

Application for Licensing Existing Buildings And New Buildings On Sounds Foreshore Reserve



A. Applicant details

| | | | |
|----------------------------------|---|---|--|
| Legal status of applicant (tick) | <input type="checkbox"/> Individual (Go to ①) | | |
| | <input type="checkbox"/> Registered company (Go to ②) | <input checked="" type="checkbox"/> Trust (Go to ②) | |
| | <input type="checkbox"/> Incorporated society (Go to ②) | <input type="checkbox"/> Other (Go to ②) | |

| | | | | |
|---|--|--|--------------|--|
| ① | Applicant name (individual) | | | |
| | Phone | | Mobile phone | |
| | Email | | | |
| | Physical address | | Postcode | |
| | Postal address (if different from above) | | Postcode | |
| | | | | |

| | | | | |
|---|---|--|--|--|
| ② | Applicant name (full name of registered company, trustees, educational institute or incorporated society) | Roger Manthel Trust and Neil Manthel Trust | | |
| | Trading name or trust name (if different from applicant name) | Trustees: [REDACTED] [REDACTED] [REDACTED] | | |
| | NZBN if applicable (To apply go to: https://www.nzbn.govt.nz) | Company, trust or incorporated society registration number | | |

| | | | |
|--|--|-----------------|------------|
| Registered office of company or incorporated society (if applicable) | | | |
| Company phone | | Company website | |
| Contact person and role | [REDACTED] - Trustee | | |
| Phone | | Mobile phone | [REDACTED] |
| Email | [REDACTED]@gmail.com | | |
| Postal address | [REDACTED] [REDACTED] | Postcode | [REDACTED] |
| Street address (if different from Postal address) | [REDACTED] [REDACTED] [REDACTED] | Postcode | |

B. Duration

State how long (months and years) you want any granted licence for (up to 10 years buildings and up to 33 years for farm buildings).

~~40 Years~~ 30 years

Explain why you are seeking this duration:

For continuation of family ownership and use of the property adjacent to the foreshore.

C. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC?

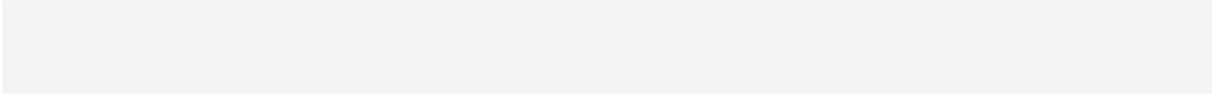
No

Yes

State when and who with:

2nd June 2021 at 1pm with
Nicci Mardle
Kaitutohu Matua | Senior Permissions Advisor
Te Papa Atawhai | Department of Conservation
Otautahi/Christchurch Shared Service Centre
161 Cashel St

Meeting set up by Tom Heather who intended to attend, but was unavailable on the day.



D. Is this application for an existing building or structure?

Is this application for an existing building or structure?

No (for **new buildings or structures**, fill in all sections except Section E).

X Yes (for an **existing building or structure only** complete sections except Section F).

E. Existing Structures - Description of Encroachment on Sounds Foreshore Reserve

1. Provide the Lot, Deposited Plan (DP) number and name of the bay of the adjoining property to the encroachment.

| | |
|-----------------|--|
| Lot number | Lot 3 |
| DP number | 3169 |
| Name of the bay | Double Cove, Queen Charlotte Sound/Totaranui |

2. Describe in detail the existing encroachment including when it was installed, the size and footprint of the structure/s and the purpose of the structure/s. Attach all relevant information and list in section L Attachments including:
- Record(s) of Title for your property (mandatory)
 - Maps
 - NZTM coordinates
 - Photographs
 - Survey plans
 - Resource consent applications
 - Concept plans
 - Engineering reports.

The following items have been identified as requiring licencing as they are 'unauthorised structures'. They are for the purposes of servicing private property adjacent to the foreshore.

General:

The property is a family holiday home, originally purchased by my Grandfather 54 years ago in 1967 with the intention of a creating a place for family to gather. Double Cove has become just that – still in family ownership and highly valued and enjoyed by 4 generations now (and the first of the 5th generation has just been born). The family philosophy is to retain the original charm of the property with maintenance as necessary for safety and functionality. The structures located on the SFR adjacent to the property were in place when we purchased the property in 1967 (boatsheds x 2, small shed, pathway and natural water flow/drain crossing the lower section of the path and house location with outside patio area, etc). They have been upgraded for the purpose of servicing the private property, for basic maintenance as required, and for safety reasons.

The four 'unauthorised structures' are as follows, including the and purpose and when installed. Reference photos are included in section L of this application:

We understand DOC has accessed the footprints during an on-site visit in 2020 and, as indicated below, we are prepared to accept the DOC footprint assessment.

- Concrete pathway
 - Purpose – access from the jetty to the house. Follows the original path-line that existed prior to our family ownership 54 years ago. Upgraded to concrete from shingle to be more durable and less slippery/more stable for the older generation to use.
 - Timing - The upgrade was made in approx. 1970 (I can recall my grandparents arriving at the jetty and walking the new path We all followed them up – in celebration! I was born in 1963 and would have been about 7 years old at the time).
 - We accept the pathway area as has been access by Tom Heather/DOC.
- Decking/patio
 - Purpose – upgrading of the original footprint of the outdoor flat area surrounding the original house. (prior to our ownership). The doors leading onto the deck remain as per the original house layout. The surface upgrade was initially flagstones, then timber decking.
 - Timing - The current timber decking was laid in the summer of 1984/85 as the flagstones had become uneven. This maintenance was undertaken to be more durable and flat for usage (table/ chairs etc) and for greater safety for use by all generations. (My Grandfather had the decking replaced because my Grandmother complained that the old flagstones were uneven and so dangerous. This was completed several years before she died – she passed away in 1987)
 - We accept the decking area as has been access by Tom Heather/DOC.
- Drain way
 - Purpose – upgrade and maintenance of the natural flow of water down the hill. The creation of the drain way was necessary as part of the path protection.
 - Timing - This was completed at the same time as the pathway works in approx. 1970.

- We accept the drain way area as has been access by Tom Heather/DOC.
- 2nd boatshed (part)
 - Purpose and timing – Boat and lifejacket etc storage. Was present prior to our family ownership 54 years ago.
 - We accept the area as has been access by Tom Heather/DOC as follows:
Boatshed size encroaching on SFR approx. 6.8 sq m. (Total boatshed approx. 13.3 sq m)

3. Could this structure/work be re-located elsewhere? Is there an acceptable site on your property? Provide details of other sites considered:

No.

4. Is the building going to be used for commercial purposes?

No.

5. Do you use the Sounds Foreshore Reserve for any other purpose? (e.g. lawns, picnic table, garden, wastewater soakage field etc).

Usage by family and friends for general recreation when staying at the house – access to jetties, seating and table on the decking, etc.

F. New Structures/Work - Description of Encroachment on Sounds Foreshore Reserve

1. Provide the Lot, Deposited Plan (DP) number and name of the bay of the adjoining property to the encroachment.

Lot number

DP number

Name of the bay

2. Describe in detail the existing encroachment including when it was installed, the size and footprint of the structure/s and the purpose of the structure/s. Attach relevant documents, including:

- Record(s) of Title (mandatory)
- Maps
- NZTM coordinates
- Photographs
- Survey plans
- Resource consent applications
- Concept plans
- Engineering reports.

3. Could this structure/work be reasonably located elsewhere? Is there an acceptable site on your property? Provide details of other sites considered.

4. Is the activity applied for being used for commercial purposes? Give details/reasons.

5. Do you intend to use the Sounds Foreshore Reserve for any other private purposes (e.g. lawns, picnic table, garden, wastewater soakage field etc)? Give details/reasons.

G. Are you applying for anything else?

Are you applying for other DOC permissions (e.g. easement, concession) as well as this activity?

| | |
|-----|-------------------------------------|
| No | <input checked="" type="checkbox"/> |
| Yes | <input type="checkbox"/> |

If yes, state the other permissions you are applying for?

H. Planning provisions (all applicants)

1. Does your proposal comply with the Marlborough District Council district plan(s) for the area?
 No
 Yes
2. Do you require resource consent and/or building consent? (Ask the relevant councils' planning sections for advice. Generally, if structures are to be built (or have been built), it is likely that consent/s will be required).
 No
 Yes
3. If resource/building consent is required, provide details of the consent together with information on progress with the application for consents. (It will be a condition of any licence to occupy that all necessary consents have been obtained.)

I. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders, DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

X No

Yes

If yes, supply details for each group consulted with:

| | |
|---|--|
| Whānau/hapū/iwi or other interested party consulted with: | |
| Name of individual you consulted with: | |
| Date of consultation: | |
| Form of consultation (e.g. email, meeting): | |
| Outcome of consultation*: | |

If you received a written response to your consultation attach a copy to this application. Record the document details in the L Attachments section of this form.

J. Consistency with DOC statutory plans

List [DOC's statutory planning documents](#)¹ relevant to your application (e.g. Nelson/Marlborough Conservation Management Strategy):

Marlborough Sounds Maritime Park Management Plan 1986

Are you aware of any potential inconsistency your activity may have with DOC's statutory planning documents?

