

APPLICATION AS NOTIFIED

G McDermant

(RM220103)

QUEENSTOWN LAKES DISTRICT COUNCIL

SERVICE OF NOTICE / LIMITED NOTIFICATION

Service of Notice for Limited Notification of a Resource Consent application under Section 95B of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

Greg McDermant

What is proposed:

Application under Section 88 of the Resource Management Act 1991 (RMA) for the construction and backfilling of a 3.0m high retaining wall in breach of a boundary setback and earthworks in proximity to boundary standard.

The location in respect of which this application relates is situated at:

31 Belfast Terrace, Queenstown

A full copy of this Limited Notified package is available for you to download on the following link:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using RM220103 as the reference <https://edocs.qldc.govt.nz/Account/Login>

This file can also be viewed at our public computers at these Council offices:

- **74 Shotover Street, Queenstown;**
- **Gorge Road, Queenstown;**
- **and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).**

The Council planner processing this application on behalf of the Council is Tom McIntyre, who may be contacted by phone at tom.mcintyre@qldc.govt.nz

Any person who is notified of this application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

10th January 2023

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant (Greg McDermant) as soon as reasonably practicable after serving your submission to Council:

Greg McDermant
C/- Anita Osborne
anitao@rda.co.nz
RDA Consulting

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Jacob Neaves, Senior Planner pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 25th November 2022

Address for Service for Consent Authority:

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

Phone
Email
Website

03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address:

*Phone Numbers: Day

Mobile:

*The Applicant is:

Owner

Prospective Purchaser (of the site to which the application relates)

Occupier

Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by email and phone.

The decision will be sent to the Correspondence Details by email unless requested otherwise.



CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf.

For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:

Agent:

Other - Please specify:

Email:

Post:

*Attention:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

District Plan Zone(s):



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council? YES NO

Is there a dog on the property? YES NO

Are there any other hazards or entry restrictions that council staff need to be aware of? YES NO

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL //

* Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

Are any additional consent(s) required that have been applied for separately?

Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):

Yes

N/A



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz>).

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, please call 03 441 0499 and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZ22)

Invoice for initial fee requested and payment to follow

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment

Invoices are available on request

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

PLEASE TICK

Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form

Firm/Company

Dated

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roding)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address:

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Mobile:

*The Applicant is:

Owner

Prospective Purchaser (of the site to which the application relates)

Occupier

Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by email and phone.

The decision will be sent to the Correspondence Details by email unless requested otherwise.



CORRESPONDENCE DETAILS // If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company:

*Phone Numbers: Day

Mobile:

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INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

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Applicant:

Agent:

Other - Please specify:

Email:

Post:

*Attention:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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Applicant:

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*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

District Plan Zone(s):



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES NO

Is there a dog on the property?

YES NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES NO

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought

Land use consent

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Existing use certificate



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL //

* Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

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OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

Are any additional consent(s) required that have been applied for separately?

Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):

Yes

N/A



INFORMATION REQUIRED TO BE SUBMITTED //

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Written approval of every person who may be adversely affected by the granting of consent (s95E).

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, please call 03 441 0499 and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZ22)

Invoice for initial fee requested and payment to follow

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment

Invoices are available on request

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

PLEASE TICK

Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form

Firm/Company

Dated

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roothing)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report

RESOURCE CONSENT APPLICATION
ASSESSMENT OF ENVIRONMENTAL EFFECTS
 (SCHEDULE 4 RMA)

JOB TITLE	MC DERMANT BELFAST
JOB NUMBER	51889
DATE	22 February 22

APPLICANT	Mc Dermant Belfast
APPLICATION	To construct a retaining wall along the North-East boundary.
SITE ADDRESS	31 Belfast Terrace, Queenstown
LEGAL DESCRIPTION	Lot 98 DP 26038
DISTRICT PLAN (PROPOSED) ZONING	Medium Density Residential
ACTIVITY STATUS	Restricted Discretionary

Disclaimer:

We have prepared this report for our client based on their instructions. They may use it as agreed between us. RDA consulting has no duty and does not make or give any express or implied representation or guarantee, whatsoever to any person other than our client. While other parties may find this report useful the findings are not intended for use by other parties and may not contain sufficient information for the purposes of other parties or other uses.

This report has been prepared based on information provided to us by the Client or their representative. While we have exercised due care in preparing this report to ensure the information is fit for purpose at the date of preparation and meets the specific needs of our client.

This report is only to be used by the parties named above for the purpose that it was prepared and shall not be relied upon or used for any other purpose without the express written consent of RDAgritech Ltd.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

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Prepared by



Anita Osborne
BEM
Environmental Planner

Reviewed by



Sarah Davidson
Senior Planner

1. DESCRIPTION OF PROPOSED ACTIVITY

Resource consent is sought under the Queenstown Lakes Proposed District Plan to construct a retaining wall on the North-East boundary.

1.1. SITE LOCALITY

The site is located at 31 Belfast Terrace, Queenstown. The subject site is legally described as Lot 98 DP 26038, as contained in Record of Title OT18A/572. The site is steep, and all materials are likely to be hand carried to the wall location.



Figure 1: Location of proposed activity.

1.2. RECEIVING ENVIRONMENT

The site is located within the Medium Density Residential area. A masonry block retaining wall is proposed to be constructed due to the steep nature of the site. The North-East boundary consists of an exposed Haast Schist batter. This is variable material psammitic and pelitic schist with pelitic showing weathering and fretting and the psammitic fracture sets creating potentially unstable blocks.

2. ACTIVITY STATUS

2.1 THE OPERATIVE DISTRICT PLAN

The zoning of the site has been reviewed under the Proposed District Plan to Medium Density Residential and is not subject to appeal. Consequently, the Operative District Plan is no longer of relevance to the assessment of the proposal.

2.2 THE PROPOSED DISTRICT PLAN

Under the Proposed District Plan (“PDP”), the subject site is located within the Medium Density Residential Zone. The proposal requires resource consent for the following reasons:

A **restricted discretionary** activity pursuant to Rule 8.5.8 (b) as the proposal breaches the minimum boundary setback of 1.5m. It is proposed that the 3m high retaining wall and fill will be within 1.5m of the boundary.

- A **restricted discretionary** activity pursuant to Rule 8.5.6.2 as the proposal breaches the recession plane in regard to the Western and Eastern Boundaries: 2.5m and 45 degrees.
- A **restricted discretionary** activity pursuant to Rule 25.5.18 as the proposal breaches the setback requirements under this Rule.

Under the Proposed District Plan (PDP), the subject site is located within the Medium Density Residential Zone. The proposal requires a resource consent for the following reasons:

- A Restricted Discretionary activity pursuant to Rule 8.5.8(b)
- Restricted Discretionary activity pursuant to Rule 8.5.6
- Restricted Discretionary activity pursuant to Rule 25.5.18

Overall, the application is a **restricted discretionary** activity.

2.3 NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

Based on our review of the Queenstown Lakes District Council and Otago Regional Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

3. SECTION 95A NOTIFICATION

It is noted that, as of 30 September 2020, recent amendments to the RMA, repealed the restrictions on notifying resource consent applications for subdivision and residential activities that were introduced by the 2017 Act. Notably, the following sections of the RMA were repealed:

- Section 95A(5)(b)(ii) – which precluded public notification of a restricted discretionary or discretionary activity:
- Section 95A(5)(b)(iv) – which precluded public notification of a prescribed activity:
- Section 95A(6) – which defined “residential activity” for notification purposes.

Step 1 – Mandatory public notification

Public notification has not been requested. (s95A(3)(a)).

There has been no failure or refusal to provide further information or the commissioning of a report under section 92(2)(b) of the Act (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2 – Public notification precluded

There are no rules or national environmental standards precluding public notification (s95A(5)(a)).

The proposal is not exclusively for a controlled activities and/or boundary activities (s95A(5)(b)).

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

The application is not for a resource consent for one or more activities, where those activities are subject to a rule or national environmental standard that requires public notification (s95A(8)(a)).

A Consent Authority must publicly notify an application if it decides under s95D(8)(b) that the activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is therefore made in Section 4 below. It is noted that the following is excluded under s95(D):

(a) The Council must disregard any effects on persons who own or occupy:

- ii) the land in, on, or over which the activity will occur; or*
- iii) any land adjacent to that land; and;*

b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; “the permitted baseline”.

In this case the permitted baseline is as follows:

- A retaining wall that is setback its own height away from the boundary (Rule 25.5.18)
- Accessory buildings within the setback distances that complies with Rule 8.5.8
- 2.5metre height at the boundary

The Council should only consider the effects that are above and beyond the permitted standards listed above.

c) In the case of a restricted discretion activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion:

Rule 8.5.6 –

- a. Any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants.
- b. Effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan).
- c. External appearance, location, and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.

