

# Application for Resource Consent

## Under clause 2(1) of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is to be used to apply for a resource consent(s) for listed projects and referred projects under clause 2(1) of Schedule 6 to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (“the Act”). If the project also includes a Notice of Requirement please also complete the separate Notice of Requirement form.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 unless otherwise stated.

Resource consent applications cannot be lodged with the EPA or determined by a panel if they relate to an activity that:

- is classified as a prohibited activity in a relevant plan or proposed plan, or in regulations made under the Resource Management Act 1991 (including any national environmental standard); and
- is to occur within a customary marine title area, unless agreed in writing with the appropriate customary marine title group.

The information required for resource consent applications are prescribed in clauses 9-12 of Schedule 6 of the Act.

Your application must:

- Include the information required (which is listed in the Resource Consent Application checklist on this form); and
- Comply with any restrictions or obligations, such as any information requirements included in Schedule 2 or 3 of the Act, as applicable.

The information you provide must be in sufficient detail that corresponds with the scale and significance of the effects that the activity may have on the environment, taking into account any proposals to manage the adverse effects through conditions. If these information requirements are not met, the Environmental Protection Authority (EPA) must return your application.

If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.

We recommend that you discuss your application with the EPA before lodging the application. Please contact the EPA:

By phone: 0800 080 065; or

By Email: [fasttrack@epa.govt.nz](mailto:fasttrack@epa.govt.nz)

Applications must be submitted to the EPA by email [fasttrack@epa.govt.nz](mailto:fasttrack@epa.govt.nz) and in hard copy (six hard copies required). Hard copies are to be sent to the Environmental Protection Authority, Level 10, 215 Lambton Quay, Wellington.

Please also provide one copy of a redacted version (clearly labelled) that does not disclose personal contact details for you (the applicant) and any other individual, including persons identified as owners or occupiers of land or affected persons.

If your application includes or is for a coastal permit to undertake an aquaculture activity, an additional copy of the application documents must be included for the EPA to provide to the Director-General of the Ministry for Primary Industries.

All documents lodged with this application, must be indexed.

Electronic documents shall be separated into smaller files less than 30MB.

Your personal and company information will be held by the EPA and used in relation to this application. You have the right to access and correct personal information held by the EPA.

If your application is accepted as complying with the requirements of clause 3 of Schedule 6 of the Act, it will be provided to specified parties invited to comment by the expert consenting panel. Any personal contact details (phone number, address and email) including any owners and occupiers listed in application documents, will not be made publicly available.

Your full application (including business contact details) will be publicly available on our website.

All information held by the EPA is subject to the Official Information Act 1982.

We will recover from you the actual and reasonable costs incurred in respect of this application. We may suspend processing your application for non-payment of costs. A copy of the EPA Cost Recovery Policy is available on the EPA website: <https://www.epa.govt.nz/fast-track-consenting/making-an-application/>

## Part 1: Applicant details

Project Name and identifier (as named in Schedule 2 or referral order): [ LP17 Queenstown Arterials Project ]	
Person or entity authorised to undertake project (as named in Schedule 2 or referral order): [ Queenstown Lakes District Council ]	
Key contact name: [ Pete Hansby ]	
Phone: [ 03 441 0499 ]	Email: [ pete.hansby@qldc.govt.nz ]
Email address for service: [ pete.hansby@qldc.govt.nz ]	
Postal Address (if preferred method of service): [ ]	

## Consultant details

Company: [ Meredith Connell ]	
Full name of consultant: [ Janette Campbell ]	
Phone: [ 09 336 7550 ]	Email: [ janette.campbell@mc.co.nz ]
Email address for service: [ janette.campbell@mc.co.nz ]	
Postal Address (if preferred method of service): [ ]	

If you are making this application on behalf of the applicant please attach evidence that you are authorised to make this application.

