# 13 SUBDIVISION AND INFRASTRUCTURE CONTENTS

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## 13 SUBDIVISION AND INFRASTRUCTURE

Note: The following provisions <u>only</u> apply to subdivision and land use activity in the Residential, Rural, Airport Enterprise, Neighbourhood Commercial and Reserves and Open Spaces zones.

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## 13.2 OBJECTIVES

- **13.2.1** Sustainable subdivision and infrastructure development in the residential areas of Whanganui that:
  - a. Appropriately integrates infrastructure with land uses.
  - b. Provides a safe, healthy and livable residential environment.
  - c. Connects infrastructure and communities together.
  - d. Is resource and energy efficient.
  - e. Has low environmental impact and integrates the natural environment.
  - f. Avoids, or minimises adverse effects on historic heritage including archaeological sites.
- **13.2.2** Subdivision and infrastructure development that demonstrates the following qualities of good urban design defined in the New Zealand Urban Design Protocol:
  - a. Context <u>- an understanding of the setting in which the subdivision</u> occurs, including significant vegetation, historic heritage and amenities to enhance the surrounding area.
  - b. Character <u>- an understanding of existing natural and physical</u> <u>features including trees, waterways, viewshafts, historic heritage and</u> <u>significant topographical features of the subject site and surrounding</u> <u>areas.</u>
  - c. Choice. and d. Connections Linkages between the roading network, recreation spaces, other neighbourhoods and natural features; use of green connections and corridors, the degree of permeability of the roading layout and incorporation of multi modal transport options.
  - e. Creativity <u>– Enabling connections with places of value in the</u> <u>community and/or providing places for community interaction</u>.
  - f. Collaboration Engagement with the affected community including lwi and interest groups.
  - g. Crime Prevention through Environmental Design (CPTED) <u>- Safe,</u> direct routes and connections; Good visibility, sightlines and casual

surveillance (overlooking) of public or publicly accessible spaces; Appropriate lighting and illumination for the anticipated uses of a <u>space</u>.

- **13.2.3** Subdivision and infrastructure development that:
  - a. Performs its function effectively and efficiently.
  - b. Is flexible in design.
  - c. Provides resilience to natural hazards and local conditions.
  - d. Is durable over its lifespan.
  - e. Provides capacity <u>and connectivity</u> in reticulated services for the intended future land uses in the catchment.
  - f. Provides for ongoing maintenance in an effective, efficient and cost effective manner.
  - g. Achieves lifecycle costs that are affordable to the community.
  - h. Takes into account the risk of climate change
  - i. Is consistent with any relevant Servicing and/or Structure plans.
- **13.2.4** Subdivision and development in Whanganui that does not compromise <u>and is compatible with</u> the effective operation, maintenance, upgrading and development of existing network utilities.

## 13.3 POLICIES

## **Efficient Subdivision Design**

- **13.3.1** Promote a pattern of urban development that is compact and efficient in the use of land and infrastructure services.
- **13.3.2** Require new urban subdivision and development to locate in areas within the urban boundary and where there is available infrastructure capacity or where upgrades or extensions to services have been planned or programmed.
- **13.3.3** Promote the optimal use of existing reticulated infrastructure by identifying and supporting areas of increased density where:
  - a. Infill and higher density development does not compromise environmental quality and amenity values; and
  - b. Suitable levels of service can be achieved.
- **13.3.4** Ensure on-site infrastructure facilities, and the portion of the cost of providing upgrades or extensions to Council owned infrastructure, relating to growth are paid for by the developer.

- **13.3.5** Protect reticulated and network utility infrastructure resources in the District from the adverse effects from inappropriate land use and subdivision development which compromises operation, maintenance and upgrading.
- **13.3.5B** Infrastructure shall provide for the maximum potential demand arising from the development of allotments, including future land uses as anticipated by the District Plan, unless that land is constrained by hazards.
- **13.3.5B** Require subdivision to provide servicing:

   (a) to be coordinated, integrated and compatible with the existing infrastructure network; and
   (b) to enable the existing metwork to be compared at an extended to be consistent and the existing infrastructure network; and

(b) to enable the existing network to be expanded or extended to adjacent land where that land is zoned for urban development.

