



Gore

District Council

Subdivision and Land Development Bylaw 2011



GORE DISTRICT COUNCIL

In pursuance of the powers vested in it by the Local Government Act 2002, the Gore District Council makes the following Bylaw:

THE GORE DISTRICT COUNCIL SUBDIVISION AND LAND DEVELOPMENT BYLAW 2011.

TITLE

This bylaw may be cited as the Gore District Council Subdivision and Land Development Bylaw 2011.

COMMENCEMENT

This bylaw shall come into force on the 1 January 2012.

OFFENCES

Every person commits an offence that breaches the provisions of this bylaw.

PENALTIES

Every person who commits an offence against this Bylaw is liable on summary conviction to a fine not exceeding \$20,000.00.

This Bylaw has been made and confirmed by a resolution passed at a meeting of the Gore District Council held on the 2nd day of November 2011.

THE COMMON SEAL OF THE
GORE DISTRICT COUNCIL was
hereunto affixed in the presence
of:




_____ MAYOR


_____ CHIEF EXECUTIVE

GORE DISTRICT COUNCIL

SUBDIVISION AND LAND DEVELOPMENT BYLAW

CONTENTS

| | | |
|------------------|---------------------------------------|--|
| SECTION 1 | INTRODUCTION | |
| | 1.1 | Scope 1-1 |
| | 1.2 | Objective 1-1 |
| | 1.3 | Basis of Policy 1-1 |
| | 1.4 | General Performance Standards 1-2 |
| | 1.5 | Recommendations 1-2 |
| | 1.6 | Infrastructure Requirements 1-2 |
| | 1.7 | Lifeline Systems 1-3 |
| | | |
| SECTION 2 | APPLICATIONS AND DOCUMENTATION | |
| | 2.1 | Summary Of Steps 2-1 |
| | 2.2 | Concept Plan 2-1 |
| | 2.3 | District Plan Requirements 2-2 |
| | 2.4 | Provision of Utility Services 2-3 |
| | 2.5 | Application Fees 2-4 |
| | 2.6 | Pre-Construction Engineering Documentation 2-4 |
| | 2.7 | Scales 2-5 |
| | 2.8 | Size Of Drawings 2-5 |
| | 2.9 | Orientation Of Plans 2-6 |
| | 2.10 | Draughting Standards 2-6 |
| | 2.11 | Symbology 2-6 |
| | 2.12 | Survey Datum 2-6 |
| | 2.13 | GIS Compatibility 2-6 |
| | 2.14 | Specifications 2-7 |
| | 2.15 | Calculations 2-7 |
| | 2.16 | Post-Construction Documentation 2-7 |
| | 2.17 | “As-Built” Documents 2-7 |
| | 2.18 | CCTV Inspections 2-10 |
| | | |
| SECTION 3 | ACCEPTANCE | |
| | 3.1 | Introduction 3-1 |
| | 3.2 | Tests Prior to Construction 3-1 |
| | 3.3 | Pre-Testing 3-1 |
| | 3.4 | Tests During Construction 3-1 |
| | 3.5 | Tests On Completion Of Construction 3-1 |
| | 3.6 | Completion Documentation 3-2 |
| | 3.7 | Maintenance 3-2 |
| | 3.8 | Bonds 3-2 |
| | 3.9 | Land To Vest 3-2 |
| | | |
| SECTION 4 | CONSTRUCTION | |
| | 4.1 | Commencement of Works 4-1 |
| | 4.2 | Plans to be Retained On Site 4-1 |
| | 4.3 | Applicant’s Representative 4-1 |
| | 4.4 | Maintenance of Standards 4-1 |

| | | |
|-----|---|-----|
| 4.5 | Deviation from Approved Plans | 4-1 |
| 4.6 | Conditions Auditing | 4-1 |
| 4.7 | Emergency | 4-2 |
| 4.8 | Fencing | 4-3 |
| 4.9 | Sewerage, Stormwater and water Supply Connections | 4-3 |

SECTION 5

EARTHWORKS

| | | |
|-----|---|-----|
| 5.1 | Scope | 5-1 |
| 5.2 | Objective | 5-1 |
| 5.3 | Performance Standards | 5-1 |
| 5.4 | Responsibility For Earthworks | 5-1 |
| 5.5 | Site Investigations | 5-2 |
| 5.6 | Earthworks | 5-2 |
| 5.7 | Quality Assurance and Control | 5-5 |
| 5.8 | Settlement | 5-6 |
| 5.9 | Earthworks and Land Stability Completion Report | 5-6 |

