

## Amendments to the 2018 QLDC Land Development & Subdivision Code of Practice v1.1

21/02/2020

ITEM #	COP Section	Related COP Clause or Appendix	Issue	Proposed Amendment
1	3 Roads	3.4.3.2	Remove requirement for T/10, current mixes in the area can not achieve	Surface Texture - removed T/10 reference from 3.4.3.2 and referenced documents
2	3 Roads	and 3.3.19.7.4 Sump leads, 4.3.9.3	Double sumps require 300mm while single sumps only 225mm. A 225mm syphon is easily available while a 300 is not. Review requirement for 300mm sump leads and amend to 225mm and there is suitable capacity in 225mm pipes for double sumps. B2-30 (Sumps Drawing B5-15 )	Changed all double sumps with single outlet to be 300mm, but double sumps with double outlet to be 225 mm. Amended Drawing B5-15 to reflect this change.
3	3 Roads	3.3.3 Pavement Structural Design	Need to include NZ Guidance i.e. Refer to "NZTA NZ Guide to pavement structural design and NZ guide to pavement evaluation and treatment design"	Added reference "NZTA NZ Guide to pavement structural design and NZ guide to pavement evaluation and treatment design"
4	3 Roads	3.3.16.3 Pavement Design	Acceptable AC surfacing should be inline with NZTA M10 and associated notes	Updated M/10 and removed old reference P/9:1975 and in 3.4.3.2
5	3 Roads	1.8.10 & 3.3.14 & 1D	No clear requirement for electrical completion certs to be provided for lighting installation prior to 224c. This is a requirement of QLDC and should be clarified in the CoP.	Add to 3.3.14 "The electrical installation contractor shall carry out all testing and inspections in accordance with the Electricity Act 1992, the Electricity (Safety) Regulations 2010 and the NZ Wiring Rules (AS/NZS 3000)."  Add to 1.8.10 "(j) Following completion, the electrical contractor shall supply the following: • Signed and completed Electrical Certificate of Compliance (CoC) and Electrical Safety Certificate (ESC). • Signed and completed Record of Inspection (RoI) form. "  Add to the end of Schedule 1D paragraph (d) (...) "Electrical Certificate of Compliance (CoC), Electrical Safety Certificate (ESC), Record of Inspection (RoI) form."
6	2 Ewks/Geo	2.3.7.2	Need to remove reference to 'A Guide to Earthworks in the Queenstown Lakes District' on Council website. It is outdated and Council's new Environmental Management Guidelines should be followed. This includes inserting new reference guide to protect kerbs and footpaths from damage during earthworks as present contained in ref doc.	Change reference to "QLDC Guidelines for Environmental Management Plans". "Content requirements for the preparation of Environmental Management Plans (EMP) associated with land development activities shall be in accordance with QLDC Guidelines for Environmental Management Plans. "
7	1 General	1.8.7 (new section)	Vesting water infrastructure in private roads	"Council's preference is that 3 Waters services are not installed in private property. In situations where 3 Waters infrastructure is required to be placed in private property (including private roads), the planning and development team need to consider who is best positioned to own and hold responsibility for the services prior to obtaining Engineering Acceptance. Council's default position is that water infrastructure should be vested to Council, if designed to Council standard, unless doing so will expose Council to unreasonable risk or expense. Council ownership helps to ensure that an appropriate level of service is provided to the entire community. However, in some situations vesting is not appropriate, these situations include those listed below: •Where the line services multiple properties on a single lot •Where the properties could reasonably be supplied by dedicated laterals supplied from the main located within the road reserve •Where access to the pipe is impeded •Where the pipe poses a significant risk to adjacent buildings or structures e.g. retaining walls •Where the private road finish is to a higher standard than a typical Council road and would require special reinstatement treatments •Where an unacceptable exemption is requested that deviates from the provisions of the Code of Practice •Any other situation not expressly listed, at Council's sole discretion, is deemed to present an unacceptable risk to Council If the 3 Waters services are deemed suitable for vesting the Resource Consent must require the developer to provide an Easement in favour of Council in regard to the buried services. This easement shall make mention that Council reinstatements will be asphalt in roadways, and no special reinstatements will be undertaken. In all instances, a written request shall be submitted to Council clearly stating the reason(s) for the intention to vest."