No

Yes

If you have answered yes explain why it is inconsistent with the statutory planning documents.

K. Description of actual and potential effects of existing or proposed works (all applicants)

Identify actual or possible effects of the activity applied for. Describe the actions you propose to take to avoid, remedy or mitigate those effects. For further information check [DOC's Environmental Impact Assessment](#)² and [DOC's guide to preparing your environmental impact assessment](#)³.

In many cases an Assessment of Environmental Effect (AEE) prepared for resource consent under the Resource Management Act 1991 will satisfy this requirement.

¹ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

² <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/#low-medium-impact>

³ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

Provide details below and record the document details in the L Attachments section of this form.

| Effects | Description |
|--|---|
| Effects on the landscape e.g. ability of landscape to accommodate changes. | <p>The effect on the landscape is minimal. Any works undertaken where in approx. 1970's or were in existence prior to our family purchase in 1967. Foliage growth largely obscures structures now (other than dwelling and boatsheds at the waters-edge).</p> <p>It is the families intention to preserve the landscape as this contributes significantly to enjoyment of the property and is fundamental to its special qualities.</p> |
| Effects on the visual composition of the landscape. | <p>The growth of bush etc has largely visually obscured any works. It is a feature of the property that it sits minimally in the landscape – surrounded by bush. The dwelling and boat sheds are painted in sympathetic colours to minimise visual impact. (refer photo of property taken from the water in Section L of this application)</p> |
| Effects on cultural values of Tangata Whenua or members of the public. | <p>Effects consistent with the existence of properties throughout Queen Charlotte Sound /Totaranui.</p> |
| Effects on historic sites or objects including Wahi Tapu e.g., disturbance of the ground. | <p>N/a</p> |
| Effects on existing infrastructure such as roads, tracks, huts, carparks, huts etc. | <p>None. Boat access only, and whanau use only.</p> |
| Effects on existing vegetation e.g. disturbance or removal of vegetation. | <p>No disturbance to existing vegetation nor removal. Regular garden maintenance ensures good management of vegetation to keep it tidy.</p> |
| Effects of earthworks e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised. | <p>Not applicable (no earthworks).</p> |
| Effects on wildlife or wildlife habitat | <p>Wild life and wildlife habitat not impacted – birdlife etc continues to thrive in a natural setting/environment. No dogs present on the property nor any hunting.</p> |
| Effects on aquatic habitat (waterways, swamps, freshwater animals and vegetation). | <p>Aquatic habitat continues to occur naturally. Double Cove is a no-fish zone/Bay which is strictly adhered to.</p> |

| | |
|--|--|
| <p>Effects on other users (tangata whenua, recreational users and concessionaires) of the land.</p> | <p>Use of the land predominantly by extended family, and friends. It is a highly valued place for the family, a place where whanau gather and reconnect with one another. It was initiated by my Grandfather, purchased in 1967 and now 54 years later four generations have enjoyed spending time there. We have lots of stories and happy memories of time in Double Cove with my grandparents – no longer with us, cousins and wider family generally. Young and old make it a priority to visit when it is their families ‘turn’, and a careful routine of cleaning the house and other amenities has become a tradition that is well understood by all family members. In short – a special place we treasure and appreciate.</p> |
| <p>Effects of potential increased threats (pests, weeds, pathogens and fire) to public conservation land.</p> | <p>Regular garden maintenance is carried out to keep weeds etc under control, paths cleared and drain ways etc unblocked. Fire alarms are installed and batteries changed annually at Easter as part of the regular maintenance program, with fire extinguishers and fire blanket in the dwelling. Plus an outside firehose.</p> |
| <p>Effects of increased rubbish, toilet waste or debris left on public conservation land during construction and regular use of the easement.</p> | <p>“During construction ‘ not relevant. During regular use of easement we ensure all rubbish is removed from the property – house hold waste, bottles etc. Strictly no dumping. Regular garden maintenance ensures no errant waste, rubbish or debris is able to accumulate.</p> |
| <p>Cumulative effects that could be caused by the activity.</p> | <p>Due to regular maintenance as outlined above no cumulative effects.</p> |
| <p>Positive effects of the activity.</p> | <p>The benefits to whanau are significant, maintaining family relationships and connections. With the opportunity to share the experience with a wider network of friends and visitors to Totaranui. The usage of the foreshore is crucial to the access the adjacent private property, and is treated with care and respect.</p> |

L. Attachments

Attachments should *only* be used if:

- You are answering a specific question and providing a report e.g. Environmental Impact Assessment.
- There is not enough space on the form to finish your answer.
- You have additional information that supports your answer.
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

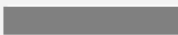
| Section of the application form the attachment relates to: | Document title | Document Format | Description |
|---|---|------------------------|---|
| E 2. | Property Title | .tiff | Record of Title under Land transfer Act 2017 Freehold |
| E 2. | Arial map of property: authorised and unauthorised items located in SFR | pdf | Arial map with mark ups notated to show the location of the four unauthorised items |
| E 2. | Reference photos | pdf | Photos to show the four items plus view from the water. |
| K : Effects on the visual composition of the landscape. | Double Cove property image | JPG | Image taken from the water showing foreshore adjacent to the private property (refer attached arial map for Boundary) |

M. Checklist

| Application checklist | |
|---|---------------------------------------|
| I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete | <input checked="" type="checkbox"/> X |
| I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge true and correct | <input checked="" type="checkbox"/> X |
| I have attached all relevant information (e.g. Certificate of Title, maps, photographs, resource consent applications etc) and recorded them in section L | <input checked="" type="checkbox"/> X |
| I have appropriately labelled all attachments and completed the section L. Attachments to match | <input checked="" type="checkbox"/> X |

N. Terms and conditions for a credit account with the Department of Conservation

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

| Terms and Conditions | Tick | | |
|--|---|-------------|--------------|
| I/We agree that the Department of Conservation can provide my details to the Department's Credit Checking Agency to enable it to conduct a full credit check. | <input type="checkbox"/> X | | |
| I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective. | <input type="checkbox"/> X | | |
| I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice. | <input type="checkbox"/> X | | |
| I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date. | <input type="checkbox"/> X | | |
| I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account. | <input type="checkbox"/> X | | |
| I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met. | <input type="checkbox"/> X | | |
| I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees. | <input type="checkbox"/> X | | |
| Applicant name/s (of authorised person/s) |  | Date | 29 July 2021 |

Sounds Foreshore Reserve

Application Form:

Existing and New Buildings/Structures



Department of
Conservation
Te Papa Atawhai
New Zealand Government

Is this the right application form for me?

Use this application form for existing or proposed buildings/structures (e.g. boatsheds, sheds, retaining walls, bridges, steps, etc.) on Sounds Foreshore Reserve (SFR).

The Department of Conservation (DOC) will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under Part 3B of the Conservation Act 1987.

You can also use this form to apply for a 'variation' of a current licence/lease concession if the change(s) are only minor. A variation can't be used if you want to extend the term, substantially change the location or increase the environmental effects of your concession activity.

What other application forms may be relevant?

If you seek an easement concession across SFR, either to benefit other land or in gross (e.g. right of way), for the following purpose:

- a right to convey water.
- a right to drain water.
- a right to drain sewage.
- a right of way.
- a right to convey electricity.
- a right to convey telecommunications.
- a right to convey gas.

Use or include this [form for new easement applications and variations to an existing easement concession](#)¹ across land administered by DOC.

How do I complete this application form?

- Complete all relevant sections of this form.
- DOC encourages electronic applications (e.g. typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record all attachments in the table at the back of the application form (section L).

Note: Personal and sensitive information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#)².

¹ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/easement-application-form.pdf>

² <https://www.doc.govt.nz/footer-links/privacy-and-security/>

If I need some help, where do I get more information?

- Check DOC's [SFR Licences/Concessions](#)³ and [Access structures on SFR](#)⁴ webpages.
- DOC recommends that the applicant contact the Waitohi/Picton District Office to discuss the application and arrange a pre-application meeting (either face to face or over the phone) prior to filling in this form. Phone +64 3 520 3002. Email picton@doc.govt.nz
- It is also recommended that you seek legal advice for guidance when completing this form.

Have you considered DOC's statutory planning documents?

Your building or structure must not be inconsistent with [DOC's relevant statutory planning documents](#)⁵ as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application, for example they may set the specific track limitations and vegetation clearance.

Book a pre-application meeting with DOC staff if you require assistance with navigating DOC's statutory planning documents.

How do I submit my application?

Email your completed application and any other attachments to: permissions@doc.govt.nz

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete, it will be returned to you with a request for more information.

Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in DOC's conservation legislation. DOC will not use this information for any other reason not related to that purpose. Your answers allow us to assess:

- The effects of your encroachment and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity.
- Your creditworthiness – a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note: Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#)⁶.

Information collected by DOC may be supplied to a debt collection agency in the event of non-payment of payable fees.

³ <https://www.doc.govt.nz/get-involved/apply-for-permits/individuals/sounds-foreshore-reserve-licences-and-concessions/>

⁴ <https://www.doc.govt.nz/get-involved/apply-for-permits/individuals/access-structures-on-the-sounds-foreshore-reserve/>

⁵ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

⁶ <https://www.doc.govt.nz/footer-links/privacy-and-security/>

Treaty Partner consultation

DOC has a responsibility to give effect to the principles of the Treaty of Waitangi in all areas of our work and may consult with our Treaty Partners about your application. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](#)⁷.

