DEVAN

RURAL BUYERS GUIDE

ARE YOU MAKING THE MOVE TO A RURAL PROPERTY?

WATER SOLUTIONS FOR RURAL PROPERTY BUYERS.
POTABLE WATER, WASTEWATER AND STORMWATER.

DEVAN TANKS


Puretec
HYBRID

INTRODUCTION

Moving to a new rural property or building a new home on your dream lifestyle block is an exciting time. There is the excitement of the extra space you will have, the views you can enjoy, the vegetable gardens you can tend and the animals you can raise. There is much to consider.

Some of the most important things that need considering are often those that you may have taken for granted in other dwellings, things such as town supply water, town sewage solutions and storm water management. All of these, if you have been living in, or close to a town or city, will have been taken care of by the relevant local authority.

Moving onto a rural property means you will often have to make decisions about your clean drinking (potable) water supply, your wastewater management and your stormwater management.

In this guide we have compiled all the relevant information to help you make the right decision for your set up on your property. It is important to get it right, so please get in touch with the team at Devan and we can help you with your planning.

In this guide:

If you have questions or cannot find the answers you require then please feel free to get in touch with the Devan Team on:

0800 466 203
info@devan.co.nz
www.devan.co.nz

WHAT DO I NEED TO THINK ABOUT?

- Potable Water Supply – getting and storing water that is safe to drink.
- Wastewater – managing sewage and everything that washes down your sinks.
- Stormwater – managing water that runs off surfaces when it rains.

BUYING RURAL BARE LAND/BUILDING NEW

It is highly likely the land will not be connected to any water or sewage system.

BUYING AN EXISTING PROPERTY

If you're buying rural land with an existing dwelling, water and sewage systems are already likely to be installed. It's important to fully understand the systems, check whether they have Council consents and what the maintenance on each system entails so you are prepared for any time and upkeep costs. Make sure any resource consents acquired are transferred to your name when you buy.

POTABLE WATER SUPPLY

GETTING AND STORING WATER THAT IS SAFE TO DRINK

Many rural properties are located outside of the Council water system boundary, resulting in three key considerations:

- Where your water will come from and how you will store it.
- The quality of the water – is it safe to drink?
- Are there resource consents or requirements you need to adhere to? Does the sale and purchase agreement include the transfer of any water consents required for the property?

Where can I get my water from?

Typical water supply options on rural properties include:

- Rainwater collected from the roof and stored in tanks.
- Water pumped from a bore or stream into a storage tank.
- In some cases, water obtained from a Council-owned reticulation system or another low-pressure scheme (dependent on property location).

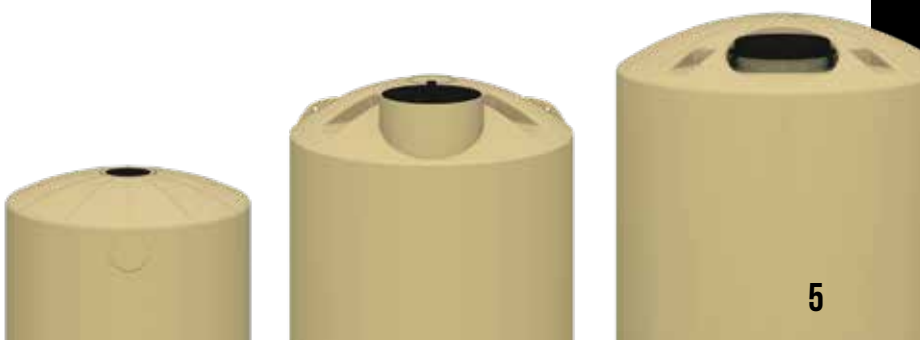
How do I check my water is safe to drink?

We suggest talking to your local or district Council, but there are a number of other options, too:

- Many local laboratories are qualified to check water quality.
- Companies like Hills Laboratories can courier a kit out to you and you simply fill the sample bottles and courier them back.

Are resource consents required?

Taking water for domestic use is usually permitted, while commercial use often requires a consent. This can vary by region in New Zealand though, so it's important to check requirements with your local and regional Councils.



THE SOLUTIONS:

IF YOU'RE BUYING RURAL BARE LAND/BUILDING NEW

RAINWATER TANKS/RAIN HARVESTING

What is it?

A tank that collects the rainwater from the roof of your house and stores it until you need it.

Why it's a good choice

Installing a rainwater tank is relatively simple and inexpensive and is often the most viable water supply option.

