

CONTENTS

PART A – RESOURCE MANAGEMENT REQUIREMENTS

	PAGE	
A1	Introduction.....	A- 3
A2	Background – Purpose & Powers of the District Plan.....	A- 5
A3	Scope.....	A- 6
A4	Land Development Resource Issues.....	A- 7
A5	Management Strategy for Land Development.....	A- 8
	5.1 Objectives.....	A- 8
	5.2 Policies.....	A- 11
	5.3 Methods.....	A- 13
	5.4 Anticipated Environmental Results.....	A- 14
	5.5 Reasons.....	A- 14
	5.6 Monitoring & Review.....	A- 15
A6	Rules for Subdivision & Land Development.....	A- 16
	6.1 Controlled Activities.....	A- 16
	6.1.2 Table of Minimum Lot Sizes.....	A- 18
	6.1.3 Esplanade Reserves.....	A- 20
	6.2 Restricted Discretionary Activities.....	A- 23
	6.3 Discretionary Activities.....	A- 23
A7	Applications for Resource Consent, Procedures & Requirements..	A- 24
	7.1 Applications for Subdivision Consent.....	A- 24
	7.2 Land Development Proposals.....	A- 33
A8	Assessment Criteria.....	A- 40
	8.1 Introduction.....	A- 40
	8.2 General.....	A- 40
	8.3 Assessment Criteria for Land Development (including Subdivision).....	A- 41
	Appendices	
	1 Format for Asset Valuation.....	A- 43
	2 Inspections on Land Development Works.....	A- 47
	3 Ownership Transfer Certificate.....	A- 51
	4 Esplanade Reserve Requirements – Taipo Stream.....	A- 52
	5 Esplanade Reserve Requirements – Petane Stream.....	A- 53
	6 Statement of professional opinion as to suitability of land for earthworks.....	A- 54
	7 Statement of professional opinion as to earthworks compliance.....	A- 55
	8 Statement of Professional Opinion as to Suitability of Land for Residential Buildings.....	A- 57
	9 Statement of professional opinion as to suitability of residential building platform sites.....	A- 59

PART B – ENGINEERING PERFORMANCE CRITERIA

B1	Purpose.....	B- 2
B2	Scope.....	B- 2
B3	Environmental Outcome.....	B- 2
B4	General Criteria.....	B- 3
B5	Design.....	B- 4
B6	Construction.....	B- 5
B7	Construction Monitoring.....	B- 6
B8	Earthworks.....	B- 7
B9	Roads.....	B- 9
B10	Non Public Accessways.....	B- 10
B11	Vehicle Crossings.....	B- 11
B12	Stormwater Drainage & Flood Control.....	B- 12
B13	Reticulated Wastewater Systems.....	B- 14
B14	Non-Reticulated Wastewater Systems.....	B- 16
B15	Water Supply.....	B- 17
B16	Electrical Power.....	B- 19
B17	Road Lighting.....	B- 21
B18	Gas.....	B- 23
B19	Telecommunications & Information Cabling.....	B- 24
B20	Traffic Services & Road Signage.....	B- 25
B21	Survey & Level Marks.....	B- 26
B22	Roadside Trees.....	B- 27
B23	Reserves (Recreation).....	B- 28
B24	Solid Waste Management.....	B- 29

PART C – ENGINEERING STANDARDS

C1	General.....	C- 3
C2	Definitions.....	C- 3
C3	Explanation & Reasons.....	C- 3
C4	Minimum Requirements for Subdivision & Land Development.....	C- 4
C5	Minimum Requirements for Individual Services & Utilities	C- 7
5.1	Introduction.....	C- 7
5.2	Standards and Codes.....	C- 7
5.3	General Requirements.....	C- 7
5.4	Requirements for Network Utilities & Services.....	C- 9
5.5	Earthworks.....	C- 11
5.6	Roads.....	C- 12
5.7	On Site Access & Access Widths.....	C- 15
5.8	Stormwater.....	C- 16
5.9	Wastewater – Reticulated Areas.....	C- 18
5.10	Wastewater – Non Reticulated Areas.....	C- 19
5.11	Water.....	C- 20
5.12	Reserves.....	C- 22
5.13	Other Utility Services Design.....	C- 22
	Appendices	
1	Road Design Standards.....	C- 23

PART A

RESOURCE MANAGEMENT REQUIREMENTS

[BLANK PAGE]

A1 INTRODUCTION

This part of the Code of Practice for Subdivision and Land Development sets out the resource management requirements for land development and subdivision in Napier City, in terms of the powers and duties of the Resource Management Act 1991.

These requirements are set out in the following structure:

- Background - Purpose and Powers of the District Plan
- Scope of this Code
- Land Development Resource Issues
- Management Strategy for Land Development
- Rules for Subdivision and Land Development
- Subdivision Consent Application Procedures and Requirements
- Land Development Proposals, Procedures and Requirements

1.1 DEFINITIONS

In this Code, the following meanings shall apply:

“Allotment” has the same meaning as set out in Section 218 of the Resource Management Act 1991.

“The Act”, unless otherwise specified, refers to the Resource Management Act 1991.

“Construction Co-ordinator” means the professional engineer, architect, surveyor or other one person appointed by the Developer to monitor construction standards for subdivision and/or land development to ensure that the intent of design and specifications approved in the Resource Consent are achieved during the construction and for the final certification of the works. The Construction Co-ordinator is required to be appropriately qualified in the areas of work being undertaken and is engaged by the Developer pursuant to clause 7.2.2 of Part A. The Construction Co-ordinator will, in addition to the Developer’s Representative, be the point of communication with Council at all times after Resource Consent has been granted.

“Design Co-ordinator” means the professional engineer, architect, surveyor or other one person appointed by the Developer to monitor design of subdivision and/or land development. The Design Co-ordinator is required to be appropriately qualified in the areas of work being undertaken and is engaged by the Developer pursuant to clause 7.2.2 of Part A. The Design Co-ordinator will, in addition to the Developer’s Representative, be the point of communication with Council at all times up to and including the granting of Resource Consent.

“Design Life” means the period during which an asset, subject to normal maintenance, is expected to withstand the applied loads and usage without a reduction in the level of service.

“Developer” means an individual or organisation under whose name an application for subdivision and/or land use consent is made and for which development works are proposed, and includes a subdivider.

“High Voltage Transmission Lines” means lines for conveying electricity at a voltage equal to or exceeding 110 kV.

“Land Development” and **“Development”** means any land use:

- Involving any subdivision; (including all associated network utility operations required to service the subdivision); or
- Involving multi-unit development; (including all associated network utility operations required to service the multi unit development); or
- Requiring earthworks design pursuant to Part C5.5; or
- Requiring an extension to one or more of the Council’s existing network utility operations.

“Level Datum” means Local Authority Datum 1972 (MSL = 10.000 metres).

“The Napier City Council Liaison Officer” (or “the Liaison Officer”) means a Napier City Council person named by the Works Asset Manager as the City’s Liaison Officer for any project. The Liaison Officer may delegate other persons to parts of the project from time-to-time, but all correspondence and instructions shall go out through Council’s named Liaison Officer.

“Napier City System” means any utility systems provided by the Napier City Council.

“Network Utility Operator” has the same meaning as set out in Section 166 of the Resource Management Act 1991.

“Rural Road” means a road with a speed limit greater than 70 kilometres per hour.

“Serviced Sites”

- **“Fully serviced site”** means a site connected to water supply, reticulated wastewater and stormwater systems that are provided by one or more network utility operators where those systems comply fully with the requirements of Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development)

- **“Unserviced site”** means a site where water supply, reticulated wastewater and/or stormwater systems provided by one or more network utility operators and connections thereto are unavailable or do not comply fully with the requirements of Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development).

“Scheme Plan” means a plan lodged to support an application for subdivision in accordance with section 88 of the Act.

“Subdivider” refer to the definition of ‘developer’.

“Subdivision” means a subdivision as defined by section 218 of the Resource Management Act.”

“Urban Road” means a road with a speed limit of 70 kilometres per hour or less.

“Utility Services” means any of the following: roads; water supply; reticulated wastewater systems; stormwater disposal; street lighting; gas; electricity; telecommunications.

“Water body” has the same meaning as set out in the Resource Management Act 1991.

A2 BACKGROUND - PURPOSE AND POWERS OF THE DISTRICT PLAN

The District Plan provides the overall management framework within which subdivision and land development occurs. It is a statutory document, with the powers of regulations under the Resource Management Act 1991 to control subdivision and land use in accordance with the purpose and principles of the Act.

For further discussion on the RMA and the District Plan – refer to Chapter 1 of Volume 1 of the Plan.

- 2.1 Activities, including the development and subsequent use of land, can have a wide range of adverse effects on the environment, including:
- (a) Damaging or destroying the natural environment and/or the quality of natural resources
 - (b) Degrading those amenity values of an area which people enjoy
 - (c) Increasing the risks posed by natural hazards
 - (d) Creating an inefficient use of finite resources, such as public services and utilities
 - (e) Limiting the ability of people (including future generations) to have access to and/or make use of natural and physical resources
 - (f) Damaging or destroying the heritage values of natural and physical resources
 - (g) Adversely affecting people’s health and safety

- (h) Degrading the natural character of the coastal environment, wetlands, lakes and rivers and their margins
- (i) Diminishing the value of outstanding natural features and landscapes
- (j) Degrading the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga
- k) Adversely affecting the integrated, safe, responsive, and sustainable operation of the roading network including the State Highway network.

2.2 While the process of subdivision itself does not directly affect the environment, it establishes the legal framework within which land use occurs and thereby has an indirect but causal link with the adverse effects of resource use and development. Much of the potential for adverse effects, therefore, can be addressed at the subdivision stage. Subdivision is also usually the immediate precursor to further land development, and providing for adequate works and services can be achieved through conditions of subdivision consent, such as registering drainage easements on titles.

A3 SCOPE

3.1 Subject to clause 7.1.4.1 of Part A, the requirements of this Code apply to all subdivision and land development within Napier City and shall be in addition to all requirements of the District Plan.

Note: See Section A1.1 for definitions of subdivision and land development.

A4 LAND DEVELOPMENT RESOURCE ISSUES

- 4.1 The significant resource management issues facing Napier City in terms of subdivision and land development may be summarised as follows:
- 4.1.1 The potential for land development and subsequent use to adversely affect the quality and life-supporting capacity of the City's air, water, soil and ecosystems.
 - 4.1.2 The degradation of the amenity values that comprise and enhance the character of individual localities within Napier City.
 - 4.1.3 The need to provide for a range of reserves and open spaces in appropriate locations to service the needs of present and future generations.
 - 4.1.4 The extent to which there should be public access to the coast, estuary and river margins.
 - 4.1.5 Increasing or continuing the risks to the community and to the environment from the effects of natural hazards, such as flooding, subsidence, instability, or coastal erosion.
 - 4.1.6 The need to promote the efficient development and use of new infrastructure, services and utilities, and to avoid the inefficient development and use of existing infrastructure, services and utilities.
 - 4.1.7 The adverse effects of land development on the City's natural and physical resources, including the protection of areas of significant indigenous vegetation, significant habitats of indigenous fauna and high quality soils.
 - 4.1.8 The loss or degradation of Napier's outstanding natural features and landscapes.
 - 4.1.9 The loss or degradation of Napier's significant places, features and items of heritage value to the City.
 - 4.1.10 The need to recognise and provide for, as appropriate, the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.
 - 4.1.11 Issues of reverse sensitivity between Residential or Rural Settlement and Main Rural Zones.

A5 MANAGEMENT STRATEGY FOR LAND DEVELOPMENT

In addressing the significant resource management issues facing Napier City in terms of land development, the following management strategy has been adopted, in which the desired environmental outcomes are identified (as objectives), and the management regime to achieve those outcomes is defined (as policies, methods and anticipated environmental results).

5.1 OBJECTIVES

To address each of the land development resource issues identified in Section A4, the following objectives have been determined as being appropriate for promoting the sustainable management of Napier City's natural and physical resources:

5.1.1 Objective 1

The life-supporting capacity of the City's air, water, soil and ecosystems are safeguarded.

This objective addresses one of the fundamental elements of the definition of sustainable management under section 5(2) of the Act, as poorly designed, located, built or maintained development (including utilities, services and roads) can adversely effect the life supporting capacity of air, water, soil or ecosystems.

5.1.2 Objective 2

The amenity values comprising the character of Napier's diverse localities are maintained or enhanced.

This objective addresses one of the matters of national importance under Part II of the Act (section 7[c]), the maintenance and enhancement of amenity values, which, in Napier, go towards forming the distinct characteristics of the City's neighbourhood.

5.1.3 Objective 3

The provision of a range of reserves and open spaces located in appropriate sites to provide for the recreational, amenity, tourist, and intrinsic values of Napier.

The maintenance and further development of a system of reserves and open spaces is essential for meeting the recreational, cultural and other requirements of the City, as well as maintaining and enhancing amenity values. One of the most effective methods of implementing a reserves strategy is through the subdivision process.

5.1.4 Objective 4

To ensure that the subdivision and land development process does not adversely affect accessibility to the coast, estuary and rivers.

There is a public expectation within the City that access to the coastline, estuary and river margins would be readily available.

5.1.5 Objective 5

The maintenance of acceptable levels of risks posed by natural hazards to the environment and inhabitants of Napier City.

The avoidance or mitigation of the risks posed by natural hazards on the inhabitants and the environment of Napier is an important element of sustainable management, in that natural hazards can inhibit the opportunities for people and the community to provide for their health, safety and wellbeing. This matter should be addressed prior to the development and use of land, particularly at the subdivision stage.

5.1.6 Objective 6

The provision of an efficient and effective infrastructure, services and utility network that provides for the current and reasonably foreseeable needs of the City.

The efficient use of resources, particularly finite resources, are other matters to be considered under the Act (sections 7[b] and [g]). Promoting efficient use of the City's land resource at the development stage is fundamental to providing for these matters, as is the efficient design and establishment of the City's network of services, utilities, roads (including the state highway network) and other infrastructural components. Promoting efficient land development will help to reduce the environmental costs of development for present and future generations, and to sustain the future potential of the resources.

5.1.7 Objective 7

The provision of allotments that have adequate vehicular access to provide for the actual and potential needs of a range of permitted activities, and that such access is appropriately integrated with the City's road network.

The provision of adequate access and the formation of adequate roads and links with the City's road network is a critical consideration at the subdivision and land development stage, including consideration of a range of possible land uses, including further intensification.

5.1.8 Objective 8

The protection of the City's areas of significant vegetation, significant habitats of indigenous fauna and high quality soils.

Another important consideration at the subdivision and land development stage is the protection of the City's areas of significant vegetation, significant habitats of indigenous fauna and high quality soils, as developments may have an adverse effect on protecting or maintaining areas of important conservation value within the City, such as estuarine environments. This objective addresses another matter of national significance under the Act (section 6(c)).

5.1.9 Objective 9

The maintenance and enhancement of Napier’s outstanding natural features and significant landscapes and the natural character of the coastal environment.

This objective addresses the requirement to protect outstanding natural features and significant landscapes, as identified in the Napier City Landscape Assessment Study, from inappropriate subdivision, use and development (section 6[b]).

5.1.10 Objective 10

The maintenance and enhancement of Napier’s significant places, features and items of heritage value.

The protection of historic heritage is a matter of national importance (section 6[f]). The recognition and protection of the heritage values of sites, buildings, places, or areas can be given effect to at the early stages of development, in the subdivision and the development design and construction process.

5.1.11 Objective 11

The recognition of and provision for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

This objective addresses section 6(e) and 7(a) of the Act, and recognises that often this issue is most effectively addressed at the subdivision and land development stage.

5.1.12 Objective 12

The protection of people’s health and safety in a manner that is compatible with, and complementary to, other legislative requirements and management systems.

Enabling people and communities to provide for their wellbeing and their health and safety is a fundamental element of sustainable management under the Act. This objective recognises that this goal is most often best given effect at the land development stage in the design and construction of buildings and sites (including works and servicing). It also recognises, though, that this has to be undertaken in a manner that complements the requirements, powers and processes under other legislation that are of relevance, such as the Building Act and the Health and Safety in Employment Act.

5.1.13 Objective 13

To ensure that residential subdivision (including the rural settlement and Jervoistown zones) does not conflict with the sustainable management of rural land with a high potential for primary production.

The ability of rural land owners to carry out traditional farming activities is becoming increasingly difficult adjacent to residential activities. In considering greenfield residential subdivision proposals these reverse sensitivity effects should be taken into account.

5.2 POLICIES

5.2.1 Policy 1

To avoid, remedy or mitigate the adverse effects of land development on the natural qualities of land particularly natural ground levels, surface vegetation, water quality and the quality of air.

Explanation: Developments (including subdivisions) are capable of having an adverse effect on the aspects referred to in the policy and those effects should be avoided, remedied or mitigated.

5.2.2 Policy 2

To ensure that the development process (including subdivisions) allows significant mature trees which contribute to the amenity of the neighbourhood to be retained.

Explanation: Mature trees are a significant feature of many of Napier's suburbs especially on the Hill and in Napier South, Marewa and Taradale, and their contribution to the amenity values of the city should be recognised, where applicable.

The retention of mature trees is to be encouraged.

5.2.3 Policy 3

To mitigate the visual effects of land development (including subdivisions) by setting appropriate conditions on resource consents.

Explanation: Developments (including subdivisions) often involve earthworks which can have a significant effect on the natural landscape amenity of an area particularly hillside locations.

5.2.4 Policy 4

To maintain and enhance the provision of and access to public open spaces and reserve areas.

Explanation: The provision of reserves and open spaces which are close at hand is important for the social wellbeing of residents as well as providing a level of amenity.

5.2.5 Policy 5

To maintain and enhance access to river margins, the estuary and the coastal marine area, where appropriate.

Explanation: The coastline, the estuary and river margins are important natural features of the Napier area and the maintenance and enhancement of public access to those places are a matter of national importance under the Act. In some parts of the City for public safety, security or operational efficiency the provision of access may be precluded. These areas include Port Industrial zone and Marine Industrial zone.

5.2.6 Policy 6

To identify natural hazard-prone areas and, where appropriate, to control the use and development of land (including subdivisions) to avoid, remedy or mitigate the effects on the natural hazard or the effects of the natural hazard on the developments.

Explanation: Napier is at risk from a variety of natural hazards due to its low lying topography, coastal location, proximity to earthquake fault lines and the erosion potential of parts of the district. Identification and imposition of special controls will be an on-going process.

5.2.7 Policy 7

To encourage use of existing amenities, services and utilities and to ensure that adequate provision is made for growth.

Explanation: The existing amenities, services and utilities represent a major community investment which should be utilised and protected.

5.2.8 Policy 8

To avoid, remedy or mitigate adverse effects on identified areas of significant vegetation or fauna habitat, or outstanding features or significant landscapes or high quality soils caused by any development.

Explanation: The Estuarine habitat and vegetation and versatile soils are resources which should be protected from urban subdivision and development.

5.2.9 Policy 9

To avoid, remedy, or mitigate the adverse effects of development (including subdivision) on significant places, features and items of heritage value.

Explanation: The retention of significant places, features and items of heritage value in the city enhances the social, cultural and, in some instances, the economic wellbeing of people and the community.

5.2.10 Policy 10

To protect places, features and items of cultural and traditional significance to tangata whenua.

Explanation: The retention of places, features and items of cultural and traditional significance in the city enhances the social, cultural and, in some instances, the economic wellbeing of tangata whenua.

5.2.11 Policy 11

To control the use and development (including subdivisions) of land to avoid, remedy or mitigate any adverse effects on the health and safety of the City.

Explanation: The imposition of standards is an efficient means of ensuring consistent protection of health and safety.

5.2.12 Policy 12

Avoid, remedy, or mitigate the adverse effects of residential and rural activities on one another by creating a separation distance between the residential or rural settlement or Jervoistown and main rural zones where any new greenfield residential subdivision occurs.

5.2.13 Policy 13

Subdividers and Developers shall be required to accommodate within the design and layout of any subdivision or development, any Road, Utilities and/or Open Space requirements as identified on an approved Structure Plan contained in Appendices 26-30 of the District Plan.

