	4.15
410 JUMBO	410	1500	495	455	175	4.75

Dimensions may be subject to minor variations during post-moulding cooling and transport. Plastic end caps available to suit all **THREE** types.

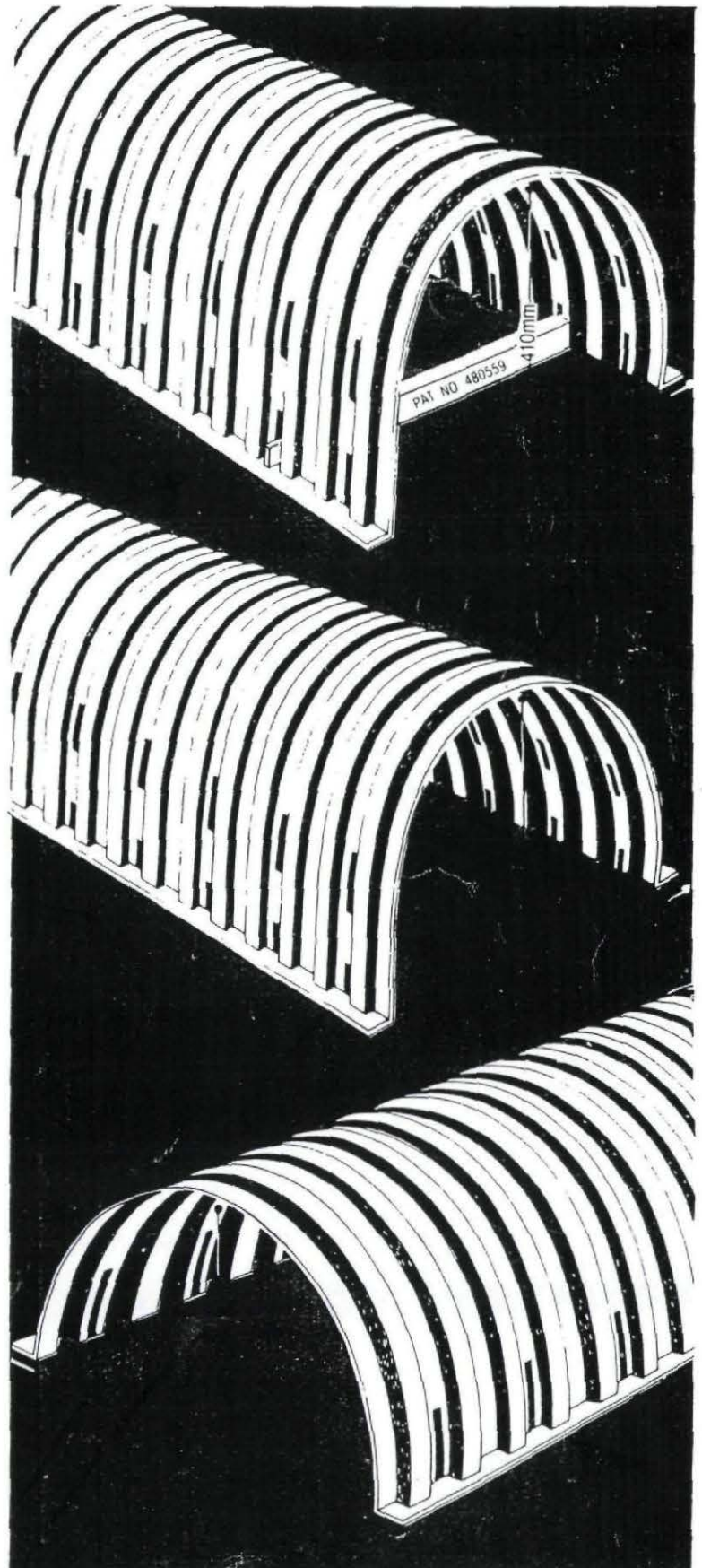


Everglas Squareline Plastic Trench... another fine home-help product

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Ian Jack Architects Ltd  
PO Box 222  
Nelson - New Zealand  
Tel 64-3-548 1372 · Fax 64-3-548 7152  
Email ija@designgroup.co.nz