Contact your [local DOC office](#)⁸ if you require further information about consultation.

What fees will I pay?

You will be charged a processing fee for this application, regardless of whether your application is granted or not. If your application is granted, you may be required to pay annual activity and management fees.

DOC will send you a cost estimate of the processing fee once your application has been accepted. If further charges are likely to be incurred, DOC will provide you with a revised estimate.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

In addition, if you are granted a licence over public conservation land you may also be required to pay a bond, insurance, monitoring fees and [ongoing activity fees](#)⁹ and management fees.

Bond

A bond may be required to ensure compliance with the conditions of a Sounds Foreshore Reserve permit or licence. The amount of the bond will be set at an appropriate level to recognise potential costs. The bond may be an unconditional on-demand surety bond or a cash bond held in trust and refunded (with any interest) at the conclusion of the building activity or called upon to ensure compliance with the conditions of the permit or licence.

Will my application be publicly notified?

Your application will be publicly notified if:

- It is a license with a term of more than 10 years.
- It is a lease.
- After having regard to the effects of the activity, DOC considers it appropriate to do so.

Public notification will increase the time and cost of processing your application.

What does DOC require if my application is approved?

If your application is approved DOC requires **insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your occupation and/or activities on SFR. The level of insurance cover will depend on the activity.

Note: DOC/Minister can vary the concession if the information on which the concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

⁸ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

⁹ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/>

A. Applicant details

| | | |
|----------------------------------|---|--|
| Legal status of applicant (tick) | <input type="checkbox"/> Individual (Go to ①) | |
| | <input type="checkbox"/> Registered company (Go to ②) | <input type="checkbox"/> Trust (Go to ②) |
| | <input type="checkbox"/> Incorporated society (Go to ②) | <input type="checkbox"/> x Other (Go to ②) |

| | | | | |
|---|--|--|--------------|--|
| ① | Applicant name (individual) | | | |
| | Phone | | Mobile phone | |
| | Email | | | |
| | Physical address | | Postcode | |
| | Postal address (if different from above) | | Postcode | |

| | | | | |
|---|---|--|--|------------|
| ② | Applicant name (full name of registered company, trustees, educational institute or incorporated society) | Roger Manthel Trust and Neil Manthel Trust | | |
| | Trading name or trust name (if different from applicant name) | Trustees: [REDACTED] | | |
| | NZBN if applicable (To apply go to: https://www.nzbn.govt.nz) | | Company, trust or incorporated society registration number | |
| | Registered office of company or incorporated society (if applicable) | | | |
| | Company phone | | Company website | |
| | Contact person and role | [REDACTED] - Trustee | | |
| | Phone | | Mobile phone | [REDACTED] |
| | Email | [REDACTED]@gmail.com | | |

| | | | |
|---|------------|----------|------------|
| Postal address | [REDACTED] | Postcode | [REDACTED] |
| Street address (if different from Postal address) | [REDACTED] | Postcode | [REDACTED] |

B. Variation of an existing licence and/or concession.

Is this application *varying* an existing licence/lease concession?

| | |
|---|--|
| No | <input checked="" type="checkbox"/> |
| Yes | <input type="checkbox"/> |
| Licence/lease concession number(s) you wish to vary | An addition to the current application (96065-OTH) |

C. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC?

- No (continue to section D.)
- Yes (record details below)

| | |
|--|--------------|
| Date of DOC pre-application meeting | 11 June 2024 |
| Name of DOC staff member(s) | Trish Gill |
| Name of person(s) who had the pre-application meeting with DOC | [REDACTED] |

Record relevant notes/comments:

See attached correspondence (Trish Gill DOC)

This application is an adjunct to existing application 96065-OTH.

D. What structures or activities are currently on SFR fronting your property?

All existing/new structures or activities are required to have prior approval for the continued occupancy of SFR. This may mean you have unauthorised structures or activities adjacent to your property that you are unaware of.

Please select below all appropriate structures and activities in relation to SFR fronting your property (Licensed and/or Unlicensed):

- | | | |
|--------------------------|---------------|--------------------|
| Boardwalk | Boatshed | Box steps |
| Bridge | Concrete path | Concrete steps |
| Conveying electricity | Conveying gas | Conveying telecoms |
| Conveying water | Culvert | Decking |
| Drainage/Stormwater pipe | Handrail | House |

| | | |
|----------------------|----------------------|-------------|
| Retaining wall <1.5m | Retaining wall >1.5m | Seawall |
| Septic system | Shed | Shelter |
| Slipway | Staircase | Step risers |
| Tramway/Trolley | Water tank | |

Other: As per exiting application 96065-OTH

Note: If the activity is not in this list check the activity on the DOC website to find the correct application form or book a pre-application meeting. Application forms that combine applicant and activity information on the DOC website include:

- [Aircraft activities](#)¹⁰
- [Easements](#)¹¹
- [Land based guiding](#)¹²

Provide details of currently held SFR Licenses, Permissions/Permits and Easements:

N/A

E. Duration

State how long (months and years) you want any granted concession for private buildings or structures and why.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

As per existing application 96065-OTH

F. Is this application for existing or new buildings and structures?

Select from the following:

- No (for **new buildings and structures only** fill in all sections **except** Section G.)
- Yes (for **existing buildings and structures only** fill in all sections **except** Section H.)
- x Both (for **existing AND new buildings and structures** complete **both** Sections G. & H.)

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/aircraft-activities/>

¹¹ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹² <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/land-based-guided-activities/>

G. Existing Buildings or Structures – Description of Encroachment on Sounds Foreshore Reserve

1. Provide the Lot, Deposited Plan (DP) number and name of the bay of the **adjoining property** to the encroachment.

Lot number: Lot 3

DP number: 3169

Name of the bay: Double Cove

Address (if applicable):

2. Describe in detail the existing encroachment, including when it was installed / constructed, the size and footprint of the structure/s and the purpose of the structure/s. Attach all relevant information and list in section L Attachments including:

- Record(s) of Title for your property (mandatory)
- Maps
- NZTM coordinates
- Photographs
- Survey plans
- Resource consent applications
- Concept plans
- Engineering reports
- Other

Refer to the existing application 96065-OTH for information on the existing encroachment

Included are Documents in support of the new structure "Retaining Wall"

Resource consent Application

Geotech and engineering plans

Survey of the site

Property title

Landscape design and Planting plan

Iwi consultation

3. Could this structure/work be reasonably located on your private property? Provide details of other sites considered:

No.

Refer to the existing application 96065-OTH for information on the existing encroachment

The new structure "retaining wall" can not be located on private property.

4. Is the building going to be used for commercial purposes? Give details/reasons.

No – it is for private use

H. New Structures/Work - Description of Encroachment on Sounds Foreshore Reserve

1. Provide the Lot, Deposited Plan (DP) number and name of the bay of the adjoining property to the encroachment.

Lot number: Lot 3

DP number: 3169

Name of the bay: Double Cove

Address (if applicable):

2. Describe in detail the proposed encroachment including when work is to commence, the size and footprint of the structure/s and the purpose of the structure/s. Attach relevant documents, including:

- Record(s) of Title (mandatory)
- Maps
- NZTM coordinates
- Photographs
- Survey plans
- Resource consent applications
- Concept plans
- Engineering reports
- Other

The new structure "Retaining Wall" is in response to storm damage in August 2022.

Included are Documents in support of the new structure "Retaining Wall"

Resource consent Application

Geotech and engineering plans

Survey of the site

Property title

Landscape design and Planting plan

Iwi consultation

Work commencement pending Consents/DOC approval. Provisionally scheduled for summer 2024/25.

3. Could this structure/work be reasonably located on your private property? Provide details of other sites considered:

No. Location requirement is as per attached plans.

4. Is the activity applied for being used for commercial purposes? Give details/reasons.

No – private use.

I. Are you applying for anything else?

Are you applying for other DOC permissions (e.g. easement, concession) as well as this activity?

| | |
|-----|-------------------------------------|
| No | <input checked="" type="checkbox"/> |
| Yes | <input type="checkbox"/> |

If yes, state the other permissions you are applying for?

J. Planning provisions (all applicants)

1. Does your proposal comply with the Marlborough District Council district plan(s) for the area?

No

Yes

2. Do you require resource consent and/or building consent? (Ask the relevant councils' planning sections for advice. Generally, if structures are to be built (or have been built), it is likely that consent/s will be required).

No

Yes

3. If resource/building consent is required, provide details of the consent together with information on progress with the application for consents. (It will be a condition of any licence to occupy that all necessary consents have been obtained.)

Resource consent has been lodged and payment made on the 03/10/2024.

