

PART A. GENERAL SUBDIVISION PRACTICE

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A.1 GENERAL

This code provides a guide for development and subdivision in Wellington City. It integrates sustainable principles of land development intending to enhance water quality, minimise land disturbance, preserve native vegetation and minimise impervious surfaces.

Council's goal through their ten year outcomes is to protect and enhance the city's environment. It has agreed, through its 2006/16 Long Term Council Community Plan, to work towards the long-term outcomes of a healthier, safer, better connected, more liveable and more sustainable city. This code helps to achieve these goals through promoting sustainable management of natural and physical resources. It provides for engineering standards and best environmental practice for earthworks, open space, roading and stormwater. The alternative design guide SNZHB44:2001, Subdivision for People and the Environment promotes innovation in developments to provide for best environmental practice and alternative methods of compliance with this code (and other legislation).

Through requiring assets to be designed and built to engineering standards the code provides the cornerstone of public health and safety. The provision of adequate potable water supplies and treatment and disposal of wastewater are not open to alternative solutions as these services must be compliant, as a minimum, with the following legislation;

- Resource Management Act 1991
- Local Government Act 2002
- Health Act (1956)
- Civil Defence Emergency Management Act (2002)
- Drinking Water Standards for New Zealand (2000)
- Building Act (1991)
- Land Drainage Act 1908
- Soil Conservation and Rivers Control Act 1941
- Health and Safety in Employment Act (1992)

This code has been written to complement the District Plan by providing more detailed technical standards necessary for the construction of Subdivisions. Should there be a discrepancy between the District Plan and this Code, the District Plan shall take precedence.

The primary purpose of this Code is to provide a standard technical document for all users. It is intended for planners, designers and developers servicing the land development industry and for work done on behalf of the Council for asset construction, relocation, replacement and renewal.

The procedures and standards used for rural subdivisions shall be as for urban subdivisions, except as may be modified in the relevant chapters

Important components of the District Plan for subdivisions are the Subdivision Design Guide and the Rural Area Design Guide. They provide guidelines for the design of subdivisions. Other guides that may apply are the Multi-Unit Design Guide and various Central Area design guides. Not part of the District Plan, but also relevant are other design guides, such as including the Central Area Streetscape Plan.

The Intention of the Subdivision Design Guide is: to facilitate neighbourhoods that are livable, sustainable, well-connected and safe, and that have a strong sense of place.

The Subdivision Design Guide promotes high quality living environments including the public settings and facilities which allow a sense of community to develop. It will promote implementation of low-impact, environmentally sustainable design, maintaining valued landscapes and natural features. It also aims to provide for walking and cycling and convenient access to local facilities including public transport.

The intention of the Rural Area Design Guide is to provide for sustainable rural living while enhancing and protecting rural character and amenity.

The intention of the Rural Area Design Guide is to provide for sustainable rural living while enhancing and protecting rural character and amenity. It is intended that subdivisions and residential buildings will be:

- sensitive to the unique rural landscapes of Wellington
- environmentally sustainable
- attractive places to live, and
- efficiently integrated into the infrastructure networks

There may be instances where a objective can be best achieved by a means not anticipated by the Design Guides or this Code. In this situation, departure from the Design Guides or the Code is justifiable if it can be demonstrated that the proposed design solution better satisfies the associated design objective.

A.2 FEES AND DEPOSITS

Further to the financial contributions described in Section 3.4 of the District Plan, the Development Contributions Policy and the Resource Consent fees, the following fees are required in connection with the engineering development of the subdivision.

a) Inspection fee:

To cover the cost of Council inspections of the engineering plans, specifications and the works.

b) Extra Inspection/Supervision of Works:

Where extra inspections may be desirable because of the magnitude of the works or where the Subdivider has not engaged the services of a Chartered Professional Engineer (civil or structural), or Registered Surveyor, to supervise the work the Council may appoint and employ an Inspector for this purpose, and charge the costs of their services to the Subdivider.

c) Legal and associated costs:

Any legal and associated costs in connection with the granting of drainage easements, caveats, the uplifting of same, dedication, laying off of under-width streets, declaration of public drains, etc.

d) Street tree planting deposit:

For maintenance of the street tree planting in section C.4.1

e) Public Drainage permit fee:

A Public Drainage permit fee is required where work is to be carried out on public drains (work on private drains is to be carried out under the Building Act).

f) Water connection fee:

Where a connection is required to a public main.

g) Other fees that may fall out of these machinations

A.3 QUALITY OF WORK

Plans and construction shall be designed, supervised and certified by suitably qualified persons in the related area of expertise.

Council requires the design, construction and certification of any development to be overseen by a Chartered Professional Engineer (civil or structural), or Registered Surveyor.

A.4 ENGINEERING APPROVALS AND NOTIFICATIONS

The Approval and Notification of the appropriate Council Representatives is required at various stages of the subdivision. The appropriate Council Representative and stages of the subdivision are summarised in table A/1 in Appendix A.

