

GORE DISTRICT COUNCIL
SUBDIVISION AND LAND DEVELOPMENT BYLAW

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SECTION 3

ACCEPTANCE

3.1 INTRODUCTION

Acceptance of infrastructure or sign off that it is to an acceptable standard by Council is dependent on compliance with conditions set during the resource and engineering consent process and typically involves various inspections during and after site construction.

3.2 TESTS PRIOR TO CONSTRUCTION

Where any certification is required by an Engineer during or post construction then appropriate tests shall be undertaken as required by the Certifying Engineer to establish the suitability of sites for development. That includes tests necessary for soils compaction, density and moisture content.

3.3 PRE-TESTING

Any work requiring testing by or in the presence of Council should be pre-tested and proved satisfactory to the developer's representative before any request for official testing.

3.4 TESTS DURING CONSTRUCTION

- (a) Water main and sewer line and stormwater pressure tests under the supervision of Council's Drainage Inspector.
- (c) Road construction material tests.
- (d) Road formation compaction/density/ moisture content tests.
- (e) Trench backfill and compaction.
- (f) Pre-sealing formation inspection by Council's Roading Manager.

All test results are to be reported in terms of the relevant New Zealand Standards and are to be at the Developer's cost.

3.5 TESTS ON COMPLETION OF CONSTRUCTION

- (a) Hydrant flow tests by the New Zealand Fire Service (or alternative as approved by Council).
- (b) Road seal inspection by Council's Roading Manager.
- (c) Complete infrastructure inspection by Council's nominated engineer(s).
- (d) CCTV inspection of stormwater and sewer pipe networks.
- (e) Certification by the utility companies that the telephone, power and street lighting systems are in accordance with their standards.

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All tests are to be at the Developer's cost.

Specific requirements for each of the above checks are given in the relevant sections of this bylaw.

3.6 COMPLETION DOCUMENTATION

A list of typically required documentation to be submitted by the Developer is included in Section 2.17.

3.7 MAINTENANCE

Unless agreed otherwise, all infrastructure is to be maintained in good, tidy and operational condition by the Developer for a period of up to 24 months (as determined by Council) from the date of the signing of the Section 224 Certificate by Council.

3.8 BONDS

A bond will be required by Council to ensure maintenance of infrastructure between the time that the Section 224(c) certificate is issued and final takeover of the infrastructure by Council.

A bond equivalent to at least 120% of the assessed value of outstanding works may be required where application is made to issue the Section 224(c) certificate prior to acceptance of all infrastructure. The value of the bond will be increased if completion of outstanding works will take longer than two years.

Generally bond payments will be required in cash. No interest will be paid on these amounts.

A bond document in the name of a surety in lieu of cash payment will be accepted at the sole discretion of Council only if:

- (a) The total contribution amount for whatever purposes (e.g. reserves, water, sewerage, roading, landscaping or other) exceeds \$10,000 per allotment of the new subdivision, or the total contribution amount exceeds \$50,000 in gross, whichever is the greater.
- (b) The surety for the bond is in the form of a guarantee from a registered financial business with both the form of guarantee and the guarantor being subject to approval of Council.
- (c) The developer pays all costs in preparing the bond documents and having it checked by Council's solicitor.

Acceptance of a bond is solely at the discretion of Council.

3.9 LAND TO VEST

Lands to vest in Council, i.e. roads and reserves, are to be clearly defined as such on subdivision plans. No land (other than roads) to vest in Council will be accepted unless prior discussion and agreement has been reached with Council on the area and proposed purpose for the land.

The names of roads are to be approved by Council and these names shown on all

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documentation.

The widths of road reserves are to be shown.

The area and purpose of reserves are to be shown. A separate title will be required for each reserve to vest in Council.

Formal easements will be required for utility services crossing reserves if:

- The utility is not vested in Council, or
- The reserve is not vested in Council.