Rule 8.5.8 –

- a. External appearance, location, and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.
- b. Any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants.
- c. Effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan).
- d. Parking and access layout: safety, efficiency and impacts on on-street parking and neighbours.

Rule 25.5.18 –

- a. Soil erosion, generation, and run-off of sediment

- b. Landscape and visual amenity
- c. Effects on infrastructure, adjacent sites, and public roads
- d. Land stability
- e. Effects on water bodies, ecosystem services and biodiversity
- f. Cultural, heritage and archaeological sites
- g. Nuisance hazards; and
- h. Functional aspects and positive effects.

The above matters can only be considered when making a decision under Section 95A(8(b))

d) must disregard trade competition and the effects of trade competition

Step 4 – public notification in special circumstances

In this case it is considered there are no special circumstances exist. The application is a restricted discretionary activity that involves the construction of a retaining wall, and no unusual or extraordinary circumstances exist.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

The following assessment of environmental effects includes the information required by Clause 6 (Schedule 4 of the RMA); and addresses the matters specified in Clause 7; and includes such detail that corresponds with the scale and significance of the effects that the activity may have on the environment.

4.1. SIGNIFICANT ADVERSE EFFECTS AND ALTERNATIVE LOCATION.

The proposed activity will not result in any significant adverse effects on the environment. Any adverse effects will be adequately remedied and mitigated as identified in the assessment below. Consideration of alternative locations are therefore not considered necessary.

4.2. ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY.

4.2.1 EARTHWORKS

Soil erosion, generation, and run-off of sediment

It is noted that there are no water bodies in close proximity to the proposed works. Earthworks will not be undertaken in adverse weather conditions where run off can be generated.

Standard conditions of consent in line with requirements for low-risk projects under the QLDC Environmental Management Plan Guidelines are anticipated. Such conditions will be adhered to and will mitigate any potential adverse effects associated with soil erosion and run-off.

Landscape and visual amenity

The subject site is adjacent to an Outstanding Natural Feature and a Landscape Priority Area. The proposed retaining wall along the boundary will provide bank protection and maintain the Outstanding Natural Feature and Landscape Priority Area. Overall, no adverse effects upon landscape values are anticipated.

The design of the proposed retaining wall is similar to retaining wall installations in the area. The retaining wall will not be visible from the road frontage or visible to the wider environment. The wall will be partially screened when viewed from neighbouring properties due to the large rock face sited behind the subject site. This is depicted in Figure 1 below.



Figure 1. Image depicting the location and size of retaining wall when viewed from neighbouring properties.

The retaining wall is not large in scale and will not appear as a dominant feature of the property. Due to the size of the retaining wall, the effects in relation to landscape and visual amenity are considered to be less than minor.

Effects on infrastructure, adjacent sites, and public roads

The underground infrastructure is located within the road reserve as can be seen in Figure 3 below. The retaining wall will not involve any connection or disturbance to existing infrastructure. Consequently, no effects on infrastructure are anticipated. Access during the construction period will utilise the existing access way and will be undertaken by hand or crane from Belfast Terrace to ensure no disturbance to neighbouring properties. The construction period is temporary in nature and effects on the roading network will be no more than minor.



Figure 3: Location of underground infrastructure in relation to the subject site.

Land stability

The proposed retaining wall is to support the bank that is required to be stabilised. Please refer to the email attached to this application that confirms the history of the bank and reasoning why the retaining wall is required. Consequently, no adverse effects in terms of land stability are anticipated and the activity will have positive effects on land stability. The adjacent properties are not considered to be affected by the application as the retaining wall is required to stabilise the bank. Confirmation from a suitably qualified and experienced engineer has been attached to this Application confirming land stability effects on neighbouring properties will be no more than minor.

Effects on water bodies, ecosystems services and biodiversity

As noted above, the nearest waterbodies are located a significant distance away. Consequently, less than minor effects upon water bodies, ecosystem services and biodiversity are anticipated.

Cultural, heritage and archaeological sites

The subject site is adjacent to a Wahi Tupuna site known as Te Tapunui (Queenstown Hill). The site is approximately 45m down gradient of the Wahi Tupuna. As the proposed works are down gradient and not within close proximity, no effects on the identified Wahi Tupuna are anticipated. No other cultural, heritage and archaeological effects have been identified. Therefore, the effects on cultural, heritage and archaeological sites are less than minor.

Nuisance effects

The subject site is subject to a consent notice condition requiring that the foundation design of buildings be certified by a geotechnical engineer. The proposed retaining wall is to support fill which is to be brought onto the site and this is to be certified by a Geotechnical Engineer. Consequently, the proposal is not considered to give rise to land stability or nuisance effects.

The proposed retaining wall will be designed taking into consideration earthquake liquefaction risk.

The potential effects in relation to natural hazards are considered to be less than minor.

Soil contamination

The subject site is not located in an area which was previously utilised for HAIL activities.

The potential effect from soil contamination is considered to be less than minor.

4.2.2 YARD BREACHES

External appearance, location, and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.

The character of the site and surrounds is best described as residential, with residential development. The retaining wall will not appear visually dominant from the street or adjacent properties due to the existing dwelling screening the development when viewed from Belfast Terrace and a large rock face screening the development from neighbouring properties.

Sunlight, shading, or privacy effects created by the proposal on adjacent sites and/or their occupants.

The retaining wall is down gradient below ground level of the neighbour and will not cause shading or effect the privacy of neighbouring sites. Any adverse effects associated with this breach are therefore, considered to be less than minor.

Effects on any significant public views

The retaining wall will not be visible from the road frontage or visible to the wider public. The effects to any public views are less than minor.

Parking and access layout: safety, efficiency and impacts on on-street parking and neighbours.

Access to the site will be through the property driveway. Off-street parking will be available on the property for vehicles and machinery that will be required for the construction of the retaining wall.

Overall, the proposed activity is considered to generate adverse effects on the environment that are less than minor.

5. EFFECT ON PERSONS

5.1. MANDATORY EXCLUSIONS FROM THE S95E ASSESSMENT

Section 95B(1) requires a decision whether there are any affected persons. The following steps set out in this section, in the order given, are used to determine whether the Council should be limited notify the application, if the application is not to be publicly notified.

Step 1: certain affected groups and affected persons must be notified.

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups nor is it on, adjacent to or may affect land subject to a statutory acknowledgement.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

- Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not / is subject to a NES that precludes notification.
- Limited notification is not precluded under Step 2 as the proposal is not a controlled activity and is not a prescribed activity.

Step 3: If not precluded by step 2, certain other affected party/ persons must be notified

- Limited notification is not required under Step 3 as the proposal falls into the 'any other activity' category. The effects of the proposal on persons are assessed in Section 5.2 below and will be less than minor.

Step 4: Further limited notification for special circumstances

Special circumstances do not apply that require limited notification for the same reasons as outlined above in Section 3.0.

5.2.ASSESSMENT: EFFECTS ON PERSONS AND CONSULATION

The proposed retaining wall location will be located on the North-east boundary below a large rock face. An assessment of effects on neighbouring properties has been undertaken in Section 4 above. Effects on neighbouring properties are considered to be no more than minor for the following reasons:

- The location of the retaining wall will mostly be screened from neighbouring properties and is not large in scale.
- The retaining wall will have no effects on land instability and will have positive effects by providing support to the large rock face sited to the rear of the property; and

The effects of noise and traffic will be temporary in nature and will not cause adverse effects.

For the reasons above, no person is considered to be affected by the proposed activity. A letter has been attached to this Application that shows the efforts the Applicant has gone through to consult with neighbouring properties with no reply. The retaining wall is necessary to ensure bank stabilisation and mitigate adverse effects of land instability. If the existing rock pins were removed without the retaining wall the bank could risk in collapsing.

Given that the assessments undertaken, and conclusions made in Sections 3-5 above, it is considered that the Council should proceed with processing the application on a non-notified basis.

6. RELEVANT DISTRICT PLAN PROVISIONS

6.1.OBJECTIVE AND POLICIES – OPERATIVE DISTRICT PLAN

With the provisions of the Proposed District Plan in relation to the Medium Density Residential Zone now largely operative, the provisions of the Operative District Plan are no longer relevant.

6.2.OBJECTIVES AND POLICIES – PROPOSED DISTRICT PLAN

QLDC notified the Proposed District Plan on 26 August 2015. And through the review process, the subject site and surrounds were subsequently re-zoned to Medium Density Residential.

The objectives and policies of the relevance to the subject application are within Section 25 – Earthworks.

The relevant objectives and policies of this chapter enable earthworks that are part of subdivision, development, or access, provided that they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.

Objective 25.2.1 Seeks to ensure that earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values. As outlined in Section 5, the proposed earthworks will be undertaken so to minimise erosion and sediment generation by maintaining standard site management methods.