DESIGNGROUP **D** ianjackarchitects

Architects  
Project Planners  
Property Consultants

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11 SEP 2002  
MARLBOROUGH  
DISTRICT COUNCIL

FAXED

To **ANGUS LAIRD**

Company **MDC**

Fax No **03 578 6866**

Job No

From **ANDREW HEUNG**

Date **11/9/02**

Subject **JARUS HOUSE**

Number of pages sent including this sheet: **2**

This document is confidential to the addressee. Please advise immediately if you receive it in error or if the transmission is incomplete or illegible.

ANGUS,

THE OWNERS HAVE ASKED ME TO RELOCATE SEPTIC SYSTEM AS ATTACHED,  
TO SPARE SOME VEGETATION. THIS SHOULD AFFECT CONSENT APPLICATION.

REGARDS

*Andrew Heung*



File Ref: U020890

Case Officer: Angus Laird

09 Sep 2002

ISO 9002  
Form Ref CI 352

S92 request

Ian Jack Architects Limited  
PO Box 222  
NELSON

Attn: Andrew Irving

Dear Andrew,

**Application for Resource Consent  
Jarvis, Roger Peter & Margaret Lynette  
Kenepuru Road Kenepuru Sound  
Section 92 – Request for Further Information**

It has been determined that your application for resource consent does not contain sufficient information in terms of section 92 of the Resource Management Act 1991. To enable us to continue processing it would you please provide the following information:

As discussed the Council accepts the original engineers report which locates a suitable stable building site and the letter from the engineer outlining that building outside the site as shown by the plans does not raise site instability.

However there appears to be no reference to the stability of the domestic waste water disposal site or the effect the proposed system may have on the site in the original report. Therefore Council requires an assessment of this from a suitable qualified engineer.

Also with regard to the waste water disposal field, it appears to be 16-17 metres from the water body shown on the site plan, this would therefore breach the minimum set back from water body of 30 metres and requires the application to be amended to address this (including an assessment of environmental effects for the proximity to a water body).

Please note that the Council would assess the system against the recently produced standard for on site domestic waste water disposal systems AS/NZS 1547:2000 and as such it is helpful if information supplied is consistent with the requirements of this standard.

While we are waiting for this information the statutory time clock effectively stops and will restart once this information is received. If you anticipate a lengthy delay in obtaining this information, please contact us.

If you consider that this request for further information is unreasonable, then you may exercise your right under section 357 of the Resource Management Act 1991 and lodge an objection to this request. Any notice of objection should be in writing and be made within 15 working days of the date of this letter.

If you have any questions regarding this request, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'A Laird', with a long horizontal stroke extending to the right.

Angus Laird  
**RESOURCE MANAGEMENT OFFICER**

\\S....O:\ResourceConsent\2002\020751-021000\U020890-Jarvis-Sec-92-ala1-le.doc Saved 9/09/02 13:25

# D.M. CROMARTY

DONALD M. CROMARTY  
B.E., M.I.P.E.N.Z.  
Registered Civil & Structural Engineer

165A BUDGE STREET  
BLenheim  
TELEPHONE / FAX 0-3-578 3400

28 August 2002



The Building Controller  
Marlborough District Council  
P O Box 443  
BLenheim

**ATTENTION** : J Maclwain

Dear Sir/Madam

**RE : LOT 3 491 KENEPURU ROAD (JACUS HOUSE)**

I wish to confirm that the extension of the above dwelling slightly beyond the approved building zone is acceptable.

The architect Andrew Irving has been in contact and sent me a copy of the plan.

Yours faithfully

A handwritten signature in cursive script that reads "D.M. Cromarty".

**D.M. CROMARTY**

Consents Officer  
Marlborough District Council  
PO Box 443  
BLENHEIM

29 August 2002

ALLOCATED TO <i>Cus L - Downer</i>
PEER REVIEW <i>JL</i>

Dear Sir/Madam

**Resource Consent Application – R& L Jarvis, Mahau Sound**

Enclosed is the completed application form and Assessment of Environmental Effects for the construction of a new home for Roger & Lyn Jarvis.