Please direct all correspondence from the EPA to:

- Applicant
- Consultant

## Part 2: Type of application for resource consent

This application is for the following type(s) of resource consent (please tick all that apply):

- land-use consent
- subdivision consent
- water permit
- discharge permit
- coastal permit:
  - for reclamation
  - aquaculture activities

other

## Part 3: Brief description of the application

Please provide a brief description of the application and the consents sought:

Attach additional pages if required

[To construct, maintain and operate a new Queenstown Town Centre urban arterial road, (including associated infrastructure, structures, walkways, shared path, and landscaping. The project commences at the Frankton Road (SH6A)/Melbourne Street intersection, and continues west along Henry Street, Gorge Road, Memorial Street, Man Street, Thompson Street and down south to a new One Mile roundabout at the Fernhill Road/Lake Esplanade/Glenorchy intersection.

Resource consents are sought for the following:

### **Regional Plan: Water for Otago 2004**

- Rule 12.3.2.1 & 12.3.4.1(i): Diversion of water – temporary and permanent
- Rule 13.2.3.1: Erection of structures in river beds
- Rule 13.5.3.1: Alteration of the bed of a river
- Rule 12.C2.2: Discharge of contaminants to water

Overall, the proposal requires a discretionary activity resource consent under the Regional Plan: Water for Otago 2004.

### **National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)**

- Regulation 11: Disturbing soil on a piece of land where a detailed site investigation does not exist.

Overall, the proposal requires a discretionary activity resource consent under the NESCS.

]

## Part 4: Schedule of application documents

List all documents submitted with the application

Attach additional pages if required

Attachment number	Document name and date	Author	Document versions
	Queenstown Town Centre Arterial: Notice of Requirement for Designation of Arterial Route and associated resource consents:  Main Document Supporting the NOR and RCA	Harrison Grierson	17 December 2020  Final  HG Project No. 9820- 147563-01
01	[ Notice of requirement form ]	[ ]	[ ]
02	[ Regional Consent application form ]	[ ]	[ ]
03	Owners and Identified Occupiers list and Map	QLDC  Map prepared by APL Property	APL Plan Name: Arterials Project Suburb to Beetham, Version B, Sheet 1, 26/11/2020  APL Plan Name: Arterials Project Beetham to Weaver, Version B, Sheet 2, 26/11/2020  APL Plan Name: Arterials Project Gorge to Lake, Version B, Sheet 3, 26/11/2020  APL Plan Name: Arterials Project Lake to Thompson, Version B Sheet 4, 26/11/2020  APL Plan Name: Arterials Project Glenorchy Roundabout, Version B, Sheet 5, 26/11/2020
04	[ Preliminary Engineering Plans ]	[ Beca ]	[ Preliminary 09.07.20, Drawing No:  310201227-01-001- C5100, Rev B,

Attachment number	Document name and date	Author	Document versions
			310201227-01-001-C5101, Rev C, 310201227-01-001-C5102, Rev B, 310201227-01-001-C5103, Rev B, 310201227-01-001-C5104, Rev A, 310201227-01-001-C5105, Rev A, 310201227-01-001-C5106, Rev A, 310201227-01-001-C5107, Rev B, 310201227-01-001-C5108, Rev A, ]
05	[ Requirement Plans – Construction Phase (Over Aerial Photo) ]	[ Beca ]	[ Preliminary 09.07.20, Drawing No: 310201227-01-001-C4100, Rev B, 310201227-01-001-C4102, Rev B, 310201227-01-001-C4103, Rev B, 310201227-01-001-C4104, Rev A, 310201227-01-001-C4105, Rev A, 310201227-01-001-C4106, Rev A, 310201227-01-001-C4107, Rev B,

Attachment number	Document name and date	Author	Document versions
			310201227-01-001-C4108, Rev A,]
06	[ Requirement Plans – Construction Phase (Over Zoning Maps) ]	[ Beca ]	[ Queenstown Arterial Zoning Plans, Rev 0.2, 21/10/2020: GIS-3813054-01-01-Overview GIS-3813054-01-01 GIS-3813054-01-02 GIS-3813054-01-03 GIS-3813054-01-04 GIS-3813054-01-05 GIS-3813054-01-06 GIS-3813054-01-07 GIS-3813054-01-08]
07	[Visual Render Plan ]	[ Jasmx ]	[ Queenstown Centre DBC, Rev A, 02 September 2020. Drawing numbers: SK-00-0022 SK-00-0021 SK-00-0020 SK-00-0019 SK-00-0018 SK-00-0017 SK-00-0016 SK-00-0015 SK-00-0034 SK-00-0035 SK-00-0036