The earthworks will not result in adverse visual effects within the community as it is well within a residential area that will not affect the surrounding natural landforms and ridgelines, maintaining the amenity values and quality of the surrounding area.

Appropriate structural and geotechnical design of the retaining wall will ensure that stability of the site is not affected.

The works will be appropriately undertaken and managed while they are being carried out and are contained within the site. The earthworks are therefore, considered to be consistent with the relevant objectives and policies found in Chapter 25 of the PDP.

Overall, the proposal is considered not to be contrary to the relevant objectives and policies of the Proposed District Plan.

7. SECTION 104-OTHER MATTERS

- **Hazardous Substances:** The activity does not involve hazardous substances or installations.
- **Contaminants:** The activity will not involve the discharge of any contaminants.
- **Mitigation Measures:** Other than anticipated standard conditions of consent, no specific mitigation measures are proposed, nor considered necessary.
- **Monitoring:** No monitoring is required for the proposal except standard conditions of consent.
- **Projected Customary Rights:** The activity will not offend any protected customary rights.

Section 5 of the RMA sets out the purpose of the Act – to promote the sustainable management of natural and physical resources. Given the assessment of effects undertaken above, it is considered that the retaining wall will represent sustainable management.

Section 6 of the RMA sets out the matters of national importance. None of these matters is strictly relevant to the current proposal.

The proposal will align with the requirements of Section 7 of the RMA by representing kaitiakitanga, the ethic of stewardship, and the maintenance of the quality of the environment.

Finally, the proposed activity is highly unlikely to offend any of the Principles of the Treaty of Waitangi as required by Section 8.

Overall, the development proposed is considered to be consistent with Part 2 of the RMA.

7.1. OTHER STATUTORY DOCUMENTS

Te Tangi a Tauira

District Plan Objective TW.1 is to recognise the importance of and provide for Maori culture and traditions with ancestral lands, sites, water, wahi tapu and taonga.

Te Tangi a Tauira is the Iwi Environmental Management Plan applicable to the Southland Region. This application for consent has had regard to the relevant policies and objectives within the Ngai Tahu ki Murihiku Natural Resource and Iwi Management Plan.

8. CONCLUSION

Consent is sought to construct a retaining wall along the North-East boundary of 31 Belfast Terrace.

The above assessment has determined that the resulting adverse effects on the environment will be less than minor and effectively mitigated, and that no person is considered to be adversely affected. The proposal will align with the relevant objectives and policies of the District Plan and will adhere to the requirements of Part 2 of the RMA.

Accordingly, it is requested that the Council grant resource consent to the proposal on a non-notified basis as sought, subject to appropriate conditions of consent.

31 BELFAST TERRACE - RETAINING WALL

31 BELFAST TERRACE, QUEENSTOWN

2110192

BUILDING CONSENT

SHEET No.	SHEET NAME	CURRENT REVISION	REVISION DATE
S0.01	STANDARD STRUCTURAL DETAILS	0	13-12-2021
S0.02	STANDARD NOTES	0	13-12-2021
S0.10	SITE PLAN AND DETAILS	0	13-12-2021

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NOTES:
KIRK ROBERTS DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS
SHOP DRAWINGS ARE TO BE PROVIDED FOR ALL PRECAST PANELS AND STRUCTURAL STEELWORK FOR REVIEW PRIOR TO FABRICATION
KIRK ROBERTS TAKES NO RESPONSIBILITY FOR THE SETOUT AND DIMENSIONS WHEN SHOP DRAWINGS HAVE NOT BEEN PROVIDED
ALL STRUCTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER PROJECT DOCUMENTATION. ANY DISCREPANCIES SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION OR FABRICATION

CONTRACTOR TO VERIFY:
ALL STRUCTURAL DRAWINGS ARE THE LATEST CONSTRUCTION ISSUE
ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK
BUILDING CONSENT HAS BEEN GRANTED BEFORE COMMENCING CONSTRUCTION

0	13-12-2021	BUILDING CONSENT ISSUE	STM
REV	DATE	ISSUED FOR	BY

PROJECT
31 BELFAST TERRACE - RETAINING WALL

31 BELFAST TERRACE, QUEENSTOWN

CLIENT
RDA CONSULTING

TITLE
STANDARD STRUCTURAL DETAILS

REVIEWED BY **SJG** 13-12-2021

DESIGNED BY **KR**

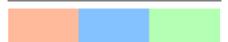
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SCALE **As indicated@A1** JOB NO. **2110192**

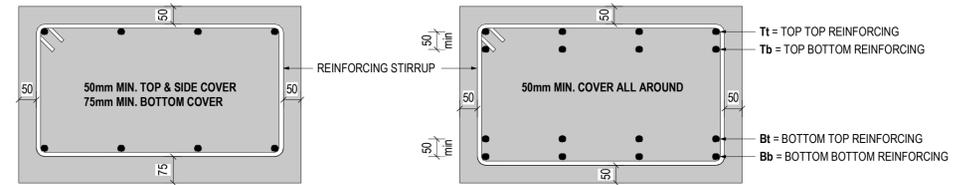
DRAWING NO. **S0.01** REV. **0**

BUILDING CONSENT

THIS IS A COLOUR DRAWING



UNLESS SPECIFIED OTHERWISE, MINIMUM COVER TO REINFORCING BARS SHALL BE AS FOLLOWS:



FOUNDATION ON GRADE OR SOIL
REBAR COVER REQUIREMENTS

STANDARD REBAR COVER REQUIREMENTS



STANDARD STAIR REBAR COVER REQUIREMENTS

REINFORCING COVER REQUIREMENTS

SCALE 1:10

BAR SUPPORTS:

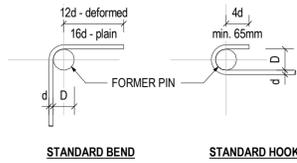
REINFORCING BAR SUPPORTS ARE NOT SHOWN ON DRAWINGS. THE CONTRACTOR SHALL SUPPLY THESE AS REQUIRED TO ENSURE MINIMUM COVER AS SHOWN, IS MAINTAINED AND SECURED AGAINST DISPLACEMENT

UNLESS SPECIFIED OTHERWISE, MINIMUM SPLICE LAP LENGTHS FOR REINFORCING BARS SHALL BE AS FOLLOWS:

BAR DIAMETER	CONCRETE				BLOCKWORK			
	GRADE 300		GRADE 500		GRADE 300		GRADE 500	
	R	D	HR	H	R	D	HR	H
6	12	12	24	30	12	12	24	30
8	16	16	32	40	16	16	32	40
10	20	20	40	50	20	20	40	50
12	24	24	48	60	24	24	48	60
16	32	32	64	80	32	32	64	80
20	40	40	80	100	40	40	80	100
25	75	75	150	150	75	75	150	150
32	96	96	192	192	96	96	192	192

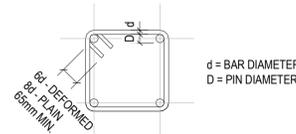


STANDARD BAR CRANK



STANDARD BEND

STANDARD HOOK



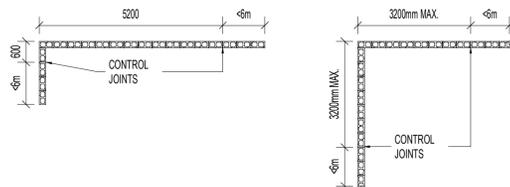
STANDARD STIRRUP OR TIE

BAR DIAMETER	MINIMUM FORM PIN DIAMETER Ø (mm)			
	STIRRUPS & TIES (GRADE 300 OR 500)		ALL OTHER BARS (GRADE 300 OR 500)	
	PLAIN	DEFORMED	PLAIN	DEFORMED
6	12	24	30	30
8	16	32	40	40
10	20	40	50	50
12	24	48	60	60
16	32	64	80	80
20	40	80	100	100
25	75	150	150	150
32	96	192	192	192

NOTE:
WHERE DEFORMED BARS ARE GALVANISED BEFORE OR AFTER BENDING, THE MINIMUM BEND DIAMETER SHALL BE:
i) 5d FOR BAR DIAMETERS OF 16mm OR LESS
ii) 8d FOR BAR DIAMETERS OF 20mm OR GREATER

STANDARD BAR HOOKS, BENDS & SPLICES

SCALE 1:10



SHRINKAGE CONTROL JOINTS:

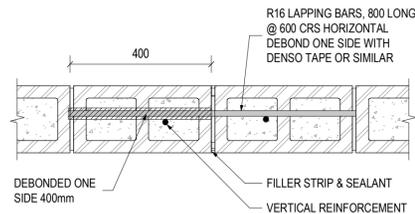
LONGITUDINAL SHRINKAGE STRESSES IN CONCRETE MASONRY SHALL BE CONTROLLED BY PROVIDING VERTICAL CONTROL JOINTS AT NOT MORE THAN 6m CRS.

