

CHAPTER 1 - GENERAL

1.1 DEFINITIONS

In this standard, unless inconsistent with the context, the following definitions shall apply.

CLEANFILL means material consisting of natural components such as clay, soil and rock and such other materials such as concrete, brick or demolition produces (excluding asphalt), which are free of combustible and organic materials, free of voids and which are not subject to biological or chemical breakdown and shall not be capable of leaching chemicals or toxins into the environment.

COHESIONLESS SOIL means a non-plastic soil (sand, gravel) where the strength is derived primarily from cohesion between the solid particles.

CONCEPT PLAN means the plan of a proposed subdivision of land into more than 50 lots or a subdivision which, in the opinion of Council, will have special or unusual features.

DEVELOPMENT means development or redevelopment (other than subdivision) by:-

- a) Constructing, erecting or altering any one or more buildings or other works for the purpose of providing 3 or more new or 2 or more additional household units; or
- b) Constructing or carrying out works for the purpose of providing a relocatable home park; or
- c) Constructing, erecting or altering any one or more buildings, fixed plant and machinery or other works intended to be used solely or principally for administrative, commercial or industrial purposes or any combination of those purposes where the value of the construction, erection or alteration is in excess of \$250,000.

For the purpose of this definition, the construction, erection or alteration of any buildings, fixed plant and machinery, other works shall include:-

- i) The fencing, draining, excavation, filling or reclamation of land, or the making of retaining walls or other works relating to that fencing, draining, excavation, filling or reclamation; and
 - ii) The grading or levelling of land or the removal of rocks, stone, sand or soil from land; and
 - iii) The removal or destruction of vegetation; and
 - iv) The arresting or elimination of erosion or flooding; and
 - v) The construction of any tramway or railway relating to any such construction, erection or alteration; but shall not include the construction or alteration of any pipeline or associated pumping works on the land that is not otherwise subject to the development.
- d) Where it is proposed to construct, erect or alter one or more buildings, fixed plant and machinery, or other works in stages and the total proposed construction, erection or alteration would, if carried out otherwise than in stages, constitutes development

as defined in the foregoing provisions of this definition, the total construction, erection or alteration shall constitute one development.

DEVELOPMENT PLAN means such plans and reports showing information that is necessary to identify the effects of the development on the environment and to enable the assessment for Financial Contributions under the Resource Management Act 1991 and as identified by the Rotorua District Plan.

DRAINAGE means sanitary drainage and/or stormwater drainage and includes pipes, open drains and sewerage treatment plants, and “drain” has a corresponding meaning.

EARTHWORKS means the alteration to the contours, including the excavation and backfilling or recompaction of existing natural ground and the stripping of vegetation and topsoil.

ENGINEER means the Rotorua District Engineer or any other Officer or other person appointed by the Council to control engineering work of the Council.

FOOTPATH means so much of any road as is laid out or constructed by authority of the Council primarily for pedestrians; and may include the edging, kerbing and channelling thereof.

GROUND is a general term used to describe the material in the vicinity of the surface of the earth whether soil or rock.

HOUSEHOLD UNIT OR DWELLING UNIT means any building or group of buildings or part thereof used or intended to be used principally for residential purposes and occupied or intended to be occupied by not more than one household.

LAND DRAINAGE SYSTEM refers to the flow of surface and ground water but concentrates mainly on peak surface discharges and their regulation under urban conditions.

LOOSE SOIL means cohesionless soil (having a Standard Penetration resistance of less than 10 blows per 300mm). Also refers to uncompacted or poorly compacted fill.

OWNER in relation to any land or interest therein, includes an owner thereof, whether beneficially or as trustee and his agent or attorney and a mortgagee acting in exercise of power of sale; and also includes the Crown, the Public Trustee and any person, local authority, Board or other body or authority however designated, constituted or appointed, having power to dispose of the land or interest therein by way of sale and may include the owner’s representative.

POST CONSTRUCTION SETTLEMENT means the settlement of the ground surface which takes place after completion of the construction of the earthworks.

PRIMARY DESIGN FLOW is the estimated stormwater runoff selected to provide a reasonable degree of protection to the surrounding land. In most cases this flow will be piped or contained within relatively narrow confines under public control and be protected by a reserve or easement.

PRIVATE ROAD means any roadway, place or arcade laid out within the district on private land by the owner thereof but intended for the use of the public generally.