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8	3 Roads	3.2.5 Network Connectivity	No definition of major public transport route. Only four routes currently in Queenstown, all of which are important	Delete the word "major"
9	3 Roads	3.2.7 Road Safety Audit	"...roads in the Council " wording could be improved	Change to "...all publicly accessible roads in the Council Queenstown Lakes District"?
10	3 Roads	3.3.11.2 Cycle Paths	Vague as to where lighting is required on cycle paths. Very long hours of darkness in winter; lighting key amenity to encourage broader uptake of cycling in urban areas. Improve clarity of where lighting to be provided (e.g. in urban areas but not on rural trails)	"Lighting on cycle paths is to be provided in accordance with QLDCs Southern Light: Part Two – Technical Specifications, or where Council considers appropriate."
11	3 Roads	3.3.17.1	Amendment incorrectly references 'Appendix E' for crossing diagrams	Reference Appendix B (not Appendix E)
12	3 Roads	3.3.8 & Drawing B2-20 (B5-1)	Rubbish trucks require a 10 meter radius but the drawing shows a 9.5m. The drawing for the cul-de-sac turning head is not referenced in the T shaped turning head with reversing movements.	Amend drawing B5-1 to have it as 10 meters to align with the wording and the correct drawing referenced.
13	4 SW	4.2.1	Text states "The designer shall agree the approach to be taken for stormwater with the Council prior to commencing any work." this should be more specific, with P&I team of Council	"The designer shall agree the approach to be taken for stormwater with the Property and Infrastructure Team of Council prior to commencing any work or applying for resource consent"
15	4 SW	4.3.5	Green writing incorrect where uses "underdeveloped catchment"	Amend to "Undeveloped Catchment"
16	5 WW	C5.3.5.3	C5.3.5.3 of the CoP which allows for up to 6 dwellings to be serviced by a 100mm lateral provided grades allow. Yet table 5.3 states 150mm pipes shall service more than 1 dwelling unit.	150 mm takes precedence. Remove C5.3.5.3 from CoP
17	5 WW	5.3.5.6 and 5.3.8.4.5	Text "Steep grades are to be continuous through the MH at the same grade" is confusing i.e. where does the steep grade get graded out then?	Delete clause (a) of 5.3.5.6 and add "To avoid excessively deep channels within manholes, steep grades (>7 %) shall be "graded-out" at the design phase where practicable. The design of pipelines on gradients over 7% must be agreed with Council"  Delete clause (b) of 5.3.8.4.5
18	6 Water	6.3.10.1	Standard pipe sizes specify that DN100,150,200 pipes are to be used, yet manufacturers do not make DN 100 & 150 pipes.	Standard pipe sizes to be changed to "The principal main shall be as per manufacturers standard sizes that are readily available in New Zealand, and specifically the Otago region."
19	1 General	6.5.3.4	Need clarification around requirement for tracer wire. Currently only in Water section of COP. It needs to be in other sections for use on other FS/SW non-metallic pipes. It also should exclude tracer wire being required on laterals.	Add to 6.5.3.4 "Note tracer wire is not required on water laterals" Also add to section 5.3.11 "Tracer wire shall be included on all pressure mains. Refer to section 6.5.3.4 for detail of form of wire and testing. For pressure wastewater mains, the tracer wire shall run continuously between valves. At each valve the wire shall be ducted to the surface level through a length of polyethylene pipe ending immediately below the lid. The tracer wire shall be long enough to extend 600mm minimum above ground level when uncoiled. The excess length shall be neatly coiled in the valve box."