VERTICAL CONTROL JOINTS SHALL BE LOCATED:

- (A) WITHIN 600mm OF RETURN ANGLES IN T AND U SHAPED FLOOR STRUCTURES
- (B) WITHIN 600mm OF L-SHAPED CORNERS OR BY RESTRICTING THE SPACING TO THE NEXT CONTROL JOINT TO 3.2m MAX.
- (C) AT CHANGES IN WALL HEIGHT, EXCEEDING 600mm
- (D) AT CHANGES IN WALL THICKNESS

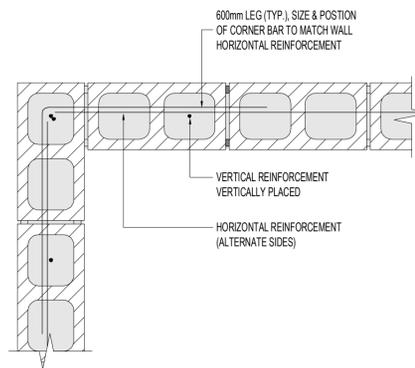
CONTROL JOINT LOCATION

SCALE 1:100



STANDARD BLOCKWALL CONTROL JOINT

SCALE 1:10



TYPICAL MASONRY WALL CORNER

SCALE 1:10

GENERAL

1. THE SPECIFICATION AND DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES & DETAILS.
2. MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE. THE CURRENT EDITION OF THE RELEVANT NEW ZEALAND STANDARDS, INCLUDING ASSOCIATED STANDARDS, AND LOCAL AUTHORITY REGULATIONS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
3. THE DESIGN ADEQUACY INCORPORATED IN THESE DRAWINGS IS SUBJECT TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATION FOR THE WORKS AND THE DESIGN ASSUMPTIONS INCORPORATED INTO THE CALCULATIONS AND REPORTS FOR THE PROJECT.
4. THE DRAWINGS SHOW THE DESIGN INTENT. SHOP DETAILING IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL SETTING OUT, NBS, REBATES, SETDOWNS AND THE LIKE. ALL DISCREPANCIES SHALL BE REFERRED TO THE PRINCIPAL, CONSULTANT OR THE ENGINEER BEFORE PROCEEDING WITH WORK.
6. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.
7. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURE NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL EXISTING STRUCTURES FORMING PART OF, OR AFFECTED BY, THE WORKS. THE CONTRACTOR SHALL DESIGN AND PROVIDE PROPPING TO SUPPORT ALL CAST INSITU AND PRECAST CONCRETE WORK UNTIL SUCH CONCRETE HAS REACHED THE REQUIRED STRENGTH TO BE SELF SUPPORTING.
8. IF DURING CONSTRUCTION ANY PART OF THE WORKS SHOW SIGNS OF DISTRESS, EXCESSIVE DEFLECTION, CONFLICT OF COMPONENTS OR OTHER PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO SHALL INVESTIGATE AND ISSUE SUCH INSTRUCTIONS AS ARE CONSIDERED NECESSARY.

INSPECTIONS

1. ADEQUATE NOTICE IS REQUIRED BY THE ENGINEER FOR INSPECTION OF THE WORKS. 48 HOURS NOTICE IS REQUIRED.
2. THE CONTRACTOR MUST BE SATISFIED THAT THE WORKS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS BEFORE CONFIRMING AN INSPECTION BY THE ENGINEER.

CONCRETE

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH NZS 3109.
2. UNLESS NOTED OTHERWISE MINIMUM COVER TO PRINCIPAL REINFORCING SHALL BE:

EXPOSURE		FOUNDATIONS	BEAMS & COLUMNS	SLABS, WALLS & RIBS Ø<24 / Ø=OR >24
CAST AGAINST OR EXPOSED TO EARTH		75	75	75
EXPOSED TO WEATHER	INSITU PRECAST	50 40	50 40	40/45 30/40
NOT EXPOSED TO WEATHER	INSITU PRECAST	- -	40 35	25/30 20/25

3. NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE APPROVAL OF THE ENGINEER.
4. ALLOW FOR ALL CAST-IN CLEATS, HOLDING DOWN BOLTS AND THE LIKE.
5. INSITU AND PRECAST SUSPENDED SLABS AND BEAMS SHALL BE GIVEN A POSITIVE UPWARD CAMBER OF 2mm PER 1000mm OF SPAN. ALLOWANCES SHALL BE MADE FOR CAMBER WHEN SETTING OUT LEVELS.
6. PROVIDE D12 TRIMMER BARS TO ALL SLAB EDGES.
7. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AS DETAILED AND WHERE SHOWN ON THE DRAWINGS, OR AS SPECIFICALLY APPROVED BY THE ENGINEER.
8. SLABS ON GROUND SHALL BE SAWCUT 1/4 SLAB THICKNESS TO THE LAYOUT ON THE DRAWINGS OR 5000x5000 MAXIMUM GRID BETWEEN 24 & 48 HOURS AFTER POURING. NO LAPS SHALL OCCUR AT JOINTS. POURS IN SLABS OR STRIPS MAY SUPERSEDE THESE DETAILS WITH THE APPROVAL OF THE ENGINEER.
9. MINIMUM CONCRETE STRENGTH SHALL BE IN ACCORDANCE WITH NZS 3101:1995 CHAPTER 5 FOR DURABILITY.

REINFORCEMENT

1. REINFORCEMENT SHALL BE NEW ZEALAND MANUFACTURED TO AS/NZS4671. ALL REINFORCEMENT TO BE DUCTILE CLASS E WIRE MESH SHALL BE IN ACCORDANCE WITH NZS 3422. TO A MIN GRADE 500MPa. THE INTERNAL RADIUS OF BENDS SHALL BE AS LIMITED BY AS/NZS3350.2.9
2. TYPICAL BAR DESIGNATIONS ARE AS FOLLOWS:
2-D12 @ 250 CRS (E.F)
DENOTES 2 No GRADE 300E DEFORMED Ø12 BARS AT 250 CENTRES IN EACH FACE
2-H12 @ 250 CRS (E.F)
DENOTES 2 No GRADE 500E DEFORMED Ø12 BARS AT 250 CENTRES IN EACH FACE
2-R10 @ 200 CRS
DENOTES 2 No GRADE 300E PLAIN ROUND Ø10 TIES AT 200 CENTRES.
3. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
4. SPLICES IN REINFORCEMENT SHALL BE MADE IN THE POSITION SHOWN ON THE DRAWINGS, OR AS OTHERWISE APPROVED BY THE ENGINEER.
5. UNSPECIFIED BAR LAPS WHERE LAPS ARE NOT SPECIFICALLY SHOWN BARS MAY BE LAPPED AT RANDOM IN A STAGGERED PATTERN. BARS SHALL BE 3.0m MINIMUM LENGTH, BUT WHERE ACCURATE PLACING IS CRITICAL BARS LONGER THAN 3.0m MAY INCORPORATE ONE LAP COMPLYING WITH THE ABOVE TABLES.
6. REINFORCING HOOKS SHALL BE MADE ONLY IN THE POSITION SHOWN ON DRAWINGS OR AS OTHERWISE APPROVED BY THE ENGINEER.
7. SLAB REINFORCEMENT SHALL BE SUPPORTED ON STOOLS OR OTHER APPROVED METHODS. STARTERS SHALL BE TIED IN PLACE.
8. MINIMUM COVER TO BE IN ACCORDANCE WITH NZS 4210:2001 TABLE 2E1 FOR DURABILITY.

BLOCKWORK

1. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS 4210 AND TO NZS 4230 MASONRY STANDARDS GRADE B.
2. ALL BLOCKWORK SHALL BE DIRECTLY SUPERVISED BY A REGISTERED MASON WHO SHALL PROVIDE CONTINUOUS INSPECTION.
3. ALL MASONRY UNITS SHALL BE OPEN END REINFORCING UNITS, THE BOTTOM COURSE TO BE PLACED UPSIDE DOWN. ALL CELLS ARE TO BE FILLED.
4. FOR HEIGHTS OVER 1.2m THE "HIGH LIFT" METHOD OF GROUTING SHALL BE USED. PROVIDE CLEAN OUT PORTS AT EVERY VERTICAL BAR AND AT THE BOTTOM OF EVERY LIFT UNLESS SHOWN ON THE DRAWINGS.
5. CONTROL JOINTS ARE TO BE PROVIDED AT 6.0m MAXIMUM CENTRES UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
6. MINIMUM GROUT STRENGTH TO BE IN ACCORDANCE WITH NZS 4210:2001 CLAUSE2.3.2.1 FOR THE APPROPRIATE DURABILITY ZONE.

