



SECTION 1 INTRODUCTION

1.1 STATUTORY BASIS AND SCOPE

- The Isthmus District Plan, in clause 11.5.6 “Subdivision Design Rules” sets out performance criteria for subdivisions. Specific reference is made to Council’s Code of Urban Subdivision and Development as a means of compliance with these criteria.
- Compliance with this Code may also be required as a condition of subdivision or development approval in particular instances. Except for such cases, this Code does not apply to the Gulf Islands section of the District Plan.

1.2 RELATED DOCUMENTS

- Reference should be made to the District Plan for details of zoning, designations and building lines, development rules, lot sizes and shape factors, and details of financial contributions required.
- For engineering design, reference should be made to Council’s manuals:
 - Pavement Design Manual
 - Geometric Design Manual
 - The Auckland City Council / Metrowater “Development and Connection Standards for Stormwater, Wastewater and Water Supply” (hereafter referred to as the “Development and Connection Standards”)
 - Other Water Supply and Stormwater and Wastewater Drainage Design Manuals
- Copies of these documents are generally available from Auckland City Environments.
- The Auckland City / Metrowater “Development and Connection Standards” manual is available from the Metrowater office (cnr Mt. Eden & Mt. Albert Roads, Three Kings, ph 0800 4 WATER or 0800 492837).
- Reference may also be made to the New Zealand Fire Service Code of Practice for Firefighting.

1.3 SUBDIVISION APPLICATIONS

Subdivision applications may be lodged at Auckland City Environments, 35 Graham St, Auckland, or any Council Service Centre. Specific enquires should be directed to the Council’s Planning Help Desk (ph: 379 2020 or 379 2021.)

For certain types of subdivisions involving cross-leases, an accelerated process is provided if all prerequisite information has been obtained and is presented by a Surveyor.