

Subsoil Drains Policy

October 2011

Policy status

1 Overall responsibility for the coordination of all matters		
Date	Name	Designation
31/03/2011	Andrew Carvell	Waste & Drainage Manager

2 Prepared/reviewed/updated by			
Date	Name	Designation	
31/03/2011	Conal Summers	Stormwater Asset Engineer	Draft
24/08/2011	Conal Summers	Stormwater Asset Engineer	Final Draft
15/09/2011	Conal Summers	Stormwater Asset Engineer	Final

3 Council consideration
This policy was formally adopted by Councils Environment Committee on 12 th October 2011 and is operative from Monday 31 October 2011.

4 Public consultation	
Date	Type (Annual Plan, LTP, LTP amendment, other)

5 Revisions		
No	Date	Details

Definitions and Abbreviations

Sub-soil drain	A drain below the ground designed to collect water throughout its length. It does not include agricultural farm-based drainage of land.
Council	Whangarei District Council
EES	Environmental Engineering Standards

Introduction

Whangarei District Council ('Council') has been receiving an increasing number of requests from developers of land in the District to accept, and in some cases vest in Council's ownership, subsoil drains designed to improve the stability and suitability of land for more intensive use.

This type of development poses significant challenges for development of land and may lead to risks that are unacceptable to Council for developed land. The purpose of this policy is to guide Council decision making in relation to assessing proposals for development of land that includes subsoil drains.

Policy

- 1 Council will not accept subsoil drains as a vested asset pursuant to any development of private land.
- 2 Council will accept subsoil drains as a means of stability subject to suitable engineering design being approved by Council.
 - a Subsoil drains are expected to be placed clear of any structures, outside road reserves to be vested to Council, and preferably along property boundaries to allow for excavation and replacement of the system should monitoring show the system to be failing. Where this is not possible, the subsoil drain shall only be installed to provide additional redundancy, with ground stability to be achieved via hard methods like the use of shear keys etc. Guarantees from a suitably qualified and experienced CPEng will be required.
 - b Council's current Environmental Engineering Standards ('EES') outline the minimum engineering requirements and standards in relation to subsoil drains for developments in the district. Any subsoil drains proposed must comply with the requirements of the EES.
- 3 Any development approved by Council that will have subsoil drains located under private land may require, as a condition of consent, any or all of the following:
 - a Conditions requiring ongoing reporting on the status and condition of the subsoil drains; and
 - b The establishment of a structure or entity to monitor and manage the subsoil drains:
 - i Submission for Council approval of a monitoring/management plan including financing for maintenance/renewal of drains.
 - ii Instrument requiring mandatory membership to the structure or entity outlined above.
 - c Consent notice and covenant on each title.
 - d Alignment of subsoil drains with boundaries and reserve easements in gross in favour of the structure or entity, to enable maintenance of easement facility/subsoil drain.
- 4 Council's Roading Manager will permit subsoil 'licence' where it is necessary to locate a subsoil drain under road to vest in Council ownership.
 - a Council must be satisfied that there is no viable alternative location other than in the road reserve.
 - b Subsoil drainage shall not be located under the road pavement
 - c The subsoil drain will remain the property and responsibility of the structure or entity.
- 5 Council will require as-built plans for the entire subsoil drain system.