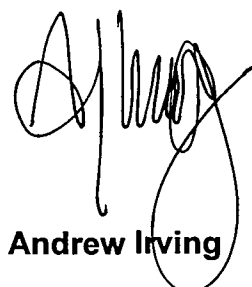
Also included with this application is a site plan (two copies) certificate of title, subdivision report, septic system detail and drawings showing the general appearance of the house.

Our client is negotiating the approval of the Northwestern neighbour. They will forward signed copies of the drawings and a written approval form direct to you, as they come to hand.

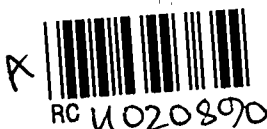
Similarly, as you are aware, Don Cromarty's verbal permission has been obtained for site engineering, I will forward his letter of confirmation as soon as it is available.

I trust this is all the information you require to address this application. Please address any queries to me at the above phone number.

Yours faithfully

  
**Andrew Irving**

ALLOCATED TO
PEER REVIEW



FILE No.:	
OFFICER:	
DATE RECV'D	30 AUG 2002
<b>MARLBOROUGH DISTRICT COUNCIL</b>	

# RESOURCE CONSENT APPLICATION

R & L Jarvis, Mahau Sound

Assessment of Effects on the Environment

29 August 2002

## Description of Proposal

The proposal is to erect a new home as the final stage of a two-stage development of a residential site on Kenepuru Road.

Roger and Lyn Jarvis have recently purchased the property from M Barrer. The legal description is Lot 3 DP 10818 and the area is 4237 sq metres.

Under the Marlborough Sounds Resource Management Plan the property is zoned Sounds Residential, and is shown within a hazard area on the Marlborough District planning maps.

At the time of subdivision, an engineering assessment was carried out by Don Cromarty who identified an approved site for development. The bulk of the proposed new dwelling is located within this approved area, although the northern end of the house is beyond the approved building area. Don Cromarty has been consulted regarding this matter, and has approved this development outside the approved area.

The position of the new dwelling is dictated by the contour of the land, existing driveway access, formed at the time of the subdivision, and the position of a stormwater outfall discharging water from Kenepuru Road through Lot 3 into a gully which lies to the south of the property. As we are both building, and discharging effluent within a Hazard area, and there is an intrusion within the side yard on one boundary, this resource consent application is required.

## Areas of Non Compliance, and Mitigation measures.

The proposed dwelling is outside the scope of the Marlborough Sounds Resource Management Plan as follows:

### 1. Sounds Residential, Rule 1.3.3 Bulk & Location – Yards

On sites exceeding 4000 square metres an 8-metre setback is required to all yards.

The proposed carport intrudes into this yard setback on the northwestern boundary, where the corner of the carport is within 6 metres of the neighbouring lot.

This intrusion is within the parameters described in:

**Section 3.1 Sounds Residential – Limited Discretionary Activities**, which allows a reduction in side yard requirements of up to 50%.

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The carport itself is a simple structure, a horizontal roof plane supported on timber poles, with trellis screens to facilitate growth of vegetation. It is our intention for it to be finished in natural timber, with colours and textures in keeping with the surrounds. This design approach was taken to minimise the visual impact of the carport, as seen from both the approach to the new dwelling, and neighbouring properties.

The Carport sits below the level of existing ROW access to neighbouring lots, and is screened by existing trees and vegetation, that lie between the existing driveway formation and the Right of Way.

The neighbouring boundary adjacent the side yard intrusion, abuts a legal Right of Way, and it is some distance to the neighbouring dwelling. There is therefore, minimal intrusion on the neighbours views or privacy. The written permission of this neighbour is included in this application.

## **2. Sounds Residential, Rule 1.7 Hazards**

The proposed dwelling is located within a hazard area as shown in the Marlborough District planning maps. Building within a Hazard area is a discretionary activity.

The Residential lot was the subject of an engineering assessment at the time of subdivision. This report identified an approved building area, and a recommended foundation system.

