



SECTION 11

AS-BUILT INFORMATION

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11.1 MINIMUM REQUIREMENTS

- 11.1.1 As-Built drawings and records of all subdivisions are required with all details of drainage, water, roading, traffic signals, cut and fill areas (including depths), final land contours and pumping stations.
- 11.1.2 The Subdivider shall, upon completion of the works, deliver to the Council separate As-Built 1:500 scale (or larger) drawings on polyester film and, where available, digital AutoCAD DXF file on floppy disk. The As-Built drawings are required prior to the issue of a Certificate of Practical Completion or a certificate under section 224(c) of the Resource Management Act.
- 11.1.3 All levels shall be provided in terms of the DOSLI datum. All co-ordinates shall be supplied in terms of the national grid (NZMG, not Mt Eden).
- 11.3.4 Each service or feature shall be distinguished by a different legend as shown on the Standard Engineering Detail Sheets.
- 11.3.5 **The detailed requirements set out in the “Development and Connection Standards” for public drainage and water supply works take precedence for those systems over the requirements outlined in this section.**

11.2 MEANS OF COMPLIANCE - ROADING DETAILS

- 11.2.1 Items required to be included on as-built Plans include kerb and channel, vehicle crossings, sign posts, street lights, street furniture, paved and signal areas, paths and trees, and pipelines (including type, material and size of all drains and their inlets and outlets), manholes, ducts, valves, meters, overland flow paths (with contours and flood levels) and other surface and buried features within the road reserve.
- 11.2.2 Dimensions and other information shall be provided as follows for all manholes, inlets, outlets, fire hydrants, valves and other surface features within the road reserve or relating to Traffic or Roading:



Horizontal distance from adjacent property boundaries to 0.1 of a metre.
Co-ordinates in terms of the New Zealand Mapping Grid to 0.1 of a metre.
Lid level and invert level(s) in terms of DOSLI datum to 0.01 of a metre.

- 11.2.3 Plans of appropriate extent showing cut and fill and depths from original contours at vertical intervals of 1m or as appropriate, along with the type of fill material and any areas where buildings or foundations will require specific design shall be provided.
- 11.2.4 Details of road carriageway construction as described in Clause 8.3 shall be provided.
- 11.2.5 Details of traffic signal controller, signal poles, cables, ducts, loop size and positions shall be provided.
- 11.2.6 Council requires the following information concerning new road construction for its Roding Asset database (RAMM): metal source, depth of basecourse and sub-base, undercutting, remedial treatment for poor strength sub-grades, and details of the bitumen and stone used for the road surfacing. This information shall be submitted to Council along with the other As-Built information. The format for the information required is shown in the appendix B to this section.

11.3 MEANS OF COMPLIANCE - RESERVES DETAILS

- 11.3.1 Items required to be included on as-built Plans include kerb and channel, vehicle crossings, sign posts, street or path lights, buildings, paved areas, paths and trees (including species) and furniture (including play equipment), fences and gates, and pipelines (including type, material and size of all drains and their inlets and outlets), manholes, ducts, valves, meters, ponds, overland flow paths (with contours and flood levels) and other surface and buried features within any reserve.
- 11.3.2 Dimensions and other information shall be provided as follows for all manholes, inlets, outlets, fire hydrants, valves and other surface features within or relating to the use or operation of any reserve:

Horizontal distance from adjacent property boundaries to 0.1 of a metre.
Co-ordinates in terms of the New Zealand Mapping Grid to 0.1 of a metre.
Lid level and invert level(s) in terms of DOSLI datum to 0.01 of a metre.

- 11.3.3 Plans of appropriate extent showing cut and fill and depths from original contours at vertical intervals of 1m or as appropriate, along with the type of fill material and any areas where buildings or foundations will require specific design shall be provided.

11.4 CERTIFICATION - ROADING, RESERVES

- 11.4.1 Certification by a Registered Engineer or Registered Surveyor that the information supplied on the As-Built Plans is accurate within normal acceptable engineering and survey tolerances shall be provided. As-Built Plans prepared by a person holding a NZ Certificate in Engineering and/or Surveying will be accepted provided the person is working under the direction of a Registered Engineer or Surveyor. The form for Certification is shown on the appendix A to this section.



- 11.4.2 The receipt of As-Built Plans and Council's acceptance thereof does not absolve the Subdivider of any responsibility for their accuracy. In the event of a connection not being provided, although shown on the As-Built Plan, or a connection not being in the position shown on the As-Built Plan, it shall be the responsibility of the Subdivider to provide or locate the connection for the owner of the lot.

Any work initiated by Council to rectify problems arising will be at the expense of the subdivider.

- 11.4.3 For minor works associated with development, Council will accept As-Built plans from Registered Drainlayers and Registered Plumbers.

11.5 MEANS OF COMPLIANCE - DRAINAGE AND WATER SUPPLY DETAILS

- 11.5.1 The detailed requirements for testing, completion, as-building, certification, connection and hand over of new public wastewater, stormwater and water supply works included in the “Development and Connection Standards” shall be met in all cases for those works. Those requirements take precedence for those systems over the requirements included in this Code.

While the whole of the “Development and Connection Standards” is relevant, particular attention should be paid to:

- Section 1: Introduction.
- Section 3: Wastewater Drainage.
- Section 4: Stormwater Drainage.
- Section 5: Water Supply.
- Section 7: Engineering Standard Details.
- Section 8G: As-built Requirements.
- Section 9: Public Works Requirements.

- 11.5.2 Both the positional information on the as-built and the construction aspects of the works must be certified.