CONSTRUCTION

1. UNLESS NOTED BELOW, THIS BUILDING IS OF STANDARD CONSTRUCTION METHODOLOGY AND AS SUCH, A COMPETENT CONTRACTOR SHOULD BE CAPABLE OF ITS CONSTRUCTION.
2. SPECIFIC RISKS:
 - LIFTING AND PROPPING OF THE PRECAST PANELS. THE TEMPORARY WORKS PLAN SHOULD BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW.

ALTERATIONS AND DECONSTRUCTION

1. ALL ALTERATIONS TO PRIMARY STRUCTURE SHALL BE UNDERTAKEN UNDER GUIDANCE OF A CPENG STRUCTURAL ENGINEER.
2. THERE ARE NO UNUSUAL DEMOLITION RISKS. HOWEVER A DECONSTRUCTION SEQUENCE SHALL BE PREPARED AND REVIEWED BY A CPENG STRUCTURAL ENGINEER TO ENSURE THE DECONSTRUCTION CAN BE COMPLETED SAFELY WITHOUT THE STRUCTURE BECOMING UNSTABLE.

THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF KIRK ROBERTS CONSULTING ENGINEERS LTD AND SHALL NOT BE COPIED REPRODUCED OR COMMUNICATED TO A THIRD PARTY WITHOUT WRITTEN CONSENT (C) 2017

NOTES:

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CONTRACTOR TO VERIFY:
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ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK
BUILDING CONSENT HAS BEEN GRANTED BEFORE COMMENCING CONSTRUCTION

0	13-12-2021	BUILDING CONSENT ISSUE	STM
REV	DATE	ISSUED FOR	BY

PROJECT

31 BELFAST TERRACE - RETAINING WALL

31 BELFAST TERRACE, QUEENSTOWN

CLIENT

RDA CONSUTLTING

TITLE

STANDARD NOTES

REVIEWED BY **SJG** 13-12-2021

DESIGNED BY **KR**

DRAWN BY **STM**

SCALE **1 : 10@A1** JOB NO. **2110192**

DRAWING NO. **S0.02** REV. **0**

BUILDING CONSENT

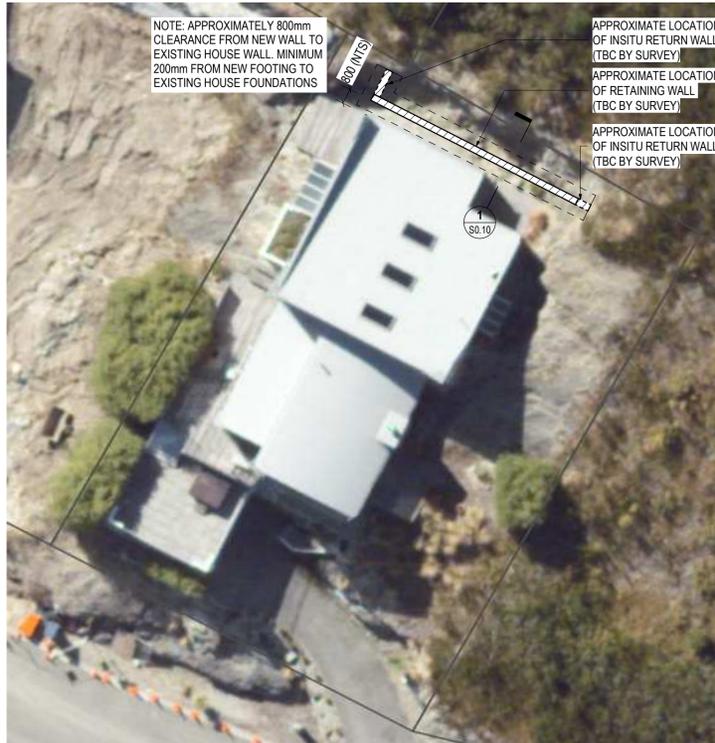
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NOTES:

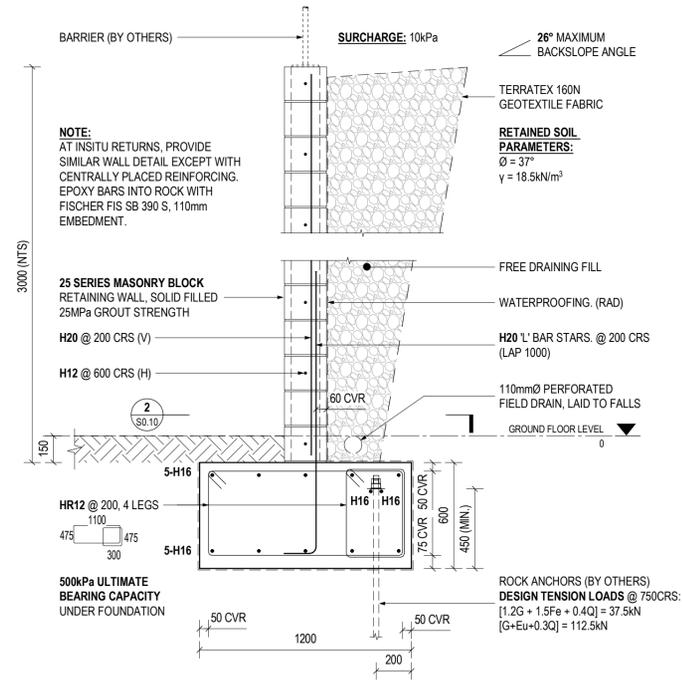
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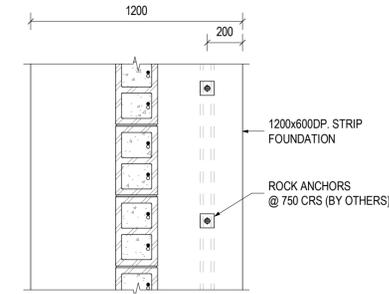
SITE PLAN

SCALE 1 : 100



1 3.0m RETAINING WALL SECTION
S0.10 1 : 20

NOTE:
THE DESIGN OF TEMPORARY SHORING, AND SUPPORT OF EXCAVATIONS DURING CONSTRUCTION, HAS NOT BEEN UNDERTAKEN BY KIRK ROBERTS CONSULTANTS, AND IS NOT INCLUDED IN OUR ENGAGEMENT.
THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING THE CONSTRUCTION OF THE BUILDING.
ALL EXCAVATIONS SHALL BE COMPLETED IN ACCORDANCE WITH WORKSAFE NZ APPROVED CODE OF PRACTICE FOR EXCAVATIONS AND SHAFTS FOR FOUNDATIONS.



