

ENGINEERING CHECKLIST FOR SUBDIVISION RESOURCE CONSENT APPLICATIONS

This checklist is designed to ensure that you have considered the relevant aspects of your development in your resource consent application. Please provide this checklist when submitting your application. If you provide inadequate information, you risk having your application rejected due to insufficient information for processing or the processing of your application may be delayed while required information is sought.

The level of information provided should be both relevant and appropriate to the scale of the proposal. This checklist is not exhaustive. Depending on the specific nature of your application, the council may require further information during processing to enable a better understanding of the effects of your proposal.

Please tick all boxes that apply.

To provide this checklist electronically when submitting your application, save this PDF file, and upload it (via the “add files” option) as a Supporting Document when submitting your application online.

ACCESS

Is separate vehicle access being provided for each lot?

Is shared vehicle access being proposed?

Legal width

Adequate manoeuvring space to allow vehicles to exit in a forward direction

For private ways serving 3 or more lots further considerations for

Installation of a heavy-duty vehicle crossing

Formation width

Easements/ Rights of Way

Adequate stormwater controls

Adequate vehicle transition to property

Adequate vehicle crossing separation

For public roads further considerations for

Formation width

Easements/ Rights of Way

Adequate stormwater controls

Adequate vehicle transition to property

Adequate vehicle crossing separation

Appropriate Water Sensitive Urban Design assessment for all new roads

EASEMENTS

Have you provided a schedule of existing and proposed easements (including their effect on the land)?

Have you provided and indicated clearly the minimum widths for all Rights of Way?

Have you provided the following private easements?

Private services easements (retrospective easements for shared services as applicable)

Maintenance easements

Party wall easements

Have you provided adequate minimum widths for easements in gross?

A minimum of 3.0m centered over public sewer and stormwater pipes or twice the depth of the pipe

Note: Easement widths must be increased for multiple services.

Have you provided water easements in gross to match access easements?

Note: Wellington Water requires all 63mm OD or above ridermains to now be vested as public

Note: 1.8m width for 63mm OD (with widths increasing for larger pipes)

Have you clearly demonstrated the location and areas of any existing esplanade reserves, esplanade strips or access strips or the location and areas of esplanade strips to be created?

SETBACKS

Have you demonstrated adequate minimum building setback requirements from streams/ drains/ watercourses?

Have you set building foundations back adequately from public network? Refer Regional Standard for Water Services 2021

EARTHWORKS / GEOTECH

Have you provided a topographical survey plan with spot levels as applicable (in terms of Wellington Vertical Datum 1953)?

Have you provided an earthworks plan indicating cut and fill areas, cross-sections and long-sections, retaining walls, effects on existing public infrastructure where applicable?

Have you indicated proposed finished ground levels and associated earthworks/ retaining (if applicable)?

Have you provided a preliminary geotechnical assessment about the suitability of land for residential development (considering existing geological or geomorphological characteristics, slope instability, historical land slips etc.)

Have you identified areas of existing vegetation to be protected?

THREE WATERS

Does the development have the ability/ legal rights to connect to public network in adjoining private properties?

Have you provided separate water, stormwater, and wastewater connections for each lot?

Note: If privately shared reticulation is proposed, consent notices and additional requirements apply

Have you accurately determined the position of existing public mains and manholes by topographical survey or by a closed-circuit television survey (CCTV) and dimensioned to dwellings?

Have you indicated the depth of public services on plans (from topographical survey or existing as-built records)?

Have you considered existing public infrastructure susceptible to damage due to development in terms of proximity, changes to ground level etc.?

WATER

Are separate water connections to the public mains provided for fee simple subdivisions?

Note: New public rider mains shall only be installed where four or more lots are served via a private way/ Right of Way

Have you provided water easements in gross to match access easements?

Note: Wellington Water requires all 63mm OD or above rider mains to now be vested as public

Note: 1.8m width for 63mm OD (with widths increasing for larger pipes). 1.8m minimum width required for accessibility to repair, maintain, and renew network

Have you allowed for adequate separation from other services?

Note: For multi-unit developments, upon application to the Council Subdivision Team, a dispensation may be granted allowing other services to be laid within the 1.8m rider main easement as long as minimum clearances from the rider main as set out in the Regional Standard for Water Services 2021 are met

STORMWATER

Have you indicated how Stormwater neutrality for a 10- or 100-year event will be achieved?

Note: If you're proposing to use Wellington Water acceptable solutions, the minimum requirements need to be met.

Is the site susceptible to flooding or overland flow?

If yes, have you considered impacts of the developments on flood plain, and overland flow paths.

Note: Flood modelling may be required to support changes to ground levels, and use of slab on grade, foundation design within the flood plain

Have you given consideration for secondary flow paths from internal catchments?

Have you indicated proposed house minimum floor levels on plans?

Note: Wellington Water provides minimum floor level to the underside of timber floor joists or the underside of a concrete slab

WASTEWATER

Are gravity sewer connections available to each lot?

Note: Consent notice applies if sewer pumping is required

Wastewater Mitigation maybe required for 4 or more extra lots. If applicable,

Provision of pre/post peak wastewater flow estimates

Indication of preliminary mitigation design on plans showing how mitigation is to be achieved i.e., individual or shared storage/ pump systems

Consideration for space/ easement requirements

POWER/ TELECOMMUNICATION/ GAS

For multi-unit developments, have you indicated power, telecommunication, and gas ducting, and tuds and hand holds on services plans?

PLAN SCALES

Are your plans drawn to a scale of 1:500 or any larger scale acceptable to Council for the purposes of clarity of the land being subdivided?

REFERENCE DOCUMENTS

We expect all applications to be compliant with and in consideration of the following reference documents and standards.

- Hutt City Council District Plan
- AS/NZS 2890.1:2004 Off-street Car Parking Facilities
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- Wellington Water Regional Standard for Water Services 2021
- Wellington Water Regional Specifications for Water Standards 2021