Where notification is required, work on the next stage shall not commence until the Council Representative has had a 3 working day period to inspect the work.

Where an approval is required during the construction work an inspection will be made within 3 days, not including weekends or public holidays, or as soon thereafter as possible. On no account shall the next stage of construction commence until the work has been passed as being satisfactory.

A.5 DETAILS OF SUBDIVISION

Information to be submitted for the Resource Consent is covered in the District Plan Section 3.2.3. Details are also required prior to construction for Engineering approval and after construction for Council As Built records.

A.5.1 PROPOSED CONSTRUCTION DETAILS

Details required of the proposed construction are:

- a) Specifications for carrying out the work.
- b) Detailed calculations for pavement design, water main pipe size, stormwater and sanitary pipe sizes, together with associated supporting information where appropriate.
- c) The Name(s) and Employer(s) of the person(s) who will be supervising the construction work.

d) An erosion and sediment control plan identifying sediment erosion hazards, as required by any conditions of resource consent of Council or Greater Wellington Regional Council

e) A contact name and telephone number in case any emergencies arise in the course of the subdivision. Refer clause A.13.

A number of sets of plans of the work as follows:

Roading plans	1
Earthworks plans	1
Drainage plans	2
Water supply plans	2
TOTAL NO. OF PLANS =	6

The plans shall be drawn in accordance with the “Basic Plan Standards and Details” in Appendix A and shall include the following information:

- i) Earthworks – Extent and depth of cut and fill, Surface and Subsoil drainage, Erosion and Sediment Control prior to, during and after construction.
- ii) Rooding – Formation, Subgrade drainage, Metalling, Kerb and channeling, Sealing, Footpath construction, Treatment of areas outside the carriageway.
- iii) Open space concepts including street tree planting proposal (individual trees or mass planted shrubs and trees) including plant species.
- iv) Vegetation and natural features – Any bush or other vegetation, landforms, outcrops, streams or other natural features required by any conditions of resource consent of Council or Greater Wellington Regional Council
- v) Drainage – Construction of stormwater mains, sumps, manholes and any ancillary work. Construction of sanitary sewer mains, manholes, lamphole cleaning eyes and any ancillary work. Conceptual stormwater management plans are to be prepared where alternative designs are proposed. Concept plans shall include sufficient details of the proposed alternative solution to enable Council to assess the effectiveness of operation and analyse the proposal on a whole of life basis.
- v) Waterworks – Construction of water mains, services, reservoirs and ancillary work.

vi) Other Services – All power and telecommunication cables, lighting standards, gas mains and any of their ancillary works.

vii) Existing services – All existing services (live and abandoned) not being altered shall be clearly shown by their location and depth.

A.5.2 AS BUILT DETAILS

As-Built drawings are required prior to the issue of a Certificate of Practical Completion or a certificate under section 224(c) of the Resource Management Act.

Upon completion of work Council shall receive detailed As-Built drawings of all assets to be vested in Council, for water supply connections of any type to Council mains, cut and fill areas (including depths) and final land contours.

The following items are required to be included on as-built plans.

General

Full sized as built drawings must be supplied in digital DXF file on CD. Council prefers drawings to be supplied as digital DXF files but understands there are circumstances where hardcopy paper drawings may be supplied or desirable. In these situations drawings shall be completely legible, clean, unfolded and legible.

All drawings are to be the following scales

- Roading 1:500 scale
- Drainage 1:200 or 1:500
- Drainage Long Sections 1:200 or 1:500 horizontal and 1:100 or 1:200 vertical

General information to be shown on as-builts includes:

A North Point	Drawing title
Property boundaries	Plan scale (s) and date
Lot numbers and house numbers	Appropriate legend
House/ building locations where appropriate	Kerb lines

Name of premises served if known	Name of Company and person who prepared the as-built plan
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All co-ordinates in terms of the New Zealand Map Grid to $\pm 0.1\text{m}$.

All levels are to originate from a city bench-mark.

Construction plans are not acceptable as as-built plans.

Long sections shall be drawn with the high point of the drain on the right side of the sheet.

All horizontal distances from adjacent property boundaries are to be measured to $\pm 0.1\text{m}$.

Each service or feature shall be distinguished by a different legend as shown on the Standard Engineering Detail Sheets.

Also to be submitted with the as built plans are;

- Detailed drawings at appropriate scale of all structures requiring a drawing for the structure to be built. Examples are: headwalls, overflows structures, pump stations, valve chambers, secondary intakes, retaining walls. These drawings shall include reinforcing drawings if appropriate. Detail drawings may be a copy of the construction drawings amended as appropriate.
- All relevant design calculations.
- Comments/information about ground conditions encountered
- Digital photographs may be submitted with the as-built, cross referencing the position of the camera, date and photographers name.
- Date of installation or construction are required for all assets and their components.
- maintenance manuals and/or guarantees for assets and their components, particularly street furniture.

Where roading, drainage or water supply services have been constructed a certificate shall be supplied stating the following:

The New Zealand map grid co-ordinates of all water and drainage service covers and survey marks shall be shown on the plans.