2 PLAN
S0.10 1 : 20

REV	DATE	ISSUED FOR	BY
0	13-12-2021	BUILDING CONSENT ISSUE	STM

PROJECT

31 BELFAST TERRACE - RETAINING WALL

31 BELFAST TERRACE, QUEENSTOWN

CLIENT

RDA CONSULTING

TITLE

SITE PLAN AND DETAILS

REVIEWED BY **SJG** 13-12-2021

DESIGNED BY **RL**

DRAWN BY **STM**

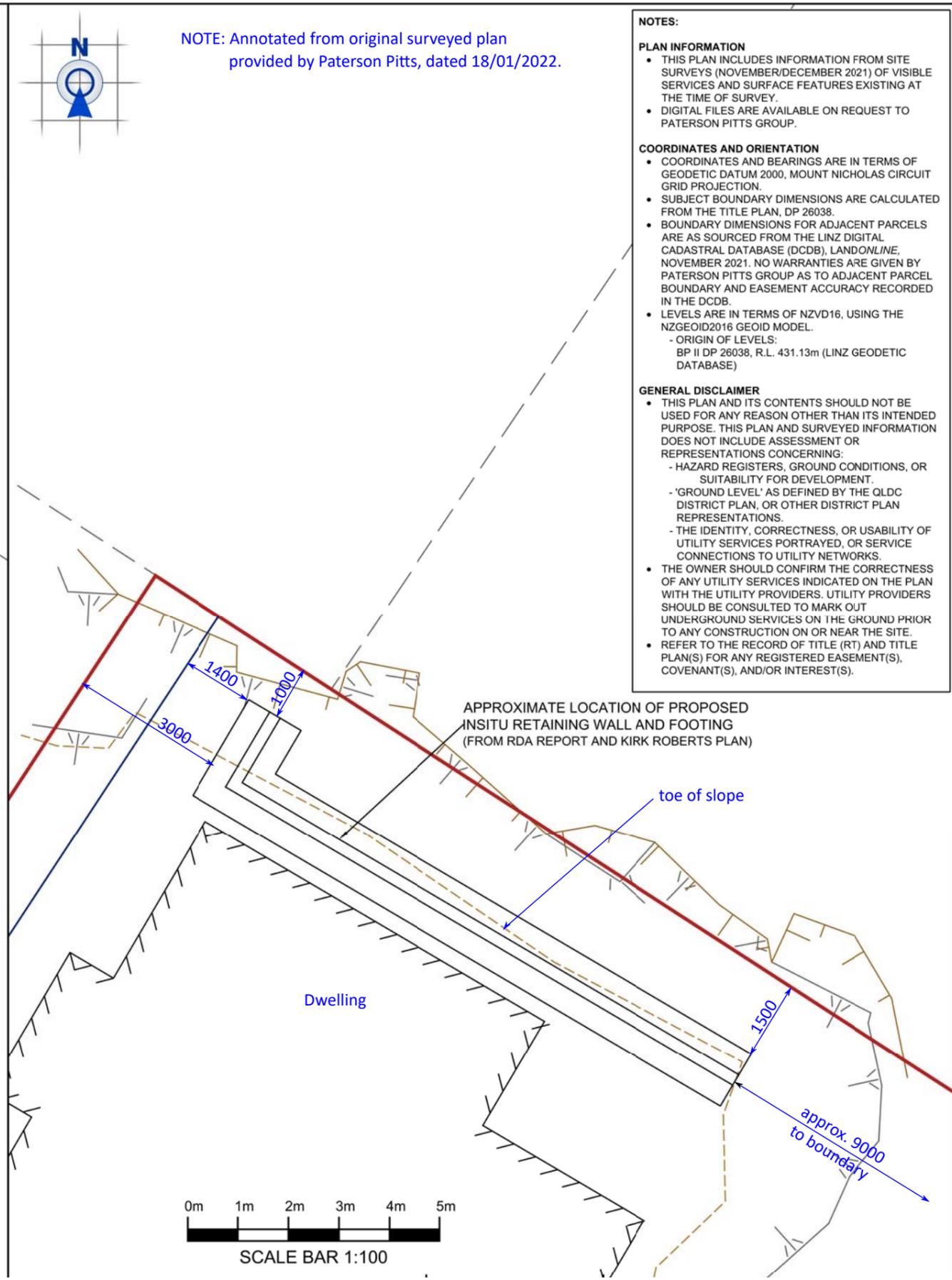
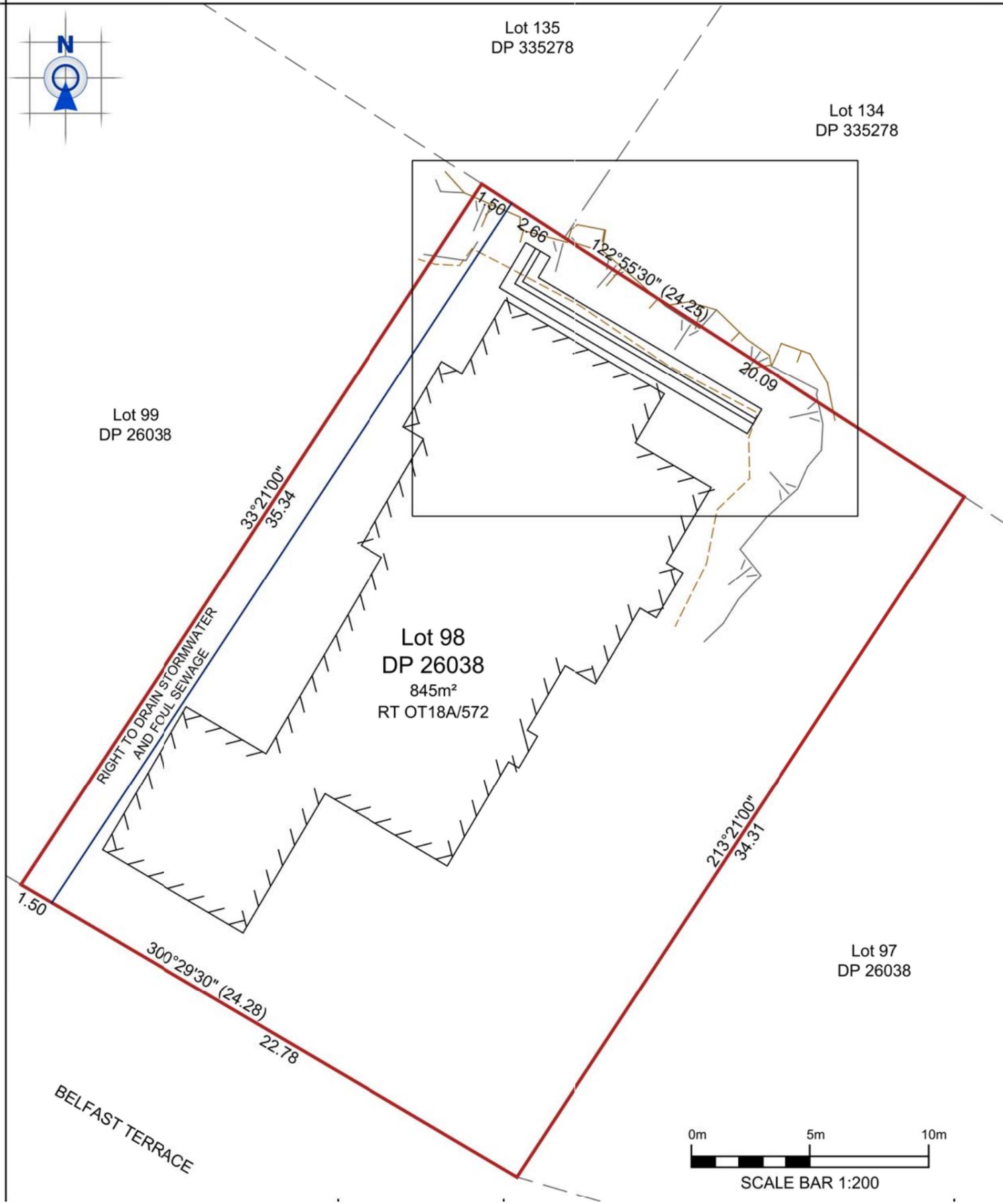
SCALE **As indicated@A1** JOB NO. **2110192**

DRAWING NO. **S0.10** REV. **0**

BUILDING CONSENT

THIS IS A COLOUR DRAWING





- NOTES:**
- PLAN INFORMATION**
- THIS PLAN INCLUDES INFORMATION FROM SITE SURVEYS (NOVEMBER/DECEMBER 2021) OF VISIBLE SERVICES AND SURFACE FEATURES EXISTING AT THE TIME OF SURVEY.
 - DIGITAL FILES ARE AVAILABLE ON REQUEST TO PATERSON PITTS GROUP.
- COORDINATES AND ORIENTATION**
- COORDINATES AND BEARINGS ARE IN TERMS OF GEODETIC DATUM 2000, MOUNT NICHOLAS CIRCUIT GRID PROJECTION.
 - SUBJECT BOUNDARY DIMENSIONS ARE CALCULATED FROM THE TITLE PLAN, DP 26038.
 - BOUNDARY DIMENSIONS FOR ADJACENT PARCELS ARE AS SOURCED FROM THE LINZ DIGITAL CADASTRAL DATABASE (DCDB), LANDONLINE, NOVEMBER 2021. NO WARRANTIES ARE GIVEN BY PATERSON PITTS GROUP AS TO ADJACENT PARCEL BOUNDARY AND EASEMENT ACCURACY RECORDED IN THE DCDB.
 - LEVELS ARE IN TERMS OF NZVD16, USING THE NZGEOID2016 GEOID MODEL.
 - ORIGIN OF LEVELS: BP II DP 26038, R.L. 431.13m (LINZ GEODETIC DATABASE)
- GENERAL DISCLAIMER**
- THIS PLAN AND ITS CONTENTS SHOULD NOT BE USED FOR ANY REASON OTHER THAN ITS INTENDED PURPOSE. THIS PLAN AND SURVEYED INFORMATION DOES NOT INCLUDE ASSESSMENT OR REPRESENTATIONS CONCERNING:
 - HAZARD REGISTERS, GROUND CONDITIONS, OR SUITABILITY FOR DEVELOPMENT.
 - 'GROUND LEVEL' AS DEFINED BY THE QLDC DISTRICT PLAN, OR OTHER DISTRICT PLAN REPRESENTATIONS.
 - THE IDENTITY, CORRECTNESS, OR USABILITY OF UTILITY SERVICES PORTRAYED, OR SERVICE CONNECTIONS TO UTILITY NETWORKS.
 - THE OWNER SHOULD CONFIRM THE CORRECTNESS OF ANY UTILITY SERVICES INDICATED ON THE PLAN WITH THE UTILITY PROVIDERS. UTILITY PROVIDERS SHOULD BE CONSULTED TO MARK OUT UNDERGROUND SERVICES ON THE GROUND PRIOR TO ANY CONSTRUCTION ON OR NEAR THE SITE.
 - REFER TO THE RECORD OF TITLE (RT) AND TITLE PLAN(S) FOR ANY REGISTERED EASEMENT(S), COVENANT(S), AND/OR INTEREST(S).