5.3 METHODS

To implement Policies 1 to 12, the following methods are to be used because they give effect to the policies referred to:

- 5.3.1 Establishment of performance criteria that have to be met in the design and construction of all engineering works associated with all land development (including subdivisions).
- 5.3.2 Establishment of mandatory requirements for the design and construction of key engineering works associated with all land development (including subdivisions), including minimum information requirements and certification of design and construction compliance.
- 5.3.3 Classification of developments (including subdivisions) into permitted, controlled, restricted discretionary and discretionary activities.
- 5.3.4 The management of subdivision will generally be as a controlled activity, for which resource consent has to be granted, to give certainty while providing an effective process for assessing proposals individually and fixing appropriate conditions of consent (including works and services) to address the wide variety of circumstances that can occur. There is a requirement to comply with the standards and terms for the zone.
- 5.3.5 To manage a liaison and advice process with developers and subdividers in order that the policies and objectives can be achieved.
- 5.3.6 The establishment of procedures that provide for independent certification process.

These methods are the most effective means of implementing Policies 1 to 12 in that they directly translate the policies into an integrated management code for subdivision and land development in Napier City. The methods are to be undertaken by way of rules to establish the overall management framework, and complemented by such other standards, terms, criteria requirements and other conditions as are necessary.

5.4 ANTICIPATED ENVIRONMENTAL RESULTS

The environmental results that are anticipated to occur as a result of the implementation of the policies and methods include:

- 5.4.1 The subdivision and development of land in Napier City which safeguards the life supporting capacity of air, water, soil and ecosystems.
- 5.4.2 Developments (including subdivisions) which contribute to the maintenance and enhancement of the amenity values throughout the City.
- 5.4.3 The provision of a range of reserves and open spaces across the City that provide for the needs and values of its inhabitants.
- 5.4.4 The maintenance and enhancement of access to the coast, the estuary and river margins where appropriate.
- 5.4.5 An environment in which the risks from natural hazards are at a level that is generally acceptable to the community.
- 5.4.6 Utilisation of existing amenities, services and utilities with appropriate provision for future growth.
- 5.4.7 Protection of significant habitats of vegetation, significant habitats of indigenous fauna and high quality soils.
- 5.4.8 A more consolidated urban area in which the natural and physical resources are used efficiently, while protecting the environmental quality of the City and providing a range of choice and opportunities that meet the needs and aspirations of people and the community.
- 5.4.9 Identification, recognition and protection of places of heritage value, and cultural and traditional significance.

5.5 REASONS

The reasons for adopting the objectives, policies and methods are set out in the clauses dealing with the objectives, policies and methods.

5.6 MONITORING AND REVIEW

To review and monitor the effectiveness of the above objectives, policies and methods, the following procedures will be used:

- 5.6.1 To periodically review subdivision and land use consents that have been recently issued to identify trends and problems, obtain information on subdivision and land development patterns, and review the effectiveness of conditions of consent, particularly in regard to compliance and enforcement.
- 5.6.2 To monitor concerns, complaints and comments in regard to the management of the subdivision and land development process, and to respond, when necessary and appropriate, to such issues as arise that require prompt attention through the Plan Change or other process.
- 5.6.3 To liaise on an informal basis or as requested with developers, subdividers and other parties on issues of mutual concern.
- 5.6.4 To undertake such research, investigations or other work as may occasionally be necessary to address issues or problems that may arise.
- 5.6.5 To undertake a comprehensive review of all policies within ten years of this Code becoming operative.

A6 RULES FOR SUBDIVISION AND LAND DEVELOPMENT

NOTE: This section contains the rules for land development (including subdivision). Note that Volume I of the City of Napier District Plan (including Ahuriri Section) contains other specific rules relating to the protection of heritage items (including areas and sites of significance to Maori, waahi tapu, and archaeological sites). Obtaining subdivision or resource consent under the rules in the Code of Practice for Subdivision and Land Development does not override the provisions of Volume I and additional land use consent/s under any relevant provisions of Volume I may still be required. In particular refer to Chapter 56 of Volume I and/or Chapter 17 of Volume I of the Ahuriri Section for the relevant heritage provisions.

6.1 CONTROLLED ACTIVITIES

6.1.1 Any land development (including any subdivision) is a controlled activity, where it is stated as a controlled activity under the specific rules contained within Volume I of the City of Napier District Plan (including the Ahuriri Section).

NOTE: The definition of 'Land Development' includes those 'Network Utility Operations' that are required to service any subdivision or multi unit development arising from land development. All other Network Utility Operations must comply with the relevant provisions of Volume I of the City of Napier District Plan (including Ahuriri Section).

The following standards and terms shall apply where relevant:

- (a) The minimum lot sizes set out in the table below shall be met for all subdivision. Note: Subdivision for the purposes of Network Utility Operations need not comply with minimum site area requirements (See Rule 53.11(1)(a)) of Volume I, and Rule 24.6(a) of Volume I of the Ahuriri Section).
- (b) Each development shall be able to accommodate existing or new buildings within the performance standards for each zone or other standards specified in the Plan where relevant, provided that the buildings are not located within 20m from the centreline of any overhead high voltage transmission lines.
- (c) Each allotment for residential activities shall have a minimum legal access of 2.7 metres in width to an adequately formed legal road.
- (d) Each allotment for commercial, industrial and rural activities shall have a minimum legal access of 3.5 metres in width to an adequately formed legal road.
- (e) The development shall comply with all the provisions of Volume II (Code of Practice for Subdivision and Land Development). See Part C5.5 for Earthworks.
- (f) Cross Lease and Unit Title Subdivision shall also meet all District Plan rules and Section 46(4) of the Building Act.

Except as provided for in Section 94C of the Resource Management Act, applications will not be publicly notified in respect of land development (including subdivision) that fully complies with the standards and terms, and notice of applications need not be served.

The matters over which the Council shall exercise its control shall be the following:

1. The assessment in terms of performance criteria in Part B and the requirements of Part C of this Code.
2. The imposition of financial contributions.
3. The granting, reserving or modification of easements.
4. The alteration of any lot boundary.
5. Stormwater, on-site or off-site.
6. Sewage disposal, on-site or off-site.
7. Construction.
8. Earthworks, including fill.
9. Access, roads, parking, manoeuvring and loading.
10. Flood control and natural hazard risk mitigation (including site stability).
11. Fire risk protection or mitigation (including access).
12. Energy supply (electricity and/or gas).
13. Water supply.
14. Telecommunications and information cabling.
15. The preservation of significant and notable trees, places or features of significant heritage, and places of cultural or amenity value.
16. Landscaping and planting.
17. The provision of any consent notice in terms of Section 221 of the Act including subdivision in hazard areas and compliance with acoustic insulation requirements.
18. Solid Waste Management.

6.1.2 Table of Minimum Lot Sizes - City of Napier District Plan

Zone	Minimum Lot Size (Net Site Area)
Residential Environments	
Main Residential Zone	No minimum, however see Rule 5.15 of the District Plan where the density is greater than one dwelling per 350 m ²
- Te Awa Development Area	Subdivision and density requirements for permitted activities will be those applied in the Main Residential zone provided a minimum of 12 dwellings per hectare (net of roads and reserves) is generally achieved and the maximum density does not exceed 1 dwelling per 350m ² .
Napier Hill Character Zone	500m ²
Marine Parade Character Zone	No minimum, however see Rule 10.15 of the District Plan where the density is greater than one dwelling per 150 m ²
Marewa Art Deco, Marewa State Housing and Te Awa Bungalow Character Zone	No minimum, however see Rule 9.17 of the District Plan where the density is greater than one dwelling per 500 m ²
Western Hills Residential Zone	Development Area A: 250 m ² Development Area B: 1,500 m ² Development Area C: 200 m ² Development Area D: Refer to Rural Residential Zone.
Commercial Environments	
All Commercial Zones	No minimum Lot size
Industrial Environments	
Main Industrial Zone Suburban Industrial Zone Wastewater Treatment Zone Business Park Zone Port Industrial Zone	No minimum lot size
Rural Environments	
Main Rural Zone	4 Hectares
Rural Residential Zones	5000 m ² minimum lot size with a minimum average lot size of 1.5 hectares. The minimum average lot size shall be calculated using the parent lot in existence as at 11 November 2000. This parent lot will be the base for any further proposed subdivision.
Lifestyle Character Zone	1000m ² minimum lot size with a minimum average lot size of 3000m ² . The minimum average lot size shall be calculated using the parent lot in existence as at 11 November 2000 after deducting the area of land to be made public road. This parent lot will be the base for any further proposed subdivision. The following titles shall be treated as one area for the calculation of minimum average lot size: W4/439 – Lot 21 DP27598 W4/440 – Lot 22 DP27598 W4/443 – Lot 27 DP27598 W4/340 – Lot 1 DP27562 W4/342 – Lot 3 DP27562 V4/1046 – Lot 1 DP25703 Notation: The parent lot for Lot 4 DP17146 shall be Plan Number LT306924 as approved by the Council.
Jervoistown Zone	2500m ² (excludes boundary adjustments and subdivision for a network utility operation) Refer to Rule 37A.8.1 j)

Rural Settlement Zone	800 m ² fully serviced sites 1500 m ² Unserviced sites.
Rural Commercial Zone Rural Conservation Zone	No minimum lot size 50ha
Open Space Environments	
All open space zones	No minimum lot size
Other Zones	
Airport Zone Tertiary Education Zone	No Minimum lot size

Table of Minimum Lot Sizes – Ahuriri Section of the City of Napier District Plan

Zone	Minimum Lot Size (Net Site Area)
Hardinge Road Residential Zone Battery Road Residential Character Zone Westshore Residential Zone West Quay Waterfront Zone Ahuriri Local Retail Zone Westshore Local Retail Zone Foreshore Commercial Zone Ahuriri Mixed Uses Zone Marine Industrial Zone	No minimum.
Estuary Zone	No minimum, however subdivision must be necessary for esplanade reserve or revesting purposes only.
Foreshore Reserve Zone	No minimum, however subdivision must be necessary for reserves purposes only.
Boat Harbour Zone	125m ² .
Sports Park Zone	No minimum, however subdivision must be necessary to meet the purpose and objectives of the zone only.
Scheduled Performance Site – Churches & buildings of Religious Worship on Scheduled Sites Number F5/01, F6/01, F7/01.	Minimum site area for residential activities of 300 m ² . Also see Rule 16.1.2.1(d) of the Ahuriri Section for shape factor requirements.
Scheduled Performance Site – Maori Community Facilities on Scheduled Site Number F6/02	No minimum, however subdivision must be necessary for revesting purposes only. Also see Rule 16.2.2.1(c) of the Ahuriri Section for Esplanade Reserve requirements.
Ahuriri Airport Protection Zone	No minimum.

6.1.3 Esplanade Reserves

Standards & Terms

1. Where a subdivision creates an allotment of less than 4 hectares, an esplanade reserve shall be required to be vested in the Council where the subdivision adjoins any of the following:
 - The coastal marine area
 - The Ahuriri Estuary
 - The Esk River
 - The Tutaekuri River
 - The Taipo Stream
 - The Petane Stream
2. Where a subdivision creates an allotment of 4 hectares or more, an esplanade reserve shall be required to be vested in the Council where the subdivision adjoins any of the following:
 - The coastal marine area
 - The Ahuriri Estuary
 - The Esk River
 - The Tutaekuri River
 - The Taipo Stream
 - The Petane Stream
3. On the stopping of any road under the Local Government Act 1974, such stopped road shall be vested in the Council as an esplanade reserve where the stopped road adjoins any of the following:
 - Coastal Marine Area
 - The coastal Estuary
 - The Ahuriri Estuary
 - The Esk River
 - The Tutaekuri River
 - The Taipo Stream
 - The Petane Stream
4. The esplanade reserves for the Taipo Stream shall be 6 metres and 20 metres as shown on Appendix A4 attached.
5. The esplanade reserves for all other areas in rules 1, 2 and 3 shall be 20 metres in width for the purposes of conservation, (including mitigation of natural hazards), stream maintenance, public access and recreation. See Appendix A5 for the extent required for the Petane Stream.
6. Rules 1, 2 and 3 shall not apply to subdivision or road stopping within the Marine Industrial Zone.

Rule 1 shall not apply to subdivision within Scheduled Performance Site F6/02 of the Ahuriri Section of the City of Napier District Plan when the land is being

Matters

- The effects on public access to the coastal marine area and rivers of the district.
- The effects on protecting conservation values.
- The effects on wildlife habitats and values..
- The effects on public wellbeing.

used for Maori purposes.

Rules 1 and 2 shall not apply to subdivision within the Port Industrial Zone.

Note: This is because within the zones, safety of the public must be considered and uncontrolled access is undesirable. There are reserves within the inner harbour which provide access in a safe environment

In the Port Industrial Zone, security for customs, biosecurity and quarantine purposes also preclude public access. The Port also has a permit for the exclusive occupation of the adjacent part of the coastal marine area.

7. The Council shall require the vesting of land in the coastal marine area or bed of a river under Section 237A, except where:
 - a) The creation of an esplanade reserve would result in different ownership between the bed of the river or coastal marine area and the balance of the property subdivided.
 - b) A reclamation is carried out.

6.1.4 Esplanade Strips

There are no locations or circumstances within the City where the requirements for a reserve will be replaced with a requirement to create an esplanade strip.

6.1.5 Access Strips

Within the City, there are no locations or circumstances where the creation of an access strip would be appropriate.

6.1.6 New Esplanade Reserves and Strips

- (i) Any esplanade reserve or esplanade strip, walkways/easements or covenants which is required by the Act or a rule in the District Plan is to be shown on the scheme plan and survey plan as an esplanade reserve to be vested or an esplanade strip to be created, as the case may be. Non-compliance with the controlled activity will require the consent to be determined as a restricted discretionary activity.
- (ii) On deposit of the survey plan the subdivider shall:
 - (i) order a new certificate of title for any esplanade reserve in the name of the Council, or
 - (ii) register an Instrument in favour of the Council creating an esplanade strip, as the case may be, and
 - (iii) provide to the City Solicitor forthwith either the title to the esplanade reserve or confirmation of registration of the Instrument creating the esplanade strip, as the case may be.

NOTE: Refer to Part C5.4.4 of this Code for Drainage Reserves/Easements.

6.1.7 Existing Esplanade Reserves

- (i) Where an esplanade reserve or other land along the bank of any stream, or the mark of mean high water springs of the sea, or the margin of any lake has been previously reserved or set aside as an esplanade reserve or public recreation reserve or reserved from sale under any previous enactment, the Council shall require the subdivider to set aside as an esplanade reserve land adjoining the existing esplanade reserve or other land, to vest in the Council as an esplanade reserve so that the total width of all the land reserved or set aside is twenty metres unless otherwise specified by a rule in the District Plan.
- (ii) On deposit of the survey plan the subdivider shall order a new certificate of title for any new esplanade reserve created in accordance with subclause i) above in the name of the Council and provide the same to the City Solicitor forthwith.

NOTE: Refer to Part C5.4.4 of this Code for Drainage Reserves/Easements.

6.1.8 Separation Distances

Advisory Note:

In relation to land recommended to be rezoned as residential in the Urban Growth Strategy 1999, the separation distance has been included by means of a structure plan (refer to Appendix 27). Where any land in the rural environment is proposed to be rezoned for residential development purposes by means of a plan change the Council may require a separation distance (imposed as a condition of any plan change approval).

6.1.9 Principal Reasons for Rules

Esplanade Reserves

The Resource Management Act 1991 makes provision for where land is subdivided adjoining the coast or a water body, an esplanade reserve shall be set aside. Provision for esplanade reserves is important as public access to the coastal environment is a matter of national importance as set out in Section 6(d) of the Act. Access to the Ahuriri Estuary would be secured by the vesting of esplanade reserves. This area also has high conservation and recreation value.

The Esk and Tutaekuri Rivers respectively mark the northern and southern boundaries between Napier City and Hastings District. Public access and recreational use along the rivers are highly desirable and this can be achieved by esplanade reserves. The Council will compensate a landowner for an area taken as esplanade reserve where the subdivision creates allotments of four hectares or more.

In addition, there are a number of water bodies within Napier City which form an essential part of the district's drainage network. In order to maintain access for maintenance of the waterways and thereby mitigate the risk to lives and property in flood events, and to allow for passive public recreational use, esplanade reserves will be required along these water bodies.

Exceptions are made to the general requirements where public safety, security or operational efficiency are important issues.

Separation Distances

Separation distances at the interface of urban and rural boundaries are a widely

accepted practice to avoid remedy or mitigate the effects of rural land uses on newly established residential land uses (e.g. spray drift from orchards, noise from accepted agricultural practices such as bird scaring devices and so on). Separation distances can help overcome reverse sensitivity effects arising from residential activities on legitimately established rural operations. Separation buffers will therefore be generally required for any new greenfield residential subdivision and will be located on the land of the new development. It will be included by means of the structure plan process or as a condition to any Plan Change Request for a residential zoning.

6.2 RESTRICTED DISCRETIONARY ACTIVITIES

If any of the standards and terms for a Controlled Activity cannot be met, then that part of the activity which is non-complying is deemed to be a Restricted Discretionary Activity (unless specifically provided for elsewhere in the plan), for which a resource consent application must be made and the consent may be granted subject to conditions in relation to the specific aspect(s) of non-compliance with the standards and terms (including those matters over which the Council has reserved its control), or declined. The consent will be considered in terms of a Controlled Activity for all other matters.

Where a restricted discretionary resource consent is required due to non-compliance with the standards and terms, the Council will have regard to the relevant Objectives and Policies of this Plan and will restrict its discretion to:

- The cumulative effect of non-compliance with more than one condition.
- In respect of a controlled activity failing to comply with all of the relevant conditions, those matters the Council had reserved its control over.
- The matters set out in Chapter 1.6.5 of Volume I.
- The assessment criteria in Chapter A8 where applicable.
- This Code.

6.3 DISCRETIONARY ACTIVITIES

Any development (including subdivision) which fails to comply with four or more standards and terms for a Controlled Activity shall be a Discretionary Activity for which a resource consent application must be made and consent may be granted subject to conditions or declined.

Subdivision and land development (located in the Te Awa Development Area) that does not comply with the relevant Te Awa Structure Plan Design Outcomes (Appendix 29A), the Te Awa Structure Plan Map (Appendix 29B), the Te Awa Structure Plan – Water Supply Network Plan (Appendix 29C), the Te Awa Structure Plan – Stormwater Network Plan (Appendix 29D), the Te Awa Structure Plan – Wastewater Plan (Appendix 29E) and the Te Awa Structure Plan – Staging Plan (Appendix 29F) of the District Plan is a Discretionary Activity.

The Council will have regard to the Objectives and Policies of this Plan and the assessment criteria in A8. The Council's discretion is unrestricted.

6.4 PROHIBITED ACTIVITIES

Subdivision of land below 2500m² in the Jervoistown Zone shall be a Prohibited Activity. This excludes boundary adjustments and subdivision for a network utility operation which shall be a Discretionary Activity.

**A7 APPLICATIONS FOR RESOURCE CONSENT, PROCEDURES AND
REQUIREMENTS**

7.1 APPLICATIONS FOR SUBDIVISION CONSENT

7.1.1 General Requirements for Applications

All applications for subdivision consent shall be made to Council in the form of an application for resource consent in terms of the requirements of the Resource Management Act, and any other requirements specified in the District Plan. [Copies of the form “Application for Subdivision Consent” are available from the Planning Department]

The applicant shall be responsible for providing all necessary documentation and obtaining all resource consents. The applicant shall identify in the application form if other resource consents are also required (such as a land use consent or discharge consent). Such other consents can be applied for in parallel with the subdivision consent.

7.1.2 Information to Accompany Applications for Subdivision Consents

7.1.2.1 Type of Information

The information provided shall include an Assessment of Environmental Effects prepared in accordance with the Fourth Schedule to the Act and shall be of sufficient detail and clarity for any person to be able to determine the likely outcome of the proposal, including any adverse effects that may be created, and any solutions proposed to avoid, remedy or mitigate any adverse effects of the development.