## Residential Zone..... Rural Lifestyle Zone.....

## **Transport Network**

- **13.3.16** Promote street design roading that integrates transport functions with adjoining lands uses in a manner that is appropriate for surrounding environment.
- **13.3.17** Encourage the development of liveable streets that contribute to a sense of place, safety and positive community interaction by enabling use of local roads for a variety of purposes that result in the integration of adjoining land uses and people with the transportation network.
- **13.3.18** Require new transport corridors to be designed, constructed, and operated in accordance with their intended function in the roading hierarchy.
- **13.3.19** Require the connectivity of new streets and public accessways with existing infrastructure, in a logical progression and in a manner that does not compromise future subdivision or development of surrounding sites at the time of subdivision.
- **13.3.20** Require new allotments to have legal and physical access to a formed legal road.
- **13.3.20A** Applications to defer the construction of vehicle crossings after the issue of a Certificate pursuant to Section 224 shall be approved entirely at Council's discretion. In addition the following shall also apply:
  - i. <u>The applicant shall be required to provide information to</u> <u>establish that either:</u>

- damage to the formation of the crossing will occur prior to the establishment of the land use served by the crossing; or
- <u>there are multiple locations for a complying vehicle</u> <u>crossing available; and,</u>
- ii. <u>A cash bond may be taken in lieu of works of an amount</u> appropriate to the satisfaction of the Development Subdivision Officer.
- iii. This does not apply to crossings serving multiple lots or where there is only one location for a complying crossing, or for a crossing that has been approved in a specific location but does not comply.
- b. Excluding vehicle crossings, where applications to bond or defer the construction of connections or infrastructure until after the issue of a Certificate pursuant to Section 224 these shall be approved entirely at Council's discretion. In addition the following shall also apply:
  - i. <u>The applicant shall be required to provide information to</u> <u>establish that either:</u>
    - <u>That damage to the infrastructure will occur prior to the</u> establishment of the land use served by the crossing; or
    - In the case of vegetation and landscaping, that the subdivision is otherwise finished but is currently outside appropriate planting/growing season, and;
    - Where the infrastructure is to be vested in another party, the approval of that party must be supplied.
    - <u>A cash bond may be taken in lieu of works of an amount</u> <u>appropriate to the satisfaction of the Development</u> <u>Engineering Officer.</u>
- **13.3.21** Maintain the ability of land transport networks to efficiently and safely move people and goods through and within the District.

## **Three Waters**

- **13.3.22** Encourage the use of low impact stormwater management in subdivision and development Zone where ground conditions are suitable.
- **13.3.23** Require the use of low impact stormwater management where downstream capacity in the reticulated system likely to be exceeded and ground conditions are suitable.

- 13.3.24 With the exception of lots for network utilities, all subdivision and infrastructure development within the urban boundary shall ensure that each allotment is provided with connections to reticulated services that provide levels of service for water, wastewater, and stormwater. Require new allotments within the urban boundary to connect to reticulated wastewater network, excluding lots for network utilities.
- **13.3.25** Require new allotments in the within the urban boundary to connect to reticulated potable water network, excluding lots for network utilities.
- **13.3.26** Require new allotments in the rural zones to provide for wastewater and stormwater disposal onsite, and sufficient non-reticulated potable and fire fighting water supply.
- **13.3.26A** A whole catchment approach shall be used in the design, construction and operation of stormwater, water and wastewater infrastructure through subdivision and infrastructure development. New and extended reticulation shall be compatible with existing and potential future upstream and downstream infrastructure.

#### 13.3.26B Mechanical pump stations.

Subdivision proposing or requiring the installation of additional mechanical pump stations shall be assessed on the following:

- i. <u>The availability and viability of alternative servicing arrangements</u> for that land;
- ii. <u>Whether the land is developable without the use of a pump</u> <u>station;</u>
- iii. <u>The costs of operation and maintenance over the lifetime of the</u> <u>station;</u>
- iv. Whether or not the land serviced by the pump station is zoned for further intensive development;
- v. The degree of risk associated with failure of that pump station

## **Design Solutions**

- **13.3.27** Enable the use of quality alternative infrastructure solutions where they are in accordance with industry best practice, quality urban design and infrastructure design principles where approved by the Manager, Infrastructure Services.
- **13.3.27A** Where there is not sufficient available servicing capacity or supply for a proposed development, the development shall:

a. Provide a suitable alternative method for servicing and associated connections that has been approved by the way of the Alternative Design Procedure; and/or

b. Create supply or capacity in accordance with the requirements of this Plan, NZS 4404 2010 and the Engineering Document 2016 to service the proposal at the subdividers cost; and/or

c. Provision of on-site attenuation, retention or mitigation of peak and/or total flows to create pre and post development hydrological equilibrium where practicable in the case of stormwater, or

d. The deferral of the completion of a proposal until such time as Council provides capacity where upgrades to any network is programmed, or provisions are made for Council to provide that capacity where works are proposed in an existing capital works programme.

