



Ruapehu District Council

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Application to

Build Near or Over Council Services

To The Waters Team

Ruapehu District Council

Application to Build Near or Over Council Services is made in accordance with the details set out below.

Building Over Council Pipelines

When designing a structure, all practicable measures must be made to avoid building over Council pipelines, easements or drains. This may include redesigning the building footprint or relocating the structure.

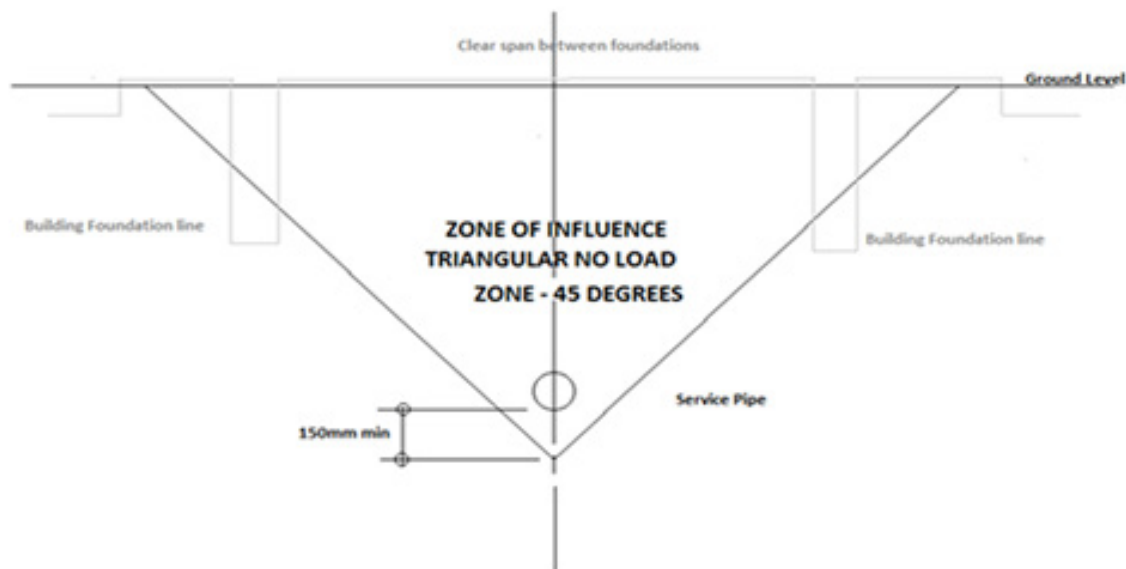
In general, Council does not give consent for building over pipelines, easements or drains. In exceptional circumstances however an application may be made and considered by Council where;

- 1 All practicable measures have been taken to avoid building over Council pipelines, easements or drains.
- 2 It is impractical to relocate an existing pipeline or relocate the building outside the 'zone of influence' (diagram A).

General Conditions

- 1 Without exception, no building shall be constructed over any Council owned, pressure pipelines, service connections and manhole structures.
- 2 Any structure straddling or within 'the zone of influence' is designed by a Chartered Professional Engineer such that there is no loading to the pipeline.
- 3 A memorandum of encumbrance is created, if required by Council, indemnifying the Ruapehu District Council against any claims for damage caused by the presence, maintenance, replacement or upgrade of the pipeline.
- 4 A manhole is installed within 10m of both sides of the building.
- 5 The pipe runs in a straight line both vertically and horizontally between manholes.
- 6 There are no connections under the building.
- 7 No permanent structure should be built or encroach on Council service easements.
- 8 Where landscaping or a temporary structure is to be built over or encroach on Council service easements, Council approval must be sought prior. Even where permission is granted, Council may remove any temporary structure or landscaping to undertake inspections, maintenance, repair or upgrades without providing compensation.
- 9 In the event of proposed construction near a Council open drain, a geotechnical report outlining the ground conditions and stability of the open drain embankment will be required.
- 10 When laying foundations, they should not be constructed within a predetermined area near Council service pipes without prior approval from Council. This area, known as 'the zone of influence' is found at a depth of 150mm from the bottom of the pipe (or pipe invert) up to the surface of the ground and radiates out 45 degrees in all directions from the point 150mm directly below the bottom of the pipe. Please see the diagram below illustrating this.

