Restricted development in unsewered villages

**Preamble**

Many small lots in unsewered settlements have insufficient land area to meet modern requirements for on-site sewage disposal. To address this Council proposes the following policy:

1. Generally Council will require a site having an area of at least 2,000sq.m. for a dwelling house consent wherever this is possible. Owners with adjoining village allotments are cautioned that sale into separate ownerships below 2,000sq.m. may result in parcels for which Council will refuse applications for dwellings.
2. Where vacant land is in ownerships of total area less than 2,000sq.m., Council may entertain a dwelling on the entire ownership if satisfactory arrangements can be made for on-site sewage management.
3. In general Council will not approve application for pump-out systems for dwellings however, in extenuating circumstances Council may accept a pump-out system at full operational cost to the owner in conjunction with a legally binding contract with the effluent removal service provider for a routine weekly service.
4. Council will entertain application for pump-out systems for businesses at full operational cost to the operator in conjunction with a legally binding contract with the effluent removal service provider for a routine service in consultation with Council’s Environmental Health Officer.
5. Council will review this policy in January 2004 or earlier once time lines for supply of reticulated sewerage have been resolved.