- **13.3.28** Require the assessment for the approval of alternative infrastructure solutions to be processed through the Alternative Design Procedure and meet the assessment criteria for quality urban design and infrastructure. The design shall be assessed against the proposal's ability to achieve the following:
  - a. <u>The design alternative proposed is functional with the subdivision</u> <u>layout proposed.</u>
  - b. <u>The alternative does not constrain the ability for connectivity to</u> <u>infrastructure serving other land zoned for development, nor the ability</u> <u>of that land to be developed.</u>
  - c. <u>The design alternative meets all the relevant general infrastructure and</u> <u>specific infrastructure requirements and criteria.</u>
  - d. Alternative solutions reflect industry best practice.
  - e. <u>In the case of design, alternative solutions are approved by the</u> relevant network or infrastructure provider in which it will be.
  - f. In the case of construction and materials, alternative solutions shall be approved by the relevant network or infrastructure provider in which it will be vested prior to an application for a certificate pursuant to Section 224 of the Resource Management Act being made.
  - g. The required levels of service for infrastructure are maintained.
  - h. <u>The ongoing lifecycle needs costs of maintenance are comparable to</u> those in NZS 4404 2010 2004 and the Engineering Document 2016.
- **13.3.29** Promote subdivision and infrastructure development that demonstrates the New Zealand Urban Design Protocol qualities of good urban design.
- **13.3.30** Promote the integration of natural processes, including solar energy, landforms, land features, and overland flow paths into subdivision and infrastructure design and construction where appropriate.

**13.3.31** Consider the principles of Crime Prevention through Environmental Design (CPTED) when incorporating public open space into subdivision including passive surveillance, definition of public and private spaces, and access management.

## **Site Suitability**

- **13.3.32** Require subdivision creating additional allotments intended to support building development to provide safe and stable building platforms suitable for building development.
- **13.3.33** Avoid the creation of new residential allotments that require significant additional engineering works <u>(excluding specific foundation design and construction)</u> to provide for building development.
- **13.3.33B** Earthworks on development sites shall maintain existing topography, significant natural features and existing hydrological flows while ensuring:
  - a. retention of topsoil on proposed allotments;
  - b. avoidance of soil runoff as a result of earthworks; and
  - c. avoidance of discharging sediment from earthworks onto roads or into stormwater or wastewater infrastructure by the development and approval of a Sedimentation Management Plan that identifies methods to be used to manage any off-site disposal of soils.
- **13.3.34** Ensure that applications for subdivision and intensified land use activities:
  - a. Can achieve an appropriate level of service for telecommunication, electricity and gas networks for that allotment and/or use prior to the granting of subdivision consent, and
  - b. That any specific technical requirements to achieve (a) are considered prior to the issue of a certificate pursuant to section 224 of the Resource Management Act.
  - c. Maintain existing topography, significant natural features and existing hydrological flows as far as practicable.
  - d. Include details any proposed allotment that has undergone significant construction or reconstruction including cut, fill or that is subject to overland flows or natural hazards.
  - e. Identifies any specific requirements for low impact stormwater solutions including appropriate soil conditions, maintenance provisions and costs, and life cycle.

# <u>13.3.34A</u> Building platforms, NZECP: 34 2001, and the electricity transmission corridor.

For subdivision that creates allotments that do not comply with Rule 13.5.6 (b) (vi and vii), the following assessment criteria apply:

- a. <u>The extent to which the design, construction and layout of the</u> <u>subdivision (including landscaping) allows for activities to be set back</u> <u>from Electricity lines to ensure adverse effects on and from them and</u> <u>on public health and safety are appropriately avoided, remedied or</u> <u>mitigated.</u>
- b. <u>The provision for the ongoing operation, maintenance and planned</u> <u>upgrade of Electricity lines.</u>
- c. <u>The risk to the structural integrity of the Electricity lines.</u>
- d. <u>The extent to which the subdivision design and consequential</u> <u>development will minimise the risk of injury and/or property damage</u> <u>from Electricity lines.</u>
- e. <u>The extent to which the subdivision design and consequential</u> <u>development will minimise the potential reverse sensitivity and</u> <u>nuisance effects of Electricity lines.</u>
- f. Outcomes of consultation with the affected lines owner.