Diagram A - Zone of Influence

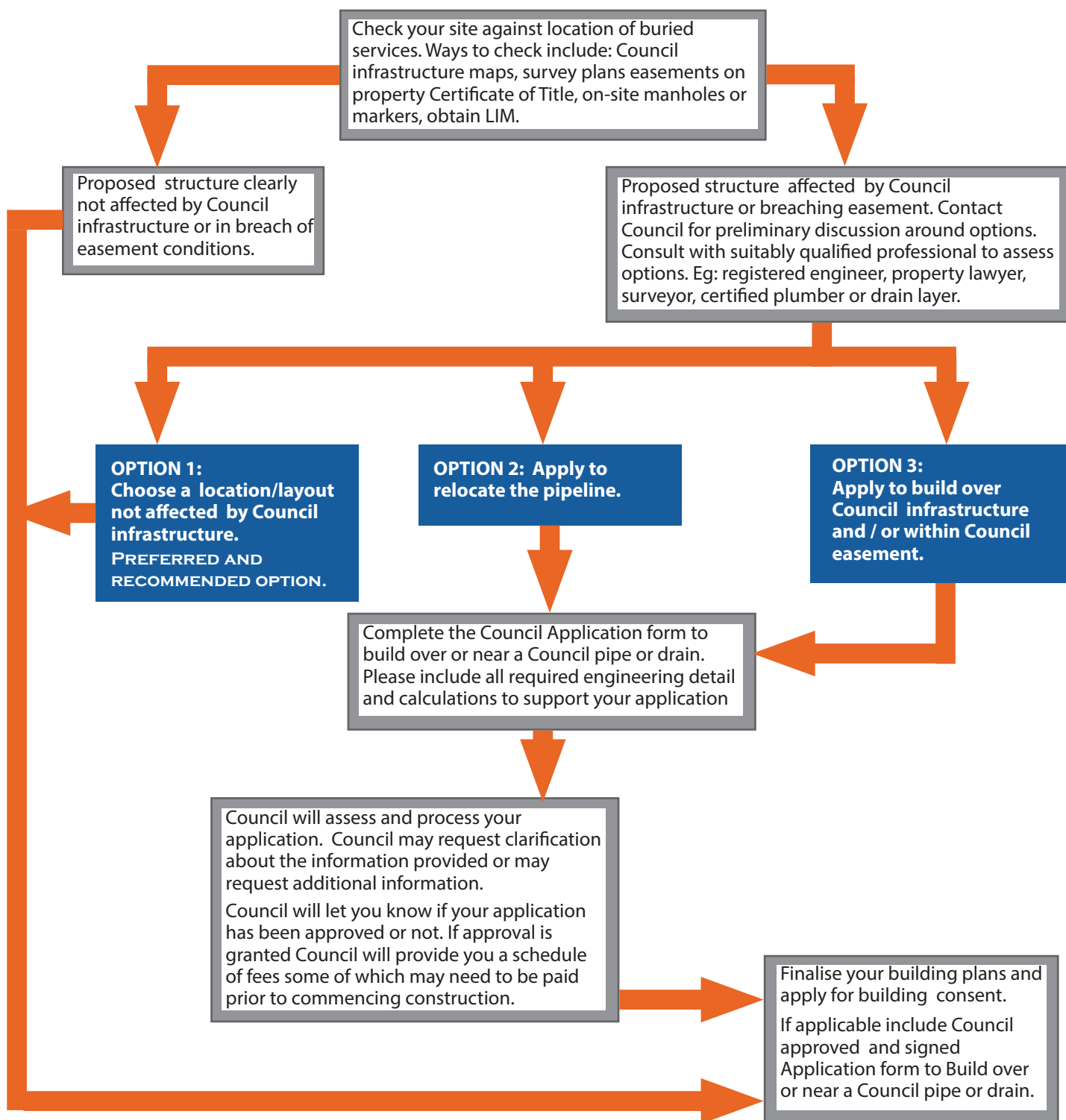


CCTV Requirements

Prior to any work undertaken, a CCTV survey of existing drains (waste and stormwater only) must be carried out. This is to identify the condition of the existing pipelines and any maintenance that Council may wish to undertake, at a cost to Council, prior to construction.

Once construction has come to an end, another inspection will be carried out to confirm that the pipeline is undamaged. In the instance where damage has occurred, the applicant will be required to remedy this.

The Process - How to Proceed



Applicant Details

1	Owner's Name	Signature	Date
<input type="text"/>			
2	Address of Property		
<input type="text"/>			
3	Legal description		
<input type="text"/>			
4	Owners Postal Address		
<input type="text"/>			
5	Daytime Contact Name	Best contact number	
<input type="text"/>		<input type="text"/>	
6	Email		
<input type="text"/>			
7	Is the applicant a company?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	If YES, please state the date and place of incorporation		
<input type="text"/>			
8	Building or Resource Consent No (if applicable)	<input type="text"/>	

Please provide plans which clearly show:

- Distance between the Proposed building/structure and all legal boundaries; and
- Distance between the proposed building/structure and any existing buildings; and
- Distance from public drain(s), manhole centre(s) to all legal boundaries; and
- Location of any council pipes or drains within site; and
- Easement Boundaries; and
- Depth of the buried pipeline (if known); and
- Dimensions and location of the proposed building/structure, including foundation design details adjacent to pipes; and
- Provide the results of a copy of any CCTV surveys already undertaken.

9 Are you seeking to relocate a council pipeline or open drain? Yes No

If yes;

- the relocation needs to be designed by a registered engineer with drawings showing plan view and long section, showing grades and calculations proving that any change of grade does not adversely affect the capacity of the pipeline/or open drain.
- Alteration of an open drain may require a consent application be lodged with Horizons District Council.
- All documentation in reference to the above need to be provided to Council for verification and approval.

10 Are you seeking to build over a council pipeline?

Yes No

If YES, please explain why you wish to build over a council pipeline.

Payment Details

Note: There is no standard application fee however all costs associated with the application will be the responsibility of the applicant. This includes all direct and indirect costs from the Ruapehu District Council in; processing the application, infrastructure changes, legal fees, changes to titles and/or easements, CCTV survey etc.

Please provide payment method for costs associated with this application:

Applicant Signature

Signature

Date

Print Name

Designation/
Position

For office use only

DECISION MADE BY COUNCIL'S RESOURCE MANAGEMENT TECHNICAL ENGINEER

Approval to relocate existing Council pipeline	Yes	No	NA
Approval to build over existing Council pipeline	Yes	No	NA

Name: _____ Ruapehu District Council Technical Engineers Signature: _____ Date: _____