Both these recommendations have been followed as closely as possible in the design of the proposed dwelling. The house extends beyond the approved building area to the North. Don Cromarty, the engineer who authored the subdivision report, has been consulted, and confirmed in writing that this area of development is acceptable.

A pole foundation has been used in accordance with the recommendations of the report, and W R Andrew, a registered engineer, has been engaged to design and oversee construction of these pole structures.

## **2. Sounds Residential, Rule 1.9 Discharges**

The proposed dwelling is located within a hazard area as shown in the Marlborough District planning maps. Disposal of domestic sewage, and stormwater within a Hazard area is a discretionary activity.

The Residential lot was the subject of an engineering assessment at the time of subdivision. This report identified an approved building area, and a recommended both effluent and stormwater disposal systems.

Recommendations for both systems have been followed, with a two-chamber septic tank system and drainage system used for disposal of domestic sewage. This septic system is located wholly within the area demarcated as approved building site.

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On site stormwater is discharged to the adjacent stormwater outfall from Kenepuru Road.

### **Effects on the Environment**

Possible effects of this development on the environment are potential hazardous discharges to neighbouring watercourses, building in a location identified as hazardous, and reducing the amenity of the adjacent residential lot.

By following the recommendations of the subdivision report, and proposing engineered solutions to both the dwellings foundation and effluent disposal system, we have attempted to mitigate these effects.

By designing a low-key carport structure, screened by vegetation and constructed of natural materials, we have attempted to reduce any impact on the neighbouring lot. Moreover the area of intrusion is located adjacent the neighbouring R.O.W, and is therefore significantly removed from the neighbouring dwelling.

### **Affected Persons**

The Northwestern neighbour has been consulted and provided with copies of the design and site plan. The neighbour is satisfied that there will be no significant adverse impact and has provided written approval on the attached form.

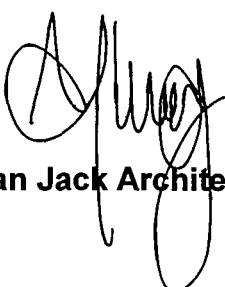
### **Summary**

The land topography, existing vegetation, stormwater outfall from Kenepuru Road and existing driveway formation make it impractical to locate the dwelling elsewhere on site.

We have taken a number of design measures to minimise impact on the neighbouring lot, and kept the minimal intrusion into the required side yard within the requirements for a limited discretionary activity.

The recommendations of the engineering report governing development of this lot have been closely followed, and where these are contravened, the approval of the engineer has been sought.

We believe these measures in concert, minimise any adverse effect on the environment of this residential development.

  
Ian Jack Architects Ltd

FILE No.	
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**ENGINEER'S REPORT**  
**on the suitability on the proposed subdivision of Lot 1 D.P. 672**  
**for residential use**

**1.00 INTRODUCTION**

1.01 The location is in the Mahau Sound between the Kenepuru Sound and the foreshore reserve.

1.02 Cover over all sites is very large manuka, some gorse and regenerating native species. The block is simply reverting back to its natural state.

1.03 There are three lots in the proposed subdivision each over 4000 square metres.

1.04 Foundation materials are weathered schist rock overlain by clays and topsoil.

1.05 Lots 1 and 3 are gently sloping i.e. less than 10 degrees. Lot 2 has a slope of 20 to 25 degrees.

1.06 All lots face north and provide good views of the Sound.

1.07 A formed and metalled track provides vehicle access to all lots from the Kenepuru Road. This is of recent construction.

1.08 Rainfall is of the order of 1400-1500mm per year on average.

1.09 *Proposed Development*

Each lot has a site as shown on the Scheme Plan. The sites are widely separated and screened from one another by large manuka estimated to be at least 50 years old. Dealing with each lot in turn in numerical order would seem logical.

Lot 1 : This is the upper section nearest to the Kenepuru Road and of highest elevation. The shape of the Kenepuru Road with the Sounds to the north indicates that it is on the crest of a flat spur. Much of the area for the house has been cleared of gorse and scrub. Slopes are gentle approximately 15 degrees, thus either pole or conventional house foundations would be suitable.