20	7 LS	7.3.1	In the landscaping section it refers to Appendix L. There is no appendix L	Change reference to Appendix I
21	Appendix B	All	Drawing references at bottom of pages do not correspond to drawing references in the "Table of Drawings" at beginning of Appendix B	Amend references at bottom of pages to be consistent with Table of Contents
22	3 Roads	Drawing B2-42: Private Rural Access (B5-24)	no detail for stacked stone headwalls over culverts	Add the drawing detail based on the Infrastructure code Rural Access - Figure 3 stacked stone detail with amendment of min diameter (200 to 300mm)
23	4 SW	C4.3.7	This refers to an outdated Auckland Council Guideline should we be referring to Auckland Council GD01 "Stormwater Management Devices" (Water quality, Retention and Detention) and GD04 "Water Sensitive Design for Stormwater" ( appropriate location, layout and design of development, including its context within the broader catchment and region)	Change references to Auckland Council GD01 "Stormwater Management Devices", and GD04 "Water Sensitive Design for Stormwater"
24	3 Roads	3.3.16	On drawing B2-22 - it specifies the grade to be 3-4% for parallel carparks/indented parking bays, but in the district plans it has a max of 5%. Then under section 3.3.16, it allows private accesses and road to be a min of 2%. Private grade should not be less and should align with footpath grades. Icing issues will cause problems on steep grades.	In section 3.3.16.1 change the wording to "All access shall be shaped with either crown or crossfall of not less than 3%"
25	Appendix B	Drawing B2 - 7 Residential Firefighting Water Connection	Drawing shows back flow prevention in the road reserve, this should be in private property	Alter drawing to reflect back flow prevention in private property (residential) Valve to be located at point of supply so that both supplies can be isolated
28	Appendix B	Drawing B2-9 "Bulk Flow Connection with Potable Supply" (Add after B2 - 7/8)	There isn't a standard connection detail for bulk flow meters without firefighting (B2-4 is for residential GM900 and B2-7 is fire system with potable supply)	Add B2-9 Water Supply with Bulk Flow Meter drawing showing a standard detail for a bulk flow meter/commercial without firefighting  End up with 4 water meter drawings (Residential alone, residential with FF, commercial alone, commercial with FF
29	Appendix B	Drawing B2 - 4	All connections to require a talbot ferrule or similar connection.	add note to drawing: Connection to main to be made by Talbot ferrule or similar (to include isolation point)
30	4 SW	4.3.10.1 and 4.3.10.3	Incorrect manhole references	Remove references to CM 004, CM 005 and CMM 006 as they don't exist. Replace with drawings B1-5, B1-6, B1-7, and B1-13
31	3 Roads	Parking section 3.3.6 & 3.3.12	The Cop specifies that parking is 6.1 meters with entry and exit splay. But there is no requirement for the separation from vehicle crossings. Also, NZTA Traffic Control Devices Manual has different requirements around parking causing a contradiction in the COP.	amend: "These should have minimum dimensions of 2.5m x 5.4 m for a middle bay, or 6.0 m for an end bay. "
32	3 Roads	Section 3.4.3.2	Incorrect reference to outdated Auckland Transport	add: "parking bays are not permitted over a driveway or within 1 m distance from the prolongation of the driveway." Amend to "Council" at the end of the Surface Ride for Resurfacing Sites section
33	7 LS	7.4.4.3	New NZTA rules for traffic management has an effect on costs to mow verges and median islands	Add new clause: "All grass areas within a road corridor that has a speed limit in excess of 50km/h are to be planted with high fescue grass on screened soil."

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36	5 WW	5.3.7.9 Table 5.6	Notes don't specifically require stormwater to be located above wastewater	Add note (4) : "Where possible, stormwater pipes should be located above wastewater pipes to prevent possible contamination if the wastewater pipe were to fail. Any instance where this is not planned needs to be specifically raised and agreed to by QLDC."