## **Springvale Indicative Development Plan**

- **13.3.35** Require all subdivision and development in the Springvale Indicative Future Development Area to proceed generally in accordance with the provisions of the Springvale Indicative Development Plan to ensure that:
  - a. Stormwater is managed comprehensively and not in an ad-hoc manner.
  - b. The transport network is consistent with the Wanganui Urban Transport Strategy 2011, and the indicative roading layout.
  - c. Encourages connectivity of services and land uses with public open space.
  - d. Quality urban design outcomes are achieved.
  - e. Infrastructure is developed in a logical sequence, and generally designed and located as shown on the Springvale Indicative Development Plan.
  - f. <u>Proposed subdivision directly adjoins, and is a logical extension to,</u> <u>existing development of residential scale and allotment size.</u> <u>Proposed allotments shall be of residential size.</u>

- **13.3.36** Avoid development within the Springvale Indicative Future Development Area that:
  - a. Is in conflict with the indicative transport layout; and the stormwater management infrastructure, including ponding areas shown on the Springvale indicative development plan.
  - b. Results in ad-hoc, unconnected and piecemeal infrastructure development.
  - c. Proceeds in advance of a comprehensive plan for managing infrastructure in the Springvale Indicative Development Area, excluding land identified in Appendix J(B).
- **13.3.37** Enable development on land identified in Appendix J(B) and within the Springvale Indicative Future Development Area where the development is generally in accordance with the provisions of the Springvale Indicative Development Plan.
- **13.3.38** Avoid any land use and/or subdivision development that allocates reticulated infrastructure intended to service the Springvale Indicative Future Development Area to other areas. <u>Sufficient existing capacity must be available in the infrastructure catchment to provide for the scale of development proposed.</u>

### Heritage.....

## **Network Utilities**

- **13.3.41** To provide for subdivision, use and development within electricity transmission corridors located within the Residential and Rural Lifestyle zones that achieve the following:
  - a. Does not compromise the safe and efficient operation, maintenance and upgrading of the transmission network, including by:
    - i. Ensuring security of supply and integrity of transmission assets;
    - ii. Not compromising existing access to conductors and support structures for maintenance and upgrading works;
    - iii. Not foreclosing operation and maintenance options, or the carrying out of planned upgrade works;
    - Preventing new incompatible built development in close proximity to the support structures and/or under the area of conductor swing during every day wind;
    - v. Enabling the alteration to and/or extension of existing development already under the area of conductor swing during every day wind where any restrictions or impediments created by that existing development are not further compromised.

- b. Ensure electrical safe distances are maintained.
- c. Manages sensitive activities to avoid exposure to risk and minimise exposure to nuisance and to avoid, remedy or mitigate adverse effects on amenity. Where built development already exists under a particular line span or around an electrical substation, enables additions and/or expansions to such development only where this does not increase, or where it reduces the existing degree of risk or exposure to nuisance and where amenity is maintained or enhanced.
- To assist in achieving (a) (c) above, and to facilitate good amenity and urban design outcomes, takes the proximity of transmission assets into account at the design stage of subdivision including whereby:
  - i. the ability to maintain and inspect transmission assets is protected, including ensuring for access;
  - ii. The potential intensity of incompatible development under and in close proximity to a line is minimised and measures are taken to prevent building within the area of conductor swing during every day wind, including that:
    - A suitable building platform and, where appropriate, curtilage area is identified on each new developable lot, having regard to the range of activities that are likely to be subsequently established; and
    - Measures are taken to prevent building within the area of conductor swing during every day wind
  - iii. A good level of amenity is achievable.
- **13.3.41** Avoid, remedy or mitigate any adverse effects generated by land use activities, subdivision or development adjoining major infrastructure, such as land transport networks where such adverse effects have the potential to reduce the safety and efficiency of the land transport network. Adverse effects include glare, inappropriate lighting, smoke or discharges that enter into the land transport network.
- **13.3.42** Ensure that land use activities, subdivision or development adjoining strategic land transport networks, including the railway corridor avoid, remedy or mitigate adverse reverse sensitivity effects of noise and vibration from that land transport network.
- **13.3.43** Ensure that where infrastructure and network utility connections cross private land, that appropriate provision and legal protection of private connections to infrastructure and network utility services is provided.
- 13.3.44 Subdivision development shall avoid significant costs to connect to network utilities, including any requirement to provide for additional

capacity, after the issue of a Certificate pursuant to Section 224 of the Resource Management Act 1991.