Domestic water will be by collecting roof water for storage in tanks. From these water to be pumped to a holding tank for gravity feed or simply use the pressure system incorporating the pump.

Power and phone are available directly from the Kenepuru Road.

Effluent disposal to be downslope of the house and to the east of it. Construct a two tank system, fit a biotube filter to the second tank. Note the second chamber shall be a 900mm diameter pipe section one to two metres long. From this second chamber the effluent to be gravity fed via 80mm diameter spreader pipes. Drill 12mm holes at 400cns at 4 and 8 o'clock, cover these with everglas small plastic french as Method 1. These to be laid level each 15 metres long.

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All stormwater to be piped well clear of the house site to water table drains or piped to the gullies. Construct chambers or other energy dissipating structures.

Lot 2 : This site lies adjacent to the foreshore and the water. It has probably the greatest appeal and privacy. A large flat gently sloping area provides an ideal area to site a house on. Either conventional or pole foundations would be suitable. Much of the area has been cleared of scrub.

Vehicle access has been formed right to the site.

Domestic water is available from a spring south east of the site just beyond the access track. The District Council will require that this supply be tested.

The effluent system to be as for Lot 1 and be located west of the house.

Stormwater to be reticulated to the foreshore in solid pipe.

Note - Consents may be required for the discharge of stormwater into the sea.

Lot 3 : Is an area bounded by the Kenepuru Road and neighbouring lots i.e. it has no foreshore boundary.

Nonetheless the view is spectacular, plus the site is very private. Prospective owners may wish to extend the track on to create a separate access off the Kenepuru Road. The disadvantage is some loss of privacy, plus the possible security risk.

Pole foundations only are suitable for this site as it is in a small basin with a slope of 25 degrees. Found poles 1.5 to 2.0 metres below existing ground level in 600 diameter holes; fully concrete in place.

No start date can be given for any of the lots.

All work to be carried out by contractors experienced in Sounds work.

Domestic water by collecting roof water into storage tanks as for Lot 1.

The effluent system to be the same as for Lot 1 distribution area to the south east along the contour or a formed bench.

There is no sign of slips or instability on the block.

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## 2.00 ACTUAL AND/OR POTENTIAL EFFECTS

- 2.01 The overall development will not effect the stability of the block.
- 2.02 Development should see the elimination of gorse from this block and its replacement by natives and other species.
- 2.03 Stage development and not the wholesale clearance of cover is recommended. Initial clearing to be for house sites with a fire break plus tracks.

2.04 Visual effect will be minimal as none of these sites are visible from the Kenepuru Road.

**3.00 MITIGATION MEASURES**

3.01 There will not be any sediment movement into the Sounds.

3.02 The removal of gorse, and its replacement by natives etc plus landscaping will greatly improve the area.

**4.00 LIST OF SUBMISSIONS BY AFFECTED PARTIES**

4.01 A resource consent will be required.

4.02 A building consent is required.

**5.00 CONCLUSIONS**

5.01 From the evidence available, including visual evidence on the site and their vicinities, and subject to the control of all stormwater to it channelling onto the sites, the slopes are considered stable.