<b>Attachment number</b>	<b>Document name and date</b>	<b>Author</b>	<b>Document versions</b>
			SK-00-0037 SK-00-0038 SK-00-0039 SK-00-0011 SK-00-0040]
08	[Queenstown Arterials Options Assessment Report]	[ Beca, Kuan-Wen Sang ]	[ 21 October 2020, Revision No. C, Final ]
09	[ Consultation Summary Report ]	[ Queenstown Lakes District Council ]	[ Undated. Received 4 November 2020 ]
10	[ Queenstown Arterials Transport Impact Assessment ]	[ Beca, Kuan-Wen Sang ]	[ 30 October 2020, Revision No.3, Final ]
11	[ Economic Impact Assessment ]	[ Beca, Jerry Khoo ]	[ 25 September 2020, Revision No. 2, Final ]
12	[ Social Impact Assessment – Queenstown Arterials ]	[ Beca, Jo Healy ]	[ 20 October 2020, Revision No. 2 ]
13	[ Contamination report and Preliminary Site Investigation report]	[ e3Scientific Limited ]	[ June 2020, Version 2.0 Final 19/10/2020]
14	[ Town Centre Arterials, Queenstown, Historic Heritage Assessment ]	[ Origin Consultants, Jeremy Moyle ]	[ November 2020, ]
15	[ Arboricultural Assessment Arterial Road Queenstown ]	[ New Zealand Tree Care Ltd, David Finlin ]	[ 8 October 2020, Revised 8/10/2020 ]
16	[ QLDC Arterials – Stormwater Management Report ]	[ Beca, Angela Pratt ]	[ 15 October 2020, Revision No. 3, Final ]
17	[ Aquatic Ecological Impact Assessment Report – Queenstown Arterials Project ]	[ Beca, Ben Waterhouse ]	[ 15 October 2020, Revision D, Final ]
18	[ Terrestrial Ecology Report ]	[ e3Scientific Limited, Melissa Jager ]	[ September 2020, Version 1.3, Final ]
19	[ Landscape and visual Assessment Report ]	[ Harrison Grierson, Megan Tongue ]	[ October 2020, Final V4 ]
20	[ Urban Design Report – Queenstown Arterials Technical Report Consent Conditions 30.10.2020 ]	[ Landlab, Henry Crothers]	[ 28 September 2020, Reference 2031



Attachment number	Document name and date	Author	Document versions
			Appendix A – Context Plans Appendix B – Cross Sections Appendix C – Visualisations Appendix D – Kit of Parts]
21	[ Cultural Impact Statement]	[ Te Ao Marama Incorporated	[ Undated. Received 8 December 2020 ]
22	[ Queenstown Arterials Assessment of Acoustic Effects]	[ Marshall Day Limited, Siiri Wilkening ]	[ 17 December 2020 Report No.: Rp 001 20201131 ]
23	[ Recommended Conditions for Designation ]	[ Harrison Grierson ]	[ 17 December 2020 ]
24	[ Recommended Conditions for Consents]	[ Harrison Grierson ]	[17 December 2020 ]

## Part 5: Description of inquiries made to identify occupiers

**Please explain what reasonable inquiries were made to identify the occupiers of the land on which the project is to be undertaken and the land adjacent to that land.**

Attach additional pages if required

[QLDC has made reasonable inquiries by undertaking two letter drops to occupiers on or adjacent to the Arterials project route. Further details on these letter drops are provided below. QLDC has adopted the EPA's guidance note for determining what is classified as adjacent land.

### **Letter Drop 1**

The first letter drop occurred in September 2020.

Letters were sent out to owners, including occupiers. Arterial project letters were sent to the mailing addresses of property owners as sourced from the QLDC rates database on 3 September 2020.

For non-owner tenants and residents letters were delivered in a mail drop to letterboxes or building reception areas on 7 & 8 September 2020.

## Letter Drop 2

The second letter drop occurred on 8 December 2020.