Consent # U240932

K. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Māori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders, DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No

X Yes

If yes, supply details for each group consulted with:

| | |
|---|---|
| Whānau/hapū/iwi or other interested party consulted with: | Te Atiawa Trust |
| Name of individual you consulted with: | Sylvie Filipo Environmental Planner |
| Date of consultation: | 02 September - ongoing |
| Form of consultation (e.g. email, meeting): | Email consultation attached |
| Outcome of consultation*: | The trust has no issue with the proposal and considers the plans to be a responsible approach to the land issue. They noted the following considerations: <ul style="list-style-type: none">- Planting with endemic species- Offer accidental discovery clause.- Work in favourable weather and tides All conditions have been added to the resource consent and have been communicated to all parties. |

***If you received a written response to your consultation attach a copy to this application. Record the document details in the L Attachments section of this form.**

L. Consistency with DOC statutory plans

List [DOC's statutory planning documents](#)¹³ relevant to your application (e.g. Nelson/Marlborough Conservation Management Strategy):

Marlborough Sounds Maritime Park Plan 1986

Also:

Resource Management Act 1991

National Environmental Standards

Proposed Marlborough Environmental Plan

Are you aware of any potential inconsistency your activity may have with DOC's statutory planning documents?

No



Yes



If you have answered 'yes' explain why it is inconsistent with the statutory planning documents.

¹³ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

M. Description of actual and potential effects of existing or proposed works (all applicants)

Identify actual or possible effects of the activity applied for. Describe the actions you propose to take to avoid, remedy or mitigate those effects. For further information check [DOC's Environmental Impact Assessment](#)¹⁴ and [DOC's guide to preparing your environmental impact assessment](#)¹⁵.

In many cases an Assessment of Environmental Effect (AEE) prepared for resource consent under the Resource Management Act 1991 will satisfy this requirement.

Provide details below and record the document details in the L Attachments section of this form.

| Effects | Description |
|--|--|
| Effects on the landscape e.g. ability of landscape to accommodate changes. | See resource consent documents |
| Effects on the visual composition of the landscape. | See Landscape design and Planting plan |
| Effects on cultural values of Tangata Whenua or members of the public. | See iwi consultation notes |
| Effects on historic sites or objects including Wāhi Tapu e.g., disturbance of the ground. | See iwi consultation notes |
| Effects on existing infrastructure such as roads, tracks, huts, carparks etc. | n/a |
| Effects on existing vegetation e.g. disturbance or removal of vegetation. | See Landscape design and Planting plan |

¹⁴ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/#low-medium-impact>

¹⁵ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

| | |
|--|---|
| Effects of earthworks e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised. | See Resource consent Application |
| Effects on wildlife or wildlife habitat . | Any effects (minimal) restored once works complete and planting completed. |
| Effects on aquatic habitat (waterways, swamps, freshwater animals and vegetation). | See Resource consent Application |
| Effects on other users (Tangata Whenua, recreational users, and concessionaires) of the land. | Unchanged. |
| Effects of potential increased threats (pests, weeds, pathogens, and fire) to public conservation land. | Unchanged |
| Effects of increased rubbish, toilet waste or debris left on public conservation land during construction and regular use of the easement. | Nil. See Resource consent Application |
| Cumulative effects that could be caused by the activity. | Nil. |
| Positive effects of the activity. | Enhanced land stability and visual amenity of native planting (replacing some existing non-native trees). |

N. Attachments

Attachments should *only* be used if:

- You are answering a specific question and providing a report e.g. Environmental Impact Assessment.
- There is not enough space on the form to finish your answer.
- You have additional information that supports your answer.
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

| Section of the application form the attachment relates to | Document title | Document format (e.g. Word, PDF, Excel, jpg etc.) | Description of attachment |
|---|---|---|---|
| (G) 2. (H) 2. | <i>2388 - Manthel - Geotechnical Report - Storm Damage (4).pdf</i> | <i>PDF</i> | <i>Geo tech report and engineering drawings.</i> |
| (G) 2. (H) 2. | <i>24056-3201-A-Topographical Survey.pdf</i> | <i>PDF</i> | <i>Topographical survey of the site</i> |
| (G) 2. (H) 2. | <i>MB1C_1207_Title_Search_Copy.pdf</i> | <i>PDF</i> | <i>Title for the property</i> |
| (G) 2. (H) 2. (M) | <i>Manthel Family Bach Landscape Presentation (1).pdf</i> | <i>PDF</i> | <i>Landscape design</i> |
| (G) 2. (H) 2. | <i>Plant list.pdf</i> | <i>PDF</i> | <i>Planting list</i> |
| (G) 2. (H) 2. (K) (M) | <i>FW_ Land use Double Cove Totaranui.msg</i> | <i>Save email file</i> | <i>Iwi correspondence</i> |
| (G) 2. (H) 2. (K) (M) | <i>Resource Consent Application AEE - Final</i> | <i>PDF</i> | <i>Resource Consent</i> |
| (B) | <i>ROLD Renewals - Acknowledgement Letter - NM-30608-SFR.pdf</i> | <i>PDF</i> | <i>Acknowledgement letter</i> |
| C | <i>29 July 2021 - 29 July 2012 (Prior application) Sounds-foreshore-reserve-application-form Ref. 96065-OTH - DOC-6756104 (3)</i> | <i>PDF</i> | <i>Existing application. Submitted 29 July 2021</i> |
| C | <i>Fwd_ Pre-application meeting - Sounds Foreshore Reserve.msg</i> | <i>Saved email file</i> | <i>Pre concession meeting</i> |

| Section of the application form the attachment relates to | Document title | Document format (e.g. Word, PDF, Excel, jpg etc.) | Description of attachment |
|--|-----------------------|--|----------------------------------|
| | | | |
| | | | |
| | | | |
| | | | |

O. Checklist


| Application checklist | Tick |
|--|----------------------------|
| I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete | <input type="checkbox"/> X |
| I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge true and correct | <input type="checkbox"/> X |
| I have attached all relevant information (e.g. Certificate of Title, maps, photographs, resource consent applications etc) and recorded them in Section N . | <input type="checkbox"/> X |
| I have appropriately labelled all attachments and completed the Section N . Attachments to match | <input type="checkbox"/> X |
| I have completed the terms and conditions for a credit account with the Department of Conservation outlined in Section P . | <input type="checkbox"/> X |
| I will email permissions@doc.govt.nz my: <ul style="list-style-type: none">• Completed applicant information form• Any other attachments | <input type="checkbox"/> X |

P. Terms and conditions for a credit account with the Department of Conservation

| | |
|--|-------------------------------------|
| Have you held an account with the Department of Conservation before? | Tick |
| No | <input type="checkbox"/> |
| Yes | <input checked="" type="checkbox"/> |
| If 'yes' under what name: | Manthel. (Number 200607) |

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation.

| Terms and Conditions | Tick |
|--|---------------------------------------|
| I/We agree that the Department of Conservation can provide my details to the Department's Credit Checking Agency to enable it to conduct a full credit check. | <input checked="" type="checkbox"/> X |
| I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective. | <input checked="" type="checkbox"/> X |
| I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice. | <input checked="" type="checkbox"/> X |
| I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date. | <input checked="" type="checkbox"/> X |
| I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account. | <input checked="" type="checkbox"/> X |
| I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met. | <input checked="" type="checkbox"/> X |
| I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees. | <input checked="" type="checkbox"/> X |

| | | | |
|---|---|-------|------------|
| Applicant name/s (of authorised person/s): |  | Date: | 10/10/2024 |
|---|---|-------|------------|

| For Departmental use | | | |
|------------------------------------|--|------|--|
| Credit check completed | | | |
| Comments: | | | |
| Signed | | Name | |
| Approved (Tier 4 manager or above) | | Name | |

Geotechnical Report

Client:
Manthel

Located at:
Double Cove, Queen Charlotte Sound

Date: 31 July 2024

Ref: 2388

Contents

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Appendix A – Hand Auger & Scala Logs

Appendix B – Retaining Wall Calculations

Appendix C – Retaining Wall Drawings

1. Executive Summary

- 1.1. This report provides our investigation and analysis of a slope failure at Lot 3, D.P.3169, Double Cove in the Queen Charlotte Sound, which occurred as a result of an extreme rainfall event occurring in August 2022.
- 1.2. The August 2022 slope failure occurred within a localised area downslope of the dwelling. We estimate the failure plane of this slide is approximately 2.0 m deep and resulted in approximately 60 to 100 m³ of displaced soil.
- 1.3. The proposed shallow landslide repair consists of construction of a new timber pole and lagging retaining wall that is tied back into the underlying rock. The proposed work will not repair or improve any global stability issues or the stability beyond the shallow failed slope immediately downslope of the dwelling (the location of the August 2022 failure).

2. Introduction and Site Description

- 2.1. Seng Engineering Consultancy (Seng Limited) was engaged by Guy Mathel (client) to undertake a geotechnical investigation and provide a design for new retaining wall to support a failed slope at his property in Double Cove, Queen Charlotte Sound.

Figure 1: Site Location Plan



- 2.2. The site is a residential property located within an area of low-density holiday homes. It appears the dwelling was constructed sometime prior to 1973.
- 2.3. The Marlborough District Council (MDC) property files for this parcel does not contain any previous geotechnical reporting.

