

# APPENDIX 22

## SUBDIVISION OF LAND



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## 22.1 Subdivision standards to be met - BUILDING platform

Each ALLOTMENT (with the exception of ALLOTMENTS created solely for reserves, ROADS, NETWORK UTILITIES or access) shall have a stable, flood free BUILDING area suitable for BUILDING foundations in accordance with the requirements of the New Zealand Building Code - Acceptable Solution B1/AS4 of Approved Document B1/4: Structure Foundations. This area shall not include any area of land to be used for access or for the disposal of wastewater or stormwater, and shall allow the BUILDING to comply with the conditions for a permitted activity under this plan.

## 22.2 Subdivision standards to be met - services

- 1 (a) All ALLOTMENTS shall provide the means for the catchment and disposal of collected stormwater from all impervious or potentially impervious surfaces, including but not limited to STRUCTURES, compacted soils and SEALED surfaces.
- (b) Where the means of disposal of collected stormwater is by way of piping to an approved outlet, all new ALLOTMENTS shall provide a piped outfall for the connection. This includes land allocated on a cross lease or company lease subdivision.
- (c) Where the means of disposal of collected stormwater by way of piping to an approved RIVER or stream, all ALLOTMENTS will ensure adequate filtration of litter from the created ALLOTMENTS.
- (d) Where the means of disposal of collected stormwater is by way of disposal to ground, that area shall not be subject to instability, slippage or inundation, or used for the disposal of waste water.

Note: Where disposal of stormwater is to ground or to a water body, consent may be required from Taranaki Regional Council.

- 2 All new ALLOTMENTS (with the exception of ALLOTMENTS created solely for reserves, ROADS, NETWORK UTILITIES or access) shall provide a connection to the COUNCIL'S urban reticulated water supply system via a service main, as per the Local Government Act 1974. Where

reticulation is not available, SITES shall be provided with access to a POTABLE WATER supply.

Note: Where water is to be taken from ground or surface water, consent may be required from the Taranaki Regional Council.

- 3 (a) All ALLOTMENTS (with the exception of ALLOTMENTS created solely for reserves, ROADS, NETWORK UTILITIES or access) shall provide for the disposal of sewage as follows:
  - RESIDENTIAL A and B ENVIRONMENT AREAS:  
Piped connection to the COUNCIL'S reticulated sewage system, as per the Local Government Act 1974.
  - RESIDENTIAL C ENVIRONMENT AREA:  
Septic tank and soakage fields or an approved alternative means to dispose of sewage in a sanitary manner within the net area of the ALLOTMENT.
  - RURAL, BUSINESS, INDUSTRIAL and OPEN SPACE ENVIRONMENT AREAS:  
Piped connection to the COUNCIL'S reticulated sewage system, as per the Local Government Act 1974.  
Otherwise, septic tank and soakage fields or an approved alternative means to dispose of sewage in a sanitary manner within the net area of the ALLOTMENT.
- (b) All piped connections are to be provided at the cost of the developer, including any rising mains and pumping stations as the COUNCIL may require.
- (c) Where sewage is to be disposed of to ground, that area shall not be subject to instability, slippage or inundation, nor used for the disposal of stormwater.

Note: Where disposal of sewage is to ground, consent may be required from Taranaki Regional Council.

## 22.2A Subdivision standards to be met - access

- 1 (a) All ALLOTMENTS shall be provided with the means for obtaining legal and PRACTICABLE vehicular access to a ROAD by way of VEHICLE ACCESS POINT, DRIVEWAY and/or RIGHT OF WAY, as per the Local Government Act 1974.
- 2 (a) Where the only means of obtaining legal vehicular access is by way of a VEHICLE ACCESS POINT, the following requirements shall apply:
  - (i) Where the VEHICLE ACCESS POINT is onto a STATE HIGHWAY that is a LIMITED ACCESS ROAD (refer to Table 23.2 – Appendix 23) then the subdivision is treated as discretionary. The written approval of Transit New Zealand is required.
  - (ii) Where the VEHICLE ACCESS POINT is onto a STATE HIGHWAY that is not a LIMITED ACCESS ROAD, Table 23.4 and Diagram 23.6 – Appendix 23 shall be complied with.
  - (iii) Where the VEHICLE ACCESS POINT is onto a LOCAL, COLLECTOR or ARTERIAL ROAD, Table 23.5 and Diagram 23.6 – Appendix 23 shall be complied with.
- (b) Where the means of obtaining legal vehicular access is by way of a DRIVEWAY the following shall apply:
  - (i) The VEHICLE ACCESS POINT shall comply with the requirements of 22.2A (2)(a).
  - (ii) The DRIVEWAY shall comply with the design standards specified in Table 22.2B.
- (c) Where the means of obtaining legal vehicular access is by way of a RIGHT OF WAY the following shall apply:
  - (i) The maximum number of ALLOTMENTS with legal vehicular access over the RIGHT OF WAY shall be six.
  - (ii) The VEHICLE ACCESS POINT shall comply with the requirements of 22.2A (2)(a).
  - (iii) The RIGHT OF WAY shall comply with the design and construction standards specified in Table 22.2C.