The information should include, but is not necessarily limited to, the following matters as relevant:

- (a) Lot area(s) and dimensions
- (b) District Plan
 - zonings
 - hazard areas
 - designations
 - proposed roads
 - service lanes
 - building lines
 - protected trees and buildings
 - cultural sites
 - structure plans
 - description of activity proposed
- (c) Building site
 - areas and dimensions
 - levels on the building platform (Level Datum)
 - areas of fill or excavations

- proposed earthworks
 - engineering reports including site stability (see Appendices A6, A8, & A9)
 - areas where consent notices would be required
 - existing buildings
 - buildings to be removed
 - proposed buildings
 - potential flood level for a storm having a 2% probability of occurring annually
 - existing and proposed trees and vegetation
 - location of any high voltage transmission lines
- (d) Access
- proposed roads
 - grades and width in relation to the number of lots to be served
 - proposed formation
 - rights of way, access lots and driveways, existing and proposed
 - access stability
 - existing and proposed vehicle crossings
 - service lanes
 - consent of other affected persons for waivers
- (e) Water Supply
- existing services on the property
 - existing services in roads
 - proposed services, including connections
 - existing and proposed easements
 - private water supplies
 - existing water rights
 - sufficient quantity to supply needs of land use
 - satisfactory water quality (such as bacterial and chemical analysis of well water)
 - supplies for firefighting
- (f) Wastewater Disposal
- existing services on the property
 - existing services in roads
 - proposed services, including connections
 - existing and proposed easements
 - pipe sizes, depths and grades
 - common private drains existing or proposed
 - percolation tests on rural and residential lots
 - watertable information
 - discharge permits
- (g) Stormwater Disposal
- existing services on the property
 - existing services in roads
 - proposed services, including connections
 - site levels and levels on kerbs and drains (Level datum)
 - adjoining property levels
 - drainage reserves

- approved discharge points
 - adjacent open drains
 - existing and proposed easements
 - pipe sizes, depths and grades
 - stormwater design calculations
 - secondary flow paths
 - stormwater quality
- (h) Other Services
- road lighting
 - electrical supply, existing and proposed
 - telephone, existing and proposed
 - gas supply, existing and proposed
 - information cabling
 - existing and proposed easements
 - provisions for refuse storage and collection
- (i) Financial Contributions
- land to be provided
 - esplanade reserves and strips
 - proposed landscaping
 - previous financial contributions
 - previous reserve contributions
- (j) Various
- amalgamations and covenants
 - consent notices
 - For any subdivision or land development in an unserviced or non-reticulated area, or involving discharges into or onto land, or into surface water or air, evidence of compliance with the Hawke's Bay Regional Council's planning documents (or approved resource consents) must be provided.
 - other land use or building consents
 - areas of natural landscape to be protected
 - consultation with other persons affected by the application
 - authority from the New Zealand Historic Places Trust
 - land stability notices
 - staging information
 - registered historic places, historic areas, waahi tapu and waahi tapu areas and archaeological sites.
 - farm management report
 - proposed reserves

7.1.2.2 Scheme Plans

- (a) An application for a subdivision consent shall be accompanied by a scheme plan, which shall be prepared in compliance with this Code and include such information as required to satisfy the Code and other District Plan requirements.
- (b) Scheme plans shall be submitted under the signature of a Registered Surveyor, as follows:

“This plan prepared by [name and signature of], Registered Surveyor”

- (c) Scheme plans shall include, as appropriate, the information required under A7.1.2.1 above.
- (d) Every scheme plan shall be presented in the following format, except that the Council may approve a variation of the format where special circumstances or requirements justify such variation:
 - (i) In A4, A3 or A2 format, but the smallest suitable size should be used consistent with the size and shape of the subdivision depicted thereon.
 - (ii) Drawn to scale to the largest convenient metric scale to fit the format and shall be to one of the following scales; 1:100, 1:200, 1:250, 1:500, 1:1000. [In special circumstances the Council may accept a scheme plan at a scale smaller than 1:1000 with suitable diagrams showing detail where necessary]
 - (iii) Copies of scheme plans submitted to the Council shall be clearly printed, with, on at least two copies, colour used to emphasise allotments, easements, rights-of-way and other significant detail.
 - (iv) Scheme Plans may be prepared on half tone aerial photographic transparencies and submitted as direct prints therefrom. Prints from prints will not be accepted where aerial photography is used.
 - (v) Three copies of the scheme plan shall be provided for a subdivision and three copies for a cross-lease subdivision. At least one plan is to be to scale and the others may be reduced in size, preferably to A4 or A3 size.

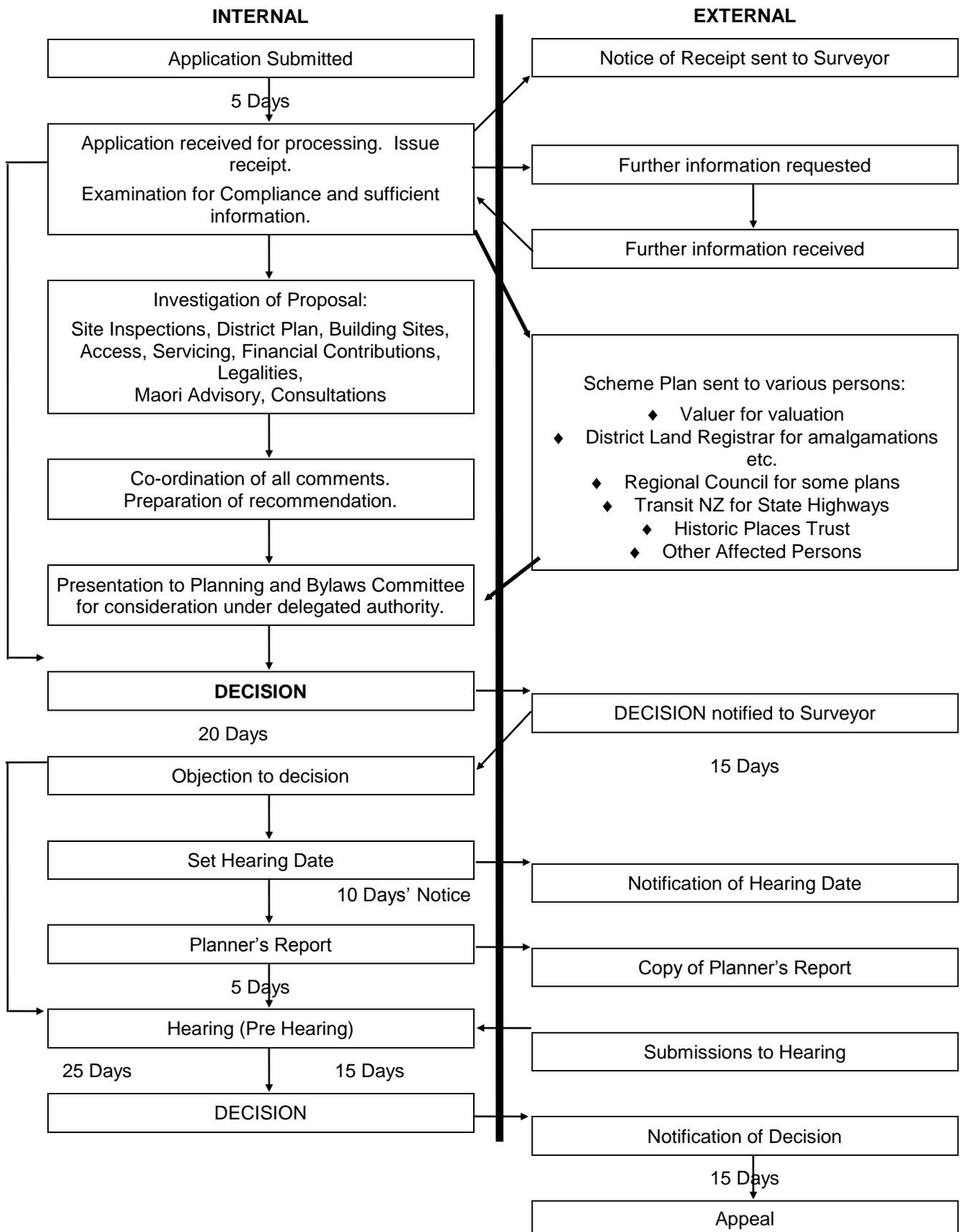
7.1.2.3 Additional Documentation

The following additional documents shall be submitted with the scheme plan and subdivision consent:

- (a) A copy of each Certificate of Title of the land to be subdivided and, if amalgamation or transfers to adjoining owners or covenants are envisaged, or are likely to be required by the Council pursuant to Section 220(1)(b) or 220(2)(a) of the Act, copies of Title of that adjoining land.
- (b) A report signed by the Registered Surveyor, giving the reasons for and details of the subdivision and any additional information not shown on the scheme plan.
- (c) In the Rural Zones, a suitable aerial photograph or locality diagram to facilitate identification of the property which is the subject of the application. The locality diagram may be independent of the Scheme plan.

SUBDIVISION PROCESSING PROCEDURE

(Days = working days)



7.1.3 Processing Applications for Subdivision Consent

The process “Subdivision Processing Procedure” is set out in diagramatic form on Page 31.

7.1.3.1 Submission to Council

The subdivision consent application, including the scheme plan and all associated documentation necessary to satisfy the Resource Management Act (such as other resource consents, assessment of environmental effects, results of consultation) and to enable Council to properly consider the subdivision application, shall be submitted along with the appropriate application processing fees.

7.1.3.2 Receipt of Subdivision Application

Provided sufficient information is submitted and the scheme plan is in accordance with the requirements under A7.1.2 a written acknowledgement of the receipt of an application for subdivision consent, enclosing a receipt for the fees paid, will be issued by Council within five working days of acceptance of the Application.

If insufficient information is submitted or the scheme plan is not in accordance with the requirements under A7.1, the application will not be received until all further information or amendments requested are provided to Council.

7.1.3.3 Processing of Subdivision Application

After receipt of an application for subdivision consent, the Council shall either:

- (a) Defer notifying the application until applications for any other resource consents have been made (pursuant to section 91 of the Act);

OR

- (b) Proceed with processing the application but require further information or explanations or commission a report on matters raised in the application and delay hearing the application until that additional information has been received (section 92 of the Act);

OR

- (c) Determine whether the application may be considered as a notified or non-notified application, and process the application accordingly (sections 93 to 95 of the Act).

7.1.4 Financial Contributions and Administrative Charges

7.1.4.1 Financial Contributions

The Objectives, Policies, Methods and Rules for Financial Contributions are set out in Chapter 65 of the District Plan.

In order to achieve the purpose of the Act, wide powers are conferred on territorial authorities to manage the effects of development, including the ability to require financial contributions as a condition of resource consent to a land use or subdivision. Financial contributions at the discretion of Council may be in the form of money or land (including esplanade reserves/strips), or any combination thereof.

Any financial contributions required for a subdivision will be set out as conditions of the consent. All financial contributions made in cash shall be subject to GST at the time of payment.

7.1.4.2 Off-Site Costs

“Off-site” works may be required to provide services to a Subdivision or Land Development and these will become a charge on the developer.”

7.1.4.3 Administrative Charges

Under section 36 of the Act, the Council may charge for all administrative charges incurred in the processing of resource consent applications, including receiving and granting of resource consents. Council may also charge for the costs of administering, monitoring and supervising resource consents. Such costs will be based on charges set by Council and notified in the Annual Plan from time to time.

7.1.5 Duration of Consent

As a matter of Council policy, a subdivision consent will be issued with a 3 year duration unless the Council decides otherwise.

7.1.6 Survey Plan Approval

7.1.6.1 Sealing of Survey Plan - Section 223

- (a) If the subdivider submits a Survey Plan for the Council's approval within the duration of the subdivision consent, the Council will seal the plan in accordance with Section 223 if it is satisfied that the plan conforms with the subdivision consent.
- (b) If the Council does not approve the Survey Plan within the subdivision consent duration or such extended period as granted by the Council the subdivision consent shall be deemed to have lapsed and a new application for scheme plan approval shall be made.
- (c) A fee, set in accordance with the Annual Plan will be charged for the sealing of the Survey Plan.

7.1.6.2 Checking Conditions of Consent

The subdivider shall satisfy the Council that all conditions of consent have been met prior to a Section 224 Certificate being signed. Evidence may include:

- (a) Payments of financial contributions
- (b) An Asset Compliance Certificate issued by Council's Asset Managers
- (c) Inclusion of a memorandum, schedule or notations on the Survey Plans
- (d) Provision of a certificate or letter from the various utility operators that their requirements have been met
- (e) Payment of bond(s) for outstanding works
- (f) Provision of engineering certificates (see Appendix A7) and earthworks completion reports
- (g) Supplying details of new building locations

7.1.6.3 Certification of Survey Plan - Section 224(c)

The subdivider shall submit to Council either a survey plan, or, within 3 years of the survey plan being sealed, a copy of the survey plan, for the Council to certify that:

- (a) All conditions have been complied with or
- (b) Bonds and completion certificates have been issued or
- (c) A consent notice has been issued.

The Council will certify completion in accordance with Sections 224(c) when all of these matters have been concluded subject to any consent notices being complied with before a building consent is issued. [Note: Upon issue of the section 224(c) certificate, the Council may issue building consents].

7.1.6.4 Lapsing of Survey Plan Approval

If the Survey Plan has not been deposited by the District Land Registrar in the Land Titles Office within three years of the date of the affixing of the seal thereto by the Council, the approval shall lapse. In that event a new resource consent application shall be made for scheme plan approval.

7.1.6.5 Fees Payable

The subdivider shall pay such fees as may be required for the certification of survey plans; the fees to be charged for certification shall be advised each year in the Napier City Annual Plan. Where the Sealing and Certification of the Survey Plan take place on the same plan only one fee will be charged.

7.1.6.6 Sealing and Certification of Flats Plans (Cross lease and Unit Title)

- (a) The subdivider shall submit a Survey Plan for the Council to certify that the buildings comply with the provisions of Section 46(4) of the Building Act 1991 and Section 252 of the Local Government Act 1974 as the case may require.
- (b) Where no conditions are imposed, the Survey Plan will be sealed and certified by the Council pursuant to Sections 223 and 224(f) and the fees for the sealing and certification included in the subdivision application fee.
- (c) The subdivision application fee for Flats Plans will be as advised each year in the Napier City Annual Plan. The fee per flat includes any accessory buildings that relate to that flat provided that when a Survey Plan is submitted showing only accessory buildings, the fee will relate to each building or buildings that relate to a separate flat.
- (d) A fee set each year in the Napier City Annual Plan will be charged for the sealing and certification of the Survey Plan.

7.1.7 Consent Notice

- 7.1.7.1 Where a subdivision consent is granted subject to a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners (such as a requirement for engineer designed foundations or a hazard warning to be complied with, or compliance with acoustic insulation requirements) the Council shall issue a consent notice.
- 7.1.7.2 The subdivider shall register every consent notice against the Title(s) to the land and each consent notice shall be referred to in the consent on the Survey Plan, for signing by the Council, pursuant to Section 224(c) of the Act.

7.1.8 Completion Certificate

- 7.1.8.1 Where any of the conditions imposed by the Council on a subdivision consent have not been complied with, but the owner has entered into a bond with or without security binding the owner to complete any outstanding work within a period of two years, the Council shall issue to the owner a completion certificate certifying that the aforementioned bond has been executed, and specifying the date from which the two year period shall be calculated.
- 7.1.8.2 The issuing of a completion certificate shall be referred to in the certificate endorsed on the plan for signing by the Council under seal or on an approved copy of the plan for signing pursuant to Section 224(c) of the Act.
- 7.1.8.3 Where a bond is required as a means to fulfil a condition of a subdivision consent, the subdividing owner shall sign the document at the time of submission of the survey plan for sealing by the Council.

7.1.9 Notification of Plan Number

As soon as the survey plan has been lodged with Land Information New Zealand or the District Land Registrar, the subdivider shall provide the Council with a copy of the plan lodgement notice showing the number of the plan.

7.1.10 Payment of Financial Contributions and Charges

When subdivision consent is granted, the applicant will be issued an invoice for financial contributions and any other charges, which shall be paid on that invoice. Non-payment of any fees or charges shall result in the Council withholding certification of the plan. Where bonds against incomplete construction are accepted by Council as an acceptable method of facilitating issuing of the certified plan, all bond sums shall be paid before the plan will be released.

7.2 LAND DEVELOPMENT PROPOSALS

7.2.1 Circumstances in which Information on Land Development is Required

7.2.1.1 The requirements for the range of provision of documentation, certification and other matters listed in Part A7.2.2 to A7.2.7.9 and A7.1.2 of this Code shall apply to:

- (a) All applications for subdivision consent;
- (b) All applications for land use consent, in respect of land development defined in this Code.

The information requirements set out in 7.1.2 shall also apply to land development proposals.

7.2.1.2 Where appropriate, these requirements may be waived by the Council (such as an application for subdivision consent where no land development is proposed).

7.2.2 Developer's Representative, Design Co-ordinator and Construction Co-ordinator

1. The Developer will appoint:
 - (a) A Representative to be known as the "Developer's Representative" to provide a point of communication with the Council; and
 - (b) A "Design Co-ordinator" to take responsibility for engineering design and design of the development up until and including the granting of the Resource Consent; and
 - (c) A "Construction Co-ordinator" to take responsibility for the supervision of the works from the granting of Resource Consent to and including the final certification of works.
2. The name, address, telephone and facsimile number of the Developer's Representative, the Design Co-ordinator and the Construction Co-ordinator will be provided to Council no later than the date that the application for consent is lodged. The same person may hold any one or more of the positions of Developer's Representative, Design Co-ordinator and Construction Co-ordinator. Where the people so appointed are not signatories to the Application, a signed acknowledgement of their willingness to act in the role to be given to them will be provided at the time of the Application.

3. If the Developer wishes to change any of the above named people, any replacement must be approved by Council prior to any change being made.
4. For the avoidance of doubt, Council will deal with the Design Co-ordinator and the Developer's Representative up to the point of Resource Consent being granted and thereafter Council will deal with the Construction Co-ordinator and the Developer's Representative.

7.2.3 Minimum Engineering Documentation

Full engineering documentation shall be prepared and submitted to Council. No work shall commence until these documents have been approved in writing by the Council. Engineering documentation shall be prepared by the Design Co-ordinator at the cost of the Developer and shall incorporate the following:

- 7.2.3.1 All resource consents required and/or obtained for the project.
- 7.2.3.2 Geotechnical reports covering the suitability of the land for earthworks and geotechnical design information including any predesign investigations and recommendations (along with justification) on batter slopes, fill requirements and compaction standards, subsoil drainage, suitable foundation types, and any other relevant design matters. The reports shall cover the whole development site.

Geotechnical reports covering at least those circumstances set out in Part C5.5 will be required unless approved otherwise by the Council.

NOTE: Information on geotechnical reports may be found in Part D 1.3.

- 7.2.3.3 Calculations to support the design and show its compliance with standards set by the Code.
- 7.2.3.4 Design drawings of adequate detail to enable easy assessment of the project's impact, to show that its technical standards satisfy the requirements of this Code and to ensure accurate construction.
- 7.2.3.5 Contract specifications to ensure that construction details satisfy the standards required by the design and the Code.
- 7.2.3.6 Other background reports as appropriate to the nature and complexity of the project.

7.2.4 Drawings

All levels on all drawings shall be in terms of the "Level Datum".

7.2.4.1 Minimum Drawings to be Provided

The following minimum drawings shall be prepared for land development works involving roads/private ways/access and utility services.

- (a) Earthworks drawings showing cross sections, existing contours, proposed finished contours, batter slopes, and subsoil drainage.

- (b) Road plans and long sections showing detailed horizontal geometrics and road levels, typical cross-sections, road marking and signals, signs, and location of permanent survey marks.
- (c) Plans and longitudinal sections showing wastewater and stormwater drainage.
- (d) Plans showing water supply reticulation layout.
- (e) Plans showing telecommunication, electricity and road lighting layout.
- (f) Plans showing gas and communication cable layouts where these services are to be provided.
- (g) Plans of all reserves and other landscape areas showing all equipment and other fixtures complete with a landscape plan detailing tree, shrub and plant layout.
- (h) Detail drawings or references to NCC standard drawings necessary to ensure clear understanding of the project, its compliance with the Code and its ability to be built accurately.
- i) Plans showing non-public access including levels, grades and typical cross-sections.

