DEVELOPMENT CODE

June 2009
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PAPAKURA DISTRICT COUNCIL

DEVELOPMENT CODE

JUNE 2009

PART 8: POWER, TELEPHONE AND GAS

8.1 SCOPE

The technical specifications of the network utility organisations shall be deemed to be an appendix to this code.

8.1.1 General Requirements

(a) The developer is required to make all arrangements with the appropriate authorities for the supply and installation of electric power, and to the extent applicable for the provision of telephone and gas reticulation.

(b) **Electric Power**
The supply of electric power shall generally be made by means of an underground system. Ducts shall be installed at the time of road construction to the requirements of the network utility operators. Sites for power transformers and switching stations shall be provided as and where required. Power transformers shall not be placed over other services in the berm.

Adequate provision shall be made for road lighting to all roads within the development.

Access to power line support structures is necessary for maintenance purposes and as provided for by the Electricity Act 1992. Because this access may require the use of heavy vehicles, development plans should be discussed at an early stage with the network company concerned. Consultation should also be sought on the likely effect of power conductors above future buildings.

(c) **Telephone**
Arrangements shall be made with Telecom New Zealand for the telephone reticulation. Where only part of this reticulation is being supplied initially the arrangements shall include the requisite space being maintained for the installation of the remainder of the reticulation at a later date. Ducts will be supplied to the developer at the time of road construction for installation in the carriageway formation at locations where cables may be required at a later date.

(d) **Gas**
Where an existing gas supply is within 100 metres of a development, the developer shall arrange for gas reticulation within the development unless it can be demonstrated that it is not practicable or economically feasible to do so.

8.1.2 Approval Conditions

Before a Certificate of Compliance is issued, either the relevant reticulated services shall have been completed or the developer shall provide satisfactory evidence to the Council that the network utility operator is prepared to reticulate the development and that agreement on the financial arrangements for the installation of the supply has been reached.

8.1.3 Licensed Network Operators

Network services shall be installed, operated and maintained by licensed network utility operators and the developer shall certify which licensed network utility operator such network services within the development have been vested in for installation, operation and maintenance.

Should the vesting of network services within a development rest with a licensed network operator other than the owner of a network to which such network services are to be connected, Council will require written confirmation of the following, prior to issuing a certificate of completion.

(a) That agreement has been reached with the licensed owner of the network to which the development network is to be connected and that a connection can be made available to the boundary of the development; and

(b) That agreement has been reached that all the needs of the licensed owner of the network to which the development network is to be connected have been met for future extension to that network including increased capacity.

8.1.4 Underground Cabling

Where the supply is by underground means the cable laying shall be facilitated by the installation of pipe ducts. These are to be installed by the developer at road crossings in the positions required by the network utility operator. Duct pipes in the line of a proposed cable may also be required under paved drives, private ways, and accessways if the installation of the paving cannot be deferred until after the installation of the cables. Materials for ducting and the sizes of ducts shall comply with the requirements of the network utility operator.

Where a water or gas main is on the kerb side of a proposed cable, delaying the installation of service connection pipes will facilitate laying of the cable.

Copies of the scheme plan of the subdivision shall be forwarded by the developer to the network utility operator at an early date to facilitate the design of the reticulation.

It is important that the network utility operator be advised by the developer of any amendments to the scheme plan. Information, when available on the type of dwellings and likelihood of more than one dwelling on any lot, will be valuable for design purposes.

In preparing the engineering plans due regard shall be given to the requirements of the network utility operator as to:

(a) Minimum cover to cables.

(b) The network utility operator's desired position for the cable within the road berm.

(c) The minimum separation distances between power or telephone cables, and gas or water mains.

(d) The width of berm which must be clear of other services and obstructions to enable efficient cable laying operations.

Reference should be made to each network utility operator for their specific requirements.

8.1.5 Power Transformers, Switching Stations and Other Services

Power, telecom, gas or other service boxes, transformers, valves, switches or similar devises larger than 300mm x 300mm are to be placed within private property clear of Councils stormwater and sewer pipes and access is to be provided by way of an easement over the private property for the Utility Companies.

8.1.6 Conversion to Underground on Existing Roads

Where a proposed development fronts on to an existing road, the conversion of overhead reticulation to underground will in some instances be desirable. Agreement on the feasibility and benefit will first be agreed between the network company and the Council.

8.1.7 Industrial and Commercial Developments

The servicing requirements for industrial and commercial areas are often indeterminate. Close liaison between the developer and the network company is advisable, particularly immediately before cabling is installed so that changes can be incorporated to accommodate extra sites or the requirements of a particular industry.

8.2 LOCATION AND BACKFILLING OF SERVICES

8.2.1 Location

The position of services in the road shall conform to Papakura District Council Drawing R2. All services shall be within 100mm of the recommended location.

8.2.2 Backfilling of Trenches

Trenches shall be built up with an approved backfill material in 150mm layers placed and compacted simultaneously on each side of the pipes, in order to give a balanced loading. Full use shall be made of hand operated compaction tools.