Important considerations

The size of the tank and set up of the system will depend on how much water you need and what you want to use it for. You will need a pressure pump to get the water into the house, and, if you want to be able to drink the water, some form of filtration and treatment system. It is best to check with your local Council for requirements on using rainwater for potable purposes (drinking and bathing).

Consider where you will put the tank/s and whether you will ever want to increase your water storage capacity in the future. If this is a possibility, ensure:

- The plumber considers both the piping and possible location of a second tank.
- Check there is enough space for another tank.
- Check you have enough roof catchment area to provide the water needed to fill the tank.

QUICK TIP:

Use our online rain harvesting calculator to get a recommendation for the tank/s you will need!

Visit www.devan.co.nz/rainwater-calculator.

BORE WATER - DIRECTLY INTO THE HOME OR INTO A STORAGE TANK

What is it?

Water from rain and rivers that has seeped down into layers of soil and rock where is it held in a natural underground storage area called an aquifer. This water is normally accessed via a deep hole bored into the earth. It is possible your property may have an existing bore. If so, get this tested to ensure the water within is safe to drink. If not, you may choose to have a bore installed.

Types of bores:

Typically, bores are set up as shallow or deep:

Shallow bores

A shallow bore will likely pump directly into your dwelling. When water is required, it is extracted directly from the bore, often through a pre-treatment filter. With this option, if the pump fails you will have no water until it is fixed.

Deep bores

A deep bore pumps water from an underground pump at the bottom of the bore and up into a storage tank as required. A second pump then supplies the water from the tank to your dwelling. This option can be safer than a shallow bore as, if the underground pump was to fail, there is usually enough water in the storage tank to tide you over while you rectify the issue.

Shared bore water supply

In some situations, yours may be part of a group of neighbouring properties that share a bore. It is important to find this out and identify how the sharing is conducted – is it a 'handshake' or is there a more formal agreement in place? It is advisable to have a contract or agreement in place that assures you of your right to access the water.

Important considerations:

There are rules around how much water you can take from a bore, and it is possible you may need a resource consent, so check with your local or regional Council.

QUICK TIP:

If you have a shared bore, you may want to consider a larger than required storage tank for your property so you have surplus water should the shared bore have any kind of breakdown.

QUICK TIP:

Bore water can sometimes stain bathroom fixtures. Talk to neighbouring properties to see if they have any issues or the local bore installation contractor may have an idea of what to expect in the area.

LOW PRESSURE RETICULATED SUPPLY TO STORAGE TANK

What is it?

Depending on the location of the property, it may be at the extent of an existing Council-owned reticulation system or other low-pressure scheme. This means there may be a water supply on site, but its pressure and flow are too low to use directly or that it can be limited to a certain volume per day.

If this is the case, you may choose to add a small storage tank of between 2,000L and 5,000L and a pressure pump to pump the water into the house.

Important considerations

Check with your local or regional Council whether there are any restrictions to the supply and ensure the water is safe to drink.

WHAT TO LOOK FOR:

IF YOU'RE BUYING AN EXISTING RURAL PROPERTY

RAINWATER TANKS

There may be a rainwater tank installed. If so, chances are there will be a pressure pump to get the water into the house and possibly some sort of filtration and treatment.

Important considerations:

Find out what volume of storage the tank has. If you're looking to increase the water storage capacity once you have purchased the property, check if there is enough space for another tank. It is also useful to find out how much catchment area you have - in some instances you may not have enough roof catchment area to warrant an extra tank.

BORE WATER - EITHER DIRECT OR INTO A STORAGE TANK

The property may have an existing bore and, if so, the water can be tested to ensure it is safe to drink. To check the quality of the water we suggest talking to your local or district Council.

The bore may be shallow or deep, or it could be a shared bore. An explanation of these is found on page seven.

QUICK TIP:

Ask for any service records available for the pumps and, if a deep bore was there, any bore hole flow testing that has been conducted.

LOW PRESSURE RETICULATED SUPPLY TO WATER TANK

Find out if your property is connected to an existing Council-owned reticulation system or other low-pressure scheme. This will depend on the location of your property. If you are connected, be sure to identify any restrictions to the supply and the origin to confirm it is safe to drink. If the current owner cannot provide you with any information, check with the local Council or scheme manager.

QUICK TIP:

Even if your property has access to bore water or is part of a Council-owned reticulation system, you may like to consider a rainwater tank to supply extra water.