37	6 Water	6.3.16.2 (new)Tapping bands	Gunmetal Tapping bands on PE pipes are not QLDC's preference due to issues with this practice.	Add "Tapping saddle fittings used with polyethylene pipe must comply with AS/NZS 4129. All other tapping bands should be in accordance with AS/NZS 4793. Mechanical saddles are acceptable for pipe sizes between DN63 and DN180. Electrofusion saddles are acceptable for pipe sizes between DN63 to DN315. A Tee shall be installed on pipe sizes over 315 mm diameter. Gunmetal tapping bands on polyethylene pipe is not permitted. "
38	Appendix B	Drawing B2 - 8 Commercial Firefighting Water Connection (add after B2-7)	Add commercial fire fighting water connection drawing with potable supply	Add B2 - 8 Commercial FF Water Connection  End up with 4 water meter drawings (Residential alone, residential with FF, commercial alone, commercial with FF
39	Appendix B	Drawing B2 - 7	B2-7 is fire system with potable supply which was for a commercial operation (i.e. bulk flow meter needed). This needs to be clarified and the backflow prevention should be within the boundary for both the potable and fire supply	Update B2-7 to say "Domestic Fire System Connection with Potable Supply" Alter B2 - 7 so that backflow prevention should be within the boundary for both the potable and fire supply (see item 25)
40	1 General	Referenced Documents	Reference to outdated Government Policy Statement	Update reference to Government Policy Statement for Land Transport, 2018-19 - 2027-28
41	Appendix B	Drawing B2-42 (B5-23)	Incorrect vehicle crossing lengths stated	COP diagram B2-42 should read 3m to 6m (not 3.6m) for 'Residential' and 4m to 9m (not 4.9m) for 'Other'
42	1 General	Referenced Documents	Reference to superseded NZ Transport Strategy	Update reference to Connecting New Zealand: A summary of the government's policy direction for transport
43	1 General	Referenced Documents	Update NZTA Bridge Manual reference	Update reference to New Zealand Transport Agency: Bridge Manual 3rd edition, second amendment, 2016
44	1 General	Referenced Documents	Outdated reference to documents and weblinks such as North Shore City Council; the Land Transport Safety Authority; Auckland Regional Council and the Auckland Regional Transport Authority.	All references checked - updates in Referenced Documents section
45	1 General	Referenced Documents	Legislation references are out of date	The following legislation references are added: Civil Defence Emergency Management Act 2016 Health and Safety at Work Act 2015 Land Transfer Act 2017
46	3 Roads		Clarify the status of NZS 4404:2010 in the CoP. For example, if NZS 4404:2010 is updated, does this ipso facto automatically update the CoP?	"Any update of NZS 4404:2010 does not automatically update this Queenstown Lakes District Council Land Development and Subdivision Code of Practice."
47	7 LS	7.2.1	Sustainable planting must meet planting spec. Make sure plans must be approved by QLDC.	Add sentence "New planting plans are to be signed off by the Parks and Open Spaces Planning Manager prior to planting or establishment of planting areas."
49	7 LS	7.3.7	Add clause to restrict the plastic plant protectors	"Biodegradable plant protectors/guards only to be used { no plastic }"
50	3 Roads	1.2.2	Check that the definitions in 1.2.2 Definitions are consistent with the Proposed District Plan (PDP). Some examples are 'Dwelling Unit', 'Earthworks', 'Residential flat.'	Amending the following definitions in Section 1.2.2:  Residential Unit: "A residential activity which consists of a single self-contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit."  Earthworks: "The disturbance of land by the removal or deposition on or change to the profile of land. Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of clean fill. "  Residential Flat: "A residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria: a. The total floor area does not exceed; i. 150m <sup>2</sup> in the Rural Zone and the Rural Lifestyle Zone; ii. 70m <sup>2</sup> in any other zone; not including in either case the floor area of any garage or carport; b. Contains no more than one kitchen facility; c. Is limited to one residential flat per residential unit; and d. Is situated on the same site and held in the same ownership as the residential unit. Note: A proposal that fails to meet any of the above criteria will be considered as a residential unit. "
51	3 Roads	3.3.19.6	The "Wanaka Kerb" does not meet accessibility guidelines. Generally the Wanaka kerb does not have a drop down for access purposes. This kerb should no longer be used.	"The historical "Wanaka Kerb" profile should not be used."
