

SITE DEVELOPMENT FACT SHEET

ROTORUA LAKES COUNCIL (THE OPERATING NAME OF ROTORUA DISTRICT COUNCIL)
CONGRATULATES YOU ON YOUR RECENTLY COMPLETED CONSENTED BUILDING PROJECT.
WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO PROVIDE SOME IMPORTANT INFORMATION.

When developing your site there are specific legislative requirements that you need to be aware of regarding the likes of surface water, fencing, ground levels and retaining walls.

EASEMENTS OR OTHER RESTRICTIONS

Council strongly recommends that you check whether your property has an easement or other restrictions, such as consent notice areas limiting site works, the presence of underground services etc. Some properties have overland flow paths to allow stormwater to flow so works in an easement may require written consent from parties to the easement.

SURFACE WATER

When creating hard paved or lawn areas, changing the ground level or contour, or doing any site works that alter the natural flow of water, it is important that surface water can be collected and disposed of on-site or piped to an approved stormwater connection to avoid causing a nuisance to adjoining properties. If your property is in the Lakes A Zone, extending hard surface areas may require a resource consent – please contact council’s Duty Planner for advice.

FENCES

Fences up to 2.5m high may be constructed without building consent. However, when a fence is on the boundary or extends to the boundary and the fence exceeds 2m in height, a resource consent is required. The height is measured from above natural ground level. This means if the ground has been built up with a retaining wall and a fence on top, then the height measurement includes the height of the retaining wall. You are advised to make an appointment with council’s Duty Planner to discuss resource consent requirements.

GROUND LEVELS

Your building consent will have identified the minimum distance for the outside ground or paving height in relation to the inside floor level. These minimum requirements are important to ensure moisture does not damage the exterior cladding or rot building framing.

RETAINING WALLS

Retaining walls up to 1.5m high are regarded as ‘exempt’ building work unless they are subject to a surcharge from the likes of driveway building structures, fences or sloping ground. If a surcharge applies a specific design and building consent will be required. Building up your land behind a retaining wall may alter surface water flow so please note the Surface Water information item above.

STORMWATER INFILTRATION TO SANITARY SEWERAGE SYSTEM

Please ensure that in developing your site you do not build up ground levels, patios or driveways in a way that stormwater can drain into sanitary sewer drains, via gully traps etc. This results in the sewerage network and wastewater treatment plant being inundated with rainwater which unnecessarily uses capacity and requires excess energy to function resulting in increased costs to council and ratepayers. This could potentially result in overflows from the sewerage system into our lakes.

GENERAL INFORMATION

If you wish to discuss your plans prior to proceeding with development of your site, an appointment can be arranged to meet with the Duty Building Officer and/or Duty Planner by phoning Rotorua Lakes Council on 07 348 4199. Information can also be found on the council’s website (rotorualakescouncil.nz).

Alternatively it may be advisable to seek advice from a suitably qualified professional prior to proceeding with site development as there is a range of criteria that needs to be met. Ensuring that you are well-informed in these matters will help avoid unnecessary re-work and additional costs if work does not meet the requirements of relevant legislation.

This document includes recommendations to owners of buildings where Council has no record of building work on a property completed either Building Bylaw “permit” system (prior to 1 July 1992) or the current Building Act “consent” regime (post 1 July 1992).