POTABLE WATER CHECKLIST

Before you buy, have you....

- Done enough research to feel confident with your choices?
- Asked an expert any questions you have?
- Had the water quality tested?
- Checked the sale and purchase agreement to ensure that transfer of resource consents is included?
- Checked the requirements at both a local and regional level and ensured the systems you are having installed meet the criteria?

WHAT NEXT? - VISIT WWW.DEVAN.CO.NZ AND SELECT YOUR TANK

If you've used our online rainwater calculator and know what size tank you need, browse the range of above ground and below ground tank options on our website or have a chat to one of our team.

Devan water storage tanks are:

- Available in a wide range of colours.
- Strong – in particular, the dome which won't cave in upon installation or servicing; nor will most snow loading have an effect.
- Long-lasting with a 20 -year warranty.
- Built from polyethylene, a plastic material that cannot rot or corrode and is and UV stabilised, so it won't get damaged in the sun.
- Available nationwide.

WASTEWATER

MANAGING SEWAGE AND EVERYTHING THAT WASHES DOWN YOUR SINKS

It may not be possible to connect your rural property to a reticulated council system, so you will need to consider what happens to the wastewater produced by your home.

THE SOLUTIONS:

IF YOU'RE BUYING RURAL BARE LAND/BUILDING NEW

There are two solutions to wastewater management on rural properties - septic tanks (known as primary systems) and what is referred to as a secondary/advanced system.

Purchasing land through a developer?

It's likely they will have identified the general requirements and type of wastewater system you require. Talk to them to find out.

Buying land from an individual who has subdivided?

Wastewater considerations should have been part of the consent to subdivide but it is a good idea to clarify this and/or make it a condition of the sale and purchase agreement.

Wastewater design/plan

You will likely need to engage a professional to complete a wastewater design for your future property. They will work with you to determine your wastewater type/requirements and sizing, based on the size and location of the property to be built. This information is then submitted to your council as part of your building consent.

Don't know who to contact? Call us on 0800 466 203 and we can put you in touch with someone in your area.

SEPTIC TANK

A septic tank is a low-maintenance underground tank that collects domestic wastewater. The tank holds the wastewater long enough for the organic matter to fall to the bottom and separate from the floatable matter (e.g. oils or grease). The tank is then designed to discharge the resulting liquid wastewater via a series of perforated pipes into the land.

A septic tank is called a 'primary system' because it only offers a minimal amount of wastewater treatment. The tank treats approximately 30% of contaminates in your wastewater in the tank and then the balance is treated in your soil. In comparison, a secondary/advanced system treats up to 90% of the contaminates in your wastewater.

Important considerations

Septic tanks are usually power free and need to be emptied out by a professional every 5-8 years depending on use.

Some Councils no longer allow septic tanks to be installed, and there are other elements such as soil type, lot size and ground water that may prevent a septic tank being able to be installed.

SECONDARY/ADVANCED SYSTEMS - DO YOU NEED ONE?

A septic tank installed in the right conditions has lower running costs and capital expenditure than a secondary/advanced system, so it's important to correctly identify whether a secondary/advanced system is truly required.

Remember, you may not have a choice as some local Council requirements no longer allow septic tanks. If you are required to get a secondary/advanced system, it's important to note they usually use power and require servicing every 6 months. The disposal system is often in a garden area or under the lawn.

HANDY HINT:

If you are required to get a secondary/advanced system, there are over 30 different systems on the market, and it can be hard to know which is the best option for you.

To help, here are some key questions to ask your sales expert:

1. Has the design and construction been independently certified to comply with the Australian/New Zealand standard?
2. Has the performance of the secondary system been independently trialled?
3. How often and what are the costs for servicing the system?
4. What is the electrical cost of operating the system?
5. What sort of warranties does it come with?
6. Do you have any customer references?

WHAT TO LOOK FOR:

IF YOU'RE BUYING AN EXISTING RURAL PROPERTY

Chances are your property will have an on-site wastewater system. This means that all wastewater produced by the household is treated (to some extent) and discharged into the ground on the property either under the lawn or through an existing garden.

Over the last couple of decades, wastewater systems have been sized to the number of bedrooms a property has, including any sleep outs that are consented. If the property you are looking at is older, it is likely it has a system that is too small by today's standards and if you were to extend or do any consented work to the house you may need to upgrade as a requirement of the building code.