SECTION 6

ROADING

| | | |
|------|---|------|
| 6.1 | Scope | 6-1 |
| 6.2 | Objective | 6-1 |
| 6.3 | Performance Standards | 6-1 |
| 6.4 | Means Of Compliance | 6-2 |
| 6.5 | Road Network Layout | 6-2 |
| 6.6 | Road Reserve Widths | 6-2 |
| | <i>Table 6.1 Minimum Road Reserve Widths</i> | 6-3 |
| 6.7 | Road Names | 6-3 |
| 6.8 | Carriageway Widths | 6-3 |
| | <i>Table 6.2 Carriage Way and Lane Widths</i> | 6-4 |
| 6.9 | Carriageway Surfacing | 6-4 |
| 6.10 | Widths Of Shoulders | 6-5 |
| 6.11 | Turning Circles | 6-5 |
| 6.12 | Services Positioning | 6-5 |
| 6.13 | Provision For Landscaping Planting | 6-5 |
| 6.14 | Streetscaping | 6-6 |
| 6.15 | Kerbs And Channels | 6-6 |
| 6.16 | Dish Channels | 6-7 |
| 6.17 | Footpaths | 6-7 |
| | <i>Table 6.3 Footpath Requirements</i> | 6-7 |
| 6.18 | Cycleways | 6-8 |
| 6.19 | Pram/Wheelchair Crossings | 6-8 |
| 6.20 | Allotment Access | 6-8 |
| | <i>Table 6.4 Access Standards for Known Operating Speeds</i> | |
| | <i>Required Site Distances</i> | 6-9 |
| | <i>Table 6.5 Access Standards for Posted Speed Limits</i> | |
| | <i>Required Site Distances</i> | 6-9 |
| | <i>Table 6.6 Minimum Access Standards</i> | 6-9 |
| 6.21 | Vehicular Crossings | 6-10 |
| | <i>Table 6.7 Width of Crossings</i> | 6-10 |
| 6.22 | Geometric Design | 6-12 |
| | <i>Table 6.8 Distance of Crossfall Intersect</i> | 6-12 |
| | <i>Table 6.9 Permitted Elevation Differences in Kerb Levels</i> | 6-14 |
| 6.23 | Formation Design And Construction | 6-14 |
| | <i>Table 6.10 Permitted Deflection Test Allowances</i> | 6-15 |
| 6.24 | Surface Design And Construction | 6-15 |

| | | |
|------------------|---------------------|--|
| SECTION 7 | WATER SUPPLY | |
| | 7.1 | Scope 7-1 |
| | 7.2 | Objective 7-1 |
| | 7.3 | Relevant Legislation 7-1 |
| | 7.4 | Rainwater 7-1 |
| | 7.5 | Performance Standards 7-2 |
| | 7.6 | Reticulation Design 7-2 |
| | | <i>Table 7.1 Permitted Pipe Materials</i> 7-3 |
| | 7.7 | Water Mains 7-3 |
| | 7.8 | Rider Mains 7-3 |
| | | <i>Table 7.2 Criteria for Rider Mains</i> 7-4 |
| | 7.9 | Service Pipes And Connections 7-4 |
| | 7.10 | Depth Of Mains 7-5 |
| | | <i>Table 7.3 Depth of Mains</i> 7-5 |
| | 7.11 | Valves 7-5 |
| | 7.12 | Hydrants 7-5 |
| | 7.13 | Pipe Fittings 7-6 |
| | | <i>Table 7.4 Permitted Fitting Materials</i> 7-6 |
| | 7.14 | Surface Boxes 7-7 |
| | 7.15 | Thrust Blocks 7-7 |
| | 7.16 | Pipe Laying 7-7 |
| | 7.17 | Testing 7-8 |
| | 7.18 | Sterilising And Flushing 7-8 |
| | 7.19 | Connection To Existing Reticulation 7-8 |
| | 7.20 | Backfilling 7-8 |
| | 7.21 | Surface Marking 7-9 |
| | 7.22 | Water for Fire Fighting 7-9 |
| | 7.23 | Rural Water Supplies 7-10 |
| | | |
| SECTION 8 | WASTEWATER | |
| | 8.1 | Scope 8-1 |
| | 8.2 | Objective 8-1 |
| | 8.3 | Performance Standards 8-1 |
| | 8.4 | Method Of Disposal 8-2 |
| | 8.5 | Private On-site Disposal Systems 8-2 |
| | 8.6 | Reticulation Design 8-3 |
| | 8.7 | Valves And Fittings 8-3 |
| | 8.8 | Pipe Laying 8-3 |
| | 8.9 | Cover 8-3 |
| | 8.10 | Pump Stations 8-4 |
| | 8.11 | Treatment Systems 8-6 |
| | 8.12 | Communal Sewerage Systems 8-6 |
| | | |
| SECTION 9 | STORMWATER | |
| | 9.1 | Scope 9-1 |
| | 9.2 | Objective 9-1 |
| | 9.3 | Performance Standards 9-2 |
| | 9.4 | Design Considerations 9-2 |
| | 9.5 | System Design 9-3 |
| | 9.6 | Catchment Runoff 9-4 |
| | 9.7 | Pipe Design 9-5 |
| | 9.8 | Sumps 9-6 |
| | 9.9 | Soakage Systems 9-6 |
| | 9.10 | Retention Ponds 9-7 |
| | 9.11 | Overland Flow Paths 9-7 |
| | 9.12 | Construction 9-7 |
| | 9.13 | Stormwater Pumping 9-7 |