7.2.4.2 Drawing Standards

Drawings in support of land development projects shall be drawn on A1 sheets (original size) at standard scales as follows. A2 may be used where new Council services are involved and only one sheet is required, or A3 may be used where only connections are involved and only one sheet is required. (A4 is not acceptable).

- Road plans 1:500, 1:250
- Utility service plans 1:500, 1:250
- Reserve Plans 1:500, 1:250
- Road longitudinal sections 1:500 or 1:250 longitudinal with a distortion of 5 or 10 longitudinal to vertical scales
- Service longitudinal sections 1:500 or 1:250 longitudinal with a distortion of 5 or 10 longitudinal to vertical scales
- Road cross-sections 1:100 distorted 5 or 10 urban,
1:100 true scale rural

Detail drawings shall utilise appropriate scales selected from any of the above or at 1:100, 1:50, 1:20, or 1:10. Draughting standards shall comply with NZS/AS 1100.401 (1984), Technical Drawing.

NOTE: Scales of 1:100 and 1:200 may be used for any of the above provided it does not cause the work to be spread to multiple sheets.

Line thickness and density together with letter size and density shall be such that good quality prints can be produced and that the plans are suitable for microfilming and scanning for computer archiving.

7.2.4.3 Utility Services Not Controlled by Council

The Design Co-ordinator shall contact all network utility operators and requiring authorities providing services to the site, to establish their requirements for servicing subdivision and land development projects. Relevant services shall be designed and submitted to Council as part of the design documentation.

7.2.5 Approval of Council

On completion of the required information documentation, three sets shall be forwarded to Council for review:

- (a) The engineering drawings, specifications and calculations shall be examined by the Council and the relevant service authorities as appropriate. One copy of these documents shall then be returned to the Design Co-ordinator within 20 working days, either approving the documents or indicating any required amendments.
- (b) Copies of documents as amended accordingly shall then be supplied to the Council.
- (c) If the original or amended documents meet the Council's requirements, the Council Liaison Officer shall approve the documents and return one copy to the Design Co-ordinator endorsed accordingly.

7.2.6 Construction

Construction shall be carried out in accordance with the approved design specification and the requirements of this Code (and any approved variation).

7.2.7 Completion Documentation

7.2.7.1 Resource Consents

Full copies of all resource consents issued under the Resource Management Act. All Consents shall be issued in the name of the Napier City Council.

7.2.7.2 Geotechnical Reports and Test Results

- (a) Reports covering the design and construction phases of the project shall be submitted covering, but not necessarily limited to, the following matters:
 - (i) Predevelopment report covering the suitability of the land for earthworks.
 - (ii) Geotechnical design report covering any predesign investigations and recommendations (along with justification) on batter slopes, fill requirements and compaction standards, subsoil drainage, foundation types and any other relevant design matters.
 - (iii) Construction report covering the record of earthworks monitoring and compaction testing.

- (b) The report shall cover earthworks whether or not on areas of potential building sites.

NOTE: Information on predevelopment reports and construction reports may be found in Parts D 1.3.1 and E 1.11 respectively.

7.2.7.3 As Built Information

On completion of the project the Construction Co-ordinator shall provide accurate As Built plans at the same scale and standard as the design plans (see A7.2.4.2) showing services in their correct position. These plans shall be submitted as one set of A1 size prints and one set of permanent tracings on polyester film or similar (tracing paper is unacceptable). A2 may be used where new Council services are involved and only one sheet is required, or A3 may be used where only connections are involved and only one sheet is required. Unless otherwise approved in writing by Council, separate drawings shall be provided for each of roading, water supply, wastewater and stormwater.

NOTE: “As Built” information is required before a section 224(c) subdivision certificate will be issued. A diagram and guideline notes are included in the Standard Details to assist with the production of “As Built” plans.

As built information required shall include but may not be limited to:

- (a) Reticulated wastewater systems - including the measured positions of; access chambers, depths, invert and lid levels; measurements to all connections, referenced to the centre of the downstream manhole cover and the length and position of laterals. The size, pressure class, joint type and material shall also be recorded.
- (b) Stormwater drainage reticulation - as for (a); the plans shall also show subsoil drainage and floodpath level information.
- (c) Water reticulation - including the position of mains, location of hydrants, valves, tees, reducers, bends, connections and depths. All features shall be accurately dimensioned and referenced to survey marks so that they can be accurately relocated in the field. The size, pressure class, joint type and material shall also be recorded.

The running distance to buried fittings (such as tapping bands, gibault joints etc) from adjacent surface fittings shall be shown. Alternatively the co-ordinates of the various fittings shall be provided.

- (d) Areas of filling - showing the total depth of fill, in the form of lines joining all points of equal fill depth (fill contours) and the location of compaction tests.
- (e) Road construction, including location and details of road marking, signals, all signs, landscape features, seating and other amenities and features.
- (f) Ducts - measurements to ducts installed for telephone, power and gas reticulation.

- (g) Road names - as approved by the Council.
- (h) The co-ordinates of at least 2 points on each plan in terms of Hawke's Bay Circuit Origin of Geodetic 1949 Datum and the origin of the level datum in terms of Local Authority Datum 1972 (MSL = 10 metres).
- (i) The co-ordinates and concise levels of all permanently installed survey and level marks, with the positions shown on the road plans.
- (j) Various engineering certificates as required by the Code (see Appendix A7).

In addition to the plan record a three and a half inch 1.44 MB diskette covering co-ordinates and surface levels of all surface openings shall be provided along with clear identification of the opening to which the information applies. The format of the data shall be discussed and supplied in accordance with the Napier City Council Works Asset Information Technology Section requirements.

7.2.7.4 Completion Reports

A completion report by the Construction Co-ordinator shall confirm the following:

- (a) That the "As Built" plans have been prepared by the Construction Co-ordinator or under his/her direction.
- (b) That, based on observations and control testing carried out by or under the direction of the Construction Co-ordinator:
 - (i) All works have been constructed in the locations and to the levels and details shown on the "As Built" plans.
 - (ii) The works have been built to currently accepted design and construction standards and that the design intent as detailed in the specification, design drawings and calculations has been achieved.
 - (iii) Testing of all roads and services has been carried out by or under the direction of the Construction Co-ordinator and test results comply with the specified standards. The specified standards along with the dates of testing and test results shall be included.
 - (iv) That all non-public accessways have been constructed in accordance with the approved construction drawings.

7.2.7.5 Operation and Maintenance Manuals

Operation and Maintenance Manuals shall be provided for all facilities involving electrical or mechanical plant. The manual shall include the following information as a minimum:

- (a) System schematic layout including wiring diagrams.
- (b) Make and model of all plant.

- (c) Manufacturers' specifications and performance data for all plant.
- (d) The name of the plant supplier and nearest authorised maintenance agency.
- (e) The date on which the system was formally commissioned and a summary of any problems and measures taken to remedy them.
- (f) Actual plant performance results as measured during the commissioning runs and explanation where they differ from the specified standards.

7.2.7.6 Warranties

Warranties are required by Council for all mechanical and electrical plant. Warranties shall be issued in the name of the Council by the plant supplier, and shall apply for a period of not less than 12 months from the date of Council's takeover of the facility. No mechanical or electrical plant shall be taken over by Council before the plant is satisfactorily commissioned or before all other parts of a total development have been taken over. Where warranties are unable to be provided, Council require the placing of a Bond with Council for the 12 month minimum period.

7.2.7.7 Asset Valuation

An asset valuation is required covering all infrastructure work incorporated in a development. This includes vested land, roads and utility services along with earthworks associated with roads (Appendix A1). Cost to include all overheads (Design, supervision, As Built etc).

7.2.7.8 Certificates from Service Controlling Authorities

Letters from all non Council controlled service authorities advising that reticulation and plant to be taken over by them has been installed to their standards and they have undertaken to take over its operation and maintenance at no cost to Council.

7.2.7.9 Ownership Transfer Certificate

An ownership transfer of the form shown in Part A Appendix A3 shall be signed by the Developer. This will be countersigned by Council only after it is satisfied that the works have been constructed in accordance with the approved engineering plans and specifications (including any approved variation) and that all inspections have been made, completion documents provided and outstanding maintenance matters attended to. Council's signing of the ownership transfer represents the time at which Council accepts ownership of the public parts of the development.

A8 ASSESSMENT CRITERIA

8.1 INTRODUCTION

The discretionary activity and restricted discretionary rules refer to assessment criteria to assist the Council in considering resource consent applications. The Council will have regard to the Assessment Criteria outlined below for land development (including subdivision) when considering an application under Sections 104 and 105 of the Act.

8.2 GENERAL

The following criteria will be used by the Council in considering a resource consent application for a Discretionary Activity or a Restricted Discretionary Activity for non-compliance with one or more conditions in the relevant activity table and/or condition table.

The Council must be satisfied that:

- (a) Granting consent for non-compliance with the conditions(s) is not contrary to the relevant objectives and policies of the Plan.
- (b) The adverse effects (including cumulative effects) on the environment likely to result from granting consent for non-compliance with the condition(s) are minor or of little significance having regard to the principal reasons for the rule(s) and/or condition(s).
- (c) Practicable and workable conditions of consent can be devised to avoid, remedy or mitigate any adverse effects likely to result from granting consent for non-compliance with the condition(s).

The Council will also have regard to:

- (d) Any unusual circumstances including, but not limited to, those listed below:
 - i) Inherent site considerations: including unusual size, shape, topography, substratum, vegetation or flood susceptibility;
 - ii) Particular site development characteristics: including the location of existing buildings or their internal layout, achievement of architectural harmony, compliance with engineering or bylaw standards, enhancement of private open space, achievement of a better relationship between the site and the road, building renovation or restoration of demonstrable merit, the design and arrangement to facilitate access for the disabled, or legal impediments, and safe provision for solid waste storage and collection.
 - iii) Unusual environmental circumstances: including adverse topography, unusual use or location of buildings on adjacent sites, improved amenity for neighbouring sites, the presence of effective adjacent screening.
- e) Where the site is located within the Te Awa Development Area the extent to which relevant Te Awa Structure Plan Design Outcomes can be met.

8.3 ASSESSMENT CRITERIA FOR LAND DEVELOPMENT (INCLUDING SUBDIVISION)

The Council will have regard to the relevant objectives and policies of this Plan and in addition, will consider:

- (a) The assessment in terms of performance criteria in Part B and the requirements of Part C of this Code.

Scale and Intensity

- (b) Whether the impact of the scale and intensity of the subdivision and/or land development is compatible with the surrounding land uses, including the impact on landscape and amenity values.
- (c) Whether the proposed subdivision and/or land development will have any effects on ecosystems, including flora and fauna and their habitat.
- (d) Whether the establishment and operation of the subdivision and/or land development will adversely affect the efficient functioning of the immediate area and the surrounding areas and/or result in significant adverse economic, social or cultural impacts.
- (e) Whether the proposed subdivision and/or land development has the potential to adversely affect waahi tapu, heritage sites, significant and notable trees and/or other sites of significance.
- (f) Whether the proposed subdivision and/or land development has the potential to adversely affect the efficient use and operation of overhead high voltage transmission lines and the potential for site development to place human health and safety at risk from such lines, including:
- The degree to which the subdivision design, including the location of roads and reserves, landscaping and any earthworks, recognises and provides for existing electricity lines so that reasonable access to, and appropriate separation from, the lines is maintained.

Access

- (g) Whether access, roads, parking, manoeuvring and loading for vehicles, pedestrians and cyclists is adequate.
- (h) Requirements for provision of fencing adjoining public land, including pedestrian accessways, service lanes and roads.
- (i) Whether the requirements of Transit New Zealand including the access onto state highways has been adequately met.

Infrastructure

- (j) Whether the proposed subdivision and/or land development provides for adequate water supply and disposal of stormwater and sewage.
- (k) Whether the subdivision and/or land development provides adequate measures to meet any potential increases in traffic.

- (l) The details of any works required to develop each site from its existing state to a fully serviced accessed site ready for its proposed use, including energy supply (electricity and/or gas), water supply, telecommunications and information cabling and safe provision for solid waste storage and collection.

Hazards and Contaminated Sites

- (m) Whether the site or any potential building or structure on that site will be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.
- (n) Whether the site has adequate protection to minimise the risk of fire.
- (o) The effects of any proposed earthworks on stormwater runoff and land stability.
- (p) Whether there is any contamination on the site and any remedial works that could minimise this risk for future occupiers of the site.
- (q) The provision of any consent notice in terms of Section 221 of the Act for subdivision in hazard areas.

Cumulative Effects

- (r) Whether the proposed land development including subdivision will have an adverse cumulative effect on the surrounding environment.
- (s) The effects of property access on the site, road reserves and drainage reserves on the landscape amenity.
- (t) In assessing the appropriateness of allowing land development including subdivision, consideration will be given to the presence of land uses already located in the area and on the site, and their effect on the surrounding land use. Of particular concern is the cumulative effect of locating additional land development (including subdivision) on a site adjacent to or already accommodating land uses that may currently generate traffic, noise and other effects not in keeping with the surrounding zone.

General

- (u) Whether a land use consent is required and details of any works to be undertaken that are necessary for the completion of the subdivision and/or land development.
- (v) Whether the alteration of any lot boundary is proposed.
- (w) Whether alternative methods have been considered and why they were not implemented if the proposed subdivision and/or land development is likely to have a significant adverse effect on the environment

NOTE: The assessment criteria for the zone set out in Volume I of the Plan may also be applied.

APPENDIX A1

FORMAT FOR ASSET VALUATION

1.0 Roads

Including pavements, kerbs, paths, berms etc. in the format (Note: sumps and sump leads are not part of the road valuation for this purpose). Example format:

Description	Unit	Quantity	Value
(a) Traffic Pavements Pavement Structure Asphaltic Surfacing Interlocking Pavers	m ² m ² m ²		
(b) Pedestrian Pavements Concrete Footpaths Asphalt Footpaths Interlocking Pavers	m ² m ² m ²		
(c) Drainage Kerb and Channel Concrete Dish Channels Sealed Dish Channels Culverts and bridges with cross section areas less than 3.4 m ²	m m m m		
(d) Bridges and Structures Road Bridges and culverts with cross section areas equal or to greater than 3.4 m ² Pedestrian Bridges Structures Outdoor Seats Bollards Cycle Stands Litter Bins Planter Boxes Bus Shelters	m m No No No No No No No		
(e) Road Lighting Road Lights Road Light Poles Decorative Lights	No No No		
(f) Traffic Services and Safety Traffic Signals Traffic Signs Road Name Plates Safety Barriers Sight Rails	No No No m m		

2.0 Reticulated Wastewater Systems

Pipe lengths shall be taken from the centres of access chambers. Access chambers and special facilities are counted separately.

Example format:

Description	Unit	Quantity	Value
150 nominal bore gravity uPVC c/c	m		
100 nominal bore pressure	m		
100 nominal bore house leads	No		
Access Chambers	No		
Pump station including all M&E equipment	No		
Total Reticulated Wastewater System Asset			

3.0 Stormwater Drainage

Pipe lengths shall be taken from the centres of access chambers. Access chambers, normal inlet structures etc. shall be counted separately.

Sumps and sump leads shall be covered under stormwater drainage.

Example format:

Description	Unit	Quantity	Value
200 nominal bore gravity uPVC c/c	m		
375 nominal bore RCRRJ CI	m		
Access chambers	No		
Sumps	No		
Sump leads	m		
Special structures, eg. detention, pump etc	No		
100 nominal bore house leads	No		
Total Stormwater Asset			

4.0 Water Supply

The value of water reticulation shall be summarised by total length of each pipe size and material.

Fire hydrants and valves shall be summarised separately by number of each size.

Service connections shall be summarised by number and length of each size.

Other features such as pump stations and reservoirs shall be summarised by structure, pipework, electrical and land.

Example format:

Description	Unit	Quantity	Value
100 nominal bore uPVC	m		
50 ID MDPE rider	m		
15 ID connection	No		
Hydrants	No		
Valves	No		
Special items, eg booster pump and chamber	No		
Total Value Water Asset			

5.0 Reserves

This shall include land value and the value of any plantings, fencing and any permanent equipment.

Example Format:

Description	Unit	Quantity	Value
Land (Total Area)	m ²		
Fences and Barriers	Metres		
Trees and Shrubs	No		
Gardens	LS		
Underground Services (separate each)	Metres		
Footpaths	Metres		
Car Parks (Improvements)	m ²		
Lighting (Poles and Type of Lantern)	No		

Park Furniture (Specify Separately)	LS		
Play Equipment (Inc. Safety Surfaces)	LS		
Buildings or other Structures (List)	LS		
Water Features and Associated Controls (List)	No		
Total Reserves Asset			

Where there are a variety of asset types within a category, then the different types shall be listed and valued separately.

APPENDIX A2

Inspections required to be made by Council on land development works.

1.0 Reticulated Wastewater Systems and Stormwater Drainage

1.1 Inspections of all pipework after laying and bedding but before backfilling.

1.2 Observation of pressure and leak testing of all pipes and manholes.

1.3 Final inspection - made after completion of all land development works.

Items covered under this inspection will include:

- (a) access chamber covers - NCC pattern
- (b) access chamber benching
- (c) access chamber location
- (d) access chamber central to pipe
- (e) sumps - standard type
- (f) sumps - sealing off
- (g) stormwater and sewer connections
- (h) video inspection
- (i) connection marker posts

The Construction Co-ordinator shall give the Council at least one working day notice of request for all inspections required under the above headings and shall have a representative present at all such inspections.

1.4 In addition to the above Council staff may at their discretion visit the site at any time during the project to inspect such things as

- general work standards
- position and depth of connections
- trench reinstatement standards

Acceptance of wastewater systems and stormwater drainage works for take over by the Council will not be considered until all areas of non compliance identified during such inspections have been remedied.

2.0 Water Supply

- 2.1 Inspection of pipework after laying, bedding and placing of all thrust blocks etc. but before commencement of trench backfill.
- 2.2 Observation of pressure and leak testing of all pipework, fittings.
- 2.3 Observation of pipe disinfection and perusal of laboratory test results of the Chlorine residual.
- 2.4 Final inspection - made after completion of all land development works. Items covered under this inspection will include:
- (a) all surface covers - NCC pattern
 - (b) surface covers properly founded and located
 - (c) hydrants and valves including test operation where requested by the inspector
 - (d) meters correctly located and isolated by valves
 - (e) all house leads and meter manifolds correctly positioned.

The Construction Co-ordinator shall give the Council at least one working day notice of request for all inspections required under the above headings and shall have a representative present at all such inspections.

- 2.5 In addition to the above, Council may at their discretion visit the site at any time during the project to inspect such things as
- general work standards
 - position and depth of pipes and connections
 - trench reinstatement standards

Acceptance of the water supply works for takeover by the Council will not be considered until all areas of non compliance identified during such inspections have been remedied.

3.0 Roads

- 3.1 Inspection of subgrade after it has been excavated but before placing of aggregate layers is commenced.
- 3.2 Inspection of basecourse after rolling, grading and sweeping but before surfacing is commenced. This inspection will only be made after deflection test results satisfying the deflection requirements of the Code have been forwarded to Council. Council requires to observe the deflection testing being carried out and this may be combined with the basecourse inspection.
- 3.3 Inspection of foundation preparation for kerb and channel and footpath construction before any concrete is poured.
- 3.4 Final inspection made after completion of all subdivisional works. Items covered under this inspection include
- a) road surfacing
 - b) kerb and channel construction including joints and grades
 - c) footpath including joints and grades
 - d) berms
 - e) vehicle and pedestrian crossings
 - f) traffic services

The Construction Co-ordinator shall give Council at least one working day notice of request for all inspections required under the above headings and shall have a representative present at all such inspections.

- 3.5 In addition to the above, Council officers may at their discretion visit the site at any time during the project to inspect such things as
- general work standards
 - metal quality, thickness and compaction standards
 - surfacing techniques and standards

Acceptance of the roadworks for takeover by the Council will not be considered until all areas of non compliance identified during such inspections have been remedied.