On 8 December 2020 QLDC personnel went door to door along the Arterials project route and hand delivered letters to occupiers located on or adjacent to the project. The letters requested occupiers to get in touch with the QLDC by 16 December 2020 supplying their full name and address in accordance with the Act.

A total of 218 individual letters were hand delivered. A further 22 letters were delivered to the building managers of multi-unit developments. The letter to each building manager included a copy of the letter described above requesting occupiers to provide the QLDC with their full name and address in accordance with the Act.

## Appendix 3 – List of Owners and Identified Occupiers

The full list of owners and those occupiers who responded to the QLDC's enquiries is attached to the AEE in **Appendix 3 - Owners and Identified Occupiers list and Map**.

## Other: General Consultation and Engagement

Prior to lodgement, QLDC has also conducted community engagement events, open days, and as part of the preparatory work on the AEE contacted directly affected persons seeking input into the Social Impact Assessment report. There is also a webpage on the QLDC site providing information on the Arterials project. ]

## Part 6: Is this application part of a project planned to proceed in stages?

- Yes (see below)  
 No

**If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.**

Attach additional pages if required

[ Consent is being sought for the Arterials project in its entirety. The implementation of this consent will then occur in three construction stages. ]

## Part 7: Signature

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct, and that I am authorised to make this application.

I understand that the EPA can recover actual and reasonable costs incurred in relation to this application.



17 December 2020

Pete Hansby, General Manager Property and Infrastructure

---

Signature of applicant (or person authorised to make application)

---

Date

**Note: The information checklist on the following page must be completed prior to lodging this application. The checklist is designed to assist you in providing all the relevant information. If an application does not comply with all requirements then the EPA must return it to the person who lodged it.**