| | | |
|-------------------|--------------------------------------|--|
| SECTION 10 | INSTALLATION OF UTILITIES | |
| | 10.1 | Scope 10-1 |
| | 10.2 | Objective 10-1 |
| | 10.3 | Performance Standards 10-1 |
| | 10.4 | Positioning Of Utilities 10-1 |
| | 10.5 | Positioning Of Lateral Connections 10-2 |
| | 10.6 | Status Of Laterals 10-3 |
| | 10.7 | Trenching 10-3 |
| | 10.8 | Steep Trenches 10-4 |
| | 10.9 | Excavation Below Water 10-4 |
| | 10.10 | Backfilling 10-4 |
| | | |
| SECTION 11 | PIPED UTILITIES | |
| | 11.1 | Scope 11-1 |
| | 11.2 | Objective 11-1 |
| | 11.3 | Performance Standards 11-1 |
| | 11.4 | Pipes 11-1 |
| | | <i>Table 11.1 Pipe Classes 11-2</i> |
| | 11.5 | Pipe Grades 11-2 |
| | | <i>Table 11.2 Minimum Pipe Gradients 11-2</i> |
| | 11.6 | Pipe Bedding 11-2 |
| | 11.7 | Pipe Laying 11-3 |
| | 11.8 | Manhole Spacing and Dimensions 11-4 |
| | | <i>Table 11.3 Minimum Manhole Internal Diameter 11-4</i> |
| | 11.9 | Manhole Requirements 11-4 |
| | 11.10 | Saddle Connections on Stormwater Lines 11-6 |
| | | |
| SECTION 12 | CABLED UTILITIES | |
| | 12.1 | Scope 12-1 |
| | 12.2 | Objective 12-1 |
| | 12.3 | Performance Standards 12-1 |
| | 12.4 | Positioning Of Utilities 12-1 |
| | 12.5 | Approvals 12-2 |
| | 12.6 | Power Reticulation 12-2 |
| | | <i>Table 12.1 Power Cable Depths 12-2</i> |
| | 12.7 | Street Lighting 12-2 |
| | | <i>Table 12.2 Lighting Requirements 12-3</i> |
| | 12.8 | Telecommunications 12-3 |
| | | |
| SECTION 13 | STREET SIGNS AND ROAD MARKING | |
| | 13.1 | Scope 13-1 |
| | 13.2 | Objective 13-1 |
| | 13.3 | Relevant Standards and Legislation 13-1 |
| | 13.4 | Performance Standards 13-1 |
| | 13.5 | Street Name Signs 13-2 |
| | 13.6 | Traffic Signs 13-3 |
| | 13.7 | Road Marking 13-3 |
| | 13.8 | Service Marking 13-3 |
| | | |
| SECTION 14 | PARKS AND RESERVES | |
| | 14.1 | Scope 14-1 |
| | 14.2 | Objective 14-1 |
| | 14.3 | Performance Standards 14-1 |
| | 14.4 | Landscape Plantings 14-1 |
| | 14.5 | Grass 14-2 |