4.0 Reserves

- 4.1 Inspection immediately prior to development works.
- 4.2 Inspection of levels after cut/fill grading works carried out but prior to further developments.
- 4.3 Inspection of any drainage works installed.
- 4.4 Inspection of any water supply/irrigation systems installed.
- 4.5 Inspection of final grade and cultivation work immediately prior to sowing.
- 4.6 Inspection on completion of works.
- 4.7 Final inspection at end of ninety (90) day maintenance period.

NOTE: Any topsoil or fill material which it is proposed to import onto site must be submitted for prior inspection and approved by The Reserves Asset Manager or appointed representative.

APPENDIX A3

Ownership Transfer Certificate:

This certificate is to be used where ownership of assets are to be transferred to the Council.

All assets taken over by the Council will, subject to the following clauses, be deemed to be transferred at the time a Completion Certificate pursuant to Section 224 of the RMA 1991 is signed by the Council notwithstanding that some services may already be in use and may be connected to City services.

- (a) All maintenance periods and guarantees shall commence from the date the Completion Certificate is signed or such time as work is completed where it is subject to a bond for due completion.
- (b) Where plant and equipment is involved the Council will only accept title when all plant and equipment has been proven notwithstanding that a Completion Certificate may have been issued.
- (c) All guarantees for plant and equipment shall commence from the Completion Certificate or date of proof that all plant and equipment is in operating order and complies with the specifications approved by the Council whichever is the later.
- (d) All assets transferred to the Council must be free of all encumbrances, liens or other claims and title must be available for Council.
- (e) All assets, plant and equipment must be insured for full replacement cost until taken over by the Council in terms of the above.

This is to certify that the above conditions have been or are being complied with and that title is available to Council on the transfer of assets in terms of the above conditions.

Signed for Developer

Name Position

Date

Signed for Council

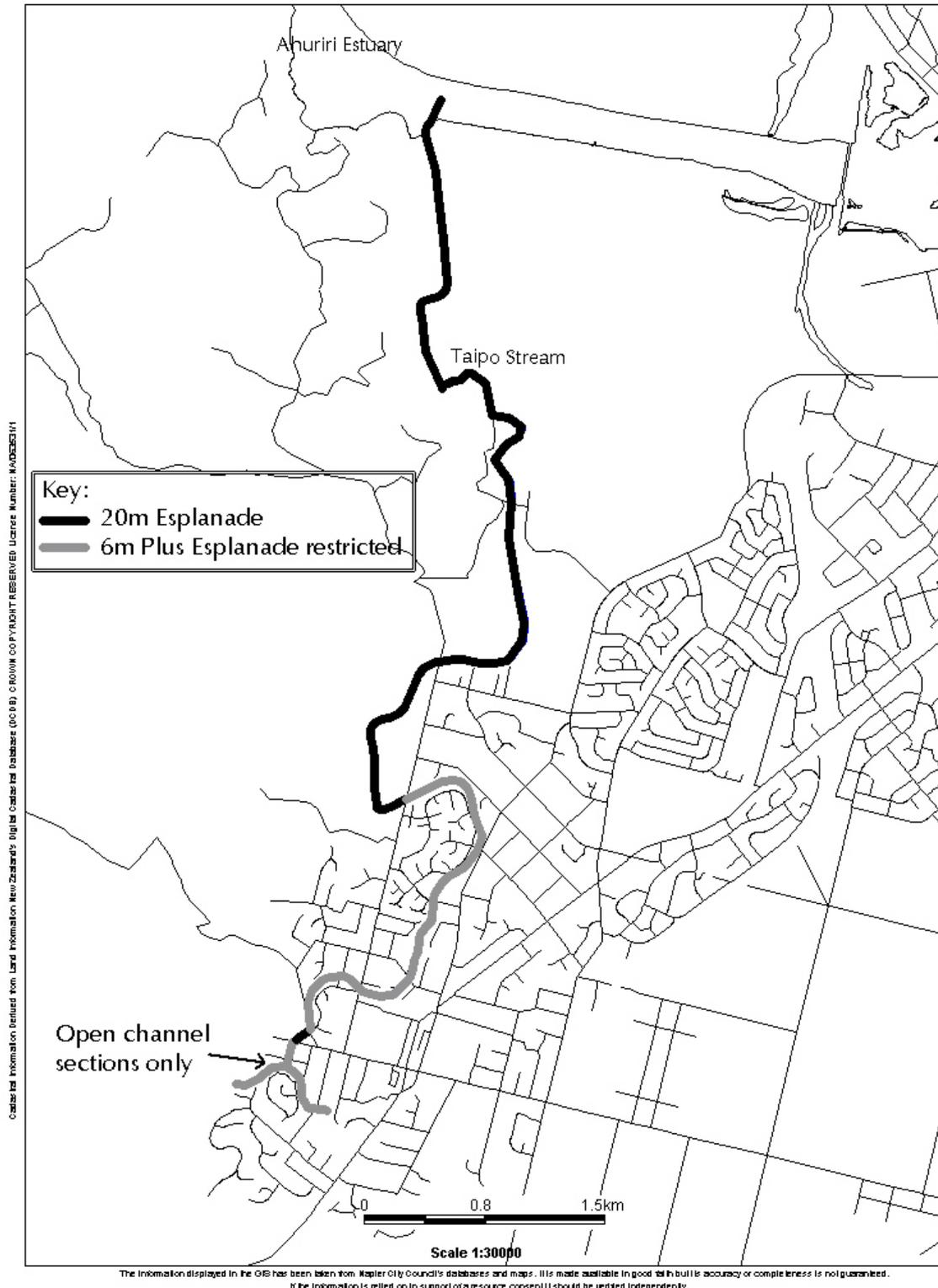
Name Position

Date

APPENDIX A4

ESPLANADE RESERVE REQUIREMENTS TAIPO STREAM

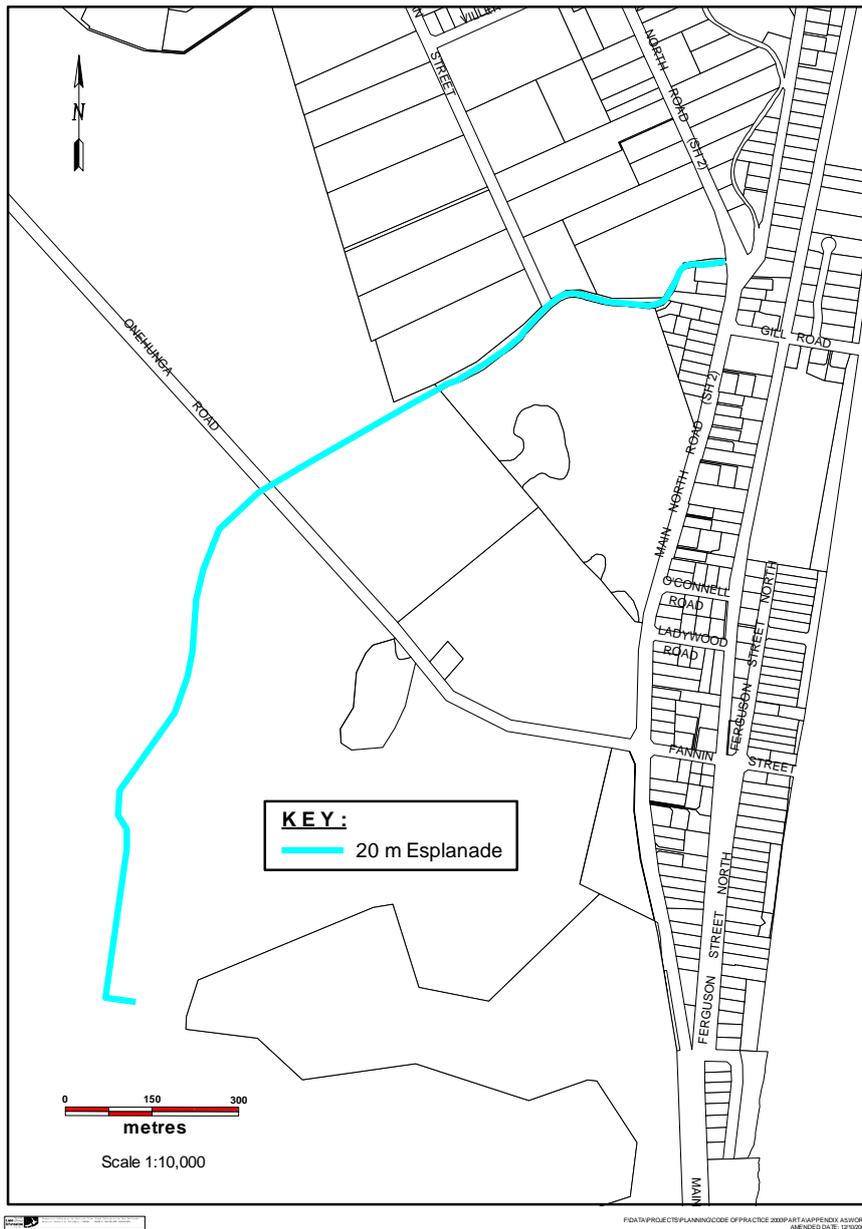
APPENDIX A4: ESPLANADE RESERVE REQUIREMENTS TAIPO STREAM



APPENDIX A5

ESPLANADE RESERVE REQUIREMENTS PETANE STREAM

APPENDIX A5: ESPLANADE RESERVE REQUIREMENTS PETANE STREAM



APPENDIX A6

**To: Napier City Council
Private Bag 6010
NAPIER**

**STATEMENT OF PROFESSIONAL OPINION
AS TO SUITABILITY OF LAND FOR EARTHWORKS**

(Note: This form is to be used and submitted with resource consent applications for subdivision, building or land development that includes earthworks)

Project: _____

Owner: _____

Location: _____

I, _____
(Full Name)

of _____
(Name and Address of Firm)

Hereby confirm that: -

1. I am a Registered Engineer/Engineering Geologist experienced in the field of soils engineering and have been retained by the Owner as the Soils Engineer on the above project.
2. Site investigations have been carried out under my direction and are as described in my report,

(Insert references to all reports including dates of latest information)

3. I am aware of the details of the proposed project and of the nature of the proposed engineering works as shown on the following drawings,

(Insert references to all drawings including dates of latest information)

4. In my professional opinion, not to be construed as a guarantee, I consider that the proposed works give due regard to land slope and stability considerations and that the land is suitable for the proposed project providing that:

a) _____

b) _____

c) _____

5. This professional opinion is furnished to the Council and the Owner for their purposes alone, on the express condition that it will not be relied on by any other person and does not remove the necessity for further inspection during the course of the works.

Signed: _____ Dated: _____

APPENDIX A7

To: **Napier City Council**
Private Bag 6010
NAPIER

**STATEMENT OF PROFESSIONAL OPINION
AS TO EARTHWORKS COMPLIANCE**

(Note: This form is to be used and submitted when earthworks have been completed for subdivision, building or land development that includes earthworks. It shall be submitted with applications for certification pursuant to section 224(c) of the RMA, or as part of the As Built information required under the Code.)

Project: _____

Owner: _____

Location: _____

I, _____
(Full Name)

of _____
(Name and Address of Firm)

Hereby confirm that: -

1. I am a Registered Engineer/Engineering Geologist experienced in the field of soils engineering and have been retained by the Owner as the Soils Engineer on the above project.
2. The extent of my inspections during construction, and the results of all tests carried out are described in my report,

(Insert references to all reports including dates of latest information)

3. In my professional opinion, not to be construed as a guarantee, I consider that:
 - a) The completed works give due regard to land slope and foundation stability considerations.
 - b) The fills have been placed and the cuts executed in accordance with the approved drawings and the Napier City Council's Code of Practice for Subdivision and Land Development. The fills and cuts are as shown on the attached as built plan,

(Insert references to all drawings including dates of latest information)

- c) The original ground, not effected by the earthworks, does/does not comprise 'good ground' as defined in the New Zealand Building Code and is suitable for the erection thereon of residential buildings in accordance with Acceptable Solution B1/AS4, providing that:
- i) _____
 - ii) _____
 - iii) _____
- d) The filled ground does/does not comprise 'good ground' as defined in the New Zealand Building Code and is suitable for the erection thereon of residential buildings in accordance with Acceptable Solution B1/AS4, providing that:
- i) _____
 - ii) _____
 - iii) _____
- e) The cut ground not effected by the filling, does/does not comprise 'good ground' as defined in the New Zealand Building Code and is suitable for the erection thereon of residential buildings in accordance with Acceptable Solution B1/AS4, providing that:
- i) _____
 - ii) _____
 - iii) _____
4. This professional opinion is furnished to the Council and the Owner for their purposes alone, on the express condition that it will not be relied on by any other person. It does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any dwelling.

Signed: _____ Dated: _____

APPENDIX A8

To: **Napier City Council**
Private Bag 6010
NAPIER

**STATEMENT OF PROFESSIONAL OPINION
AS TO SUITABILITY OF LAND FOR RESIDENTIAL BUILDINGS**

(Note: This form is to be used and submitted with resource consent applications for subdivision, building or land development that does not include earthworks, yet earthworks have previously been undertaken on the site, or the site is subject to potential land stability issues).

Project: _____

Owner: _____

Location: _____

I, _____
(Full Name)

of _____
(Name and Address of Firm)

Hereby confirm that: -

1. I am a Registered Engineer/Engineering Geologist experienced in the field of soils engineering and have been retained by the Owner as the Soils Engineer on the above project.
2. The extent of my inspections, and the results of all tests carried out are described in my report,

(Insert references to all reports including dates of latest information)

3. In my professional opinion, not to be construed as a guarantee, I consider that:
 - a) The project gives due regard to land slope and foundation stability considerations.
 - b) The original ground does/does not comprise 'good ground' as defined in the New Zealand Building Code and is suitable for the erection thereon of residential buildings in accordance with Acceptable Solution B1/AS4, providing that:
 - i) _____
 - ii) _____
 - iii) _____

- c) The previously filled and/or cut ground is shown on the attached plan,

(Insert references to all drawings including dates of latest information)

It does/does not comprise 'good ground' as defined in the New Zealand Building Code and is suitable for the erection thereon of residential buildings in accordance with Acceptable Solution B1/AS4, providing that:

- i) _____
- ii) _____
- iii) _____

4. This professional opinion is furnished to the Council and the Owner for their purposes alone, on the express condition that it will not be relied on by any other person. It does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any dwelling.

Signed: _____ *Dated:* _____

APPENDIX A9

To: **Napier City Council**
Private Bag 6010
NAPIER

**STATEMENT OF PROFESSIONAL OPINION
AS TO SUITABILITY OF RESIDENTIAL BUILDING PLATFORM SITES**

(Note: This form is to be used and submitted with resource consent applications for subdivision, building, or land development in a rural environment to define suitable potential building sites)

Project: _____

Owner: _____

Location: _____

I, _____
(Full Name)

of _____
(Name and Address of Firm)

Hereby confirm that: -

1. I am a Registered Engineer/Engineering Geologist experienced in the field of soils engineering and have been retained by the Owner as the Soils Engineer on the above project.
2. The extent of my inspections, and the results of all tests carried out to confirm possible house sites are described in my report and shown on the enclosed plans,

(Insert references to all reports & drawings including dates of latest information)

3. In my professional opinion, not to be construed as a guarantee, I consider that:
 - a) The building platform site/s give due regard to land slope and foundation stability considerations.
 - b) The ground shown as future house site/s does/does not comprise 'good ground' as defined in the New Zealand Building Code and is suitable for the erection thereon of residential buildings in accordance with Acceptable Solution B1/AS4, providing that:
 - i) _____
 - ii) _____
 - iii) _____
4. This professional opinion is furnished to the Council and the Owner for their purposes alone, on the express condition that it will not be relied on by any other person. It does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any dwelling.

Signed: _____ Dated: _____

THIS PAGE IS INTENTIONALLY BLANK

PART B

ENGINEERING PERFORMANCE CRITERIA

B1 PURPOSE

This part of the Code defines criteria which are required to be complied with to achieve an acceptable minimum level of performance for all land and infrastructure development subject to consents under the Resource Management Act 1991, the District Plan or Council approvals under empowering legislation or bylaws.

B2 SCOPE

These criteria cover the design and construction of earthworks, roads, stormwater drainage, wastewater systems, water supply, reserves and other utility services required to be designed and constructed as part of land development works. They apply to both urban and rural situations.

The criteria are performance based with emphasis on outcomes and effects. They are not a prescription of methods or materials, but are intended to permit flexible and innovative approaches or solutions to all aspects of engineering works.

B3 ENVIRONMENTAL OUTCOME

The environmental outcome from the application of these Engineering Performance Criteria shall:-

- (a) Achieve the utilisation of natural and physical resources in a safe and efficient manner which will enhance or minimise reduction of amenity values and avoid, remedy or mitigate any adverse effects.
- (b) Minimise the discharge of dust or vapour into the air, minimise noise and health risk, effect protective measures to reduce the adverse consequences of changes in surface, ground and road surface water runoff and reduce the consequences of migration of salt, soil and road surface material.
- (c) Minimise the likelihood of erosion, slippage or subsidence, effect protective measures to reduce the adverse consequences of erosion, slippage and subsidence, minimise alteration of the natural landscape, and take protective measures to reduce the adverse consequences of groundwater flows on the land and neighbouring environment.
- (d) Minimise the risk of flooding on developed land and infrastructure, the silting of waterways through soil carried in surface water runoff, the likelihood of erosion, slippage, subsidence and inundation caused by surface water runoff or groundwater flows and the likelihood of contaminants entering the stormwater system with consequent effects on the environment.

- (e) Minimise the risk of contamination of the environment by wastewater discharge and the consequent effect on the ecosystem, minimise the risk of contamination of groundwater by seepage of pollutants, minimise the likelihood of wastewater spills through wastewater network breakdowns and minimise the volume of wastewater discharge through preventing inflow of ground and surface water.
- (f) Protect potable water supplies from contamination, minimise the likelihood of surface or groundwater contamination due to leakage of any liquid reticulation network and help in containing the environmental damage caused by fire or explosion.

B4 GENERAL CRITERIA

All engineering work carried out to these Engineering Performance Criteria as a minimum shall:

- (a) Avoid, remedy or mitigate any adverse effect on the environment.
- (b) Be adequate for its intended use or the intended land use.
- (c) Take into consideration any hazard mapping prepared by the Hawkes Bay Regional Council or the Napier City Council.
- (d) Permit or provide reasonable access for the maintenance of the work and all other utility networks.
- (e) Not require undue maintenance.
- (f) Be such that maintenance can be carried out safely and cost effectively.
- (g) Be compatible with the existing facilities.
- (h) Have a life expectancy in compliance with that required by other parts of the Code.

In order to satisfy these criteria all design and construction shall be to the highest accepted technical standards and codes.

B5 DESIGN

5.1 OBJECTIVE

To provide a sound technical standard for the work thereby providing an assurance that the work will be suitable for its purpose over its intended lifetime, to provide a clear definition of the physical works and to achieve the specified environmental results.

5.2 PERFORMANCE CRITERIA

The design shall:

- (a) Define the extent of the Works.
- (b) Be carried out in accordance with the requirements of the various sections of this Code, and in accordance with recognised design codes and engineering practice.
- (c) Incorporate all the requirements of the Engineering Performance Criteria relevant to the intended project.
- (d) Be legible and easily understood and supported by sufficient drawings, calculations and background information to allow assessment and review.
- (e) Consider the proposal in terms of impact on the existing infrastructure and address such impacts both technically and environmentally.
- (f) Provide supporting information in the form of specialist reports and calculations.
- (g) Take into consideration the effects of sudden or catastrophic failure of any component or portion of the project.
- (h) Ensure that safety of construction, operation and maintenance is maximised.
- (i) Ensure that, and provide supporting evidence and calculations to show that, all conditions of any Resource Consent will be complied with.
- (j) Avoid, remedy or mitigate any adverse effects on amenity value.