**13.3.45**Where infrastructure and network utility infrastructure is to be vested in<br/>Council, efficient access to public infrastructure for operational and<br/>maintenance purposes shall be achieved by ensuring that sufficient land<br/>area is vested and or easements provided. Additional vested land area or<br/>easements shall be required to accommodate factors such as topography<br/>and the location of other infrastructure.

## 13.4 RULES FOR SUBDIVISION (Part 1)

Note: The following provisions <u>only</u> apply to subdivision and land use activity in the Residential, Rural Production, Rural Lifestyle, Rural General and Rural Settlement, Airport Enterprise, Neighbourhood Commercial and Reserves and Open Spaces zones.

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## 13.5 PERFORMANCE STANDARDS - SUBDIVISION

The following performance standards apply to all subdivision development unless otherwise stated.

Note: For t∓he Engineering Document 2016 <u>{refer Appendix I}</u> is referred to as "the Engineering Document".

#### 13.5.1 Subdivision engineering basis.

Subdivision and infrastructure design and construction shall be in accordance with NZS: 4404 2010 2004 and the Engineering Document 2016. Where there is conflict between NZS 4404 2010 2004, the Engineering Document 2016 prevails. The provisions in the District Plan shall prevail over both NZS 4404:2010 2004 and the Engineering Document 2016 2012.

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#### 13.5.5 Easements.

- Where private service connections, the diversion of overland flows, and vehicle access will be located over private property the subdivider shall be required to provide suitable easements in respect of any of the following:
  - i. The creation of right of way access to any allotment.
  - ii. The right in respect of a dominant tenement or easement in gross to lay, construct, erect, convey, discharge or maintain an

underground or overhead water, electric power, telecommunications, gas, sewage, or stormwater service; widths shall be in accordance with the requirements of NZS 4404 2010 2004 and the Engineering Document 2016 unless stated in this Plan.

- i. Any other easement that the specific situation may require.
- a. Infrastructure that is to be vested in Council shall be provided with easements <u>and constructed</u> in accordance with NZS 4404 <u>2010</u> 2004 and the Engineering Document <u>2016</u>.

#### 13.5.6 Site suitability.

- a. Each allotment intended to accommodate building development in the future shall identify at least one potential Building Platform that meets all of the following:
  - In the residential zone the building platform shall be a rectangular area of land for building purposes measuring no less than 10 metres by 15 metres.
  - For subdivision in zones that require on-site effluent disposal shall also be required to identify an area of no less than 30 metres by 30 metres suitable for on-site effluent disposal.
  - iii. For all other zones, identify an area suitable for the likely scale and nature of development.
  - iv. For unit title and multiple unit developments in the Residential zone, a building platform shall identify the area that is intended for future building.
- b. In addition, the identified building platform shall be required to meet the following requirements:
  - i. Shall be free of buildings and structures (where intended for future development), building restrictions, easements, yard setback requirements, or other restrictions to building.
  - ii. Shall be identified on the proposed plan of subdivision.
  - iii. Shall not be subject to material damage by <u>inundation</u>, erosion, falling debris, subsidence, or slippage.
  - iv. Shall meet the requirements for 'good ground' for 'conventional residential development' in NZS: 3604 2011 for standard timber framed buildings.
  - v. Exceed a minimum of one metre in height above subsurface groundwater at all times, and

- vi. Have the ability to achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP: 34 2001) for the likely activities on any such allotment.
- vii. For allotments in the Residential and Rural Lifestyle zones, shall be located outside the electricity transmission yard.
- viii. Excluding allotments in the Residential and Rural Lifestyle zones, each allotment shall be able to be provided with a building platform that is not within 20 metres of the centreline of any electrical transmission lines which are designed to operate at or above 110kV.
- c. The following are exempted from identifying a building platform;
  - i. Subdivision to create allotments for the sole purpose of accommodating network utilities, parks and open spaces, and roads.
  - ii. Subdivision around existing buildings where no further development will result.
  - iii. Applications for boundary adjustments where no additional development will result.
- d. The applicant's representative shall certify compliance with the above requirements, and shall include:
  - i. A record of the level of consideration and investigations, if any.
  - ii. Any constraints on development that do not require specific foundation design.
- e. Where ground conditions cannot be certified as meeting the above, or where significant works or specific foundation design is required, a supporting geotechnical report from a suitably qualified and experienced professional shall be provided detailing the suitability of the site for the future intended development.