5.02 The report is based on evidence found on the site.

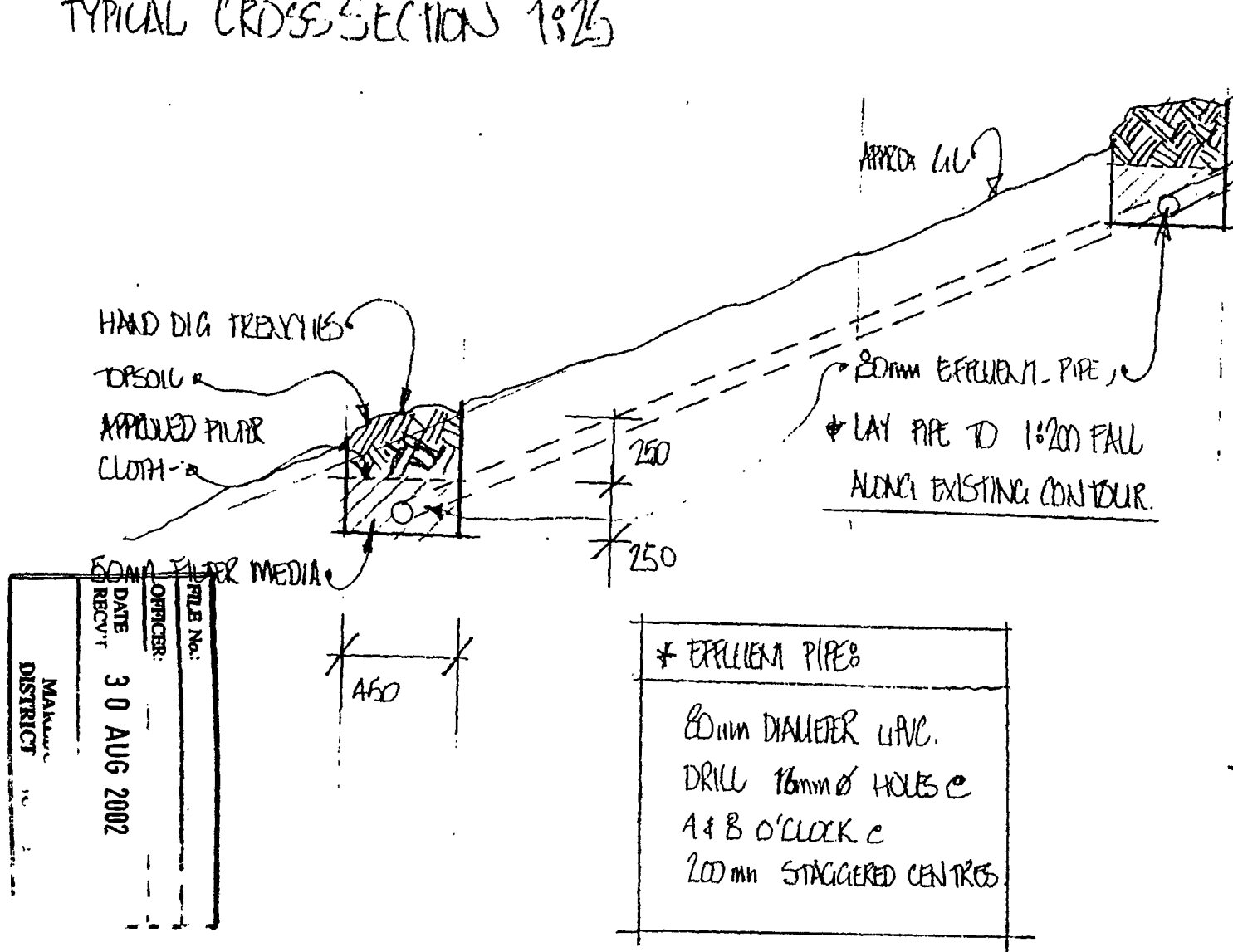
*Report prepared by:*

**D.M. CROMARTY  
B.E., M.I.P.E.N.Z.  
Consulting Engineer  
Blenheim**

FILE No.:	
OFFICER:	
DATE RCV'D	30 AUG 2002
MARLBOROUGH DISTRICT	

# EFFLUENT TRENCH: TYPICAL CROSS SECTION 1925

MIN 2000



MAHARASHTRA  
DISTRICT  
OFFICER:  
DATE 30 AUG 2002  
FILE No. REC'D

* EFFLUENT PIPES
80mm DIAMETER UPVC.
DRILL 16mm Ø HOLES @
A & B O'CLOCK @
200mm STAGGERED CENTRES

- NOTE :
- \* 2 CHAMBER SEPTIC TANK
  - \* 1ST CHAMBER: 3200L CAPACITY
  - \* 2ND CHAMBER: 900Ø CONCRETE PIPE - MAX 2m LENGTH
  - \* FIT SECOND CHAMBER WITH BIO FILTER.