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R.W. Muir
Registrar-General
of Land

Identifier **OT18A/572**
Land Registration District **Otago**
Date Issued 13 June 1997

Prior References
OT96/202

Estate Fee Simple
Area 845 square metres more or less
Legal Description Lot 98 Deposited Plan 26038
Registered Owners
Gregory Robert McDermant and Sharon Elizabeth McDermant

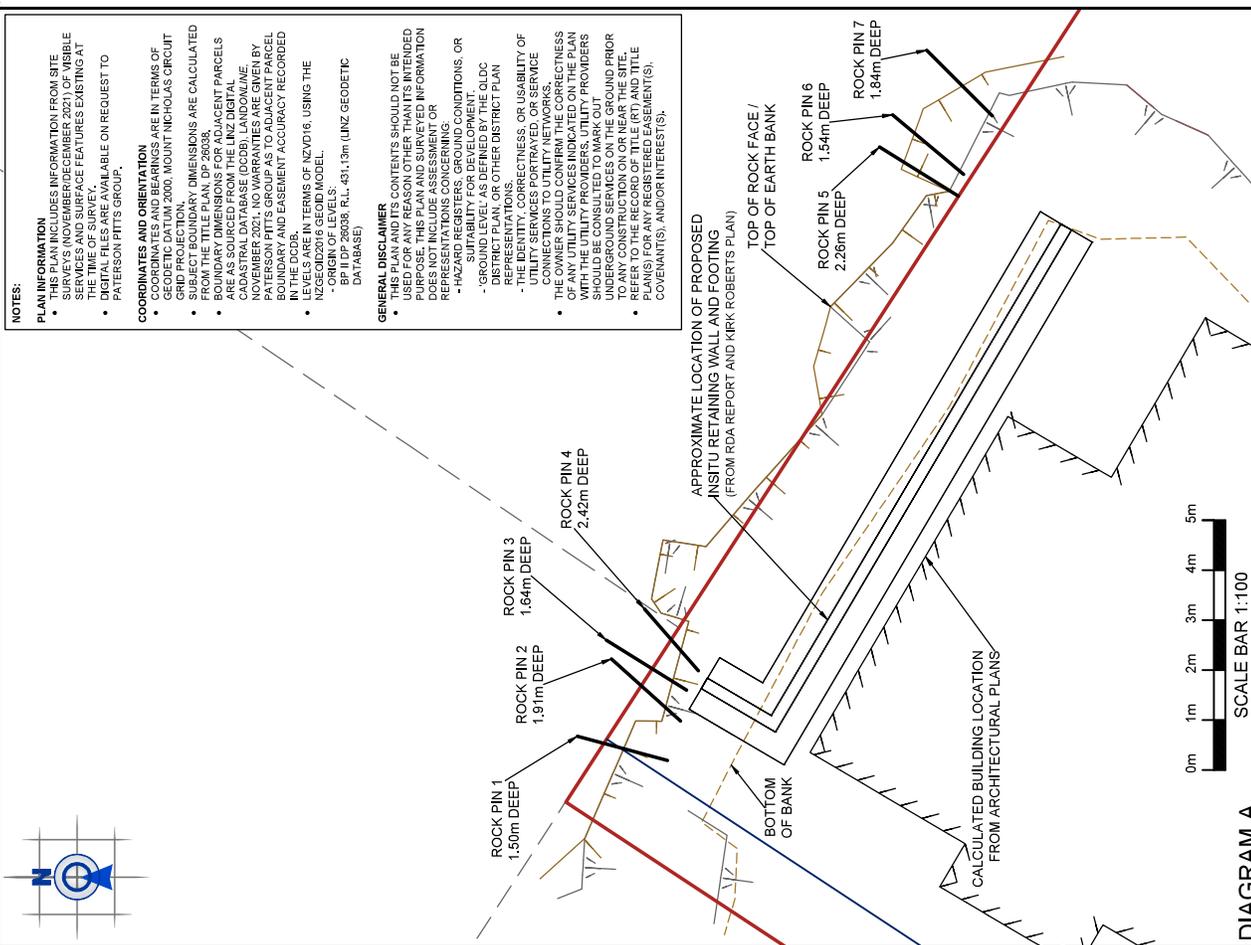
Interests

567837 Easement Certificate specifying the following easements - 14.12.1981 at 11.20 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 13 Deposited Plan 17795 - CT OT11A/513	A DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Convey water	Lot 13 Deposited Plan 17795 - CT OT11A/513	A DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Right of way	Lot 14 Deposited Plan 17795 - CT OT8D/960	B DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Convey water	Lot 14 Deposited Plan 17795 - CT OT8D/960	B DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Right of way	Lot 15 Deposited Plan 17795 - CT OT8D/961	C DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Convey water	Lot 15 Deposited Plan 17795 - CT OT8D/961	C DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Right of way	Lot 16 Deposited Plan 17795 - CT OT8D/962	D DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Convey water	Lot 16 Deposited Plan 17795 - CT OT8D/962	D DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Right of way	Lot 12 Deposited Plan 17795 - CT OT7D/1373	E DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Right of way	Lot 11 Deposited Plan 17795 - CT OT8D/957	F DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Right of way	Lot 10 Deposited Plan 17795 - CT OT15A/788	G DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Right of way	Lot 9 Deposited Plan 17795 - CT OT11C/779	H DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954
Right of way	Lot 8 Deposited Plan 17795 - CT OT11C/779	I DP 17795	Lot 98 Deposited Plan 26038 - herein	Section 351E(1)(a) Municipal Corporations Act 1954

931415.9 Transfer creating the following easements in gross - 13.6.1997 at 9.04 am

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain stormwater	Lot 98 Deposited Plan 26038 - herein	I DP 26038	Queenstown Lakes District Council	Section 243 (a) Resource Management Act 1991
Drain foul sewage	Lot 98 Deposited Plan 26038 - herein	I DP 26038	Queenstown Lakes District Council	Section 243 (a) Resource Management Act 1991
Fencing Covenant in Transfer 931415.9 - 13.6.1997 at 9.04 am				
Land Covenant in Deed 931415.10 - 13.6.1997 at 9.04 am				



NOTES:

PLAN INFORMATION

- THIS PLAN INCLUDES INFORMATION FROM SITE SURVEYS (NOVEMBER/DECEMBER 2021) OF VISIBLE FEATURES AND SERVICE FEATURES EXISTING AT THE TIME OF SURVEY.
- DIGITAL FILES ARE AVAILABLE ON REQUEST TO PATERSON PITTS GROUP.

COORDINATES AND ORIENTATION

- COORDINATES AND BEARINGS ARE IN TERMS OF GEODETIC DATUM 2000, MOUNT NICHOLAS CIRCUIT GRID PROJECTION.
- SUBJECT BOUNDARY DIMENSIONS ARE CALCULATED FROM THE SURVEY DATA.
- BOUNDARY DIMENSIONS FOR ADJACENT PARCELS ARE AS SOURCED FROM THE LINZ DIGITAL CADASTRAL DATABASE (DCDB), LANDONLINE/NOVEMBER 2021. NO WARRANTIES ARE GIVEN BY PATERSON PITTS GROUP AS TO THE ACCURACY OF BOUNDARY AND EASEMENT ACCURACY RECORDED IN THE DCDB.
- LEVELS ARE IN TERMS OF NZVD16, USING THE NZ GEODATUM 2000 REFERENCE MODEL.
- BP II DP 26038, R.L. 41.13m (LINZ GEODETIC DATABASE)

GENERAL DISCLAIMER

- THIS PLAN AND ITS CONTENTS SHOULD NOT BE USED FOR ANY REASON OTHER THAN ITS INTENDED PURPOSE. THIS PLAN AND SURVEYED INFORMATION DOES NOT INCLUDE ASSESSMENT OR RECOMMENDATIONS REGARDING THE SUITABILITY, OR SUITABILITY FOR DEVELOPMENT, OF THE DISTRICT PLAN, OR OTHER DISTRICT PLAN UTILITY SERVICES PORTRAYED, OR SERVICE CONNECTIONS TO UTILITY NETWORKS.
- THE OWNER SHOULD CONFIRM THE CORRECTNESS OF THE UTILITY SERVICES PORTRAYED WITH THE UTILITY PROVIDERS. UTILITY PROVIDERS SHOULD BE CONSULTED TO MARK OUT UNDERGROUND SERVICES ON THE GROUND PRIOR TO ANY CONSTRUCTION ON OR NEAR THE SITE. THIS PLAN IS NOT A REGISTERED EASEMENT(S), COVENANT(S), AND/OR INTEREST(S).