| | | |
|-------------------|--|-------------|
| 14.6 | Walkways | 14-2 |
| 14.7 | Cycleways | 14-2 |
| 14.8 | Lighting | 14-2 |
| 14.9 | Utilities | 14-2 |
| 14.10 | Signage | 14-3 |
| SECTION 15 | DISPENSATION FROM BYLAW | 15-1 |
| SECTION 16 | DEFINITIONS AND ABBREVIATIONS | 16-1 |
| SECTION 17 | DOCUMENTS REFERRED TO IN THIS BYLAW | 17-1 |
| SECTION 18 | STANDARD DRAWINGS | |
| | Drainage | |
| D01 | Standard Manhole – Cross Section | 18-3 |
| D02 | Standard Manhole – Plan View | 18-4 |
| D03 | Shallow Manhole Details | 18-5 |
| D04 | Deep Manhole Details | 18-6 |
| D05 | Deep Manhole Details | 18-7 |
| D06 | Heavy Duty Manhole Cover and Frame | 18-8 |
| D07 | Standard Drop Manhole Details | 18-9 |
| D08 | Manhole Components | 18-10 |
| D09 | Access Chamber / Shaft | 18-11 |
| D10 | Standard Cleaning Eye Details | 18-12 |
| D11 | Cleaning Eye Cover Details | 18-13 |
| D12 | Trench Reinstatement Works – Vehicle Crossings | 18-14 |
| D13 | Trench Reinstatement Works – Footpaths and Berms | 18-15 |
| D14 | Standard Drop Sump | 18-16 |
| D15 | Stormwater Outfall Inlet and Outlet Structures | 18-17 |
| D16 | Standard Stormwater Pipe Kerb and Channel Connection | 18-18 |
| D17 | Standard House Connection Details – Shallow Connection | 18-19 |
| D18 | Standard House Connection Details – Deep Connection | 18-20 |
| D19 | Land Stormwater Drainage Sump Manhole | 18-21 |
| | Miscellaneous | |
| M01 | Standard Berm Layout Details | 18-22 |
| M02 | Street Lighting Details | 18-23 |
| M03 | Street Signs Details | 18-24 |
| M04 | Street Signs Details | 18-25 |
| M05 | Valve and Hydrant Markers | 18-26 |
| M06 | Standard Symbology | 18-27 |
| M07 | Standard Fence Details | 18-28 |
| | Roading | |
| R01 | Standard Urban Road Cross Section | 18-29 |
| R02 | Kerb and Channel Details | 18-30 |
| R03 | Standard Plate Crossing Details | 18-31 |
| R04 | Standard Drop Crossing Details | 18-32 |
| R05 | Standard Pedestrian Crossing Details | 18-33 |
| R06 | Standard Slot Crossing Details | 18-34 |
| R07 | Standard Rural Road – Sealed Cross Sections | 18-35 |
| R08 | Standard Rural Road – Unsealed Cross Sections | 18-36 |
| R09 | Rural Domestic or Paddock Access | 18-37 |
| R10 | Primary Commercial Access – Collector and Local Roads | 18-38 |

| | | |
|--------------|--|-------|
| R11 | Primary Commercial Access – State Highways and Arterial Roads | 18-39 |
| R12 | Rural Milktanker Access | 18-40 |
| R13 | Access Sight Lines | 18-41 |
| R14 | Access Separation Diagram | 18-42 |
| R15 | Parking Space Dimensions | 18-43 |
| R16 | Swept Path and Design: 90 Percentile Car | 18-44 |
| R17 | Road Trench Reinstatement Details | 18-45 |
| R18 | Dimensions of Cul-de-sac Turning Area | 18-46 |
| R19 | Turning Areas for Cul-de-sacs | 18-47 |
| Water | | |
| W01 | Hydrant Cover Minimum Dimensions | 18-48 |
| W02 | Hydrant Detail | 18-49 |
| W03 | Water Meter Cover Details | 18-50 |
| W04 | Water Main Connection | 18-51 |
| W05 | Standard Water Connection Details | 18-52 |
| W06 | Thrust Block Detail | 18-53 |
| W07 | Sluice Valve Detail | 18-54 |