B6 CONSTRUCTION

6.1 OBJECTIVE

To complete the physical works to the definition and technical standards specified in the design and to achieve the environmental results required under these Criteria.

The functional requirement of the construction is to achieve the specified technical and environmental standards whilst constructing the works in a safe and efficient manner.

6.2 PERFORMANCE CRITERIA

The construction shall:

- (a) Ensure that performance in terms of the approved design and design intent is achieved.
- (b) Be undertaken in accordance with good engineering practice.
- (c) Be carried out in accordance with the approved plans and specifications.
- (d) Be carried out with due consideration for the safety of both work site personnel and the general public.
- (e) Be carried out taking all reasonable steps (as determined by Council) to prevent any degradation of materials and systems being used in the works.
- (f) Minimise any disruption or nuisance to neighbours, the general public, vehicular and pedestrian traffic.
- (g) Avoid, remedy or mitigate any adverse effects on surrounding land, vegetation and facilities.
- (h) Promote where required the reinstatement of grass and vegetation growth.
- (i) Ensure that temporary and permanent earthworks and land slopes are adequately stable.
- (j) Avoid, remedy or mitigate the adverse effects of the spread of dust, soil, mud or silt and take special measures to achieve this as necessary.
- (k) Restore all surfaces and services to not less than their pre-existing condition where affected by the project.

B7 CONSTRUCTION MONITORING

7.1 OBJECTIVE

To provide verification by personnel independent of the construction contractor that the construction has been carried out in accordance with the approved design and the design intent.

The function of construction monitoring is to provide, an independent assessment of the compliance of the construction with the design intent to a level appropriate to the nature of the project, to ensure that all conditions of any relevant Resource Consent are complied with.

7.2 PERFORMANCE CRITERIA

7.2.1 Construction Monitoring

Construction monitoring shall be undertaken by a suitably experienced and qualified person, independent of the contractor building the project.

Sufficient construction monitoring shall be undertaken to enable the Construction Co-ordinator to:

- (a) Maintain a knowledge of the status of the project at any time during construction.
- (b) Be assured that construction standards are satisfying the design standards and intent.
- (c) Ensure that construction methods are appropriate to the size, importance and complexity of the project and to the potential adverse environmental effects of the works.
- (d) Ensure that adequate construction monitoring and testing is carried out with the results clearly recorded such that achievement of the design specification can be determined.

7.2.2 Construction Reporting

On completion of the works the Construction Co-ordinator shall prepare and lodge a written report with Council which shall include:

- (a) The results of all testing required by this Code.
- (b) Completed "As Built" drawings and associated information.
- (c) Any geotechnical reports required by the Code.
- (d) A certificate of completion in an approved form certifying that all construction has been completed in accordance with the Resource Consent.

B8 EARTHWORKS

8.1 OBJECTIVE

To improve land utilisation and to safeguard people and property from the adverse effects of erosion, falling debris, subsidence, slippage, and inundation whilst avoiding, remedying or mitigating any adverse effects on the environment.

8.2 PERFORMANCE CRITERIA

Earthworks shall be designed and constructed to appropriate engineering and technical standards and codes and shall achieve the following minimum performance criteria.

8.2.1 Topography

The earthworks shall be designed to:

- (a) Provide safe stable lots with safe stable vehicular access onto each allotment.
- (b) Provide urban and rural lots with a building site free of inundation in a storm having a 10% probability of occurring annually and providing for adequate control of stormwater.
- (c) Provide roads free of inundation in a storm having a 10% probability of occurring annually.
- (d) Avoid the likelihood of erosion and instability.
- (e) Not unnecessarily alter the natural landscape.
- (f) Where altering the natural contour, blend sympathetically with the abutting natural land.

8.2.2 Structure (Design and Construction)

The earthworks shall be designed to:

- (a) Remain safe and stable for the duration of the intended land use.
- (b) Take into consideration the hazard maps prepared by the Hawkes Bay Regional Council or the Napier City Council.
- (c) Cater for the natural groundwater flows.
- (d) Be geotechnically sound.
- (e) Provide batters that are stable in seismic or saturated conditions.

Note:

- (i) Seismic coefficients, factors of safety and perceived risk shall be stated.

- (ii) Saturated conditions need to be considered where groundwater variations and/or poor drainage are likely to be present.
- (f) Minimise reliance on structural devices for stability.
- (g) Ensure that any structures, associated with earthworks remain safe and stable for the duration of the intended land use.
- (h) Not be compressible except where approved otherwise by the Council for shallow non-structural fills.

The Design Co-ordinator shall provide adequate calculations and specialist reports to provide clear evidence of the earthworks philosophy and standards involved in the design of the development. The Construction Co-ordinator shall provide adequate calculations and specialist reports to provide clear evidence that performance criteria are being met during the construction phase.

B9 ROADS

9.1 OBJECTIVE

To ensure safe and efficient movement of people, vehicles and goods whilst avoiding, remedying or mitigating any adverse effect on the environment and achieving the environmental results required under these criteria.

9.2 PERFORMANCE CRITERIA

Roads shall be of appropriate geometric and structural standards for their position in the road network hierarchy. They shall be designed to appropriate engineering and technical standards and codes and shall achieve the following minimum performance criteria.

9.2.1 Capacity and Layout

The Roads shall be designed to:

- (a) Adequately and safely service the needs of all road users expected during their design life.
- (b) Provide adequate space, as determined in specific instances by the relevant network utility operator, for all utility services placed in locations as approved by the Council and the relevant network utility operator.
- (c) Minimise the visual effects of the road and footpath formations by provision of appropriate landscaping.
- (d) Provide adequate vehicular access to each lot.
- (e) Link and be compatible with the existing road network and be in keeping with the existing/future road hierarchy.
- (f) Provide adequate access for emergency vehicles.
- (g) Be free of inundation in a storm having a 10% probability of occurring annually.

9.2.2 Structure (Design and Construction)

The road and associated structures shall:

- (a) Withstand the expected loads for the design period of the road.
- (b) Transfer applied loads so as not to adversely effect the underlying subgrade, utility services, other road facilities, or abutting properties.
- (c) Be constructed from materials suitable for the intended use and with a proven record of performance recognised as such by the engineering profession.
- (d) Not undergo excessive deflection or surface deformation such that ride or pedestrian use are adversely affected, stormwater disposal is compromised or the pavement surface or under layers are put at risk of premature failure.
- (e) Be protected from the adverse effects of surface water and/or groundwater.

B10 NON PUBLIC ACCESSWAYS

10.1 OBJECTIVE

To ensure appropriate and safe standards of individual and shared vehicular access to property.

10.2 PERFORMANCE CRITERIA

Non public accessways shall be designed to appropriate engineering standards and codes and shall achieve the following minimum performance criteria.

10.2.1 Capacity and Layout

Non public accessways shall:

- (a) Provide adequate vehicular access to each lot
- (b) Provide adequate access for emergency vehicles
- (c) Minimise the visual effects of the accessway formation

10.2.2 Structure (Design and Construction)

Non public accessways shall be designed and constructed to:-

- (a) Withstand the expected loads for the required design life period.
- (b) Ensure there are no adverse effects on any underlying utility services or on adjacent and abutting properties.
- (c) Intersect safely and efficiently with the road network.
- (d) Be protected from the adverse effects of surface or groundwater.

B11 VEHICLE CROSSINGS

11.1 OBJECTIVES

To provide appropriate and safe standards of vehicular access to and egress from each property.

To preserve the integrity of the roads, footpaths, drains and other facilities affected by vehicle crossings.

11.2 PERFORMANCE CRITERIA

11.2.1 Location

Vehicle crossings shall be located so that:

- (a) Adequate distance is maintained from road intersections
- (b) Adequate pedestrian refuge is provided between crossings
- (c) Safe sight distance is provided for the prevailing speed environment
- (d) Minimum geometric standards are met

11.2.2 Width

The width of vehicle crossings shall be:

- (a) Of adequate width to safely accommodate the expected volume and type of vehicles
- (b) Limited in width having regard for pedestrian safety and to conserve on-road parking

11.2.3 Structure (Design and Construction)

All vehicle crossings shall be designed and constructed to:

- (a) Withstand the expected traffic loadings
- (b) Comply with the specified standards relating to surfacing type and vehicle types.
- (c) Prevent discharge of loose aggregate or other detritus onto road surfaces or into drainage facilities
- (d) Have a design drainage capacity to ensure that any restriction to the road or land drainage system is minimised.

B12 STORMWATER DRAINAGE & FLOOD CONTROL

Stormwater drainage and flood control facilities include piped or open channel drainage networks and their associated appurtenances, impoundment or flow attenuation facilities and pumping stations along with consideration and definition as necessary of flows occurring over land during storm events.

12.1 OBJECTIVE

To safeguard people, property, infrastructure and the environment from the adverse effects of surface water and to achieve the environmental results required under these Criteria.

12.2 PERFORMANCE CRITERIA

Stormwater drainage and flood control facilities shall be designed and constructed to the appropriate engineering and technical standards and codes so as to achieve the following minimum performance criteria.

12.2.1 Capacity and Layout

Stormwater drainage and flood control facilities shall, by use of a combination of pipe and channel flow and the setting of appropriate land and building levels:

- (a) Provide new lots whether urban or rural with building sites protected against inundation in floods having a 10% probability of occurring annually using a system appropriate to the intended land use and lot size.
- (b) Provide lots in non-sewered areas with a site suitable for effluent disposal that is free of inundation from a storm having a 20% probability of occurring annually and which can be shown to not cause a health hazard during any inundation.
- (c) Adequately service the catchment and accommodate the design flows, which shall be derived to satisfy the criteria defined under the section of this Code entitled Engineering Standards.
- (d) Adequately service each lot, road area or other land area discharging to an approved outfall.
- (e) Generally consist of a piped reticulation system through urban areas.
- (f) Be compatible with the existing drainage network.
- (g) Not unduly restrict the location of any future building or development.
- (h) Not provide an undue risk to the health and safety of persons.
- (i) Be laid out in such a way as to facilitate ongoing maintenance.
- (j) Provide for efficient and safe water inlet and discharge, minimising risk of debris or sediment blockage, outlet scour or land instability.

- (k) Where utilising open channels enhance the amenity value of the channel and its associated flood banks and mitigate any risk of scouring, erosion, or siltation.
- (l) Not cause adverse effects on upstream or downstream properties.
- (m) Where utilising pumping facilities ensure that equipment is suitable for its purpose and electrical plant is located 300 mm above the design flood level from a storm having a 2% probability of occurring annually.
- (n) Provide alarm and telemetry systems that are compatible with those being used by the Council at the time of the project.
- (o) Comply with any applicable Resource Consent and minimise any adverse effect on the environment.
- (p) Ensure that above ground plant and equipment is designed and constructed in such a manner as to be aesthetically acceptable and to minimise visual impact.
- (q) Minimise adverse effects on the existing stormwater system.

12.2.2 Structural Integrity

Stormwater drainage and flood control facilities shall:

- (a) Withstand any anticipated superimposed loads.
- (b) Be constructed from materials suitable for the intended use and with a proven, record of performance.
- (c) Ensure safety in operation.
- (d) In the case of piped systems minimise the penetration by roots.
- (e) In the case of open channels provide bank and batter slopes resistant to erosion, piping or collapse due to saturation, to standards appropriate to the location.

B13 RETICULATED WASTEWATER SYSTEMS

Reticulated wastewater systems include gravity and pressure pipelines, pump stations, associated structures, controls and appurtenances required to collect and deliver wastewater to a point of treatment or disposal and where necessary the treatment and disposal facility.

13.1 OBJECTIVE

To provide for the safe and hygienic collection, treatment and disposal of wastewater so as to minimise the risk to public health and achieve the environmental results required under these criteria.

13.2 PERFORMANCE CRITERIA

Reticulated wastewater systems shall be designed and constructed to appropriate engineering and technical standards and codes so as to achieve the following minimum performance criteria.

13.2.1 Capacity and Layout

Reticulated wastewater systems shall:

- (a) Be of capacity suitable for carrying peak flows anticipated during its lifetime with due allowance for uncontrolled ground and surface water infiltration and inflow.
- (b) Adequately service its catchment and all current and foreseeable future lots.
- (c) Adequately convey wastewater to an approved discharge point.
- (d) Maintain adequate self cleansing velocities to ensure a daily flush at dry weather flow.
- (e) Be compatible with the existing network.
- (f) Not unduly restrict the location of any future buildings and/or land development.
- (g) Where utilising pumping facilities ensure that equipment is suitable for its purpose and electrical plant is located 300 mm above the design flood level from a storm having a 2% probability of occurring annually.
- (h) Be laid out in such a way as to minimise the potential for blockage and facilitate ongoing maintenance or development.
- (i) Minimise adverse effects on existing wastewater systems.
- (j) Where utilising mechanical equipment have adequate emergency storage and alarm systems to minimise the possibility of discharge to natural water or land.
- (k) Provide alarm and telemetry systems that are compatible with those being used by the Council at the time of the project.
- (l) Comply with any applicable Resource Consent and minimise any adverse effect on the environment.

- (m) Ensure that above ground plant and equipment is designed and constructed in such a manner as to be aesthetically acceptable and to minimise visual impact.

13.2.2 Structural Integrity

Reticulated wastewater systems shall:

- (a) Be constructed of materials compatible with the type of wastewater being conveyed.
- (b) Be constructed from materials suitable for the intended use and design life and with a proven record of performance.
- (c) Minimise the likelihood of leakage and infiltration and the penetration of roots.
- (d) Minimise the likelihood of blockage.
- (e) Withstand all anticipated superimposed loads.

B14 NON-RETICULATED WASTEWATER SYSTEMS

14.1 OBJECTIVE

To enable safe hygienic disposal of all effluent on the lot from which it is generated without creating any significant environmental impact outside the bounds of the lot. Such systems may only be used where the Council allows for non communal facilities to be used and where the connection to existing reticulation or the installation of a community disposal facility is not required by Council.

14.2 PERFORMANCE CRITERIA

Non-reticulated wastewater systems shall be designed to appropriate engineering and technical standards and codes so as to achieve the following minimum performance criteria:

- (a) Provide treatment and disposal facilities being appropriate and safe, with levels of knowledge and technology available at the time.
- (b) Have a life expectancy in line with the appropriate systems at the time.
- (c) Be adequately clear of residential accommodation, waterways or accessible surface locations to ensure acceptable hygiene and amenity standards and minimum adverse effects on water and land resources.
- (d) Have minimum maintenance needs and be as fail safe as practicable.
- (e) Be accessible for maintenance.
- (f) Have maintenance needs defined and a maintenance regime set.
- (g) Comply with any requirements of Regional Plans and any necessary resource consents.
- (h) Be unobtrusive and minimise adverse effects on the environment.

B15 WATER SUPPLY

Water supply facilities include intake systems both above and below ground, treatment and storage facilities both open and closed, pumping systems trunk and local network distribution systems and all associated appurtenances.

15.1 OBJECTIVE

To provide for the efficient and effective distribution of water for consumption, hygiene and fire fighting and to achieve the environmental results required under these Criteria.

15.2 PERFORMANCE CRITERIA

Water supply facilities shall be designed and constructed to appropriate engineering and technical standards and codes so as to achieve the following minimum performance criteria.

15.2.1 Hygiene

Water supply facilities shall:

- (a) Produce water complying with the New Zealand Drinking Water Guidelines that are current at the time and other standards adopted by the Council.
- (b) Minimise the risk of water contamination and any reduction in water quality.
- (c) Be protected from future damage by being clearly identified as water pipes by the use of buried tapes or similar techniques.

15.2.2 Capacity and Layout

Water supply facilities shall:

- (a) Have capacity to service at adequate flow and pressure the anticipated demand over the lifetime of the facility.
- (b) Satisfy appropriate fire protection standards and permit access for fire fighting.
- (c) Be located in such a way as to adequately service each lot, development or road area.
- (d) Be compatible with the existing water reticulation network.
- (e) Provide reasonable access for maintenance.
- (f) Minimise the extent of network without supply during maintenance works.
- (g) Keep trunk main supplies separate from local reticulation systems.
- (h) Where utilising mechanical and electrical equipment provide alarm and telemetry systems that are compatible with those being used by the Council at the time of the project.

- (i) Comply with any applicable Resource Consent and minimise any adverse effect on the environment.
- (j) Obtain supply from an approved point.
- (k) Minimise adverse affects on the existing water supply system.
- (l) Where utilising pumping facilities ensure that equipment is suitable for its purpose and electrical plant is located 300 mm above the design flood level from a storm having a 2% probability of occurring annually.
- (m) Ensure that above ground plant and equipment is designed and constructed in such a manner as to be aesthetically acceptable and to minimise visual impact.

15.2.3 Structural Integrity

The water supply facilities shall:

- (a) Be constructed from materials suitable for the intended use and design life and with a proven record of performance.
- (b) Minimise the likelihood of leakage, the ingress of contaminants, or the penetration of roots.
- (c) Withstand all anticipated superimposed loads.
- (d) Provide mechanical or electrical plant with a design life comparable with that expected from the best current technology.
- (e) Where the life of any plant is less than that of the system of which it is a part make provision for ease of access and removal for repair and replacement.
- (f) Withstand all anticipated pressures including those transient loads reasonably expected from uncontrolled pump stops, pump start up and emergency valve closures and the opening and closing of hydrants.

B16 ELECTRICAL POWER

Design of power supply facilities may be carried out by the relevant Electrical Network Operator or other designer approved by the Council and the relevant Electrical Network Operator.

16.1 OBJECTIVE

To provide a safe and reliable electrical source for energy demands and to achieve the environmental results required under these Criteria.

16.2 PERFORMANCE CRITERIA

Electrical power facilities shall be designed and constructed to appropriate technical standards and codes so as to achieve the following minimum performance criteria:

- (a) Utilise separate cables for power and road lighting.
 - (b) Provide underground cabling with the following exceptions:
 - (i) Industrial environments
 - (ii) Rural environments with lots in excess of 2 hectares
- NOTE:** Any variations other than to have cables underground shall be considered as a restricted discretionary activity.
- (c) Use the best practical option to ensure that electrical equipment that is above ground is designed and constructed so as to minimise any visual impact.
 - (d) Ensure that equipment prone to water damage or becoming dangerous when wet is located so as to remain operational during a storm having a 2% probability of occurring annually.
 - (e) Be located so as to ensure public safety and minimise public and traffic obstruction or inconvenience.
 - (f) Have capacity suitable for carrying peak loads anticipated during their lifetime.
 - (g) Have a design life which is compatible with the facilities being served.
 - (h) Be compatible with the existing network.
 - (i) Be laid out in such a way as to facilitate ongoing maintenance and enable servicing of all expected lots and abutting sites and roads.
 - (j) Incorporate redundancy, safety and alarm provisions to minimise the potential for loss of service and danger to human life. Alarm provisions should be of no greater than or less than the standard of those prevailing generally for electrical reticulation work by network utility operators.
 - (k) Be located at a safe distance from other services.

- (l) Be capable of carrying all anticipated superimposed loads without unacceptable movement of ground or components.
- (m) Comply with any applicable Resource Consent and minimise adverse environmental effects.

B17 ROAD LIGHTING

Design of lighting, cabling, lamps, standards and associated facilities may be carried out by the relevant Electrical Network Operator or a designer approved by the Council and the relevant Electrical Network Operator.

17.1 OBJECTIVE

To provide a power source and lights to provide acceptable levels of illumination for night time pedestrian and vehicular movements and acceptable levels of security for citizens.

17.2 PERFORMANCE CRITERIA

Road lighting facilities shall be designed and constructed to appropriate technical standards so as to achieve the following minimum performance criteria.

- (a) Utilise lamps and lighting standards at locations which provide visibility and security to standards appropriate to the road hierarchy.
- (b) Incorporate circuits and switching that enables Council to provide different communities with different periods over which lights are on and to enable adjustment of such time periods.
- (c) Utilise separate cables for power and road lighting.
- (d) Provide underground cabling with the following exceptions:
 - (i) Industrial environments
 - (ii) Rural environments with lots in excess of 2 hectares

NOTE: Any variations other than to have cables underground shall be considered as a restricted discretionary activity

- (e) Ensure that electrical equipment that is traditionally constructed above ground is designed and built to aesthetically acceptable standards so as to minimise visual impact.
- (f) Ensure that equipment prone to water damage or becoming dangerous when wet is located so as to remain operational during a storm having a 2% probability of occurring annually.
- (g) Be located so as to minimise public and traffic obstruction or inconvenience.
- (h) Have capacity suitable for carrying peak loads anticipated during their lifetime.
- (i) Have a design life which is compatible with the facilities being served.
- (j) Be compatible with the existing network.

