



Policy for Building Over Services Reticulation

1.0 General Principle

Construction of permanent, privately owned structures over existing public water, sewer or stormwater services reticulation (pipes or drains) in the Otorohanga Community is considered by Council to be disadvantageous in two respects:

1. The cost associated with future maintenance or renewal of reticulation beneath such structures is likely to be substantially higher than would otherwise be the case.
2. There is potential for future conflict with or between property owners or occupiers if it is necessary to remove or otherwise substantially interfere with overlying structures to carry out essential reticulation maintenance or renewal work.

Because of this Otorohanga District Council actively discourages building over such reticulation, and in general construction of any new privately owned structure of a type that requires a building permit will not be permitted within 1.5 metres of any public water, sewer or stormwater reticulation.

It is however acknowledged that under certain circumstances it may be possible to make exceptions to this general principle. The nature of such circumstances are set out in the remainder of this policy.

It is however stressed that Council can only give approval in respect of building over Council owned water, sewer or storm water reticulation. Issues relating to building over 'private' reticulation (i.e other services or pipes and drains which serve a single property or otherwise fail to meet the criteria required for 'public' classification) must be resolved between the owners of the relevant properties and reticulation.

2.0 Exceptions to General Principle - Essential Criteria

Exceptions to the general principle described above will only be considered when all of the relevant conditions below are satisfied, unless special approval is given by the Otorohanga Community Board.

For Domestic Residential Properties:

- a). The proposed structure will serve a purpose which, in the opinion of Council, is an essential requirement for the current use of the property. For residential property only construction of a first single or double garage will typically fall into this category.
- b). The proposed structure cannot practically be located at some other location within the property where building over public reticulation will not be not required.
- c). The proposed structure is of a form and design such that the loads imposed by the structure on the in-situ reticulation are considered by Council's building inspector and/or Engineers to be sufficiently low as to pose no threat to the structural stability of the reticulation. Factors to be considered by Council staff in making such an

assessment will include ground conditions, the diameter, materials, and burial depth of the reticulation and the size and design of the structure and the form of load-bearing foundations.

d). In general placement of concrete above reticulation will only be permitted when this is for the purpose of forming a floor slab with a thickness not exceeding 150mm. Deep foundations shall in no case be established within close proximity of the reticulation.

For Industrial and Commercial Properties:

a). The proposed structure is of a form and design such that the loads imposed by the structure on the in-situ reticulation are considered by Council's Building Inspector and/or Engineers to be sufficiently low as to pose no threat to the structural stability of the reticulation. Factors to be considered by Council staff in making such an assessment will include ground conditions, the diameter, materials, and burial depth of the reticulation and the size and design of the structure and the form of load-bearing foundations. Council may request that an engineering report on these issues is provided by the applicant.

b). The construction of the proposed structure over the existing reticulation is approved by the Otorohanga Community Board.

3.0 Required Modifications to Reticulation

Where the proposed structure satisfies all relevant conditions above, permission to build over the service(s) in question will be granted provided that all of the following requirements are satisfied: -

a). The proposed structure otherwise satisfies Council's Building Inspector in respect of issuing a Building Permit

b). The following modifications to reticulation that will reduce potential future reticulation associated costs or conflicts are undertaken prior to construction of the overlying structure, to standards acceptable to Council's Engineering Manager :-

- If the services in question include sewer or stormwater pipes the applicant shall install , at his or her own cost, manhole(s) or (if acceptable to Council) rodding eye(s) within 20 metres of the proposed structure on the downstream side, unless suitable access point(s) to the reticulation in question already exist within this proximity.
- If the reticulation in question is assessed by Council Engineers to have a likely remaining serviceable life of less than 50% of the expected life of new reticulation of that type, or less than 30 years, then the entire section of reticulation that exists within 1.5 metres of the proposed structure shall be renewed, to appropriate standards defined by Council.

The standards required by Council in respect of such renewal of reticulation will in general reflect normal practice, but Council may in some cases require special materials or methods of construction that minimise the likelihood of future blockages and/or structural damage.

Where such renewal of reticulation is required Council will make a contribution towards the total cost of this renewal equal to 50% of estimated cost of renewing the section of reticulation to a standard similar to that which was originally in place, or would otherwise be required if the proposed structure was not erected.

c). For industrial or commercial properties Council's Engineering Manager may, at his discretion and regardless of the age or condition of the existing reticulation, require that the applicant upgrades all or part of the reticulation in question within 1.5 metres of the proposed structure to a specified standard of heavy duty

reinforced pipework. The additional cost of such upgrading (above that associated with a simple renewal as described in section b above) shall be met in full by the applicant.

d). Should the proposed structure be within 1.5 metres of any junction, valve, manhole or other reticulation feature that serves properties other than that of the applicant, these features are to be disconnected and re-established in a fully functional manner at other locations approved by Council that are at least 1.5 metres from any proposed or existing structure. The cost of such relocation of reticulation features shall in general be met in full by the applicant, though Council may agree to subsidise these works if there are considered to be associated public benefits.

4.0 Council Acceptance of Responsibility – Future Works

Approval by Council for over-building of sections of publicly owned reticulation under this policy shall be given in writing, and will be taken to be an acceptance by Council of the financial responsibility for future maintenance or renewal works relating to those sections of reticulation, including any appropriate works relating to the overlying structure that may be required for the work on the reticulation in question to be executed.

Written approvals for over-building shall be included in the information kept by Council in relation to the relevant properties.

If over-building works are conducted without such approval from Council then Council will in future accept no financial or other liability in relation to disturbance or damage to the built structure that may result from Council carrying out its normal duties in respect of the relevant reticulation under the Local Government Act.

5.0 Construction of New Public Reticulation on Private Property

In cases where it is necessary for Council to construct new public water, sewer or storm water reticulation through private property it may, if appropriate, enter into agreements with property owners to provide partial exemption from the requirements of this policy.

Such agreements shall however only be entered into with the approval of the Otorohanga Community Board, and shall be limited to the greatest practical extent.

Such agreements shall be recorded in writing and included in the information kept by Council in relation to the relevant properties.

6.0 Over-Building of Private Reticulation

Council also discourages construction of permanent, privately owned structures over existing water, sewer or storm water reticulation of a private nature because this also has potential to result in conflicts or increased costs in the future.

Council does however believe that the responsibility for the control of such construction over privately owned reticulation lies entirely with the owners of the private property and reticulation concerned, and Council will accept no liability whatsoever in respect of any issues that may arise as a result of structures being built over 'private' reticulation.

Further Information

Should you require further information, or wish to discuss this policy, please contact Council's Services Staff at (07) 873 8199.