PRIVATE WAY means any way or passage whatsoever over private land within the district, the right to use which is confined or intended to be confined to certain persons or classes of persons and which is not thrown open or intended to be open to the use of the public generally.

SANITARY DRAINAGE means drainage primarily for the reception and discharge of pollutants and wastewater.

SCHEME PLAN means a scheme plan of a proposed subdivision in terms of Section 218 of the Resource Management Act 1991.

SECONDARY FLOW PATH refers to the path taken by stormwater runoff in excess of the primary design flow and should be capable of producing a reasonable degree of protection to the surrounding buildings.

A freeboard above the secondary flow level is required when determining allowable floor levels. This is to cater for flood surface undulation, tolerance for flow estimation methods and for possible failure of the primary system.

“**SHALL**” indicates a requirement that is to be adopted in order to comply with the Standard, while the words “should” or “may” indicate a recommended practice.

SOFT SOIL means cohesive soil having a low shear strength (less than 25kpa).

SOIL means the heterogeneous aggregation of particles comprising either peat, clays, silts, sands, gravel's, crushed and re-orientated rock fragments or a mixture of any of the above. The term excludes rock that is intact rock masses whether highly jointed or not.

SOIL ENGINEER means a person who is currently entitled to practice as a Registered Engineer and has experience in soils engineering acceptable to the Council or such other person as the Council may specifically approve as being competent.

STABLE GROUND means ground existing in a state which can be shown by a Soils Engineer is unlikely to settle, slip, erode or otherwise move to the detriment of superimposed buildings, services, roads or property generally.

STORMWATER means water or other runoff resulting from precipitation (rain, hail, snow) and does not include trade Waster or Domestic Sewage.

STORMWATER DRAINAGE means a drain primarily for the reception and discharge of stormwater.

STREET has the same meaning as “road” as defined by Section 315 of the Local Government Act 1974.

SURVEY PLAN has the same meaning as in the Resource Management Act 1991.

TRADE WASTE DISCHARGE is any liquid with or without matter in suspension or solution that is or may be discharged from a trade premises in the course of any trade or industrial process or operation or in the course of any activity or operation of a like nature but does not include stormwater or domestic sewage.

URBAN AREA means an area which is used or intended to be used solely or principally for residential, commercial, industrial or any other similar urban purposes or any two or more such purposes and includes rural residential areas.

WASTEWATER means water or other liquid, including waste matter in solution or suspension discharged from a premises.

1.2 APPLICATION

- A. This document forms the Rotorua Civil Engineering Industry Standard 2000.

This Code of Practice applies to all Engineering works and services constructed by or on behalf of Council, all Works and Services vested in Council as a result of Subdivision or Development and all Works and Services required by Subdivision or Resource Consent under the Resource Management Act 1991.

In order to encourage a range and flexibility in design while achieving adequate levels of environmental protection amenity, safety and infrastructure provision, the RDC District Plan adopts a range of Subdivision or Development Standards as performance levels. Various methods may be employed to satisfy these levels. However, compliance with the Council's Engineering Code of Practice on a defined matter is deemed to satisfy the particular performance level applying to that matter.

As information for the user, the relevant Sections of the SUBDIVISION AND DEVELOPMENT STANDARDS AND ASSOCIATED PERFORMANCE LEVELS from the District Plan are attached as Appendices 13-19. .

- B. For the purposes of Sections 108(1)(a) and 108(9) of the RMA 91 the Financial Contributions any subdivider or developer is expected to pay (including the installation of Works and Services Infrastructure and Infrastructure Upgrading Contributions) are identified and detailed as Minimum Engineering Requirements in Part Sixteen of the Rotorua District Plan. Again, for the users information, these requirements are repeated at the back of this Standard as Appendix 12.

ALL EXTRACTS FROM THE ROTORUA DISTRICT PLAN ARE ON YELLOW PAPER.

- C. This Engineering Code of Practice has been developed as a Means of Compliance with Subdivision and Development Performance Standards contained in the Rotorua District Plan.

It is essential that compatibility of design, construction and materials is achieved in order to minimise long term costs and disruption.

While allowing for the implementation of thoroughly researched and investigated innovative ideas, the aim is to ensure that the alteration or extension of infrastructure within the Rotorua District is carried out with minimum long term costs to the community.

- D. All Codes and Standards referred to herein are deemed to include any subsequent amendments as well.

1.3 EXTRACTS FROM THE DISTRICT PLAN

Refer Appendix 12 Financial Contributions – Minimum Engineering Requirements For Subdivision