

Report No:	RESC11-06-10
File No:	
Date:	8 June 2011
<b><i>Information Only – no decision required</i></b>	

## REPORT SUMMARY

**Report to:** Engineering Services Committee  
**Meeting Date:** 23 June 2011  
**Report Author:** Dugald Ley, Development Engineer  
**Subject:** **DEVELOPMENT THREE-MONTHLY REPORT, JANUARY TO MARCH 2011**

### EXECUTIVE SUMMARY

The report provides an update on Development/Subdivisions around the District over the months of January to March 2011.

### RECOMMENDATION/S

That the report be received.

### DRAFT RESOLUTION

**THAT the Engineering Services Committee receives the Three Monthly Development Update Report, RESC11-06-10.**

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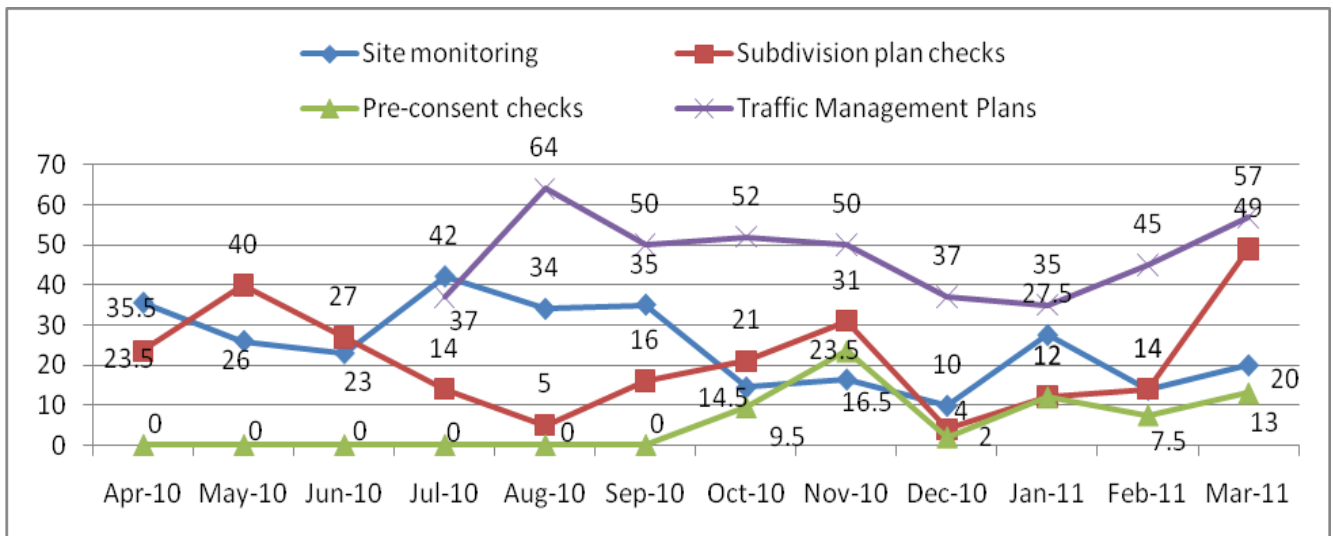
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## 1. PURPOSE

- 1.1 This report highlights subdivision developments administered by the Engineering Department.

## 2. SUBDIVISIONS/DEVELOPMENTS (Generally Larger Subdivisions)

- 2.1 Subdivision development taking place at present are:
- |                                 |                      |
|---------------------------------|----------------------|
| Ridgeview Road                  | Parker Road, Motueka |
| Artillery Place                 | Wensley Road         |
| Champion Road/Hill Street North | Coba, Collingwood    |
| Mytton Heights                  | Old Coach Road       |
| Edward Street, Wakefield        | High Street, Motueka |
| Genia Drive, Wakefield          |                      |
- 2.2 Some new subdivision applications are appearing especially in Mapua and Motueka.
- 2.3 Graph 1 demonstrates hours spent on resource consent activities by Council's Engineering staff and our consultants.



- 2.4 Two new large subdivisions have required in-depth infrastructure design appraisal due to the limitations on services, especially in the Mapua and Motueka localities. This accounts for the increase in hours spent on subdivision plan checks.
- 2.5 Traffic Management Plan approvals are starting to increase again from last year. This reflects increased activity from utility operations upgrading on installing new infrastructure in Council roads.
- 2.6 The Waimeha (Wahanga Ltd) subdivision in Nelson city (corner Champion Road and Hill Street North) is well underway. Tasman District Council is supplying reticulated water to this development under an agreement with Nelson City.
- 2.7 This location in Nelson City is very popular and one could say much of Richmond residential growth is located here. This subdivision will require all new residents to sustainably use water and recycle in dual systems within the house. Many homes will have soakage areas and onsite retention tanks. This Council will have an interest as homes develop, to gauge how these low impact stormwater designs will come to bear and how they will affect the Nelson City Council's infrastructure system.

### **3. Engineering Standards Review Update**

- 3.1 Every three years Engineering staff update the Council's Engineering Standards with the last update completed in 2008.
- 3.2 In 2010 the Standards New Zealand updated NZS:4404 "Land development and subdivision engineering" with a new generation document. That standard sets new initiatives in relation to the way we look at collection and disposal of stormwater and how we look at road design characteristics.
- 3.3 Some Council's (Kapiti and Hastings) have gone a step further and developed "Best Practise Design Guides" in addition to using either NZS 4404-2010 or their own separate engineering standard.
- 3.4 The "Best Practise Design Guide" would seem to be the next logical step in review of our standards It would cement the relationship between developers, planners and engineers so that subdivisions and developments succeed and have the best outcomes for the community.
- 3.5 To this end, Engineering staff have progressed along the lines of developing a Best Practise Design Guide which outlines the objectives of looking outside the square; not about maximum lot yield but more at sustainable development principles.
- 3.6 A second design-specific document will cover acceptable solutions for design and construction of infrastructure within Tasman District.
- 3.7 With the above in mind and with current staff workloads it is unlikely that the three-yearly review will be met. It is envisaged that the documents will be presented to Council next year.

### **4. RECOMMENDATION/S**

That the report be received.

### **5. DRAFT RESOLUTION**

**THAT the Engineering Services Committee receives the Three Monthly Development Update Report RESC11-06-10.**