

Building on a Rural Site

Building on a rural site has its own unique challenges and some differences. Some of these are mentioned below.

Effluent fields

You may need to provide site specific effluent field design including fencing of the effluent field. It is important to carefully plan where you position your effluent field as this area will require some kind of permanent fence.

Information regarding the fencing of effluent fields can be found on the Council website under “Building Services”, “Application Forms and Fact Sheets”.

As a means of calculating volume of discharge when designing effluent disposal systems, what is considered is the number of rooms in a dwelling that could potentially be used as bedrooms. Therefore rooms labelled as “study” or “office” may be considered as bedrooms for the purposes of effluent field design.

A drainage consultant will assist in the design of the sewer system and suitable discharge requirements to comply with the Canterbury Land and Water Regional Plan.

In addition, you may need approval from Environment Canterbury Regional Council.

Stormwater

Depending on the location of your job, you may need to provide a site specific stormwater design due to the underlying soil permeability; some soils don't support a soak pit and you may be required to install swales or ponds for your stormwater disposal or other specifically designed systems. Council staff are able to advise you about what is permissible for your site.

In some areas barns and sheds can be constructed with no stormwater system if more than 10m away from boundaries.



Potable water

Where a private well is installed, you will need to provide full water test (chemical and microbiological) results to Council to show you have a potable water supply. This must be to the Waimakariri District Council suite of test parameters. Water should be tested to comply with the Drinking Water Standards for New Zealand 2005 (Revised 2018).

Where the initial water test results show potable water supply is present a second water (microbiological) result needs to be provided to Council prior to issue of the Code of Compliance Certificate or before occupation occurs, whichever happens first.

If the water is not potable you will need to show how the water will be treated to make it potable as part of the building consent application.

Should you require treatment to make it potable before you reside in the dwelling you will need to supply Council a further full water test (chemical and microbiological) to confirm the treatment system is delivering potable water.

We recommend you carry out an annual microbiological test to maintain the integrity of your supply.

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Earthworks

It is also important to carefully consider earthworks around your house – you must ensure a secondary flow path for water run-off around your dwelling is maintained.

Floor level

The Finished Floor level will need to be designed for any potential flooding hazards and ‘freeboard’ requirements of the site.

Solid fuel burners

In most rural sites over two hectares you are allowed to install most types of solid fuel burners, but check with Environment Canterbury (ECan) to ensure your site is one of these.

Second dwellings

You may be able to build a small dwelling on site to live in while you are building the main house and you may retain both as dwellings depending on the size of the secondary dwelling. See the fact sheet “Secondary Dwellings (granny flats)” for rules on this.

NOTE: In most cases it is not permissible to live permanently in a caravan while you build your house. Caravans are not intended for long term use, but may be used as temporary accommodation while building your house if not connected to services.

Multiple buildings

You can apply to build multiple buildings on one title as long as you meet the District Plan requirements including structure coverage and boundary setbacks.

Garages

You will need to have vehicle access formed into the garage for Code of Compliance Certificate.

You may need to apply for a vehicle crossing permit if you wish to construct a new entrance/driveway.



Find out more at waimakariri.govt.nz, or contact Customer Services on 0800 965 468.