52	1 General	Referenced Documents	ARC website no longer exists	Delete reference to ARC website www.arc.govt.nz. Change to www.aucklandcouncil.govt.nz
53	3 Roads	Referenced Documents	Need an interim measure of adoption of the Bus Stop Policy and Guidelines to reference in the CoP (and the deletion of the reference to the ARTA Bus Stop Guidelines)	Delete ARTA Guidelines, update CoP when Bus Stop Policy is published

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54	3 Roads	C3.2.4.2	Clarify the applicability of the CoP where a development connects directly to the state highway network and where the approval for this connection (and the infrastructure standards for this connection) sits	Add to clause: "Where a development connects to the NZTA state highway network, the developer should refer to the NZTA approval process as per the Transit Planning Policy Manual: Appendix 5B."
55	7 LS	Section 3.3.2.2	Add clause for what to plant at intersections (plants are not to grow over 500mm to allow for slight lines)	"Planting within sight lines of pedestrian crossing access areas is to have a maximum mature height of 500mm."
56	3 Roads	Referenced Documents	Outdated documents such as the New Zealand Transport Strategy and the Government Policy Statement. Need to be updated to their current version.	Replace New Zealand Transport Strategy reference to: Ministry of Transport. Government Policy Statement on Land Transport: 2018/19 – 2027/28. Wellington: Ministry of Transport, 2018.
57	7 LS	7.4.11	CoP noxious weeds and wildling tree species list does not align with the District Plan. Edit clause to refer to council's noxious list and wildling tree list in the District Plan	Section 7.4.11 amended (g) The land is to be free of noxious weeds (Old Man's beard, Broom, Hemlock, Gorse, all Cotoneaster species, all Buddleia species, Briar Rose, Darwin's Barberry, Blackberry, Grey Willow, Cracked Willow, Contorta Pine, Ragwort, all Thistle species, Spanish Heath, Tree Lupin, Hawthorn, Sycamore, Silver Birch and all other plants as listed and updated on the Otago Regional Councils website for Pest Plant control), tree stumps (above ground) and other specified vegetation identified.
58	Other	Referenced Documents Section	Update/include reference to Councils Parks As-built Plan Specification, Asset Management Plan	Add reference to: QLDC As-built plan specification requirements Parks Asset Management Plan (Community Open Spaces Asset Management Plan)
59	7 LS	1.5	Take out mentions of "sea level rise" in climate change section of CoP because it is irrelevant to QLDC areas.	remove all 12 mentions of "sea level rise" from CoP
60	Appendix B	Add drawing B4-2 Concrete capping	Concrete capping detail for culvers/pipes with less than 1 meter of cover needs to be in the COP.	Added Drawing B4-2 Concrete Capping Detail
61	4 SW	7.3.12 (new)	Playground designs to be approved by Council Parks And Open Spaces Planning Manager or Parks Manager in landscaping plans	New Section - 7.3.12 "New playground designs are to be signed off by the Parks and Open Spaces Planning Manager before resource consent is issued. As-builts for all new assets are to be received by Council before 224c is approved. "
62	5 WW	5.3.11 and Appendix G	Add requirement for developers of new toilets to be hooked up to water main need to be connected to SCADA. This is to prevent wastewater to the ground or water.	5.3.11 "Wastewater and public toilet pump stations shall be designed in accordance with Appendix G – Sewer Pump Station. Design of electrical systems shall be in accordance with the QLDC Electrical & SCADA Standard Network Flowmeters Standard (2010). Deviations from the CoP may be considered at Council's discretion."  Appendix G: add to G1 - "All new public toilet facilities with a pump station or septic tank must be connected to SCADA and comply with this Electrical and SCADA Standard. The following parameters should be monitored for new public toilets connected to SCADA: •Well levels •Pump status •High/low warnings •Any faults •Loss of communications Spare capacity in the RTU should be provided for a flow meter to be installed in the future."
