

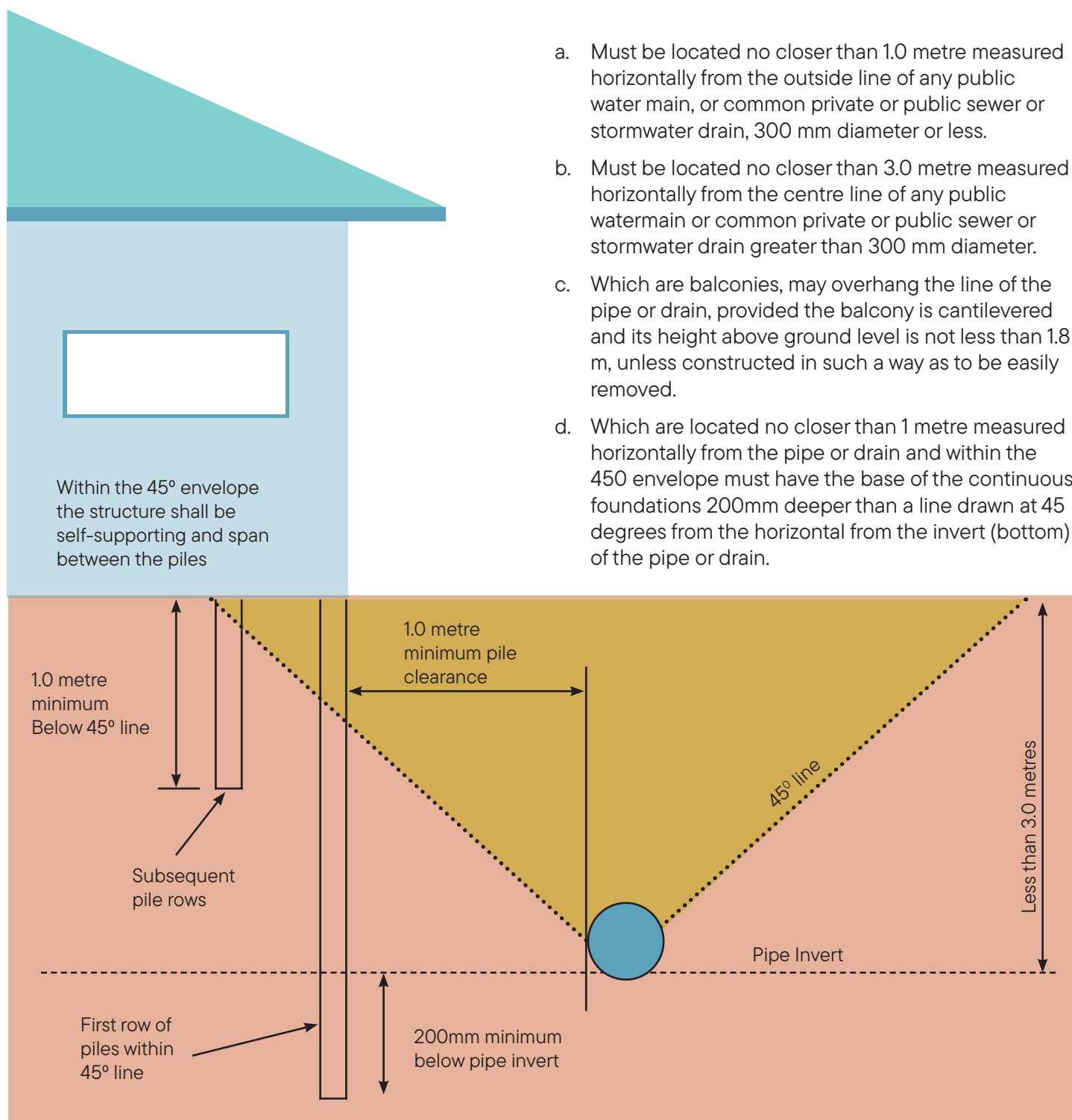
MDC 5 - Building in close proximity to Public Services

- No structural loads are to be placed on public services.
- All structural loads on piles shall be absorbed outside the 45° envelope and below the pipe invert level for the first row of piles.
- No pile ramming is permitted.

Building alongside any common, private or public stormwater or sewer drain is only a “permitted activity” if it complies with the following engineering requirements.

1.) Structures

- Must be located no closer than 1.0 metre measured horizontally from the outside line of any public water main, or common private or public sewer or stormwater drain, 300 mm diameter or less.
- Must be located no closer than 3.0 metre measured horizontally from the centre line of any public watermain or common private or public sewer or stormwater drain greater than 300 mm diameter.
- Which are balconies, may overhang the line of the pipe or drain, provided the balcony is cantilevered and its height above ground level is not less than 1.8 m, unless constructed in such a way as to be easily removed.
- Which are located no closer than 1 metre measured horizontally from the pipe or drain and within the 45° envelope must have the base of the continuous foundations 200mm deeper than a line drawn at 45 degrees from the horizontal from the invert (bottom) of the pipe or drain.



2) As an alternative to 1), residential structures may be located over common private or public sewer or stormwater drains, if they comply with the following table.

The pipe diameter shall not be greater than 150mm and the depth not greater than 2.0m.

If approved, drains installed under buildings shall:

- Be replaced with uPVC over the full width of the section.
- If the depth of the pipe is 600mm or greater, the stiffness class shall be SN8 for 150mm diameter and SN6 for 100mm diameter. If the depth of pipe is less than 600mm, the stiffness class shall be SN16 for all sizes.
- Be straight and of even gradient, laid to the requirements of NZS 7643 and NZS/AS 2033 and match the replaced sewer for line and level.
- Have no connection closer than 1m to the building.
- Be separated from the building foundation by at least 25mm.
- Have access points (manhole or maintenance shaft) within 2.0 m outside the building designed for appropriate loading where a service enters or exits from under the building.
- Corner foundations must be a minimum of 800mm off the pipeline centre line.
- The foundations of any structures built over such services will be subject to specific design.

Industrial or commercial structures over a public or common service;

The requirements will be subject to specific design.

NOTE: Approval will only be considered by Council subject to an application in writing, complete with a scale drawing of the section and the house in the desired position, giving sound reasons why the building can not be located clear of the service.

Where main drains must be aligned through private property, easements in favour of the Council may be required.