Figure 2: Drone image of the property and landslide

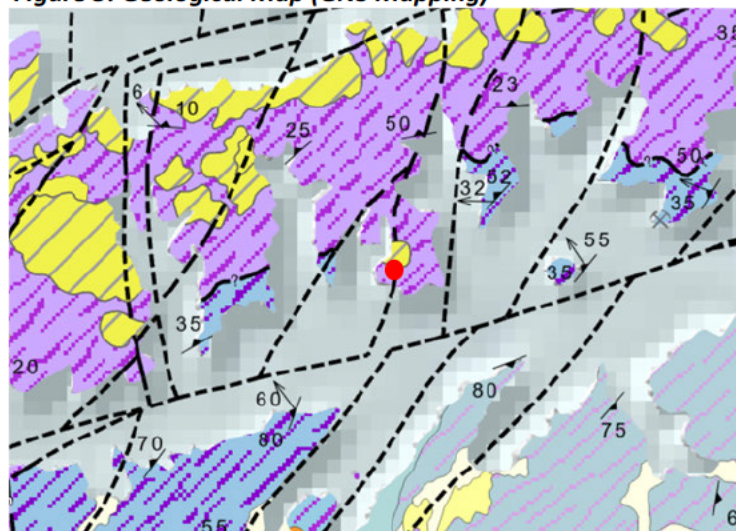


3. Desk-Based Data Review

3.1. Regional Geology

- 3.2. The GNS maps show the site is underlain by undifferentiated Pleistocene to Holocene age landslide deposits, which extend from the foreshore to about 250 m southeast (upslope) of the site. The material is described as “ranging from coherent shattered masses of rock to unsorted fragments in a fine-grained matrix.”

Figure 3: Geological Map (GNS Mapping)



- 3.3. The bedrock underlying the landslide deposits is mapped as Caples terrane semischist.
- 3.4. **November 14, 2016 Kaikoura Earthquake**
- 3.5. The Kaikoura Earthquake was a magnitude Mw7.8 event with fault rupture initiating on a strand of the Humps Fault Zone in the Waiiau Plains of North Canterbury. The Epicentre was approximately 17 km northeast of Culverden and 175 km southwest of the site.
- 3.6. The event was a complex earthquake sequence with rupture on multiple fault segments including the North and South Leader Faults, the Hundalee Fault, part of the Hope Fault, the Papatea Fault and the Kekerengu Fault. Intense ground shaking and multiple surface ruptures occurred with the strongest effects felt in North Canterbury, Kaikoura and Marlborough.
- 3.7. The nearest strong motion recording station to the site is located at Queen Charlotte College, approximately 6 km south of the site. A peak ground acceleration (PGA) of 0.263 g was measured at the Queen Charlotte College recording station.



Figure 5: Active Faults Proximal to the Project Site (Image sourced from GNS website)

- 3.8. The alpine fault is approximately 24 km south and the Whangamoa fault is 34 km Northwest of the proposed building site. An unknown inactive fault is identified near the property on the Institute of Geological & Nuclear Sciences, Geological Map 10 with a fault Orientation north/south. There are no active faults identified in the New Zealand Active Faults Database of the GNS Science website in the vicinity of the site. This however does not exclude their presence.
- 3.9. **Topography and Geomorphology**
- 3.10. We obtained LiDAR survey data of the area, which was performed between 2020-2022. The LiDAR survey consists of point measurements generating elevations of the structures, vegetation, and the ground surface.

- 3.11. We have reviewed historic aerial photographs dating back 1958 (sourced from the Marlborough District and retrolens.co.nz) and a series of aerial photographs taken between 2008 and 2023 (sourced from Google Earth). Numerous small active landslides within the site vicinity (off site) are apparent in many of these photographs, however we did not identify onsite failures or large-scale active failures from these photographs.
- 3.12. Based on our review of the GNS geological maps we identified Pleistocene to Holocene age landslide deposits. There are also several overprinted and/or coalescing younger landslide or debris flow deposits apparent in the more recent aerial photography and LiDAR.

Figure 4: Site contours



3.13. August 2022 Event Rainfall

- 3.14. The nearest rainfall recording station is Linkwater NIWA Agent 4255, located about 12 km southwest of the site. We have obtained daily rainfall records from this station which show 90 mm/day or more fell over a 3-day period during the August 2022 storm (which according to NIWA is equivalent to a storm with a 1 in 100-year annual probability of exceedance for a 96-hour long event). We further discuss rainfall intensity as a trigger mechanism for slope failure in Section 5.

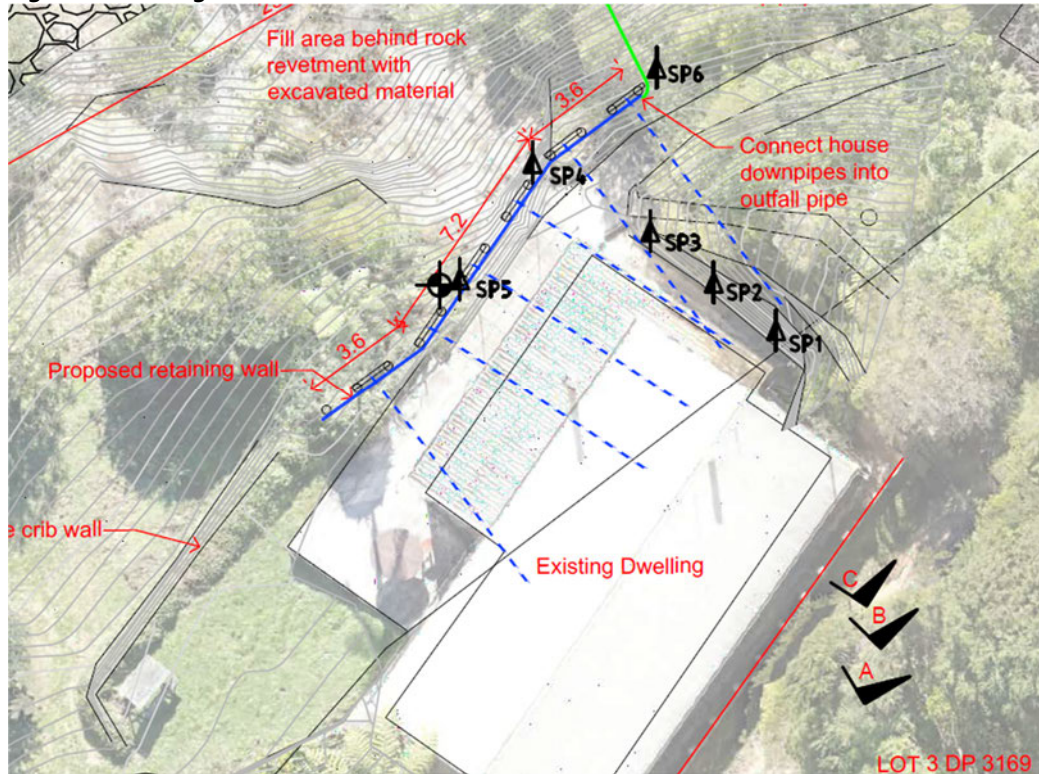
Figure 5: Drone image of landslide



4. Geotechnical Investigations

- 4.1. In addition to the desk-based assessment discussed above, we also carried out a field investigation on 5 July 2024.
- 4.2. Our site investigation consisted of shallow subsurface exploration in the of the proposed wall. Our subsurface investigation comprised one hand auger borehole to a depth of 1.0 m and six Scala Penetrometer tests to a depth of 0.4 m to 1.8 m.
- 4.3. Figure 4 below shows the approximate locations of the site investigations.
- 4.4. Logs from our testing are attached as an appendix to this report.

Figure 6: Investigation Location Plan



4.5.

4.6. In addition to characterising the ground conditions by intrusive testing, we observed the material exposed in the landslide scarp as well as track cuts (cut slopes) and cuts around the dwelling.

- The depth to intact bedrock is not great enough that it is a factor in the design for new retaining walls or assessment of shallow slope stability within the site.
- Our observation of near surface soils (ancient/historic landslide debris) is generally consistent with the GNS description, which is primarily as small rock fragments within a soil matrix. We did observe bedrock around the rear of the building and access track cut faces.
- In the area of the August 2022 landslide, the rock fragments are entirely supported within a cohesive, silty to clayey soil matrix. The fragments are very weak, crumbling with a moderate blow from a hammer and easily peeled with a knife, and highly to completely weathered. The typical size range of the rock fragments observed within the site varies from around 10 mm to 100 mm (gravel to cobble).
- There are numerous boulders greater typically smaller than 1.0 m in diameter along the foreshore. These are likely stronger bedrock fragments that resisted breakdown as they transported downslope in previous landslides, and are atypical to the rock material we

observed in the area of the dwelling or the track leading to it. The boulders are largely to the south west of the building indicating instability in the southern part of the property.

- It is reasonable to assume that the groundwater level varies seasonally. We did not encounter ground water at the time of our investigation, indicating that the soil drainage allows for the groundwater to be greater than 4 m deep during portions of the year.

- 4.7. We measured the rock exposure within the track cut face and this indicated the rock dipping at 50 degrees to northwest (54 degrees), which is unfavourable for the northwest facing slope and likely the reason for the shallow slope failure.
- 4.8. We considered deep testing using a rig brought to site by barge to confirm the soil and bedrock characteristics, but given the cost of such investigations (in the order of \$50,000), this investigation, whilst lowering the risk and confirming the design parameters is not feasible on such a small project.