63	Appendix B	Drawing B2-40 (B5-21)	Vehicle crossing basecourse is not clear on what is required for asphalt	include detail in note 3 and 4: "3. surfacing to be concrete with a minimum crushing strength of 20 Mpa at 28 days or 30mm DG7 asphalt (NZTA M10 Notes Table N3.3), or 2 coat seal. 4. Basecourse to be a minimum 100mm compacted depth of M4 AP40 crushed gravel, or 150mm M4 AP40 for 2 coat seal. "
64	Other	Referenced documents	"Part 1.3:1997 Vehicular traffic (category V) lighting - Guide to design, installation, operation and maintenance" should be "Part 1.2:1997 Vehicular traffic (category V) lighting - Guide to design, installation, operation and maintenance"  Add in Part 3.1 as well.	Change: "Part 1.3:1997 Vehicular traffic (category V) lighting - Guide to design, installation, operation and maintenance" to "Part 1.2:1997 Vehicular traffic (category V) lighting - Guide to design, installation, operation and maintenance"  Add: Part 3.1:2005 Pedestrian area (Category P) lighting – Performance and design requirements
65	3 Roads	3.4.3.2	Surface roughness	Reference to "no cost to Auckland transport " amended to "QLDC"
66	3 Roads	3.4.3.1 (a)	AC Thickness - 30 mm thickness should refer to NZTA M10 minimum thickness for mixes to avoid incompatible depth/mixes	added "Minimum surfacing standards shall be in accordance with NZTA M/10 Specification, except where given in table 3.3 to the named facilities to resist scuffing and local load effects."

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67	3 Roads	3.4.2.2	<p>Subbase - "The subbase metal shall be "AP 65" and shall meet the following requirements: Can be crushed or uncrushed Crushing resistance to be greater than 110 kN when tested in accordance with Test 3.10 of NZS 4407. Meet the following grading criteria;</p> <p>Test Sieve Aperture (mm) AP65 (max size 63mm)</p> <p>63 100 37.5 60 - 87 19.0 45 - 65 9.5 28 - 48 4.75 18 - 35 2.36 11 - 26 1.18 7 - 19 0.600 4 - 14 0.300 2 - 10 0.150 1 - 7 0.075 0 - 5</p> <p>Sand Equivalent: The Sand Equivalent shall not be less than 40 when the aggregate is tested in accordance with NZS 4407:1991, Test 3.6 except as noted below.</p> <p>"Where the Sand Equivalent falls below 40 but is greater than or equal to 32, then Clauses 4.2.1.2 Clay Index and 4.2.1.3 Plasticity Index (but using the cone penetration test as an approximation of the Liquid Limit) applies. Material with a Sand Equivalent less than 32 shall not be used in any circumstances. The Sand Equivalent test report supplied must be accompanied by a Particle Size Distribution test report on the same sample, unless so directed by the Engineer.</p>	<p>Delete current requirements and replace with this:- "The subbase metal shall be "AP 65" and shall meet the following requirements: Can be crushed or uncrushed At least 60% by mass shall pass the 37.5 mm standard sieve. At least 45% by mass shall pass the 19 mm standard sieve. Not more than 70% by mass shall pass the 9.5 mm standard sieve. Not more than 10% by mass shall pass the 0.300 mm standard sieve. Not more than 7% by mass shall pass the 0.075 mm standard sieve; Crushing resistance to be greater than 110 kN when tested in accordance with Test 3.10 of NZS 4407. The sand equivalent shall not be less than 40 when aggregate is tested according to NZS 4407, Test 3.6 Sand Equivalent Test. Where uncrushed AP65 is proposed, it is the contractors responsibility to ensure that it can achieve the requirements of NZTA B2 specification - Compaction."</p>
68	3 Roads	3.3.6 Parking	off street parking used in the wrong context - indented parking is considered on street	change to "Public parking and loading can be provided either on-street including indented, or off-street"
69	2 Ewks/Geo	Schedule 2, Clause 2e	Clarification required for the statement of professional opinion on suitability of land for building construction. This is considered a minor addition and will not add expense to developers but rather provide obvious clarification.	Changes in bold, underlined: "(e) The original ground not affected by filling and the filled ground are not subject to erosion, <b><u>falling debris (including soil, rock, snow and ice)</u></b> , subsidence ( <b><u>including liquefaction induced subsidence</u></b> ), <b><u>inundation (including flooding, overland flow, storm surge, tidal effects and ponding)</u></b> or slippage in accordance with the provisions of section 106 of the Resource Management Act 1991 provided that:"