

NATIONAL CAPITAL DISTRICT COMMISSION

REGULATORY SERVICES DEPARTMENT

Strategic Planning

**GUIDELINES FOR ASSESSING DECLARATION OF
SUBDIVISION ZONES**



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GUIDELINES FOR ASSESSING DECLARATION OF SUBDIVISION ZONES

INTRODUCTION

Management and timely release of land currently remains a challenge for the National Capital District. This is largely due to the lengthy processes involved in releasing of the land. These processes are administered by two separate departments; NCD Physical Planning Board and Department of Lands & Physical Planning. In an attempt to partially address this issue the National Capital District Physical Planning Board (NCDPPB) in meeting number 02/2014 held on the 28th April and 05/2014 (part 1) held on 01st October 2014 recommended to take on the responsibility of declaring subdivision zones either internally by the Commission. This will greatly assist to expedite the process for developers by saving them time if they had initiated the process themselves. This effort does not restrict external interested developers to declare the land themselves but will allow for timely release of developable land within the city.

OBJECTIVES

The Strategic Planning has now embarked on preparing a Comprehensive Report on the treatment of past and current subdivision zones which will:

- * Provide the basis for the formulation of a Guideline for assessing future development proposals for declaring subdivision zones
- * Provide baseline data to be used in the future

DEFINITION

Declaration of zones and subdivision zones are two different physical planning concepts. Their definition below gives a better understanding and appreciation of how each term is used.

- * Declaration of Zone - Zones declared over areas that are white land or land without zoning
- * Declaration of Subdivision Zone - Declaring Subdivision Zone over a white land without a zone, especially big parcels for the purpose of grant of an Urban Development Lease (UDL).

LAND RELEASE PROCESS

Refer to flow chart on next page highlighting Land Release Process only applicable to State Land.



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2	Locality Map Locality Map drawn to scale of 1:4000	Did the applicant provide the locality map?	√	√	√
3	Subdivision Layout Subdivision design concept showing newly created allotments and layout of detailed drainage and road networks drawn to a scale of 1:2000.	Did the concept plan meet all these requirements? Proposed minimum allotment sizes must be 300m ² and must be able to accommodate on site requirements Proposed road must comply with all minimum requirements stipulated in the Physical Planning Regulation 2007, Part IV sect 34 20 – 30% of the total land area declared to be allocated for road and drainage easements	√	√	√
4	Utility Service Capacity It is important that the proposed development does not create an overload of utility services but must be serviced with sufficient capacity Confirmation letters from Eda Ranu, PNG Power and NCDC Engineering Department are required to confirm service capacity	Is the proposed site serviced with sufficient utility services with confirmation letters from respective utility service provider?	√	√	√
5	Open Space Standard Residential subdivision zone must ensure there is sufficient provision of open spaces to be used as playing field. Section 37 of the Physical Planning Regulation stipulates that for every 1000 proposed residents there should be 4ha of open space. This is considered too much and hence this guideline proposed for a 5000m ² for every 10ha of land proposed to be developed.	Did the proposal meet the 5000m ² open space requirement for residential subdivision zone?	√	√	√