Existing services – All existing services (live and abandoned) shall be clearly shown by their location and depth.

That those services have been constructed in accordance with Council's Code of Practice for Land Development.

A number of sets of plans of the As Built work are required as follows:

Roading plans 1

Earthworks plans 3

Drainage plans 2

Water supply plans 3

TOTAL NO. OF PLANS = 9

The plans shall be drawn in accordance with the "Basic Plan Standards and Details" in Appendix A.

Appendix A also includes the information to be included with the As Built Plans for the specific assets.

Certification

A drainage permit will not be issued until construction plans have been approved. In the case of subdivisions, Section 223, 224C will not be given until as-builts have been received and approved.

As-built drawings shall be certified as being accurate and within acceptable engineering and survey tolerances by a Chartered Professional Engineer or Registered Surveyor. This certification will be required of all completed work.

The survey work and preparation of as-built plans shall be carried out by the subdivider.

The receipt of as-built plans and Council's acceptance thereof does not absolve the developer of any responsibility for their accuracy. In the event of an asset detail not being provided or incorrect, or an asset not being in the position shown on the as-built plan, it shall be the responsibility of the developer to provide or locate the asset for the owner of the property. Any work initiated by Council to rectify problems arising will be at the expense of the developer.

For minor works associated with development, Council will accept as-built plans, of suitable quality, from Registered Drainlayers and /or technically qualified persons.

A.6 RESOURCE CONSENTS

There shall be no diversion or piping of streams (including small and ephemeral streams),, or discharge into them, or damming of them without resource consent as required in Greater Wellington Regional Council's Regional Freshwater Plan.

A.7 TESTING

All testing except for the water reticulation pipe line test shall be arranged and paid for by the Subdivider.

All work required to be tested and approved shall have been pre-tested by the Subdivider and proved to be satisfactory before the request is made for official testing.

A.8 CONNECTION TO EXISTING ROADS AND SERVICES

The connection to the existing water main will be carried out by the Council at the Subdivider's cost. In some instances the Council may allow the Subdivider to make the connection.

The Subdivider shall give the respective Council Representative five working days notice of their need to connect to any public drains or water mains. The connections will be permitted only after the new reticulation has passed the necessary testing.

Where the underground services extend into the existing road corridor the work must be carried out in accordance with the WCC Code of Practice for Working on the Road. This will require a Road Work Notice to be obtained and associated fees paid.

A.9 SURVEY MARKS

Survey marks shall be provided in the kerb at a distance between them not exceeding 50 metres. The marks shall be galvanized iron bolts with a head diameter of 25 mm, and a minimum length of 100mm. These are primarily for reference to underground services and to locate the kerb in terms of the New Zealand map grid co-ordinates; NZTM (New Zealand Transverse Mercator)

Care is to be taken to preserve or relocate all survey marks and height control bench marks.

A.10 RETICULATION OF UTILITY SERVICES

A suggested position for these services in road land is shown in drawing No. S/757B in Appendix C.

Where possible services shall not cross over lots other than the one served.

Further to the provision of sanitary and stormwater sewers and water reticulation services, arrangements shall be made to reticulate the power, gas and telecommunication services of all interested Utility Operators to all lots created.

For road lighting power reticulation refer to Section C.4.2.

A.11 DAMAGE

The Subdivider shall immediately make good any damage caused by their work whatsoever unless approved otherwise by the Council Representative.

A.12 INSURANCE

Where work is to be carried out on a dedicated road or other land not owned by the Subdivider, the following insurance provisions shall apply.

- a) The Subdivider shall be responsible to ensure that Public Liability insurance is arranged in the joint names of the Subdivider and the Council, for a minimum amount of \$2,000,000 indemnifying the parties in respect of any one claim or series of claims arising out of the same occurrence.
- b) The policy shall be extended to cover all insurable risks normally applicable to subdivision work and including vibration and removal of support.
- c) The policy shall have attached either:
 - i) A cross Liabilities/Joint Insured clause or,
 - ii) Appropriate wording which states that the policy will be construed as though a separate policy had been issued to each of the joint insurers.

A.13 EMERGENCY PROCEDURES

If during the course of construction works any situation arises where the security of public or private property, or the operation of any public facility is endangered, the Subdivider must take action to rectify the situation immediately.

A.14 TIDY UP SITE

Upon completion of the work, the Subdivider shall leave the site in a clean and tidy condition. This includes the following:

- a) Carriageways and footpaths are to be swept clean of all loose material
- b) Kerb and channel and stormwater sumps are to be clean.

Any other incidental rubbish is to be removed from the site.

A.15 MAINTENANCE PERIOD

The Subdivider shall be responsible to repair any deficiencies that are due to the negligence of the Subdivider or their Contractors.

The Subdivider shall also be responsible to rectify any part of the water reticulation system that does not perform up to normal standards as described in this Code.

In addition to the above the Subdivider shall maintain the other aspects of the works for a period of 24 months.