# Resource Consent Application Checklist

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>A description of the proposed activity <b>(clause 9(1)(a))</b></p>	<p>[ AEE Section 4.0 Pages 6-14 ]</p>	<p>[ ]</p>
<p>A description and map of the site at which the activity is to occur <b>(clause 9(1)(b))</b></p>	<p>[ AEE Section 2.0 Pages 1-3 Appendices 4-7 ]</p>	<p>[ ]</p>
<p>Confirmation that the consent application complies with clause 3(1) <b>(clause 9(1)(c))</b></p>	<p>[ AEE Section 3.0 Page 4 ]</p>	<p>[ ]</p>
<p>The full name and address of each owner of the site and of land adjacent to the site, and each occupier of the site and of land adjacent to the site who, after reasonable inquiry, is able to be identified <b>(clause 9(1)(d))</b></p>	<p>[ AEE Appendix 3 ]</p>	<p>[ ]</p>
<p>A description of any other activities that are part of the proposal to which the application relates <b>(clause 9(1)(e))</b></p>	<p>[ AEE Section 6.0 Page 17 ]</p>	<p>[ ]</p>
<p>A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the proposal to which the application relates <b>(clause 9(1)(f))</b></p>	<p>[ AEE Section 5.0 Pages 14-17 ]</p>	<p>[ ]</p>
<p>An assessment of the activity against</p> <p>(i) Part 2 of the Resource Management Act 1991; and</p> <p>(ii) the purpose of the Act; and</p> <p>(iii) the matters set out in section 19 of the Act</p> <p><b>(clause 9(1)(g))</b></p>	<p>[ AEE Section 15 pages 96-101 AEE Section 16 pages 101-104 ]</p>	<p>[ ]</p>
<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <p>(i) a national environmental standard:</p> <p>(ii) other regulations made under the Resource Management Act 1991:</p> <p>(iii) a national policy statement:</p> <p>(iv) a New Zealand coastal policy statement:</p> <p>(v) a regional policy statement or proposed regional policy statement:</p> <p>(vi) a plan or proposed plan;</p> <p>(vii) a planning document recognised by a relevant iwi authority and lodged with a local authority</p> <p>Including an assessment of the activity against:</p> <ul style="list-style-type: none"> <li>Any relevant objective, policy, or rules in any of the documents listed above.</li> </ul>	<p>[ AEE section 14.0 Pages 55-96 ]</p>	<p>[ ]</p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<ul style="list-style-type: none"> <li>Any requirement, condition, or permission in any of the documents listed above</li> <li>Any other requirements in any of those documents</li> </ul> <p><b>(clause 9(1)(h)) and clause 9(2) and (3))</b></p>		
<p>Information about any Treaty settlements, that apply in the project area, including the identification of the relevant provisions in those Treaty settlements, and a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area <b>(clause 9(1)(i))</b></p>	<p>[ AEE Section 19.0 Pages 116-122 ]</p>	<p>[ ]</p>
<p>The conditions proposed for the consent. <b>(clause 9(1)(j))</b></p>	<p>[ AEE Section 13.0 pages 54-55 Appendix 24 ]</p>	<p>[ ]</p>
<p>An assessment of the activity's effects on the environment, which must:</p> <ul style="list-style-type: none"> <li>Include the information required by clause 10 of Schedule 6; and</li> <li>Cover the matters specified in clause 11 of Schedule 6.</li> </ul> <p><b>(clauses 9(4) 10 and 11)</b></p>	<p>[ AEE section 12.0 Pages 37-54 ]</p>	<p>[ ]</p>
<p>A cultural impact assessment:</p> <ul style="list-style-type: none"> <li>Prepared by or on behalf of the relevant iwi authority or authorities; or</li> <li>If one is not provided, a statement of the reasons given by the iwi authority for not providing it</li> </ul> <p><b>(clause 9(5))</b></p>	<p>[ AEE Section 11.0 pages 33-37 Appendix 21 ]</p>	<p>[ ]</p>
<p>If a permitted activity is part of the proposal to which the consent application relates, include a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity. <b>(clause 9(6)(a))</b></p>	<p>[ AEE Section 5.1.2 pages 14-15 AEESection 14.2.2 pages 58-61 Appendix 16 Stormwater Management Report]</p>	<p>[ ]</p>
<p>If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, include an assessment of the activity against any resource management matters set out in the planning document. <b>(clause 9(6)(b))</b></p>	<p>[ Not applicable ]</p>	<p>[ ]</p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>In the case of a referred project, all additional information required by the referral order (<b>clause 9(6)(c)</b>)</p>	<p>[Not applicable ]</p>	<p>[ ]</p>
<p><b>Subdivisions or Reclamation</b></p>		
<p>If the application is for subdivision, in addition to the information required under clause 9, an application for a subdivision in a project area must include information that adequately defines:</p> <ul style="list-style-type: none"> <li>• The position of all new boundaries;</li> <li>• The areas of all new allotments, unless the subdivision involves a cross lease, company lease or unit plan;</li> <li>• The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips</li> <li>• The locations and areas of existing esplanade reserves, esplanade strips and access strips</li> <li>• The location and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991</li> <li>• The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991</li> <li>• The locations and areas of land to be set aside as new roads</li> </ul> <p><b>(clause 12(1))</b></p>	<p>[ Not applicable ]</p>	<p>[ ]</p>
<p>If the application is for reclamation(s), in addition to the information required under clause 9, information must also be included to show the area to be reclaimed, including the following:</p> <ul style="list-style-type: none"> <li>• The location of the area to be reclaimed</li> <li>• If practicable, the position of all new boundaries</li> <li>• Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip</li> </ul> <p><b>(clause 12(2))</b></p>	<p>[ Not applicable ]</p>	<p>[ ]</p>
<p><b>Other restrictions or obligations</b></p>		
<p>In the case of a listed project, the application complies with any restrictions or obligations in Schedule 2</p> <p>OR</p>	<p>[ AEE Section 3.0 pages 5-6]</p>	<p>[ ]</p>

Other restrictions or obligations	Application Reference (Section and page)	✓
In the case of a referred project, the application complies with any restrictions or obligations in Schedule 3 and the referral order		
Confirmation that the project does not include any of the activities set out in clause 2(4) of Schedule 6	[ AEE Section 3.0 pages 5-6]	[ ]

Evidence of authorisation	Application Reference (Section and page)	✓
Evidence of authorisation if you are making this application on behalf of the applicant who must be a person authorised in accordance with section 15 of the Act	[ ]	[ ]