CLARIFICATION OF VEHICLE CROSSING CONSTRUCTION REQUIREMENTS

Alteration to Conditions
This bulletin is to advise of changes to clarify subdivision conditions relating to construction for access to lots created by subdivision.

The access condition has been modified to clarify the construction requirements required to complete vehicle crossings to a standard acceptable to Council.

The condition will now include reference to standard details SD611 and SD612. There will also be a requirement to supply the Clegg Hammer test results showing that the access formation meets the minimum standards in clause 6.5.

Vehicle Access Condition (Old)
The consent holder shall construct a vehicle crossing for rear lots from the road carriageway to the road frontage in accordance with the Council's Construction Standard Specification Part 6: SD 606 and SD 607.

Vehicle Access Condition (New): Urban
The consent holder shall construct access for rear lots from the road carriageway to the road frontage in accordance with the Council's Construction Standard Specification Part 6, Clause 6 and Standard Details SD606, SD607, SD608, SD611, SD615 and SD616. For new formation, Clegg Hammer test results complying with clause 6.5 'Metalcourse' are to be supplied with the 224c Conditions Certificate request.

Vehicle Access Condition (New): Rural with Sealed Road
The consent holder shall construct access for rear lots from the road carriageway to the road frontage in accordance with the Council's Construction Standard Specification Part 6, Clause 6 and in general accordance with Standard Detail SD616. For new formation, Clegg Hammer test results complying with clause 6.5 'Metalcourse' are to be supplied with the 224c Conditions Certificate request.

To ensure a consistent standard of vehicle crossings, footpaths and right of way formation, we will now be requesting that a site entrance and accessway photographs are supplied as part of the 224c request. Digital photographs can be emailed directly to the subdivision assistant processing the consent (refer to Bulletin No 7).

Application of New Conditions
The new vehicle access crossing condition will apply to all private rights of way, access lots and common land access to units either cross lease or unit title.

These new conditions will not be required on greenfield subdivisions as the access formation will be approved as part of the road construction.

Existing Vehicle Crossings
For an existing vehicle crossing, its condition is to be assessed by a suitably qualified person and a statement of compliance with the standard (including evidence) included with the 224c request.

Bonding
Recently a number of requests have been received with regard to delaying the sealing of the vehicle crossing until such time as the dwellings and/or the access has been completed. Council consider this practice to be unacceptable as the vehicle crossing(s) can often remain uncompleted for weeks or months. The footpath and crossing can become dangerous to pedestrians and motorists. Many of the cases put forward for delaying the sealing of the crossing have been that the new sealed crossing will be damaged by the construction traffic before the completion of the dwellings or access.

If access construction is undertaken correctly in compliance with CSS then no deterioration of the new work should occur due to future vehicular traffic.

The requirement is that this work will be complete before the section 224c certificate is issued. The Council will **not** enter into a bond for the completion of the works.

Implementation
This policy will be applied to all consents lodged on or after 16 October 2006.

Online Information
An electronic version of the CSS (Part 6) is available at:
http://www.ccc.govt.nz/doingbusiness/css/CSSPart6.pdf

Information about the Clegg Hammer Test is available at:
http://www.clegg.com.au/

Previous Subdivision Bulletins are available at:
http://www.ccc.govt.nz/subdivisions/indexsdb.asp