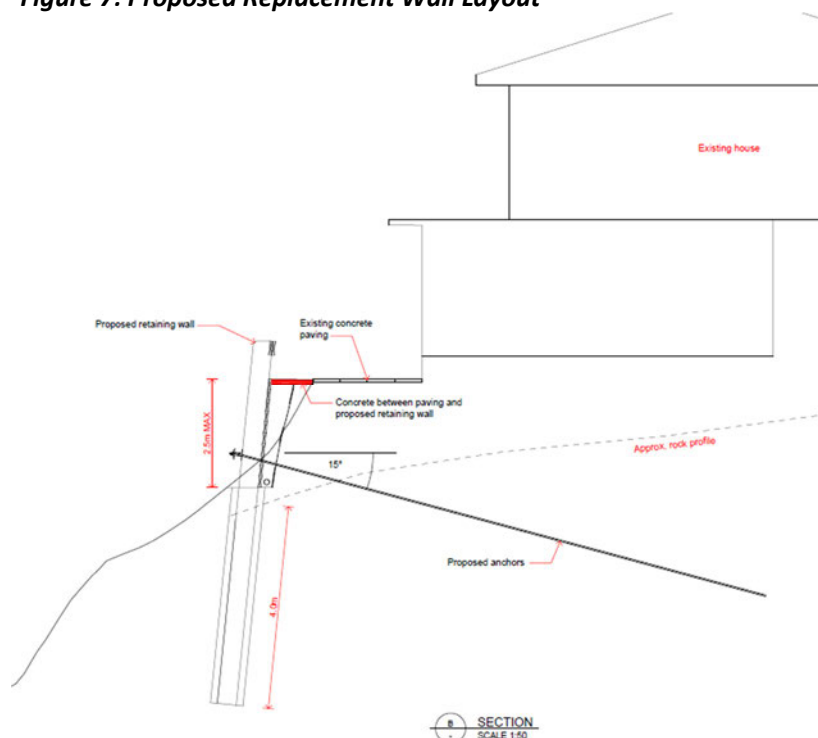
5. Slope Stability Analysis

- 5.1. Based on the size and shape of the August 2022 landslide deposit, it is our opinion the failure likely occurred due to rainfall infiltration increasing the weight of near surface soils as well as a localised reduction of the soil's shear strength due to groundwater seepage forces. This is a failure mechanism explained by groundwater movement, rather than a failure simply occurring due to elevated groundwater levels.
- 5.2. We estimate that granular material (fine-grain sand and clastic rock fragments) make up around 35 to 50 % of the soil content. However, the matrix appears to be dominated by fine-grained soil behaviour, similar to a clayey silt with low to moderate plasticity. This soil has a low but sufficient value of cohesion such that near vertical slopes on the order of 1 to 2 m tall are marginally stable for several years, if not decades, based on our observations at the site and in the general area. Based on formula for the critical height of an unsupported slope in cohesive material, we estimate the cohesion value to be on the order of 4 to 8 kPa.
- 5.3. Based on the average regional slope gradient of this area (ignoring slope breaks and locally short/steep slopes), we estimate the friction angle of the near surface slide debris to be approximately 21 to 24 degrees.

6. Retaining Wall Design Parameters

- 6.1. We propose that a new retaining wall is constructed to support the soil slope immediately below the existing building. The purpose of the new retaining wall is to secure the paved area in front of the building and to reduce the likelihood of future shallow failures at this location from impacting the building.
- 6.2. The new retaining wall is not designed nor intended to increase the stability of the wider slope area and any deep-seated landslide that may affect the property. The new retaining wall will be installed on and tied into the underlying bedrock.
- 6.3. The new wall location should be established by site survey, to confirm the location does not encroach onto neighbouring properties and to establish stakes for the contractor to use for their layout.
- 6.4. The wall may be designed to retain up to 2.5 m of soil, the wall height allows for approximately 2m of horizontal offset between the wall and house.
- 6.5. We recommend that the retained height is less than 2.5 m tall, and built using H5 treated 350 SED poles installed on a 1.2 m centre to centre spacing with 600 mm or larger diameter auger hole with a minimum embedment of 4.0 m drilled into the underlying bedrock as inspected and approved by the geotechnical engineer during construction. The wall is to be battered (sloped back from vertical) by up to 10 degrees.

Figure 7: Proposed Replacement Wall Layout



- 6.6. In order to maintain drainage of surface water away from the dwelling, we recommend that the ground surface at the toe of the wall is located at or below the ground surface elevation at the perimeter of the dwelling, with fall away from both the dwelling and wall (across contour, parallel to the wall) such that water does not pond in the area upslope of the retaining wall.
- 6.7. The lagging shall be H4 treated, placement of fill or raising grade in the area behind the wall is not permitted. Excess soil won from cuts, or spoils generated from pier drilling shall be disposed of above the proposed reclamation along the foreshore and planted.
- 6.8. We recommend that the backfill behind the wall consist of well graded crushed aggregate, such as drainage chip, in a zone at least 300 m wide behind the lagging. We recommend that a perforated drainpipe is bedded at the bottom of the backfill, slope to drain to an approved outlet at 5% fall. We recommend that the hardfill is separated from the native soil by wrapping all sides with a filter fabric meeting Class 1 filtration and Class C strength in accordance with NZ TNZ F/7 (such as Bidim A19 filter cloth). The top 300 mm of the wall backfill shall be capped with a native low-permeable soil to prevent surface water from saturating the wall backfill.
- 6.9. The wall has a drop height greater than 1 m therefore must incorporate use of a barrier or fall protecting system in accordance with the requirements of Clause F4 of the building code. We have included the bending and shear forces from a barrier system (as provided in NZS1170) in our calculations for the retaining wall, such that the barrier posts may be directly connect to the wall poles (not the lagging).
- 6.10. We have not assessed the factor of safety of the larger deep-seated landslide which includes the house, retaining wall location and the site in general. As noted above, the proposed new retaining wall is not intended to change or improve any deeper slope stability at the site.
- 6.11. It is our opinion that the new retaining wall may be designed as an Importance Level 2 (IL2)¹ structure. As such, the Serviceability State (SLS) seismic design event has a return period of 1 in 25 years. The Ultimate Limit State (ULS) seismic design event has a return period of 1 in 500 years. In addition, we considered a 1 in 100 years seismic event as an Intermediate Limit State (ILS).
- 6.12. We have used the following design ground motions as presented in MBIE Guidance Module 1 (November 2021) for Blenheim and Picton.

Table 3: Design Ground Motions

| Design Case | Return Period (years) | Design PGA (g) | Moment Magnitude (M _w) |
|-------------|-----------------------|----------------|------------------------------------|
| SLS | 25 | 0.12 | 6.4 |

¹ In accordance with Table 3.1 of NZS1170.0

| | | | |
|-----|-----|------|-----|
| ILS | 100 | 0.26 | 6.8 |
| ULS | 500 | 0.52 | 7.3 |

7. Additional Works

- 7.1. We recommend onsite observation by the engineer (at a CM3 level) during excavation, footing drilling, structural construction of the wall, drainage installation, and backfill placement.

8. Limitations

- 8.1. This report has been prepared for Guy Manthel and the Marlborough District Council for the, for design of the retaining wall identified in this report.
- 8.2. The conclusions and recommendations reported are based on review of the subsurface tests obtained from hand operated equipment, visual observation, and our review of the documents in the property files. No guarantee as to the nature and continuity of the subsurface materials can be made. The possibility that variation from the assumed conditions between the test and observation locations cannot be ruled out.
- 8.3. If substantial variation between the assumed conditions expressed in this report is encountered, then it is recommended that Seng Engineering Consultancy be consulted to establish whether any revisions to the recommendations for building development should be adopted.
- 8.4. This report is valid for five (5) years.



Khalid Suleiman

Chartered Professional Engineer (Civil, Geotechnical)
CPEng, CMEngNZ, BEngTech(civil), NZCE (civil)

9. References

Begg, J. G. and M.R. Johnson, (2000). *Geology of the Wellington Area, Geological Map 10*. Published by Institute of Geological and Nuclear Sciences.

MBIE (2021). *Earthquake Geotechnical Engineering Practice. Module 1: Overview of the Guidelines and Module 6: Earthquake resistant retaining wall design*. MBIE and New Zealand Geotechnical Society INC, November 2021.

Nicol, A. (2011). *Landscape History of the Marlborough Sounds, New Zealand*. New Zealand Journal of Geology and Geophysics. Published online: 28 Jan 2011, pp.195-208

Standards Association of New Zealand (2002). *Structural Design Actions, NZS 1170.0:2002*. Standards New Zealand, Wellington.

Standards Association of New Zealand (2004). *Structural Design Actions, Part 5: Earthquake Actions- New Zealand, NZS 1170:5:2004*. Standards New Zealand, Wellington.