The report shall also outline any restrictions or conditions that may be required prior to the grant of a certificate pursuant to Section 224 of the Resource Management Act and any on-going restrictions after the issue of that certificate.

# Any on-going requirements will be required to be detailed and secured by consent notices.

- f. In addition to the above and subject to any other requirement of this Plan, the design, and any necessary construction, of building platforms shall not result in the diversion of overland flows unless such diversions:
  - i. Are discharged into an approved stormwater system; or

ii. Approved by way of easements over all properties affected.

#### Note:

- The above requirements are in addition to any requirement placed on development by the provisions of the Hazards and Earthworks provisions of the District Plan and the requirements of Section 106 of the Resource Management Act.
- 2. The onus is on the applicant to demonstrate the site is suitable for development without significant works in the first instance, prior to the issue of subdivision consent.
- Allotments that have been assessed pursuant to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health are deemed to be suitable activities, pursuant to that NES to be acceptable on that land.

#### 13.5.7 Site serviceability.

a. Each new allotment shall connect to reticulated water services (sewer, stormwater and water supply) excluding the Rural Lifestyle zone which shall be required to demonstrate it can provide those services within the proposed allotment.

Note: For the purposes of this rule, open drains and swales are considered reticulated stormwater services only where owned and maintained by the Whanganui District Council.

- b. Where connections are required, these shall be provided to the allotment boundary in accordance with NZS 4404 <u>2010</u> <del>2004</del> and the Engineering Document <u>2016</u> or alternative approved by way of the Alternative Design Procedure, prior to the issue of a Certificate pursuant 224 of the Resource Management Act.
- c. Connections shall be provided underground, except that stormwater connections may be provided above ground where retention or attenuation measures are required or low impact design approaches are to be used.
- d. For sites in any rural zone applications shall:
  - i. Provide secure suitable non-reticulated levels of service for potable water supply.
  - Demonstrate the ability to comply with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice 2008 SNZ PAS 4509:2008.

Note: Connections for the discharge of trade waste are managed through the Trade Wastes Bylaw 2008.

#### 13.5.8 Network utilities.

Supply - Electricity and Telecommunications.

- a. Electricity supply and telecommunications services are required for all development within the urban boundary and shall provide a suitable level of service and/or capacity to serve each allotment created by that development.
- b. In commercial and industrial zones the supply of network utilities shall recognise the operational requirements of the probable occupation and use.

#### Supply - Gas.

c. Provision should be made to ensure that gas connections can be provided to each allotment within the urban boundary unless the network utility operator does not wish to supply that area.

#### Connections.

- d. Connections to electricity and telecommunications infrastructure shall be required in all zones, excluding the rural zones. Within the urban boundary, connections may be above ground only where there is an existing overhead supply.
- e. For greenfield subdivision where fibre reticulation is not presently available, red or green ducting shall be installed (both sides of the road) <u>and fibre cabling shall be installed in accordance with the Engineering Document 2016.</u> to allow for future fibre installation where the subject site directly adjoins, or is opposite, and connects to existing fibre reticulation.

Note: Crown UFB Partners may be required to install infrastructure. Developers should discuss the requirements of the subdivision with a representative of the relevant UFB Partner prior to lodging an application. If fibre is to be included then it should be installed during construction.

#### Design and construction.

f. Design and construction of gas, telecommunication and electricity facilities shall be to the requirements and approval of the respective network utility operators. Design and construction shall recognise the operating access and service requirements of other adjacent utilities.

#### Compliance.

g. A compliance certificate shall be provided from the relevant network utility operator, stating that the design and construction of gas, telecommunications or electricity facilities is satisfactory in standard and level of service and that the network utility operator has undertaken to take over operation and maintenance of the facilities at no cost to Council.