Drawn by:	DS	Original Size:	A3	AS SHOWN
Checked by:	DS	Scale:	DO NOT SCALE	
Job No:	07265 - 13	Sheet No:	1	Revision No:
Issue Date:	18/01/2022	Scale Code:	C	18/01/2022

**TOPOGRAPHICAL SURVEY
ROCK PINS AND PROPOSED
RETAINING WALL**

Scale Bar 1:100

0m 1m 2m 3m 4m 5m

Diagram A

Scale Bar 1:200

0m 5m 10m

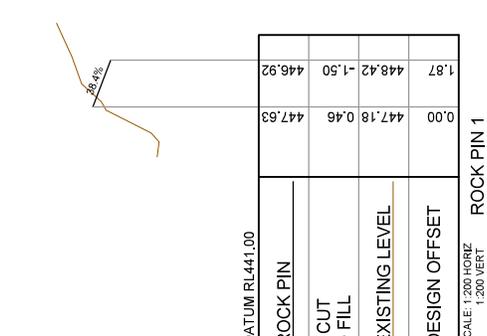
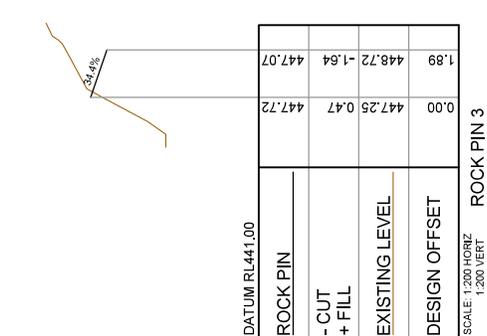
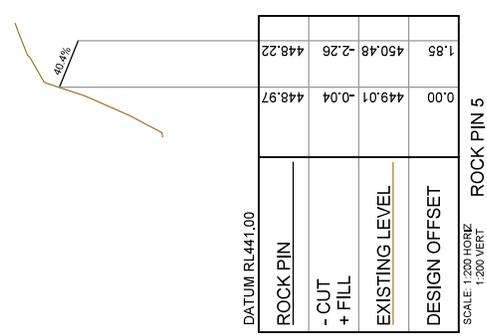
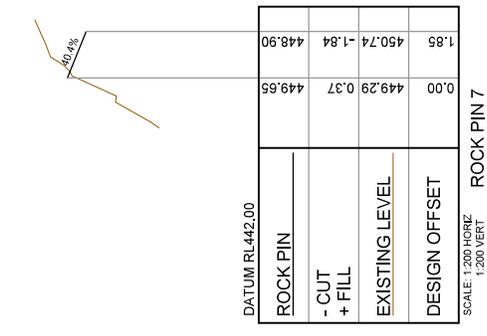
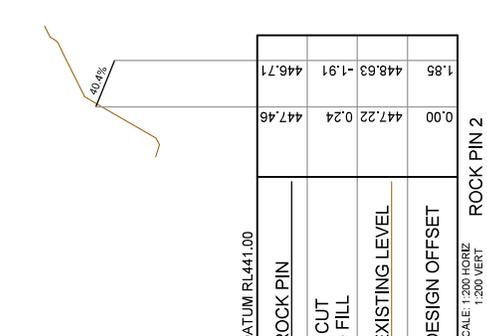
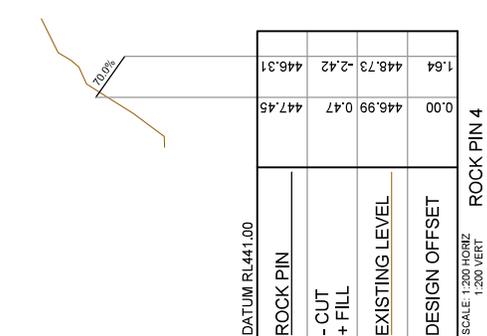
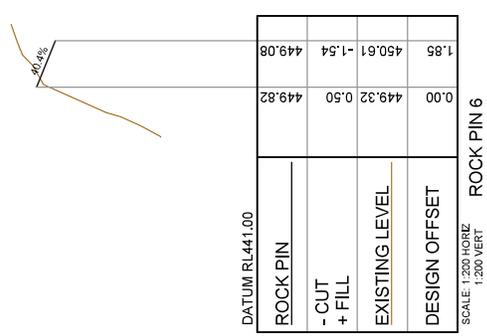
**GREG McDERMANT
31 BELFAST TERRACE
LOT 98 DP 26038**

QUEENSTOWN:
Terrace Junction,
1092 Frankton Road,
PO Box 2645,
Queenstown 9349,
T 03 441 4715
E queenstown@ppgroup.co.nz

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18 January 2022 - 3:39 PM



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0800 PPGROUP

GREG McDERMANT
31 BELFAST TERRACE
LOT 98 DP 26038

Client Location: **QUEENSTOWN:**
Terrace Junction,
1092 Frankton Road,
PO Box 2645,
Queenstown 9349,
T 03 441 4715
E queenstown@ppgroup.co.nz

Project Drawing Title: **TOPOGRAPHICAL SURVEY
ROCK PINS AND PROPOSED
RETAINING WALL**

Surveyed by: DB
Designed by: DB
Drawn by: DB
Checked by:
Approved by:
Job No: **07265 - 13**
Sheet No: **2**
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Scale: **AS SHOWN**
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C:\GREGMCDERMANT\2022\07265-13\07265-13.DWG (GREGMCDERMANT) BELFAST TERRACE, 31 BELFAST TERRACE, QUEENSTOWN, SOUTH ISLAND

21 February 2022

Job Number: 51889

Greg and Sharon McDermant
PO Box 1485
Mooloolaba
4557
Australia

51889 BELFAST MCDERMANT BELFAST GEOTECH - RETAINING WALL

Dear Greg and Sharon,

During the construction of the dwelling at 31 Belfast Terrace, some 20 years ago, the schist rock which underlies the site was excavated to form the building platform. The excavation at the back of the property, along the northern boundary, was left exposed and standing near vertical. Over this time, the rockmass has been subject to weathering, erosion and the effects of freeze/thaw which have caused fretting of the rock face.

The house achieved Code Compliance from the council at the time of construction with a recommendation that a retaining wall be installed at the rear of the section. However, homeowners since that time have not installed this recommended retaining wall. The current owner is looking to complete this work as it has now been identified as a past oversight on previous landowners.

Prior to the identification of a recommended retaining wall instability of the rock face was occurring and emergency rock pins were installed to stabilise a number of loose rock blocks that were in imminent danger of falling onto the house.

A retaining wall is going to be constructed to support the exposed rockface and reduce further weathering and erosion of the rockface. The retaining wall will be a masonry block wall with engineered backfill between the retaining wall and the rockface, as well as drainage to manage any water infiltration. The retaining wall has been designed to buttress the slope and allow for the removal of the emergency rock pins at the northwest and northeast corner of the rockface.

It is expected a staged construction process for the retaining wall will be implemented. The foundations will be constructed then the block wall installed with backfilling behind the wall as the wall height increases.

When the backfill has reached the underside of the rock pins these will be removed via high-capacity hydraulic jacks by pulling them out of the slope. The back fill will be placed and compacted in lifts successively up the slope to reach each of the rock pins for removal. With backfill providing a buttress to the slope and blocks therefore mitigating against instability as the pins are removed. Once the pins are removed, the final backfill profile will be achieved.

Normally these pins would remain in place and become redundant and have no adverse impact on the slope, however these have been installed across the upslope boundary line and into the neighbouring property above.

It is our expectation that this removal will potentially fracture the surrounding rock and dislodge small fragments from around the pins, however the buttress fill and flat platform that is created from this buttress fill will capture any rock fragments dislodged.

Any potential fracturing and dislodging of the rock at these pin locations would be covered by the backfill and the void reinstated by the backfill as part of final shaping to the design levels.

While these pins do not pose any adverse effect to the neighbour and have assisted to stabilise their property, they have requested their removal as part of these works. Typically, these would be cut off at the rock profile and the pin left in place, however the neighbour has insisted on their removal.

The construction of the retaining wall and the staged construction will provide adequate support to the slope and both properties to facilitate the removal of the pins and provide the long-term stability of the excavated face by retaining it.

Findings presented as part of this letter are for the sole use of Greg and Sharon McDermant in accordance with the specific scope and the purposes outlined above. While other parties may find this reporting useful, the findings are not intended for use by other parties and may not contain sufficient information for the purposes of other parties or other uses.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

If further information is required, please contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Engel', with a stylized flourish at the end.

Matt Engel

BSc (Geol), PG Dip (Eng Geol), MEngNZ
Senior Engineering Geologist