**Table 22.2B Design standards for DRIVEWAYS**

PARAMETER	ENVIRONMENT AREA		
	Residential	Rural	Open Space, Business and Industrial
Minimum legal access width	3.6m	6.0m	6.0m
Maximum gradient	1:5	1:5	1:5

**Table 22.2C Design and construction standards for RIGHTS OF WAY**

PARAMETER	ENVIRONMENT AREA				
	Number of ALLOTMENTS	Residential, Open Space B and C	Rural	Open Space A and Port Taranaki, Industrial	Business
Minimum legal access width	2	4.0m	6.0m	7.0m	4.0m
	3-6	4.5m	6.0m	10.0m	6.0m
Minimum CARRIAGEWAY width	2	3.0m	3.0m	3.0m	3.0m
	3-6	3.0m	3.0m	4.5m	4.5m
Passing bay	2	Not required	Not required	Not required	Not required
	3-6	Every 50m of length	Every 50m of length	Every 50m of length	Every 50m of length
Turning area	2	Not required	Not required	Not required	Not required
	3-6	Where RIGHT OF WAY length $\geq$ 50m	Where RIGHT OF WAY length $\geq$ 50m	Where RIGHT OF WAY length $\geq$ 50m	Where RIGHT OF WAY length $\geq$ 50m
Maximum gradient	2-6	1:5	1:5	1:5	1:5
Construction standards	2-6	Shall be formed and SEALED with stormwater control	1) Where RIGHT OF WAY is $\leq$ 40m from an existing DWELLING HOUSE on an adjoining ALLOTMENT shall be formed and SEALED with stormwater control 2) Where RIGHT OF WAY is $>$ 40m from an existing DWELLING HOUSE on an adjoining ALLOTMENT a) Shall be formed to an ALL WEATHER STANDARD with stormwater control where the gradient is $<$ 10%; or b) Shall be formed and SEALED with stormwater control where the gradient is $>$ 10%	Shall be formed and SEALED with stormwater control	Shall be formed and SEALED with stormwater control

**Table 22.3 Preferred access strips**

Locality	Proposed Access Strip	Street	Legal Description	Width	Map No.
Oakura	Donnelly Street link to Oakura River	Pitcairn Street	Lot 1 DP 17213	to be negotiated	A61
New Plymouth	Fitzroy Rd link to Peringa Park	Fitzroy Road	Lots 1 DP 11825	to be negotiated	B27
New Plymouth	Fitzroy Rd link to Peringa Park	Fitzroy Road	Lots 2 DP 11825	to be negotiated	B27
Waitara	Armstrong Ave link to Manukorihi Park	Armstrong Avenue	Lot 7 DP 14009	to be negotiated	B42
New Plymouth	Devon Rd link up (Waiwhakaiho Hill)	Devon Road	Lot 1 DP 18723	to be negotiated	B28
New Plymouth	Smart Rd link to Glen Avon Park	Smart Road	Pt Lot 79 DP 1055	to be negotiated	C27
New Plymouth	Link RH bank Waiwhakaiho to Gordon Street	Gordon Street	Pt Lot 7 DP 8558	to be negotiated	C27
New Plymouth	Whakawhiti Pa site access off Whakawhiti St	Whakawhiti Street	Lot 2 DP 18665	to be negotiated	D22/23
New Plymouth	Whakawhiti Pa site access off Whakawhiti St	Whakawhiti Street	Pt Sec 844 SO 5876	to be negotiated	D22/23
New Plymouth	Link Mangaotuku Stream to Omata Road	Omata Road	Lot 1 DP 10574	to be negotiated	D22
New Plymouth	Rimu St Reserve link to Turakina St	Turakina Street	Lot 4 DP 8168	to be negotiated	D27
New Plymouth	Link Herekawe Stream with Pararewa Drive	Pararewa Drive	Lot 117 DP 12830	to be negotiated	E21
New Plymouth	Barrett link to Virginia Pl res and Elder Gr res	Barrett Road	Lot 2 DP 15348	to be negotiated	E22
New Plymouth	Barrett link to Virginia Pl res and Elder Gr res	Barrett Road	Lot 3 DP 15348	to be negotiated	E22
New Plymouth	Barrett link to Virginia Pl res and Elder Gr res	Barrett Road	Lot 1 DP 19281	to be negotiated	E22
New Plymouth	McGiven Dr link to H2 Dam	McGiven Drive	Lot 13 DP 18808	to be negotiated	E24/25
New Plymouth	McGiven Dr link to H2 Dam	McGiven Drive	Lot 14 DP 18808	to be negotiated	E24/25
New Plymouth	McGiven Dr link to H2 Dam	McGiven Drive	Lot 6 DP 12897	to be negotiated	E24
New Plymouth	Sutherland link to Shelter Gr	Shelter Grove	Lot 1 DP 18003	to be negotiated	E24
New Plymouth	Access to Sutherland Park West from Frankley	Frankley Road	Pt Lot 1 DP 16832	to be negotiated	E24
New Plymouth	Carrington St link to Huatoki River	Manu Crescent	Lot 5 DP 17111	to be negotiated	E25
New Plymouth	Carrington St link to Huatoki River	Carrington Street	Lot 3 DP 17111	to be negotiated	E25
New Plymouth	Carrington St link to Huatoki River	Carrington Street	Lot 2 DP 17720	to be negotiated	E25
New Plymouth	Carrington St link to Huatoki River	Carrington Street	Lot 1 DP 17720	to be negotiated	E25

