

 <p>CHRISTCHURCH CITY COUNCIL · YOUR PEOPLE · YOUR CITY</p>	<p>CHRISTCHURCH CITY COUNCIL Environmental Policy and Approvals Unit SUBDIVISION BULLETIN NO 19 (August 2008)</p>	<p>SB19</p>
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Authorisation for Utilities and Reticulation on Subdivision and Development

1.0 BACKGROUND

- 1.1 The Council's Asset Units have established a policy whereby any utility¹ that is proposed to be located within **private land** where subdivision or development² is to occur, will remain in private ownership irrespective of size or capacity of mains. There will be exceptions to this for some main trunk services where easements in gross are determined to be established.

This has led the Environmental Policy and Approvals Unit (responsible for the regulatory processing of Subdivision and Building Consents) to review the statutory means of proving authorisation for the construction of utility systems in subdivisions and developments.

2.0 AUTHORISATIONS

2.1 Utilities that are to remain in private ownership

The Building Act includes within its definition of a building “a mechanical, electrical or other systems...attached to the structure...referred to...the system is required by the building code: or if installed, is required to comply with the building code”.

The provision of **water, stormwater** and **sewer** reticulation within private land eg access legs, ROWs etc therefore requires consent under the Building Act. Evidence of compliance is provided through the obtaining and executing of a building consent and the issue of a code compliance certificate.

2.2 Utilities to vest in the Council

Systems owned or operated by a network operator (eg Council) for the purpose of reticulation are not included in the meaning of a building and therefore are exempt from the provisions of the Building Act. Authorisation for this work is provided by conditions of a Subdivision Consent and the subsequent engineering certificate process.

Evidence of compliance with design and construction is required through certificates in accordance with Part 3 of the Infrastructure Design Standards (IDS).

3.0 PROCESSES

- 3.1 Where a subdivision will have a combination of both private and vested utilities, the same engineering plans may be used to obtain a building consent from the Building Consent Team and IDS acceptance from the Subdivision Engineering Team.

¹ Utility refers to sanitary sewer, stormwater and water supply mains/laterals.

² Development refers to multi-units both residential and business, big box retailing, industrial parks, where subdivision is not contemplated or will be undertaken after development.

- 3.2 Council is prepared to accept the IDS and Council's Construction Standard Specifications (CSS) as an alternative solution for reticulation which is not covered by an acceptable solution in the Building Code. This will enable the IDS and CSS to be used to design both private and public systems removing inconsistencies in standards between these ownership types.
- 3.3 Where the IDS/CSS is used as an alternative solution in an application for a building consent, Council may require a Producer Statement (design) to support the application. Council may also require a Producer Statement (construction) to support the application for Code Compliance.
- 3.4 The required 600mm extension of laterals within private property will not require or form part of a Building Consent and will be covered by the engineering acceptance of the lateral within the legal road.
- 3.5 In an infill situation where a sewer lateral is to be laid from a main in the public road and is to extend to the net site of a rear lot, logically it is anticipated that the same approved registered drainlayer will complete both sections of the lateral ie from the main to the legal boundary (public) and from legal boundary to the rear site (private). For simplicity the building consent plan will show both sections. Evidence of compliance for the private section will be provided by the issue of the code compliance certificate. For the public section the drainlayer is required to be a Council authorised drainlayer who must notify the Council's Contract Engineer, Capital Programme Group (Tony Borkus) of commencement of work and evidence of compliance will be a "sign off" by the Contract Engineer. Obviously for larger and Greenfield subdivisions, the Contract Engineer will be responsible for providing compliance to all sections of laterals (and other reticulation) in the public road and likewise a code compliance certificate is to issue for all private reticulation.
- 3.6 For stormwater laterals read the same as in 3.5 above except that the section of laterals in the public road for infill will be "accepted" as a continuation of the building consent and for Greenfield subdivision will be signed off with the road construction.
- 3.7 **Minor works on existing roads**

Where water supply submains are to be installed within existing roads or sewer mains/laterals are to be extended from existing reticulation in order to serve a subdivision, the following process is to be implemented:

On satisfactory completion of the work, the Capital Programme Groups engineer or audit inspection shall provide a "signed off" as built plan to the contractor at the time of the final audit inspection.

A copy of the "signed off" as built plan is to be evidence of compliance for the work when requesting the Section 224 Certificate.

Note - Proposed reticulation extension shall be approved by the Council respective Asset Unit.

4.0 ACCESS CONSTRUCTION FOR PRIVATE ROADS AND PRIVATE WAYS

- 4.1 Formation requirements for access construction are not administered by the Building Act.

The process of obtaining approval to lay out or form private roads/private way is either by a Subdivision Consent or approval pursuant to Section 348 Local Government Act 1974.

Design and construction is to be in accordance with IDS/CSS. Refer to Subdivision Bulletin 17.

5.0 STORMWATER INFRASTRUCTURE (other than pipes)

- 5.1 For subdivision requirements refer to Subdivision Bulletin 16.
- 5.2 On developments where large hardstanding areas will occur, developers/consultants should contact Council's Greenspace Engineer for advice on matters regarding:
- (a) Availability of existing network.
 - (b) Need for discharge consent from Environment Canterbury.
 - (c) Detention/treatment (generally first flush) requirements.

The Council is currently in the process of obtaining a Interim Global Discharge Consent and will be ensuring that once issued, individual developments will comply to the consent.

Developers should note that design and construction is to be in accordance with the IDS and Council's Waterways and Wetlands Design Guide.

6.0 SUMMARY

Type	Proposed Ownership	Authorisation Required	Compliance Evidence
Greenfield main trunk (s/s, s/w, w/s)	Public	Subdivision process certification in terms of IDS Part 3, signed off by Asset Unit.	IDS certification and audits by the CPG.
Greenfield/infill subdivision laterals in private access	Private	Building consent by application to the Building Control Unit.	Code Compliance Certificate supported by inspections by Building Inspectors and/or a Producer Statement.
Brownfield/unit title	Private	Building Consent	Code Compliance Certificate supported by inspections by Building Inspectors and/or a Producer Statement.