It is important to identify the type of system the property has - either a septic tank or secondary/advanced system - and where waste is disposed.

Get a professional to check there are no soakage issues.

Important considerations

Many older septic tanks cannot be extended and might no longer be allowed in your area. This may only be an issue if you carry out consented additions to the property, but if so, you may be required to upgrade the system.

As part of the sale and purchase agreement you should make reference to AS/NZS 1547:2012 which requires identification of the type of system, location of services, operation guides and loading certificates.

Minimum information you should obtain:

1. What type of system is it - septic or secondary/advanced system?
2. When was the last service/pump out?
3. If it is a secondary/advanced system, who conducts the servicing and is there a service agreement in place?
4. If you are considering extending what is the maximum number of bedrooms the tank can service? Note: the disposal field may still need extending.

WHAT NEXT? - VISIT WWW.DEVAN.CO.NZ AND SELECT YOUR WASTEWATER MANAGEMENT SYSTEM

Explore the range of wastewater management systems available at www.devan.co.nz or have a chat to one of our team on 0800 466 203.

Devan wastewater tanks are:

- Low-cost.
- User-friendly.
- Robust yet lightweight for easy transportation and installation.
- Long-lasting with a 20 -year warranty.
- Built from polyethylene - a plastic material that is a great alternative to conventional concrete.
- Available nationwide.

WASTEWATER CHECKLIST

Before you buy, have you....

- ☐ Done enough research to feel confident with your choices?
- ☐ Obtained all suggested information (above)?
- ☐ Asked an expert any questions you have?
- ☐ Confirmed what the current system is (if existing)?
- ☐ Confirmed you are aware of any ongoing maintenance/servicing requirements?
- ☐ Checked the sale and purchase agreement to ensure that transfer of resource consent is included?
- ☐ Checked the requirements at both a local and regional level and ensured the systems you are having installed meet the criteria?

STORMWATER

MANAGING WATER THAT RUNS OFF SURFACES WHEN IT RAINS

What is it?

Stormwater may fall on to the roof and be directed through gutters and downpipes, or directly onto surfaces including roads, gardens and driveways. In urban areas, this water runs down drains into underground stormwater pipes and is carried to the nearest waterway.

Rural properties are not often connected to the Council system and, historically, this water has just been absorbed into the earth. Many Councils now require new builds to include additional stormwater management. Check with your local Council to see if it is a requirement in your area to mitigate stormwater.

THE SOLUTIONS:

IF YOU'RE BUYING RURAL BARE LAND/BUILDING NEW

If it is a requirement in your area to mitigate stormwater, there are two scenarios.

If you are buying land in a subdivision/through a developer:

It is likely this will have been considered and the installation of stormwater ponds or possibly an overland flow towards a stream may be listed on the building title as an easement.

If you are buying land outside a subdivision/without a developer:

You will need to engage a professional to complete a stormwater design. They will look at the hard surfaces of your property such as your roof and driveway to determine how much stormwater runoff you are likely to have and, in turn, the size of the stormwater tank you require. These tanks can be installed underground or above ground. Stormwater is diverted into the tank where it is held for a period of time before being slowly released back into the environment via a special outlet, helping to prevent flooding.

Important considerations

If you are planning on extending your property, you may require more stormwater storage/management, so it could be wise to consider a larger tank for your first purchase.

QUICK TIP:

Regularly cleaning out guttering and limiting the amount of paved surfaces on your property can also help reduce the risk of flooding.

WHAT TO LOOK FOR:

IF YOU'RE BUYING AN EXISTING RURAL PROPERTY

The key thing to identify is where the stormwater is currently going. It is likely to be being managed by overland discharge (after collection in stormwater tanks or direct from the gutter) or by soak holes.

Overland Discharge:

If it is overland, it is important to confirm the stormwater is not doing any damage to the soil (scouring) or endangering any neighbouring properties. It is also important to check the stormwater is not undermining any structures or tanks and that, in a large rain event, it will not pool around the property. You can do this yourself with a basic visual check to identify where any overflow is, but if you're unsure, chat to a drainlayer.

Soak Holes:

If soak holes exist, check the location of these and if the soak hole is overwhelmed in a rain event. Find out where the overflow point would be and where the excess water is likely to go should this occur.