#### 13.5.9 Site access.

Rights of way and shared access.

a. Each allotment and additional dwelling shall be required to be served by legal access to a formed legal road in accordance with the table below:

Access type	Number of potential household units	Minimum legal width – Metres (m)
Single user	1	3.6m
Shared accesses	1-3	3.6m
	4-6	6.5m
	7 and above	Road

Table 2 - Legal accessway width

- b. For additional dwellings, physical width is an area on a plan identified for access equal to the maximum potential household units for the allotment/s that is clear of buildings and structures, that meets the remaining access requirements of this Plan.
- c. The legal width for subdivision, and physical width for additional dwellings, shall be clear of buildings, trees, or any other above ground.
- d. The maximum number of household units, and potential household units, which may share a private access shall be no more than 6.

Note: Potential household units for a site will be calculated by dividing the allotment area by the minimum net site area for the zone less any area subject to physical constraints, easements, and existing or proposed right of ways. Where less than a whole number, the next lowest whole number will be used.

- e. The construction of shared accessways and rights of way shall be required prior to the issue of a certificate pursuant to Section 224 of the Resource Management Act 1991, for the actual number of dwelling units it serves only, except in the Residential zone any vacant allotments shall be considered as one dwelling unit.
- f. For development where a fire appliance is not able to reach either the dwelling or the source of fire fighting water supply from a public road in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice 2008 SNZ PAS 4509:2008, the minimum access way width shall be 4m as required under this code.

Vehicle Crossings.

g. Each new allotment shall be serviced by at least one formed vehicle crossing onto a formed legal road.

 h. The design and construction of vehicle crossings shall be in accordance with the requirements of NZS 4404 <u>2010</u> 2004 and the Engineering Document <u>2016</u> where Council is the Road Controlling Authority.

Note: All new or upgraded crossings are required to use the Council Corridor Access Request system, except that this shall not apply where Council is not the Road Controlling Authority.

Note: The design, location and construction of vehicle crossings onto state highways are managed by the New Zealand Transport Agency.

i. Where subdivision and land use requires access to state highways the applicant shall include in their application a written statement from the Road Controlling Authority approving that access to the satisfaction of the Subdivision Engineering Officer.

Note: The removal of street trees for the purpose of creating a vehicle crossing is not managed by the District Plan. The Parks and Property Department should be contacted whenever alteration or removal of a street tree is proposed or required.

#### 13.5.10 Transport.

- a. Any applications for subdivision shall not include the creation of segregation strips or any other mechanism that:
  - i. Prevents access to any existing road or public pedestrian or cycle accessway, or;
  - ii. Prevents connectivity or connections to a proposed road in the Springvale Indicative Future Development Area, or;
  - iii. Prevents land zoned for residential development from being developed to its anticipated potential;
  - iv. The above does not apply where the Road Controlling Authority requires access to a road or public pedestrian or cycle accessway to be prevented for health and safety purposes, or where access would adversely affect the purpose of a road or public pedestrian or cycle accessway.
- b. Roading hierarchy.
  - i. All new roads shall be designed, constructed, and operate in accordance with its intended function within the Roading Hierarchy as shown in the District Plan Maps.
  - ii. Where new roads are not shown in the Roading Hierarchy the road design shall be clearly appropriate to its intended function within the overall roading network.
  - iii. Roading layouts shall generally give effect to the Indicative Roading layouts as shown on the Plan Maps.

c. Roading and stormwater.

No road reserve shall be used as a secondary flow path, for attenuation or detention, or for low impact stormwater treatment unless approved by the Road Controlling Authority.

d. Connectivity.

An indicative future roading layout shall be identified on the plan of subdivision that identifies connections to existing or potential future road and cycle and pedestrian accessways that can comply with the provisions of this Plan.

#### e. Frontage to public open space.

Public open space should be prominent and accessible, with a minimum of 40% of the length of the boundary having direct road frontage.

#### f. Cycle and pedestrian accessways.

Where pedestrian and/ or cycle accessways are required, they shall be formed and comply with the following requirements:

- i. All pedestrian and cycle accessways shall be vested in Council.
- ii. Be a minimum of 4 metres in width for its length.
- iii. Have suitable lighting at each entrance.
- iv. Where exceeding 60 metres in length, accessways shall be lit at intervals not exceeding 30 metres.
- v. Have a direct line of sight from each access point to the point of egress.
- vi. Be secured at any entrance that has direct road access by bollards or other approved devices to prevent motor vehicles entering public spaces.