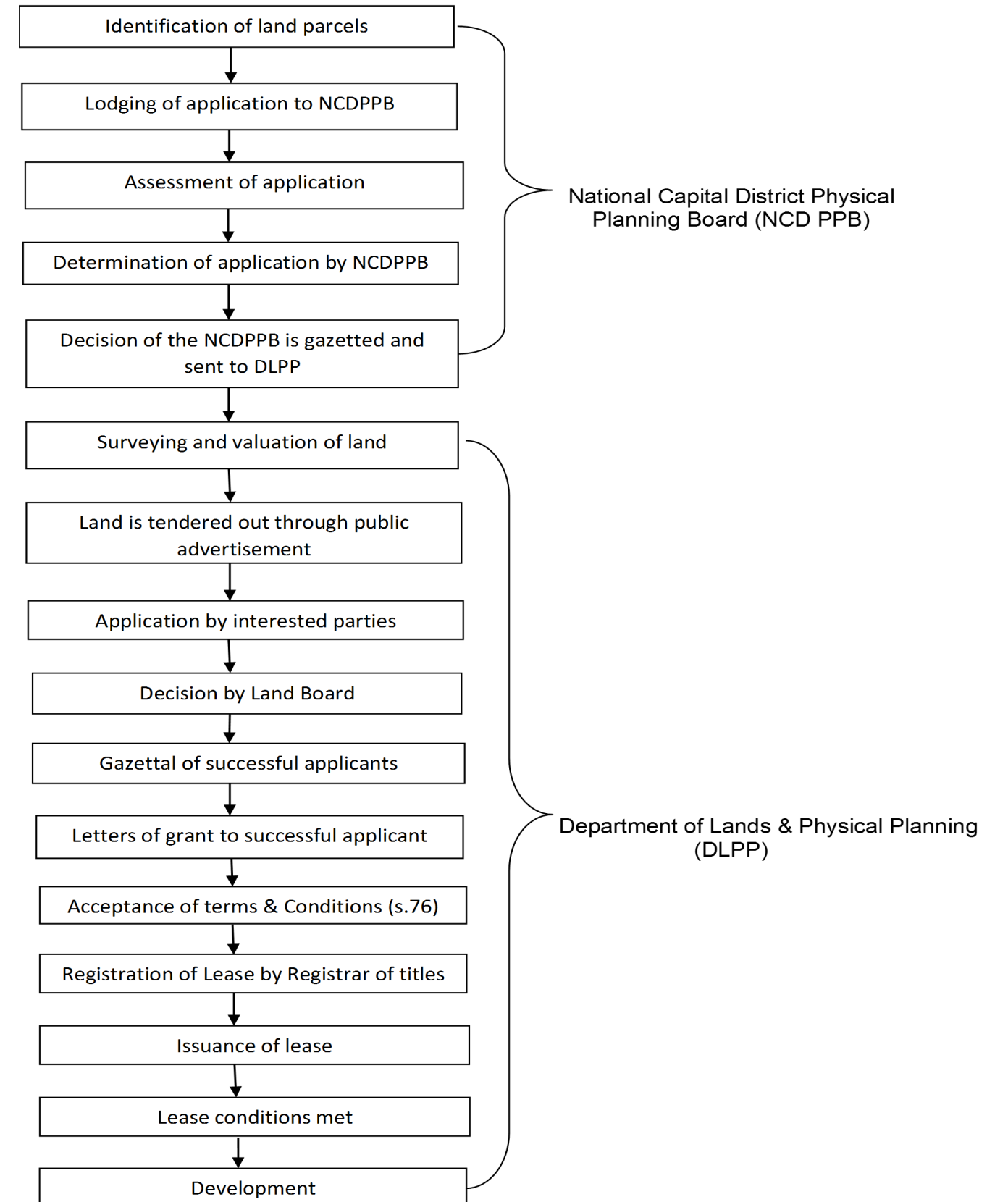
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Below is the flow chart indicating the land release processes



8	Access to Services Access to existing road networks, water and power.	Does the proposed site has access to the exiting road network, water & Power services	√	√	√						
9	Demonstration of Financial Capacity Most times huge parcels of land are declared and left without being fully developed. Owners tend to resell due to lack of financial capacity resulting in non-compliance with conditions of Urban Development lease hence it is important to demonstrate the financial capacity to ensure the proposed site is comprehensively developed	Did the applicant demonstrate their financial capacity as per the groups shown below to develop the proposed site? <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Minor</th> <th>Mid-size</th> <th>Major</th> </tr> </thead> <tbody> <tr> <td>K150,000 (bond fee)</td> <td>K250,000 Bond fee)</td> <td>K500,000 Bond fee)</td> </tr> </tbody> </table>	Minor	Mid-size	Major	K150,000 (bond fee)	K250,000 Bond fee)	K500,000 Bond fee)	√	√	√
Minor	Mid-size	Major									
K150,000 (bond fee)	K250,000 Bond fee)	K500,000 Bond fee)									
DETAILED SUBDIVISION DESIGN											
1	Title Proof It is important that the developer has a title over the proposed site or some sort of written proof to show that the owner has given consent to agent to develop the land on his/her behalf to avoid any likely ownership issues that may arise in the future	Did the applicant provide evidence of ownership?	√	√	√						



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GUIDELINE

Background

The Comprehensive Report on the “Treatment of applications for declaration of subdivision zone” discussed a wide spectrum of themes beginning with an explanation of land release processes together with a collection of background information that discusses zoning allocation and remaining proportion of white land. It includes a detailed history which includes the past and current treatment of applications for declaration of subdivision zone and associated issues. The report also discussed the comparative analysis which looks at the land suitability and capability with its determining sectors at regional scale. It further discussed the advantage of visual aid to show layout of subdivision concept together with comparative surveying cost and land market Industry and the associated value at an unimproved rate. All these discussions provided the basis for the formulation of Guideline for assessing declaration of sub division zone.