STORMWATER CHECKLIST

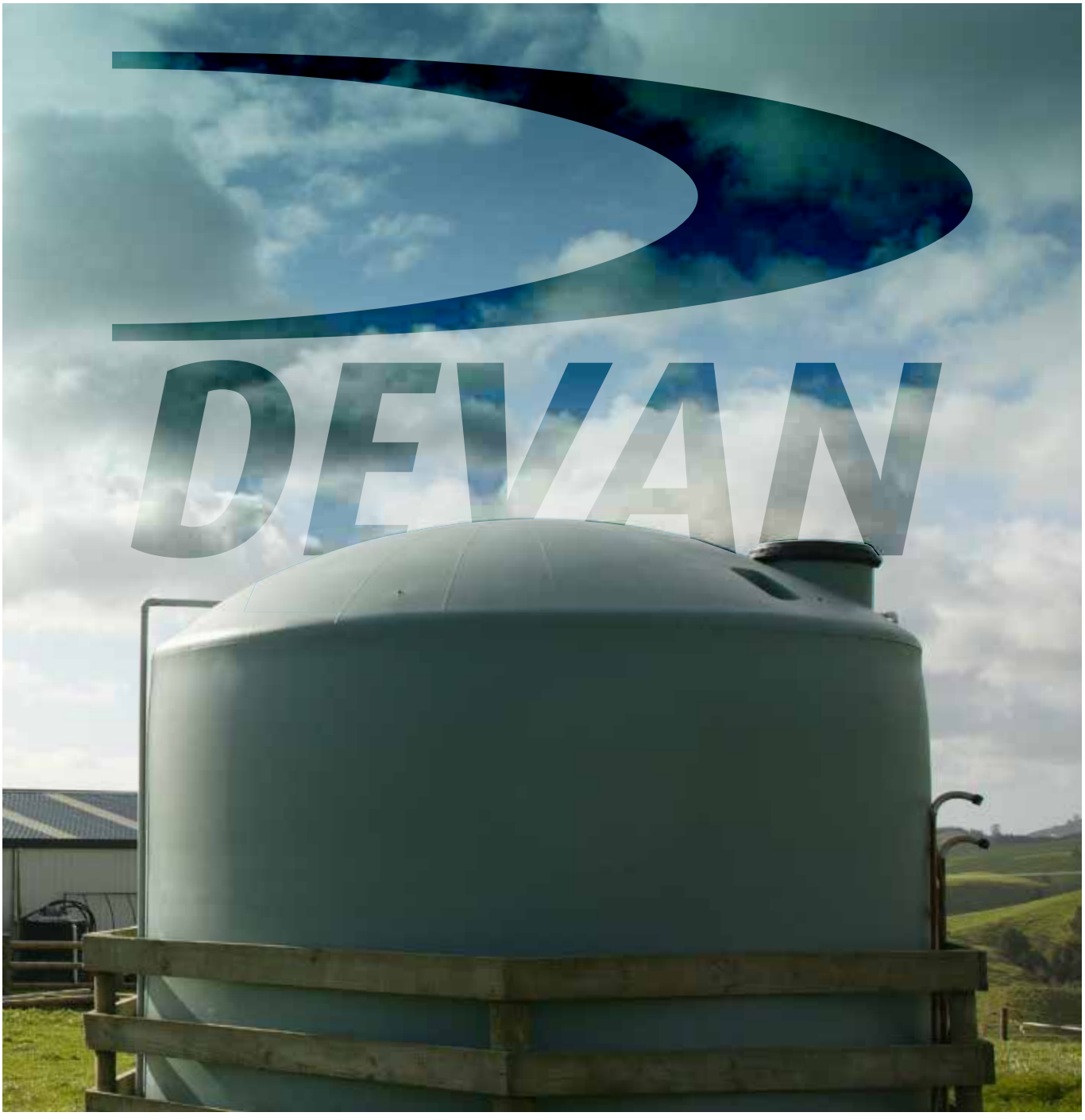
Before you buy, have you....

- Done enough research to feel confident with your choices?
- Asked an expert any questions you have?
- Confirmed you are aware of any ongoing maintenance/servicing requirements?
- Checked the stormwater management requirements at both a local and regional level and ensured the systems you are having installed meet the criteria?

WHAT NEXT? - VISIT WWW.DEVAN.CO.NZ AND SELECT YOUR STORMWATER MANAGEMENT TANK

Explore the range of stormwater management tanks available on our website at www.devan.co.nz or have a chat to one of our team on 0800 466 203. If you would like someone to come out to your site, touch base and we can organise it.

NOTES:



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