

ENGINEERING CHECKLIST FOR RESOURCE CONSENT APPLICATIONS

This checklist is designed to ensure that you have considered the relevant aspects of your development in your resource consent application. Please provide this checklist when submitting your application. If you provide inadequate information, you risk having your application rejected for being incomplete or the processing of your application may be delayed.

The level of information provided should be both relevant and appropriate to the scale of the proposal. This checklist is not exhaustive. Depending on the specific nature of your application, the council may require further information during processing to enable a better understanding of the effects of your proposal.

Please tick all boxes that apply.

To provide this checklist when submitting your application, save this pdf file, and upload it (via the “add files” option) as a Supporting document when submitting your application online.

ACCESS

Is separate vehicle access been provided for each lot?

Is shared vehicle access being proposed?

Legal width

Adequate manoeuvring space to allow vehicles to exit in a forward direction

For 3 or more lots further considerations for

Formation width

Easements/ Rights of Way

Adequate stormwater controls

Adequate vehicle transition to property

Adequate vehicle crossing separation

Are any new public roads proposed ?

Have you carried out an appropriate Water Sensitive Urban Design assessment for all new roads?

EASEMENTS

Have you provided a schedule of existing and proposed easements (including their effect on the land)?

Have you provided and indicated clearly the minimum widths for all Right of Way?

Have you provided the following private easements?

Private services easements (retrospective easements for shared services as applicable)?

Maintenance easements?

Party wall easements?

Have you provided adequate minimum widths for easements in gross?

A minimum of 3.0m centered over the pipe or twice the depth of any pipes.

Note: Easement widths must be increased for multiple services.

Have you provided water easements in gross to match access easements?

Note: Wellington Water requires all 63mm OD or above ridermains to now be vested as public

Note: 1.8m width for 63mm OD (with widths increasing for larger pipes)

Have you clearly demonstrated the location and areas of any existing esplanade reserves, esplanade strips or access strips or the location and areas of esplanade strips to be created?

SETBACKS

Have you demonstrated adequate minimum building setback requirements from streams/ drains/ watercourses?

Have you set building foundations back adequately from public mains?

EARTHWORKS / GEOTECH

Have you provide a topographical survey plan with spot levels as applicable (in terms of Wellington Vertical Datum 1953)?

Have you provided an earthworks plan indicating cut and fill areas, cross-sections and long-sections, retaining walls, effects on existing public infrastructure where applicable?

Preliminary geotechnical assessment in regards to suitability of land for residential development (considering existing geological or geomorphological characteristics, slope instability, historical land slips etc.)

Areas of existing vegetation to be protected

Proposed finished ground levels and associated earthworks/ retaining (if applicable)

THREE WATERS

Ability/ legal rights for the development to connect to public mains

Separate water, stormwater, and wastewater connections for each lot

Note: If privately shared reticulation is proposed, consent notices apply

Consider existing public infrastructure susceptible to damage due to development

The position of existing public mains and manholes to be accurately determined by topographical survey or by a closed circuit television survey (CCTV) and dimensioned to dwellings

Depth of public services to be included on plans

WATER

Separate water connections to the public mains for fee simple subdivisions

Note: New public ridermains shall only be installed where four or more lots are served via a private way/ ROW

Have you provided water easements in gross to match access easements?

Note: Wellington Water requires all 63mm OD or above ridermains to now be vested as public

Note: 1.8m width for 63mm OD (with widths increasing for larger pipes)

Adequate separation from other services

STORMWATER

Mitigation required - check for 10% and 1% AEP events

Check if site is susceptible to flooding

Considerations for impacts on flood plain/ overland flow paths against proposed foundation design – i.e. new flooding effects on neighbouring properties

Note: Flood modelling may be required to support filling/development within the flood plain

Consideration for secondary flow paths from internal catchments

Proposed house minimum floor levels to be indicated on plans

WASTEWATER

Check if gravity sewer connection is available to each lot

Note: Consent notice applies if sewer pumping is required

Mitigation maybe required for 4 or more extra lots

Provision of pre/post peak wastewater flow estimates

Consideration for space/easement requirements

Indication of preliminary mitigation design on plans

PLAN SCALES

All plans to be drawn to a scale of 1:500 or any larger scale acceptable to Council for the purposes of clarity of the land being subdivided

REFERENCE DOCUMENTS

We expect all applications to be compliant with and in consideration of the following reference documents and standards. Due to the volume of applications currently being received, any applications that have not demonstrated compliance with these standards will be returned prior to assessment until compliance can be adequately demonstrated.

- Hutt City Council District Plan
- AS/NZS 2890.1:2004 Off-street Car Parking Facilities
- NZS 4404:2004 Land Development and Subdivision Infrastructure
- Wellington Water Regional Standard for Water Services
- Wellington Water Regional Specifications for Water Standards