Appendix A – Hand Auger & Scala Logs

| | | | | | |
|------------------|----------------|--------------|--------|--------------|--------|
| Project: | Retaining Wall | | | | |
| Client: | Manthel | | | | |
| Location: | Double Cove | | | | |
| Ref: | 2388 | Date: | 5/7/24 | Page: | 1 of 1 |



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AUG01 & SP04

| INFERRED GEOLOGY | DESCRIPTION OF SOIL | SOIL SYMBOL | DEPTH (m) | SAMPLE TYPE | WATER CONTENT (%) | WATER LEVEL | CORRECTED VANE SHEAR STRENGTH (kPa) | SCALA PENETROMETER BLOWS / 100 mm |
|------------------|--|-------------|-----------|-------------|-------------------|-------------|---|-----------------------------------|
| | | | | | | | ● Peak Field Vane ○ Remoulded Field Vane 50 100 150 | 5 10 15 |
| Colluvium | Clayey SILT, with some gravel, yellowish brown, stiff, moist | | 0 | | | | 22 | 104 |
| | Terminated: Refusal on expected bedrock | | 1 | | | | | 4 |
| | | | 2 | | | | | 4 |
| | | | 3 | | | | | 10 |
| | | | 4 | | | | | 10 |
| | | | 5 | | | | | 6 |
| | | | 6 | | | | | 12 |

NOTES: Hand Auger terminated at depth of 0.8 m
TS = None

LOGGED BY: KS
DATE: 5-Jul-24
METHOD: 50 mm Hand Auger

| | | | | | |
|------------------|----------------------------|--------------|-----------|--------------|--------|
| Project: | Retaining Wall - Landslide | | | | |
| Client: | Manthel | | | | |
| Location: | Double Cove | | | | |
| Ref: | 2388 | Date: | 5/07/2024 | Page: | 1 of 1 |



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Scala Penetrometer Testing

| Test 1 | | |
|----------|-------|---------|
| Blows | Depth | mm/blow |
| st | 200 | |
| 2 | 250 | 25 |
| 4 | 300 | 13 |
| 10 | 350 | 5 |
| 12 | 400 | 4 |
| Bouncing | | |

| Test 2 | | |
|----------|-------|---------|
| Blows | Depth | mm/blow |
| st | 200 | |
| 3 | 250 | 17 |
| 5 | 300 | 10 |
| 5 | 350 | 10 |
| 4 | 400 | 13 |
| 4 | 450 | 13 |
| 7 | 500 | 7 |
| 9 | 550 | 6 |
| 7 | 600 | 7 |
| 6 | 650 | 8 |
| 4 | 700 | 13 |
| 7 | 750 | 7 |
| 8 | 800 | 6 |
| 17 | 850 | 3 |
| Bouncing | | |

| Test 3 | | |
|----------|-------|---------|
| Blows | Depth | mm/blow |
| st | 200 | |
| 1 | 250 | 50 |
| 1 | 300 | 50 |
| 1 | 350 | 50 |
| 1 | 400 | 50 |
| 1 | 450 | 50 |
| 1 | 500 | 50 |
| 1 | 550 | 50 |
| 1 | 600 | 50 |
| 1 | 650 | 50 |
| 1 | 700 | 50 |
| 1 | 750 | 50 |
| 1 | 800 | 50 |
| 1 | 850 | 50 |
| 2 | 900 | 25 |
| 2 | 950 | 25 |
| 2 | 1000 | 25 |
| 3 | 1050 | 17 |
| 2 | 1100 | 25 |
| 3 | 1150 | 17 |
| 2 | 1200 | 25 |
| 3 | 1250 | 17 |
| 12 | 1300 | 4 |
| Bouncing | | |

| Test 5 | | |
|----------|-------|---------|
| Blows | Depth | mm/blow |
| st | 650 | |
| 1 | 800 | 150 |
| 1 | 900 | 100 |
| 1 | 950 | 50 |
| 1 | 1000 | 50 |
| 2 | 1050 | 25 |
| 4 | 1100 | 13 |
| 2 | 1150 | 25 |
| 2 | 1200 | 25 |
| 2 | 1250 | 25 |
| 4 | 1300 | 13 |
| 2 | 1350 | 25 |
| 4 | 1400 | 13 |
| 3 | 1450 | 17 |
| 2 | 1500 | 25 |
| 2 | 1550 | 25 |
| 2 | 1600 | 25 |
| 5 | 1650 | 10 |
| 5 | 1700 | 10 |
| 1 | 1750 | 50 |
| 20 | 1800 | 3 |
| Bouncing | | |

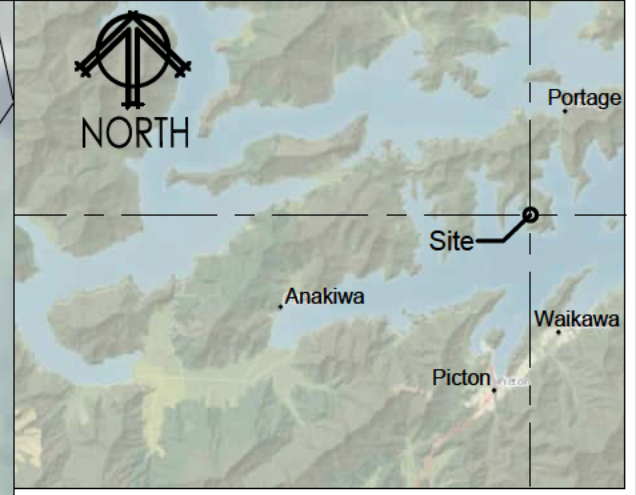
| Test 6 | | |
|----------|-------|---------|
| Blows | Depth | mm/blow |
| st | 200 | |
| 2 | 250 | 25 |
| 2 | 300 | 25 |
| 1 | 350 | 50 |
| 1 | 400 | 50 |
| 1 | 450 | 50 |
| 2 | 500 | 25 |
| 1 | 550 | 50 |
| 1 | 600 | 50 |
| 2 | 650 | 25 |
| 1 | 700 | 50 |
| 2 | 750 | 25 |
| 2 | 800 | 25 |
| 4 | 850 | 13 |
| 4 | 900 | 13 |
| 2 | 950 | 25 |
| 2 | 1000 | 25 |
| 4 | 1050 | 13 |
| 7 | 1100 | 7 |
| Bouncing | | |

| Test 4 | | |
|----------|-------|---------|
| Blows | Depth | mm/blow |
| st | 250 | |
| 2 | 300 | 25 |
| 2 | 350 | 25 |
| 1 | 400 | 50 |
| 3 | 450 | 17 |
| 5 | 500 | 10 |
| 5 | 550 | 10 |
| 6 | 600 | 8 |
| 4 | 650 | 13 |
| 3 | 700 | 17 |
| 3 | 750 | 17 |
| 6 | 800 | 8 |
| Bouncing | | |

Notes:

Appendix B – Retaining Wall Drawings

Do not scale from this drawing



01 LOCATION
- N.T.S

Contour interval 0.2m

| REV | DATE | DETAILS |
|-----|------|---------|
| | | |

PROJECT
**RETAINING WALL
DOUBLE COVE
FOR MANTHEL**

seng | **ENGINEERING
CONSULTANCY**

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E Info@seng.co.nz P.O Box 707, Blenheim 7240

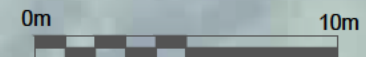
DRAWING
**LOCATION AND EXISTING SITE
PLAN**