- (k) Be laid out in such a way as to facilitate ongoing maintenance and enable the system to service all expected lots and abutting sites and roads.
- (l) Incorporate redundancy, safety and alarm provisions to minimise the potential for loss of service and danger to human life.
- (m) Be located at a safe distance from other services.
- (n) Be capable of carrying all anticipated superimposed loads without unacceptable movement of ground or components.
- (o) Comply with any applicable Resource Consent and minimise adverse environmental effects.

B18 GAS

Design of gas facilities may be carried out by the relevant Gas Network Operator or other designer approved by the Council and the Gas Network Operator.

18.1 OBJECTIVE

To provide a gas supply system for energy demands in a safe manner and to the environmental standards required under these Criteria in those areas where a gas reticulation system is required or considered desirable by the Council.

18.2 PERFORMANCE CRITERIA

Gas reticulation and associated facilities shall be designed and constructed to appropriate technical standards and codes so as to achieve the following minimum performance criteria:

- (a) Have capacity appropriate to the anticipated peak demand during its lifetime.
- (b) Be laid out underground in such a way as to be able to service all relevant lots or demand points and to facilitate ongoing maintenance.
- (c) Have a design life compatible with the facilities being served.
- (d) Be designed to standards and incorporating materials, safety and alarm provisions to appropriate standards.
- (e) Be located at a safe distance from other services.
- (f) Be capable of carrying all anticipated superimposed loads without unacceptable movement of ground or components.
- (g) Ensure that any equipment that requires to be constructed above ground is designed and built to aesthetically acceptable standards so as to minimise visual impact.
- (h) Comply with any applicable Resource Consent and minimise adverse environmental effects.

B19 TELECOMMUNICATIONS AND INFORMATION CABLING

Design of telecommunication facilities may be carried out by the relevant Telecommunication Network Operator or other designer approved by the Council and the relevant Telecommunication Network Operator.

19.1 OBJECTIVE

To provide telecommunications to all new developments and to provide information reticulation on a voluntary basis. Telecommunications and information cabling shall be linked to properties in an efficient safe manner whilst minimising adverse environmental effects.

19.2 PERFORMANCE CRITERIA

Telecommunications and information reticulation and associated facilities shall be designed and constructed to appropriate engineering and technical standards and codes so as to achieve the following minimum performance criteria:

- (a) Have capacity appropriate to the anticipated peak demand during its lifetime.
 - (b) Provide underground cabling with the following exceptions:
 - (i) Industrial environments
 - (ii) Rural environments with lots in excess of 2 hectares
- NOTE:** Any variations other than to have cables underground shall be considered as a restricted discretionary activity.
- (c) Be laid out in such a way as to service all lots and demand points and to facilitate ongoing maintenance.
 - (d) Have a design life compatible with the facilities being served.
 - (e) Be designed to standards and incorporating materials, safety and alarm provisions to appropriate technical standards and codes.
 - (f) Be located at a safe distance from other services.
 - (g) Be capable of carrying all anticipated superimposed loads without unacceptable movement of ground or components.
 - (h) Ensure that any equipment that requires to be constructed above ground is designed and built to aesthetically acceptable standards so as to minimise visual impact.
 - (i) Be located so as to minimise public and traffic obstruction or inconvenience.
 - (j) Comply with any applicable Resource Consent and minimise adverse environmental effects.

B20 TRAFFIC SERVICES AND ROAD SIGNAGE

20.1 OBJECTIVE

To provide traffic control and guidance including signals, markings and signage, road name and information signs, reflectors and edge markers, appropriate to the road hierarchy use and location and to achieve the environmental results required under these Criteria.

20.2 PERFORMANCE CRITERIA

Traffic services and road signage shall be designed and constructed to appropriate engineering and technical standards and codes so as to achieve the following minimum performance criteria:

- (a) Be laid out and marked to the standards current in Napier City at the time or where Napier City has no local standards to those accepted nationally at the time.
- (b) In the case of signals, be designed to satisfy existing and anticipated future traffic needs.
- (c) Have a design life compatible with the infrastructure being served.
- (d) Be laid out in such a way as to facilitate ongoing maintenance.
- (e) Be located so as to minimise public and traffic obstruction or inconvenience.
- (f) Incorporate fail safe and alarm provisions to minimise the potential for loss of service and public danger.
- (g) Comply with any applicable Resource Consent or Transit New Zealand requirements and minimise any adverse environmental effects.

B21 SURVEY AND LEVEL MARKS

21.1 OBJECTIVE

To provide permanent survey and level marks which are readily accessible.

21.2 PERFORMANCE CRITERIA

Permanent survey and level marks shall be installed, surveyed and levelled in accordance with appropriate standards so as to achieve the following minimum performance criteria:

- (a) Be constructed of weather resistant non-ferrous metal and shall be permanently affixed to concrete kerbs (surface to surface gluing is not acceptable).
- (b) Have a clearly evident protrusion which shall be the point levelled.
- (c) Be located at distances of not more than 1000 metres apart on any road but all roads shall have at least one marker point.
- (d) Be precisely levelled and their location co-ordinated. Levels shall be levelled to an accuracy of ± 0.005 m.
- (e) Be located to be clear of likely driveway positions and to minimise risk to pedestrian and cycle traffic.

B22 ROADSIDE TREES

22.1 OBJECTIVE

To mitigate the adverse effects of urban subdivision/development by the encouragement of the provision of suitable trees in public roads.

22.2 PERFORMANCE CRITERIA

Selection of tree type and planting location and patterns shall be undertaken by a suitably qualified person in consultation with the Council, so as to achieve the following minimum performance criteria:

- (a) Satisfy the conditions of any Resource Consent and enhance the subdivisional environment.
- (b) Be located in such a way that access to utility services is available.
- (c) Take into account the effect of a mature canopy on street lighting, daylight, access to buildings and footpaths, and property views.
- (d) Be located in such a way that traffic and pedestrian safety is able to be maintained.
- (e) Be selected and located so as to minimise future damage to roadscape, utility services and private property.

B23 RESERVES (RECREATION)

23.1 OBJECTIVE

To mitigate the adverse effects of urban subdivision/development by the provision of suitably located recreation reserves and play areas.

23.2 PERFORMANCE CRITERIA

Reserves shall be developed in areas determined by the District Plan and in accordance with any conditions of a subdivision/development consent. All reserves, landscaping and equipment shall be designed by suitably qualified people. The minimum performance criteria are as follows:-

- (a) Satisfy the conditions of any resource consent and enhance the subdivisional environment.
- (b) Reserves shall be in a fit state for use or further development at the completion of the subdivision.
- (c) All development on a reserve shall be such that user safety is maintained.
- (d) All reserves shall have an open frontage with adequate vehicular access off a formed and sealed road. The minimum frontage shall be 20 metres.
- (e) The manufacture and installation of all equipment shall comply with the relevant codes and standards for that type of equipment.

B24 SOLID WASTE MANAGEMENT

24.1 OBJECTIVE

To mitigate the adverse health and safety effects of domestic refuse and recycling arising from residential dwellings, by the provision of suitably located storage and collection areas.

24.2 PERFORMANCE CRITERIA

For all multi-unit developments, single-entry subdivisions, and apartment complexes, provision shall be made for:-

- (a) Adequate storage and collection of domestic refuse and recyclable materials
- (b) Secure provision to minimise access by vermin, and odorous discharges to the air
- (c) Where subdivision design creates a private access, provision of a suitable collection area at the road or kerbside must be provided.

THIS PAGE IS INTENTIONALLY BLANK

PART C

ENGINEERING STANDARDS

[BLANK PAGE]

C1 GENERAL

Part C of the Code sets out engineering and other standards for subdivisions and land development works (whether or not the latter are associated with the former).

The Code, being performance based, allows for deviation from the acceptable methods and solutions covered under Parts D (Design: A Means of compliance) and E (Construction: A Means of Compliance). All land development works, whether using the acceptable solutions or alternative methods, shall satisfy the requirements within this Part.

Part C of the Code is divided into those sections of a general nature and then those sections relating to individual utilities or services.

All costs associated with satisfying these requirements shall be borne by the subdivider or developer.

All aspects of Parts A, B and C of this Code must be satisfied for Subdivisions and Land Development to be approved.

C2 DEFINITIONS

Refer to Part A Section 1.1 for definitions of key people and entities.

All references to drawings refer to the 'Standard Details' in Part F of the Code of Practice unless quoted otherwise.

C3 EXPLANATIONS AND REASONS

This Part of the Code sets out the standards which must be met for subdivision and land development. The standards are performance based with an emphasis on environmental outcomes and effects. They aim to avoid, remedy or mitigate the adverse environmental effects that result from subdivision and land development. These include but not necessarily limited to the risk of erosion, falling debris, subsidence, slippage or inundation from stormwater runoff, the risk of contamination from wastewater discharge, the risk of groundwater contamination, and the effects of noise, dust or runoff from road development.

C4 MINIMUM REQUIREMENTS FOR SUBDIVISION AND LAND DEVELOPMENT

4.1 INTRODUCTION

This part of the Code sets minimum standards and requirements for all aspects of subdivision and land development.

4.2 GENERAL REQUIREMENTS

The detailed requirements for each individual service or utility is set out later in this part of the Code.

Every subdivision and every allotment shown on the scheme plan shall be provided with or serviced by:-

- (a) Legal access to a legal road.
- (b) Vehicular access to a legal road unless exemption has been provided.
- (c) Water supply from the Council mains for all urban subdivisions or evidence that a commercial or industrial site can be connected to a main along any part of any frontage.
- (d) A water supply for all rural allotments that is satisfactory to the Council.
- (e) Stormwater drainage to a Council approved outfall.
- (f) Wastewater drainage to a Council main or suitable on-site and/or communal disposal where no Council service exists.
- (g) Electricity supply by means of underground cable with the following exceptions:-
 - i) Industrial environments
 - ii) Rural environments with allotments in excess of 2 hectares

Note:- Any variations other than to have cables underground shall be considered as a restricted discretionary activity

- (h) Communications services by means of underground cable with the following exceptions:-
 - i) Industrial environments
 - ii) Rural environments with allotments in excess of 2 hectares

Note:- Any variations other than to have cables underground shall be considered as a restricted discretionary activity

- (i) Protection against erosion, falling debris, subsidence, slippage or inundation, subject to section 106 of the RMA.
- (j) Roadways with adequate road lighting.
- (k) Reserves in accordance with the District Plan.
- (l) Services which are provided at the discretion of the Developer or a Utility Operator shall be installed underground.
- (m) Roads, roads to be stopped, service lanes and pedestrian accessways shall be provided in accordance with the District Plan.
- (n) Easements for services shall be provided as required.
- (o) Road names.
- (p) Survey and Level marks.
- (q) Trees.
- (r) Adequate provision for the safe storage and collection of solid waste and recyclable materials.

4.3 BOUNDARY ADJUSTMENTS

The standards for sizes, areas, services and financial contributions shall not apply to an allotment shown on a scheme plan that is to be amalgamated with other land for the purposes of a boundary adjustment, provided the amalgamated allotment complies with those standards.

4.4 SUBDIVISION OF EXISTING DEVELOPED LAND

Where a development that existed prior to September 1996 is proposed for subdivision and is currently fully serviced, then the following rules will apply:-

Where any of the deemed provisions do not comply, then to the extent of that non compliance, all properties/allotments or dwelling units shall be individually serviced from a Council main as for new subdivisions and development.

- (a) All existing buildings must be currently fully serviced.
- (b) No new development shall be proposed as part of the subdivision.
- (c) Services may continue as common private drains; however no new connections shall be made to common private drains to accommodate new development.
- (d) Each property connected to the water supply shall have a separate toby.
- (e) All services across all other properties shall be protected by easements.
- (f) The maintenance of common services shall be provided for by suitable covenants on the titles.

All common services are considered to be private and the responsibility of the owners registered under title and easements. (See (f) above)

Council's responsibility for services ceases at the inspection point on the connection to the Council owned main or the inspection point within the property boundary. In the case of water the Council's responsibility ceases at the point of connection to the Council main.

4.5 COMMENCEMENT OF SITE WORKS

No work involving the disturbance of the land surface, excavation, or other work on land for the purposes of subdivision or development, except any necessary clearing of minor vegetation for investigative work required to produce the resource consent application shall proceed until the subdivision consent has been approved.

No development requiring any other consent shall proceed until that consent has been issued.

No work for any development shall start until approval in writing has been received from the Council. This will only be given after statutory consents have been obtained and engineering design, drawings, specifications, calculations and reports, in accordance with this Code, together with any additional information required, have been received by the Council.

C5 MINIMUM REQUIREMENTS FOR INDIVIDUAL SERVICES & UTILITIES

5.1 INTRODUCTION

The requirements for each individual service or utility are listed separately following those aspects that apply generally.

These requirements apply to both subdivision and land development.

5.2 STANDARDS AND CODES

The Design Co-ordinator shall be responsible for satisfying all engineering standards in respect of a development design obtaining any Resource Consent and any plan approval.

The Construction Co-ordinator shall be responsible for satisfying all engineering standards pertaining to construction of the work including compliance with the conditions of any resource consent and the conditions pertaining to any planning approval.

All construction shall be carried out in accordance with the approved design, specification and the requirements of this Code and any approved variations.

5.3 GENERAL REQUIREMENTS

5.3.1 Design Life

Components of the engineering infrastructure shall be designed to provide the minimum life set out for each service or utility. For individual components of that facility where the state of the art is such that it is generally accepted that these design lives cannot be achieved (e.g. some electronic and mechanical equipment) a design life appropriate to the state of the art shall be specified by the Design Co-ordinator and provision made for easy maintenance and replacement of the subject componentry so that the required design life of the total facility can be achieved.

5.3.2 Location of Utilities

Network utilities shall be located in roads, unless approved otherwise by Council. Any services laid in private land shall be protected by easements. All services shall be readily accessible for maintenance.

No private water connections shall cross any other allotment other than an access allotment.

All services shall be laid for the full length of the road in any road capable of being extended in future.

5.3.3 Services to be Underground

All utility services including both cables and pipes shall be laid underground, except for cable services in industrial and rural areas. Council approval is required for overhead services in rural subdivisions comprising allotments of two hectares or less.

5.3.4 Construction Monitoring

All construction work shall be monitored. The standard of monitoring shall be such that the Construction Co-ordinator is able to provide the necessary completion reports and certification as required under Parts A7 and B7 of this Code.

5.3.5 Council Inspections

The Council requires to inspect reticulated wastewater systems, stormwater and water supply utilities together with road works and reserves areas at certain stages during construction and on completion. The times at which Council requires to inspect or test are detailed in Part A (Appendix A2)

The Construction Co-ordinator shall ensure the Contractor is aware of such inspection requirements. The Construction Co-ordinator shall ensure the Council is given at least one working day's notice for each separate inspection.

Time of notice to exclude public holidays, Saturdays and Sundays.

Covering over of pipes shall not be carried out until relevant inspection or testing has been completed and the work approved by Council.

Re-inspections are required until all work is approved.

5.4 REQUIREMENTS FOR NETWORK UTILITIES AND SERVICES

5.4.1 General

These requirements apply to both subdivision and land development.

Utility services of dimensions less than the minimum stated will not be taken over by the Council.

5.4.2 Connections to Existing Services

New connections to the existing water supply, stormwater and wastewater systems shall be carried out by the Council at the cost of the developer.

A connection approval is required from the Council for connection of any utility service to an existing service under Council control. Application can be made on the appropriate form.

5.4.3 Easements for Services

Where utility services must cross one allotment to service another or others or where such services are under the control of a Local Authority, a network utility operator, an ad hoc body, or a Government Department, there shall be shown on the scheme plan and created on the survey plan such easements as are required to reserve the rights over that allotment in favour of the other or others or the Local Authority, network utility operator, ad hoc body or Government Department as the case may be, and the easements shall be registered against the title to that allotment at the subdivider's expense. Easements for Council services shall, where practical, be in access allotments or right of ways or similar. Easements for Council services that are required over other allotments will be considered as discretionary activities.

Easement or reserve widths for pipes shall be:-

- (a) A width equal to twice the depth to invert plus the diameter of the pipe plus 0.4 metres with the service laid in the centre. The minimum width shall be 3 metres
- (b) Easements for privately owned service connections that pass from one allotment to another may be reduced to 2 metres where the service (water, sewer or stormwater) is less than 1 metre to invert.

5.4.4 Drainage Reserves/Easements

For watercourses and open drains Council will generally require a reserve to be created of width as follows:

A width equal to the width of the primary channel and secondary berms, which shall be provided on each side of the primary channel. In all cases the flood berm width used shall be not less than 6 metres to allow access for maintenance vehicles.

Easements will also be required for the following:-

- For designed overland flow paths:
- For significant channels, as for watercourses and open drains above.

- In urban areas where paths/accessways or grassed or other flood flowpaths are used the easement width shall be the larger of the designed width required or 3 metres.

Esplanade reserves, easements or reserve widths along areas of water shall be as detailed in Part A.

Easements or reserves for service access or open secondary flow paths shall be as required by Council for the specific situation.

5.5 EARTHWORKS

Earthworks designs in the following circumstances shall be supported by specialist geotechnical reports and design criteria including the statement of professional opinion as set out in Appendix A6 of Part A of this Code.

- (a) Earthworks involving more than 100 m³ (insitu measure) per site or per development.
- (b) Cuts on slopes greater than 22 degrees above horizontal
- (c) Cuts on slopes greater than 5 metres high
- (d) Cuts of 1.5 metres or greater in height
- (e) Fills of more than 0.5 metres in depth
- (f) Where building sites will be on ground formed by earthworks
- (g) Earthworks within 20m from the centreline of any High Voltage Transmission Line.

The reconstruction of existing roads and the excavation of trenches within the road reserve for the purpose of construction, maintenance, replacing, removing or minor upgrading of any network utility service is exempt from (a) to (e) above.

Earthworks within 20 metres of a High Voltage Transmission Line is exempt from obtaining a specialist geotechnical report where the written approval of the owner and operator of the High Voltage Transmission Line is obtained, provided the earthworks do not exceed the limitations in (a) – (e) above.

Earthworks design shall include adequate means to control silt runoff during the construction and post construction phases.

Upon completion of the earthworks a statement of professional opinion shall be provided as set out in Appendix A7 of Part A of this Code.

5.6 ROADS

5.6.1 Roads Layout

The positions of some proposed roads are shown in the District Plan or indicated on Structure Plans. Where there is no legal road to provide frontage to any allotment or allotments in the subdivision the Developer shall provide, form, seal and vest such roads or shall provide legal access by other means.

The location of new roads shall be discussed with the Council prior to application for consent.

All existing roads on which widening will be required as part of the approval of a scheme plan are indicated in the District Plan and Appendices thereto. Such widening shall be vested and shall be required to be formed and sealed to the satisfaction of the Council. If the formation and sealing of this road widening is impractical at the time of sealing of the survey plan, a cash bond shall be entered into for the cost of such formation and sealing at a time established by the Council.

5.6.2 Service Lanes

Where a proposed service lane or part of a proposed service lane shown in the District Plan traverses part of the land in a subdivision the owner shall vest such land as is required for the creation of the service lane and shall form and surface the area vested to the satisfaction of the Council.

If the service lane shown on the scheme plan does not link with an existing service lane or legal road, the land required to be set aside as Service Lane in accordance with the District Plan shall be vested as Local Purpose Reserve (Service Lane), and the subdivider shall pay a cash contribution or enter into a bond to cover the cost of future formation, when the Reserve becomes a service lane.

5.6.3 Pedestrian Access Ways

Proposed pedestrian accessways shown in the District Plans and within the property shall be provided, formed in permanent materials, and vested.