#### g. <u>Cul de sac roads.</u>

The following are specific requirements for the use of cul de sac roads in proposed subdivision layouts:

- Cul de sac roads shall not exceed 150 metres in length measured from the centreline of the roads intersection with the feeder road and the head of the cul de sac road.
- A cul de sac shall not gain access off anther cul-de-sac or terminating road unless there is no other physical or practical means of developing the related land.
- iii. A cul de sac shall, at the terminating head, provide an accessway for cycling and pedestrian access that:

- Connects to another existing or proposed road, cycleway, or public open space, public facility or neighbourhood commercial zone.
- That reduces travel time to cycleway, or public open space, public facility or neighbourhood commercial zone.
- Is located in the most efficient location to achieve the above.

Note: For (g) (ii) above, 'no practical and physical means' refers to constraints regarding topography, ground conditions and existing roading and development layouts. This does not include land in different ownership.

- h. Street lighting.
  - Street lighting shall be provided on new road reserve to ensure the safety of road users and pedestrians in accordance with NZS 4404 <u>2010</u> <del>2004</del> and the Engineering Document <u>2016.</u>
  - ii. All new street lighting fixtures shall:
    - be designed installed and maintained to minimise glare uplight and spill onto properties;
    - use energy efficient lamps;
    - be of a standard design and construction.
- i. Entranceway features.

All permanent entranceway features and/or structures for the purpose of promoting or branding a subdivision name shall be located entirely within private property and not within road reserve.

j. Footpaths.

Road and/or pedestrian connections between the land being subdivided, existing roads, adjoining properties, and balance lots shall be provided in accordance with NZS 4404 2010 2004 and the Engineering Document 2016.

k. <u>Site frontage.</u>

The total number of allotments with no direct access onto road reserve including those with shared access with no frontage and rear allotments using access legs shall not exceed 20% of the lots in any one greenfield subdivision application.

I. Landscaping.

Landscaping shall be in accordance with the requirements of the road controlling authority. In the case of road reserve being vested in the Council this shall be in accordance with the Council Tree Policy 2008.

#### 13.5.11 Earthworks.

In addition to the earthworks land use standards and rules, the following standards also apply for subdivision.

In residential zones, earthworks and land modification shall not exceed the removal of topsoil for the purpose of establishing building platforms, construction of roads, and trenching and back filling ancillary to the installation of utilities and services.

Where land is being filled to a level that exceeds 0.6m in depth measured vertically:

- a. The area/s of cut and fill shall be identified on a plan and as-built drawings shall be supplied to Council prior to the issue of a certificate pursuant to Section 223 or the Resource Management Act, and in accordance with the technical requirements of NZS 4404 2010 and the Engineering Document <u>2016</u>.
- b. Where intended to be used as a building platform the fill shall be certified by a suitably qualified engineering professional as being suitable to meet the definition of 'good ground' required for timber framed buildings in NZS 3604 2011.

Note:

- 1. The requirements of the Land Drainage Act 1908 still apply and should be referred to by anyone moving significant amounts of earth or altering overland flows.
- Persons considering large scale earthworks are advised to contact the Horizons Regional Council. Chapter 13 of the One Plan may contain additional requirements for large scale earthworks.

#### 13.5.12 Servicing capacity.

Where subdivision occurs within any reticulated servicing catchment for water, wastewater, or stormwater and there is not sufficient capacity to meet the specified level of service, or the ability of that infrastructure catchment to provide that level of service to the remaining area of developable land within that catchment is reduced.

The subdivider shall:

- a. be required to provide that level of service for their development at their own cost;
- b. only be allocated an equitable proportion of existing servicing capacity based on land area, unless.

Where additional capacity is available in an infrastructure catchment in excess of what is required to provide the specified level of service for the

remaining areas of developable land, this may be allocated subject to approval from the Manager, Infrastructure Services.

#### 13.5.13 Consideration of alternative solutions.

Alternative infrastructure solutions to those in NZS:4404 2010 2004 and the Engineering Document 2016 shall be required to use the alternative design procedure.

Note: It is recommended that where a subdivision layout is based upon an alternative design that the applicant engages with Council and Asset Managers at the earliest possible opportunity for discussions around concept and design approval.

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## 13.6 RULES FOR SUBDIVISION (Part 2)

(Sections 13.6 & 13.7 have not yet been reviewed as part of the Plan Review)

These sections apply to all zones **<u>except</u>** Rural Production, Lifestyle, General, Settlement, Residential, Airport Enterprise, Reserves & Open Spaces and Neighbourhood Commercial zones.

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### 13.7 PERFORMANCE STANDARDS......

## 13.8 ESPLANADE RESERVE AND STRIPS ......