

Process for renewing public infrastructure

When public infrastructure is required to be renewed on private land, the following process occurs:

1. **Preliminary** planning of the project
2. **Notifying** affected land owners and occupiers. Concerns raised will be accommodated where possible
3. **Tenders** for the works are sought and awarded
4. **Project details** are determined e.g. the timing, sequence and duration of the work
5. **Communicating** with land owners/occupiers regarding details of the work
6. **Constructing** the infrastructure using experienced contractors, overseen by council staff. Disruption is kept to a minimum
7. **Reinstating** the disturbed area.



What I can expect?



Before



During



After

Phone 09 301 0101 or visit
aucklandcouncil.govt.nz

Stormwater works and maintenance

Information for landowners and residents



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Auckland Council maintains stormwater public infrastructure, to protect the health of our communities and the environment.

Sometimes, the terrain of an area means that the infrastructure is on private land. This means that the council may need to go onto that land in order to maintain that infrastructure.

How do I know if there is public infrastructure on my land?

You can find aerial maps showing public infrastructure on the council website and search for 'geomaps'. Generally, public infrastructure for stormwater is shown in green, wastewater in red, and water supply in blue.



The title of your property will show any registered easements between you and the council.

However, if council need to alter, renew, repair or clean the infrastructure, they may access private land without a registered easement. This is explained further in the Local Governance Act 2002.

If you are unsure if there is infrastructure on your property, contact Auckland Council.

What are my rights and responsibilities?

For planned maintenance/ renewal works on your property, you can expect the council to:

- Give reasonable notice of the intention to enter your land
- Reinstatement any disturbed area following works
- Adhere to specified conditions of any registered easement
 - Not build or undertake other work within 2.5 metres of the infrastructure, or as specified on any registered easement, without written permission from the council
 - Ensure the infrastructure is not damaged or otherwise interfered with
 - Avoid planting near infrastructure, and in particular be mindful of large trees or other species whose roots could cause damage to infrastructure
 - Adhere to specified conditions of any registered easement.

What are council's rights and responsibilities?

The council has rights under the LGA to enter private land to manage its infrastructure.

- Sections 181 (4) and (5) of the LGA allow the council to enter private land to inspect, alter, renew, repair or clean its infrastructure, provided "reasonable notice" is given to the land owner and occupier
- What is "reasonable" will depend on the nature, scale and duration of any proposed works – e.g. hours may be reasonable for an inspection, while 2 weeks may be reasonable for works involving heavy machinery
- The LGA also permits the council to enter private land in the event of an emergency or for enforcement purposes
- Where possible the council will work with you to minimise disturbance
- Following works, the council will reinstate the disturbed area of your property to its original condition
- The council will also adhere to any additional conditions that may be specified on an easement.



The council may also require a landowner to remove any tree whose roots have entered, or are likely to enter, a public drain (under the LGA 1974).