If the access shown on the scheme plan does not link with an existing access or legal road, or reserve, or public open space the land required to be set aside as access in accordance with the District Plan shall be vested as Local Purpose Reserve (Access), and a cash contribution shall be required to be made or a bond entered into for the cost of future formation of the access.

5.6.4 Vehicle Crossings

Each allotment shall be provided with a minimum of one vehicle crossing which shall be located, designed and constructed in accordance with this Code.

For access to land with an urban zoning, subject to the speed limit being 70 kilometres per hour or less, additional vehicle crossings may be permitted for road frontage lengths as follows:-

- (a) A property having a road frontage greater than 15 metres may have two vehicle crossings.

- (b) A property with a road frontage greater than 60 metres may have three vehicle crossings.
- (c) For each 30 metres of frontage in excess of 60 metres an additional vehicle crossing may be installed.

For access to land within a rural zone, or land within an urban zone and a speed limit above 70 kilometres per hour, each additional vehicle crossing shall be subject to the written approval of the Works Asset Manager.

Vehicle crossing(s) shall also be provided in accordance with this Code where any land development is undertaken and any vehicles are being taken, or are likely to be taken, onto the land from a public road.

All redundant vehicle crossings shall be removed when land development is carried out.

Subject to any special restrictions imposed on limited access highways, access to land fronting onto State Highways is controlled by this Code. However, the location, design and construction of new or relocated vehicle crossings and new road intersections on State Highways is controlled by Transit New Zealand.

All vehicle crossings to land within a non rural zone shall be constructed of concrete.

All vehicle crossings on Napier City Council roads shall be located, designed and constructed to comply with this Code. A means of compliance is set out in Parts D and E of the Code.

All vehicle crossings on State Highways shall be located, designed and constructed in accordance with Transit New Zealand's requirements.

5.6.5 Road Names

Where the subdivision contains new roads which require names, the developer shall submit a list of proposed names with alternatives, in accordance with the Street Naming Policy of Council, adopted by Council on 29 March 1993.

The new names shall be approved by the Council either from the developer's list or from the Council list after consultation with the appropriate authorities to prevent duplication or confusion. The new names shall be notified to the subdivider or their representative for inclusion on the survey plan.

5.6.6 Design and Construction

Subdivision and land development shall provide for the following:-

- (a) Any new allotment shall be provided with vehicular access to a legal road by means of actual frontage, an access strip (leg in) of the required width, a private way or access allotment or private road, unless specifically exempted in accordance with section 321 of the Local Government Act 1974. OR

If, because of physical difficulties it is impractical to provide vehicular access to an allotment, approval may be granted to parking or garaging space being provided elsewhere off a legal road, by means of a utility allotment, renewable lease in perpetuity or other legal means, to the satisfaction of the Council.

Where vehicle crossings are to State Highways, then approval must be obtained from Transit NZ prior to construction.

- (b) The design life for the structure of a road, footpath or cycleway shall be 50 years based on asphalt surfacings needing protection within this timeframe.
- (c) The design life of all bridges and culverts shall be 80 years.
- (d) Road design shall:-
 - (i) Conform to Council's road hierarchy, as set out in the District Plan.
 - (ii) Comply with the standards set out in the Table in Appendix C1 attached to this Part of the Code.
 - (iii) Include geometric and structural design of traffic pavements, footpaths, road markings, lighting, signs and all road furniture (such as seating).
 - (iv) Include the intersections of new roads and accessways with the existing road network and, where necessary, this shall include widening or other modification of the existing road to accommodate turning traffic.
- (e) All urban areas shall have road lighting installed using separate underground cables, lighting poles and lamps.

5.7 ON SITE ACCESS

5.7.1 Non Public Accessways

For subdivision and land development non public accessways shall be provided as in table 5.7 C.

Table 5.7 C		
Non Public Access - Subdivision and Land Development Requirements		
Type of Development	No of Allotments/Units off Accessway	Accessway width (metres)
Urban Residential Dwelling Units/Lots (Includes Rural Settlement, Lifestyle Character and Jervoistown Zones)	1	2.7 m
	2 - 3	3.0 m
	4 - 8	4.8 m
	9 or more	Public Road Required
Rural Residential Dwelling Units/Lots	1	3.5 m
	2 - 3	4.8 m
	4 - 8	6.0 m
	9 or more	Public Road Required
Commercial/Industrial Units/Lots	1	3.5 m
	2 - 4	6.0 m
	5 or more	Public Road Required

NOTE:-

1. Accessway width is the minimum width available for use by vehicles. To determine the minimum legal access (boundary to boundary) width, a minimum of 250mm shall be added to any side where kerbing is used, and where open side drains are used the actual width of the drain(s) shall be added.
2. The design life of non public accessways shall be a minimum of 20 years.

5.7.2 Vehicle Access and Manoeuvring for Service Stations and Transport Depots

The design of service station layouts and vehicle access shall be carried out by persons with recognised traffic engineering credentials.

Access to and from service stations and transport depots shall be designed using an approved design guide. An appropriate guide is the Land Transport Safety Authority's "Road Safety Guidelines for Service Stations" RTS 13, March 1996. This guide is applicable in both urban and rural environments.

The vehicle crossing (driveway) widths recommended by RTS 13 shall apply as the minimum requirements of this Code.

5.8 STORMWATER

The design of the stormwater system shall comply with the following:-

- (a) Each separately titled allotment or separately titled dwelling unit shall be provided with an individual connection to an approved outlet. Council mains will not be installed within multi-storey buildings.
- (b) Common private stormwater drains will only be accepted for developments where the common private stormwater drain is at least one size larger than any individual connection and meets the design criteria.
- (c) No more than four kerb connections, with no more than two at any one location, shall be allowed for any multi-unit development where common private drains are to be used.

Individual connections for each unit may be used where a multi-unit development is parallel to a road frontage.

- (d) Connections 200 mm DN and larger shall be connected to an approved outfall other than the kerb.
- (e) The minimum size stormwater main to be taken over by the Council shall be 200 mm DN
- (f) The minimum size culvert linking open drains or waterways shall be 300 mm DN
- (g) Industrial, commercial and other non residential allotments shall be provided with a stormwater main across the full frontage such that connections can be made at any location.

The connection shall be made at the time of subdivision/development and shall be sized allowing for 80% of the site being developed.

- (h) The design life shall be as follows -
 - (i) Pipework, appurtenances, all concrete work, tankage and detention structures. 80 years
 - (ii) Mechanical and electrical plant, with provision made for easy maintenance and replacement. 20 years

- (i) The design shall be in accordance with:-

Stormwater systems shall be designed to drain the total catchment (road and all other land and improvements) upstream of the point being considered. It shall assume land use and site coverage as defined in the District Plan including both current and deferred land use.

Stormwater systems shall be designed to cope with the following design storms.

Function	Probability of Occurring Annually
Primary Protection	
Rural and rural residential	10%
Residential	10%
Commercial and industrial	10%
All areas where no secondary flow path is available	2%
Secondary Protection	
Satisfied by appropriately designed large channels or pipes, provision of secondary flow paths, controlled flood plains and setting of appropriate building levels	2% (based on combined capacity of primary and secondary systems)

- (j) The minimum pipe strength shall be equivalent to Class 'X' concrete OR SN16 PVC up to and including DN 225 and SN8 PVC for sizes DN 300 and larger.
- (k) In 'Greenfields' areas where stormwater is discharged directly to an open drain then each discharge shall be designed to serve an area of 5Ha or the total development, whichever is the lesser and with a minimum size of 600 mm DN.
- (l) The stormwater main shall be laid in the location shown in the standard cross section shown in Part F of the Code.
- (m) Access Chambers (DN 1050) shall be spaced at not more than 100 metres apart and at changes of size, grade and alignment.
- (n) All stormwater mains shall be laid true to grade and in straight lines between access chambers.
- (o) Napier City Council standard surface furniture shall be used for access chambers and sump grates.

5.9 WASTEWATER SYSTEMS - RETICULATED AREAS

The design of the wastewater system shall comply with the following:-

- (a) Each separately titled allotment or separately titled dwelling unit shall be provided with an individual connection to the Council main. Council mains will not be installed within multi-storey buildings.
- (b) Common private wastewater drains will not be approved
- (c) The minimum size wastewater main to be taken over by the Council or considered for connections shall be 150 mm DN.
- (d) Industrial, commercial and other non residential allotments shall be provided with a wastewater main across the full frontage such that connections can be made at any location. The connection shall be made at the time of subdivision/development.
- (e) The wastewater main shall be laid in the location shown in the standard cross section shown in Part F of the Code.
- (f) The design life shall be as follows -
 - (i) Pipework, appurtenances, all concrete work, tankage and detention structures. 80 years
 - (ii) Mechanical and electrical plant, with provision made for easy maintenance and replacement. 20 years
- (g) The design shall be in accordance with:-

All residential wastewater system design shall be based on peak wet weather flows including allowances for ground water and stormwater inflow and infiltration. Wastewater systems shall be capable of serving the entire upstream catchment assuming it is developed in terms of the District Plan (including deferred zonings). Population density shall be in accordance with the District Plan densities based on a minimum of 12 allotments per hectare gross and 2.7 persons per dwelling unit for urban development with a design flow of 1,100 l/h/d.
- (h) The minimum pipe strength shall be equivalent to Class 'X' concrete OR SN16 PVC up to and including DN 225 and SN8 PVC for sizes DN 300 and larger.
- (i) The minimum size for a wastewater pressure main shall be 100 mm DN unless used in conjunction with grinder/macerator pumps in which case the pumping main may be reduced to 75 mm diameter I.D. (separate approval required).
- (j) Access Chambers (DN 1050) shall be spaced at not more than 100 metres apart and at changes of size, grade and alignment.
- (k) All wastewater mains shall be laid true to grade and in straight lines between access chambers.
- (l) Napier City Council standard surface furniture shall be used for access chambers and wastewater inspection chambers.

5.10 WASTEWATER SYSTEMS - NON RETICULATED AREAS

The developer shall provide evidence that a satisfactory non-reticulated wastewater system is available for each allotment.

Drawings shall be provided to show how the facility will be laid out on site, distances from adjacent waterways or property boundaries and a feasible location for a reserve area of 100% of the disposal area size.

Information on groundwater shall be provided to show that the ground disposal system will be at all times adequately above winter ground water tables and ground surface free from flood inundation in a storm having a 20% probability of occurring annually.

Where it is not feasible or appropriate to provide the above at the 'Subdivision/Development' stage then at the 'Building Consent' stage of site development an applicant will be required to provide one of the following:

- (a) A certificate from the Hawke's Bay Regional Council to the effect that the proposed non-reticulated wastewater system is permitted OR
- (b) A resource consent with any conditions approving the proposed non-reticulated wastewater system for the site.

Note:- Where it is proposed to provide a non-reticulated wastewater system at the Building Consent stage then a consent notice shall be placed on the title to that effect.

Non-reticulated wastewater systems shall be shown to satisfy the requirements of the Resource Management Act 1991 with respect to groundwater, surfacewater or air contamination.

Consents where required from the Regional Council, shall be obtained and submitted to Napier City Council with the subdivision consent application or as provided above.

5.11 WATER

The design of the water supply shall comply with the following:-

- (a) Each separately titled allotment or separately titled dwelling unit shall be provided with an individual connection to the Council main. Council mains will not be installed within multi-storey buildings.

The supply to multi-unit multi-storey buildings will be metered and arrangements made for payment of the 'water by meter' account by way of consent notice.

The following methods are acceptable:-

- (i) Register, against the property titles, the portion of the total consumption that each property will be responsible for.
 - (ii) Include the responsibility to pay the total 'water by meter' account in the articles of association of a body corporate responsible for the maintenance and operation of the building.
- (b) Industrial, commercial and other non residential allotments shall be provided with a water supply main across the full frontage but the connection shall not be made until the demand of the site has been determined.
 - (c) Any subdivision or development in the Napier or Bay View water supply areas shall be provided with a reticulated water supply.
 - (d) All reticulation to be taken over by the Council shall be installed in the location shown in the standard cross section shown in Part F of the Code.
 - (e) Only approved engineering plans shall be used for construction.
 - (f) The minimum size of any principal main shall be 100 mm DN.
 - (g) The minimum size of any rider main shall be 100 mm DN with the exception that residential areas may be serviced with 50 mm DN rider mains subject to satisfying hydraulic requirements.
 - (h) Design shall be in accordance with -

Water supply facilities shall be designed based on the maximum demand expected during the lifetime of the facility. This shall be based on the levels of development indicated in the District Plan, including any deferred zonings. Population density shall be in accordance with the District Plan densities based on a minimum of 12 allotments per hectare gross and 2.7 persons per dwelling unit for urban development.

Demand for non-residential areas shall be based on demand assessments or records agreed with Council as being appropriate to the land use but in no case shall be less than flows derived based on the population density basis as described above.

New pipelines shall be designed for the larger of

- i) the maximum peak demand; or

- (ii) the fire flow in terms of the NZ Fire Service “Code of Practice for Firefighting Water Supplies” plus two thirds of the maximum peak demand.

Gravity pipelines excluding rider mains shall be sized to service the design flow in (i) above with pipeline losses of no more than 2 m/1,000 m of pipeline. Pump stations and reservoirs shall be the subject of specific design.

- (i) The design life shall be as follows -

- | | |
|--|----------|
| (i) Pipework, tankage etc. | 80 years |
| (ii) Valves, hydrants etc with provision made for easy maintenance and replacement. | 80 years |
| (iii) Mechanical and electrical plant, with provision made for easy maintenance and replacement. | 20 years |

- (j) All water supplies to medium and high hazard properties shall be fitted with testable backflow preventers of a type appropriate to the hazard.

All industrial properties shall be fitted with a backflow prevention device appropriate to the hazard but not less than a medium hazard.

- (k) Water meters approved by the Council shall be provided to all new service connections with the exception of supplies to domestic properties within the Napier water supply area.

- (l) Watermains shall be laid in the berms on both sides of all roads.

- (m) The following fittings shall be used on all water supply works to be taken over by the Council.

Sluice valves (100 mm DN and larger) shall be anti-clockwise closing and flanged both ends.

Gate valves of less than 100 mm DN shall be clockwise closing and shall comply with AS 1628:1994.

In Class A, B, C and D fire risk areas all fire hydrants shall be tall pattern to BS 750:1984. In Class E fire risk areas medium pattern hydrants may be used, except terminal hydrants which shall be tall pattern.

All domestic connections shall be fitted with a combination manifold

- (n) Napier City Council standard surface furniture shall be used for Hydrants, Valves and Meter Manifolds.

5.11.1 WATER – NON-RETICULATED AREAS

- (a) Where Council reticulated water supply is unavailable, any rural or rural residential subdivision or development shall be provided with an adequate alternative potable water supply either from sources within the lot or at the lot boundary.

5.12 RESERVES

- (a) All reserves shall be created in accordance with the approved subdivision plan.
- (b) All reserves shall be fully developed and left in a condition ready for use.
- (c) Where landscaping is a condition of the subdivision/development then the approved works shall be carried out.
- (d) All play equipment and its installation shall comply with the following standards:-
 - (i) AS/NZS 4422 : 1996 Playground surfacing - Specifications, requirements and test method.
 - (ii) AS/NZS 4486.1 : 1997 Playgrounds and playground equipment Part1: Development, installation, inspection, maintenance and operation.
 - (iii) NZS 5828 : 1986 Parts 2 and 3.
- (e) Any topsoil or fill material to be imported into reserve areas shall be approved by the Reserves Asset Manager

Note: Fully developed means; leveled, drained where necessary, water connections installed, cultivated and sown down in grass, planted with trees and play equipment installed as for an agreed Development Plan. Boundaries with neighbouring properties fully fenced, road frontages protected by pole barriers or other approved barriers and concrete footpaths installed as required.

5.13 OTHER UTILITY SERVICES DESIGN

Services such as gas, power, telecommunication and information cabling shall be designed to standards set by the relevant network utility operator as being acceptable for the authority to take over the utility service on completion of the development.

APPENDIX C1:

ROAD DESIGN STANDARDS

Class	Type	Area Served DUs/People	Traffic Volumes vpd	Standard Legal Road Width	Minimum Legal Road Width	Carriageway Width			Footpaths	Berm (Inc Footpath)	Beam Deflection mm		
						Parking Shoulder	Traffic Lanes	Total					
PRIMARY ROADS	ARTERIAL	Arterial Industrial	>7000	17.0	17.0	2x3.2	2x3.5	13.4	2x1.8	2x1.8	0.80		
		Arterial Commercial	>7000	19.4	19.4	2x3.2	2x3.5	13.4	2x3.0	2x3.0	0.80		
		Arterial Residential	>7000	22.4	19.4	2x3.2	2x3.5	13.4	2x1.2	2x4.5	0.80		
		Arterial Rural	<4000	20	Varies	2x1.5	2x3.5	10.0	N/A	N/A	0.80		
	PRINCIPAL	Principal Industrial	<7000	17.0	17.0	2x3.2	2x3.5	13.4	2x1.8	2x1.8	0.80		
		Principal Commercial	<7000	19.4	19.4	2x3.2	2x3.5	13.4	2x3.0	2x3.0	0.80		
		Principal Residential	>450 DUs	<7000	22.4	19.4	2x3.2	2x3.5	13.4	2x1.2	2x4.5	0.80	
SECONDARY ROADS	COLLECTOR	Collector Industrial	<450 people	<3000	17.0	17.0	2x3.2	2x3.5	13.4	2x1.8	2x1.8	0.80	
		Collector Commercial	<450 people	<3000	19.4	19.4	2x3.2	2x3.5	13.4	2x3.0	2x3.0	0.80	
		Collector Residential	<375 DUs	<3000	20.0	17.0	2x2.0	2x3.5	11.0	2x1.2	2x4.5	1.00	
		Collector Rural	<200 DUs	<2000	20	Varies	2x0.75	2x3.5	8.5	N/A	N/A	1.00	
		Specific Design											
	LOCAL	MAJOR	Major Local Industrial	<150 people	<1000	15.6	15.6	2x2.5	2x3.5	12.0	2x1.8	2x1.8	1.00
			Major Local Commercial	<150 people	<1000	17.0	17.0	2x2.0	2x3.5	11.0	2x3.0	2x3.0	1.00
			Major Local Residential	<125 DUs	<1500	18.0	15.0	1x2.0	2x3.5	9.0	2x1.2	2x4.5	1.00
			Major Local Residential	<125 DUs	<1000	17.0	14.0	2x2.0	1x4.0	8.0	2x1.2	2x4.5	1.00
			Major Local Rural	<50 DUs	<500	20	Varies		2x3.5	7.0	N/A	N/A	1.00
MINOR		Minor Local Industrial	<60 people	<200	15.6	15.6	2x2.5	2x3.5	12.0	2x1.8	2x1.8	1.00	
		Minor Local Commercial	<60 people	<200	17.0	17.0	2x2.0	2x3.5	11.0	2x3.0	2x3.0	1.00	
		Minor Local Residential	<25 DUs	<200	13.5	12.0	1x2.0	1x4.0	6.0	1x1.2	1x4.5 1x3.0	1.30	
		Minor Local Residential	<13 DUs	<100	8.0	8.0	1x2.0	1x4.0	6.0	1x1.0	2x1.0	1.30	
		Minor Local Rural	<18 Dus	<150	20	Varies	N/A	2x3.0	6.0	N/A	N/A	1.30	
Service Lane	N/A	N/A	7.4	7.4	N/A	2x3.3	6.6	N/A	2x0.4	0.80			

NOTES:

1. The standard legal road widths may be reduced to not less than the minimum legal road width shown only in one or more of the following circumstances:
 - (a) Where development is on one side of the road only and the road adjoins permanent open space including:
 - reserves
 - foreshore
 - (b) Where satisfactory alternative provision is made for one or more of the elements normally sited in the road reserve area including:
 - pedestrian walkways or footpaths
 - underground and overground network utility services
 - lighting
 - tree or other planting
 - parking
 - vehicle movement
 - access and turning
2. Where note 1 applies carriageway widths, footpaths and berms shall be approved by Council
3. DUs means "dwelling units".
4. VPD means "vehicles per day".