Relationship to other plans and policies

The Physical Planning Regulation Act 1989 and Regulation 2007 provide the legal basis from which all other plans, policies, guidelines and checklists are derived from. These Plans and Policies serve as a development management mechanism for managing urban growth. They come in tiers and works simultaneously with each other in controlling physical developments.

In NCD there is a master plan which provides the broad strategic framework to guide developments and infrastructure services. This master plan provides the basis from which local developments are prepared. The local development plans are specific to a local planning area and provides detailed land use and social and infrastructures services development plans. In the absence of local development plans and in relation to specific physical planning issues, development Control Polices, and Checklists are formulated and used to guide and control developments.

Desired Outcome

- i. Timely release of developable land
 - ii. Address difficult topographic conditions, minimise impacts on the natural environment and reduce the risks to public health, safety, and welfare from unmanaged disturbance of steep slopes.
 - iii. Contain scale of development in consideration of load on utility services
- Ensure potential sites have road access and sufficient capacity.

Scope

This guideline applies to all areas that fall within the boundary of the National Capital District,



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The guideline set out below in the table will be used to assess future applications for declaration of subdivision zones.

	Planning Principles	Checklist	N/A	Yes	No						
1	Preferred Mapping Standard Locality Map drawn to scale of 1:4000, depicting the boundary of potential sites.	Did the applicant provide a locality map?	√	√	√						
2	White Land Zones are declared ONLY over white (land without designated zoning)	Is the proposed site white land?	√	√	√						
3	Ownership issue Vacant land	Is the proposed site vacant without title?	√	√	√						
4	Compatible with provisions of LDPs Development plans are comprehensive documents which are legally binding and used as control mechanism for managing urban growth. All provisions stipulated in the plan must be respected.	Is the proposal compatible with the provisions of the Local Development Plan	√	√	√						
5	Preferred land area Total land area to be declared is limited to 3 groups below to ensure that the potential sites declared must have adequate and reasonable size to be able to be developed comprehensively whilst discouraging piecemeal developments. More than 20 hectares will be assessed on merits on case by case basis. Otherwise allowances will only be made for schools and hospitals.	Does the total land area to be declared falls within one of the 3 categories? <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Minor</th> <th>Mid-size</th> <th>Major</th> </tr> </thead> <tbody> <tr> <td>3 ha or less</td> <td>4ha-10 ha</td> <td>11ha – 20ha</td> </tr> </tbody> </table>	Minor	Mid-size	Major	3 ha or less	4ha-10 ha	11ha – 20ha	√	√	Proper justifications must be made for areas more than 20 hectares and how it would be comprehensively developed together with demonstration of financial capacity of the developer.
Minor	Mid-size	Major									
3 ha or less	4ha-10 ha	11ha – 20ha									
6	Suitability Analysis Some land are totally unsuitable for developments due to physical constraints and may pose safety concerns, such as risks to public health and welfare from unmanaged disturbances of steep slopes and floods together with landslips. Engineering difficulties such as steep road grades and difficult road geometrics results in narrow road with limited capacity	Geotechnical reports are required to confirm that the slopes and elevation are Suitable and must fall within : (1) (a) more than 90m contour level and less than 20% slope (b) less than 90m contour and less than 20% slope (c) soil and rock types and their conditions (2)Hydrological Assessment Report (where required)	√	√	√						
7	Site Analysis It is essential to carryout site investigations and document the existing conditions both physical and natural and their relationships to one another and determine whether certain conditions are worth preserving or not	Site Investigation Report: (1)Indicating the natural environmental features And whether they should be conserved. E.g trees, shrubs, (2)Physical environment and its relationship with the surrounding developments 3. Any unique historical, archaeological, scenic or other noteworthy features within or in proximity to the proposed subdivision.	√	√	√						