ISSUE
INFORMATION

| SCALE (A3) | DATE | DWG No. | REV |
|------------|-----------|---------|-----|
| 1:500 | JULY 2024 | 2388-R1 | 0 |

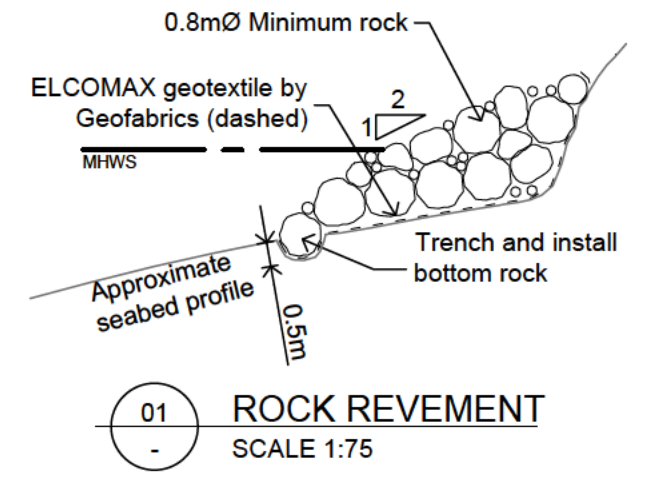
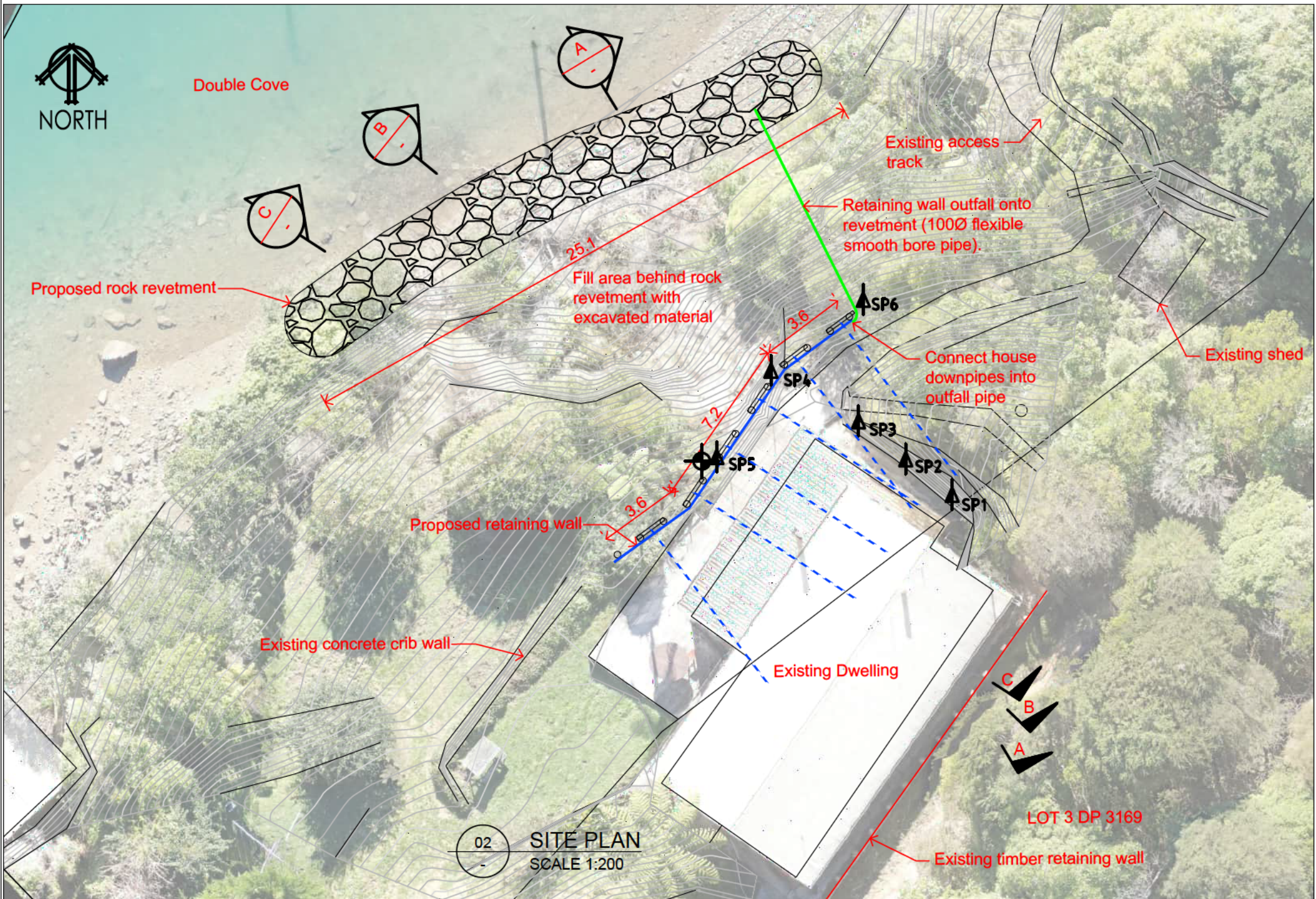
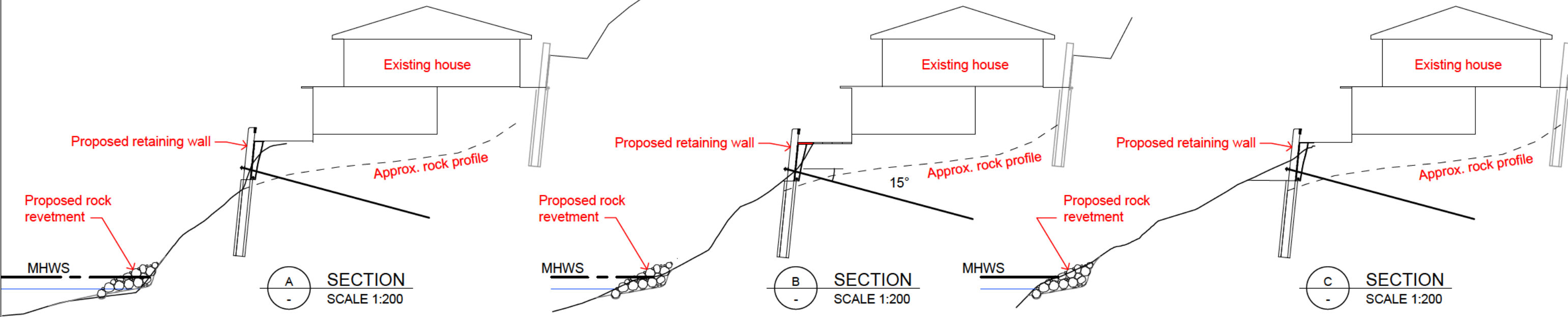


02 EXISTING SITE PLAN
- SCALE 1:500



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Do not scale from this drawing



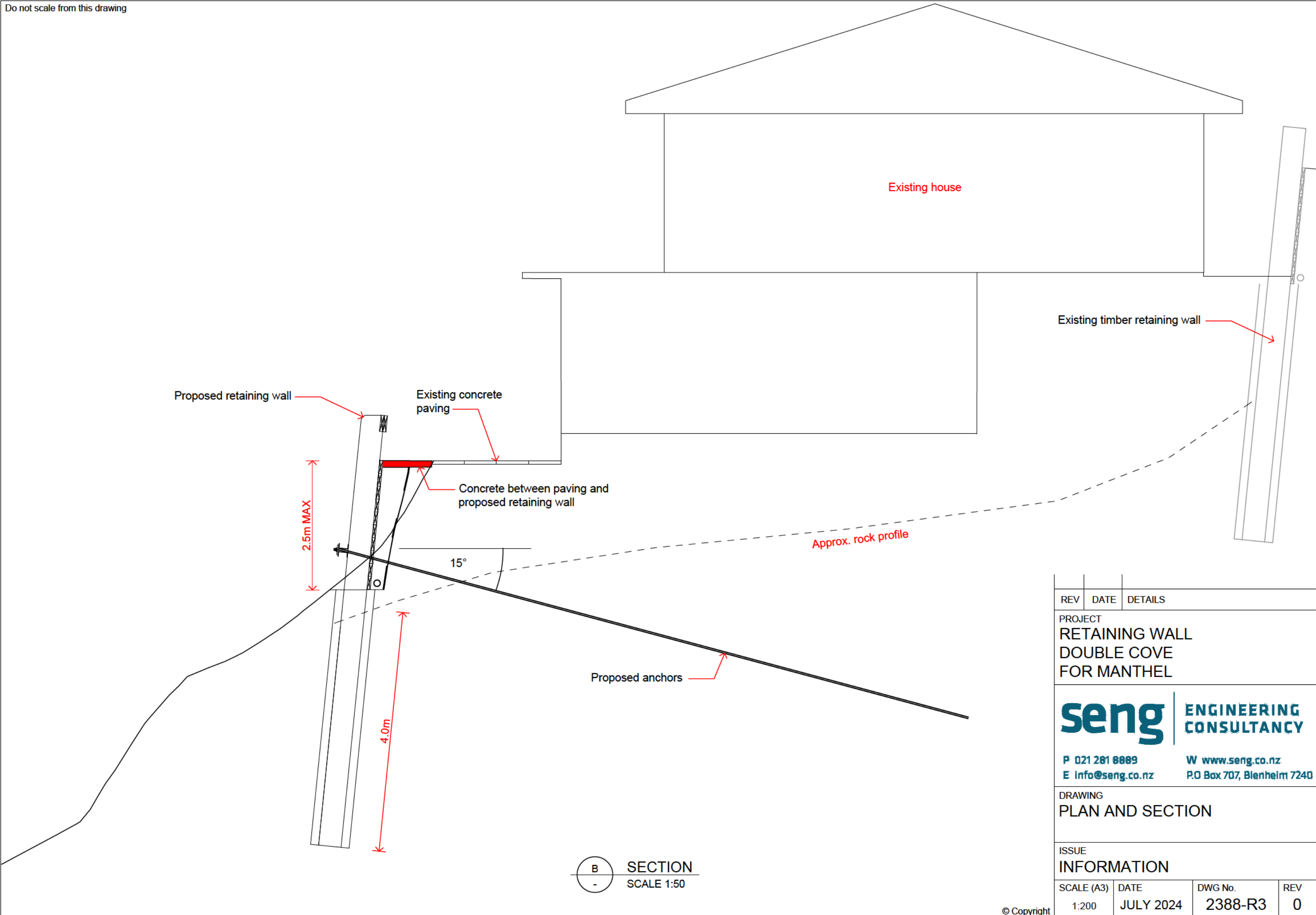
| Soil Testing Key | |
|------------------|--------------------|
| | Hand Auger |
| | Borehole |
| | Testpit |
| | Scala Penetrometer |

Contour interval 0.2m

| REV | DATE | DETAILS |
|-------------------|-----------|--------------------------------|
| PROJECT | | |
| RETAINING WALL | | |
| DOUBLE COVE | | |
| FOR MANTHEL | | |
| seng | | ENGINEERING CONSULTANCY |
| P 021 281 8889 | | W www.seng.co.nz |
| E info@seng.co.nz | | P.O Box 707, Blenheim 7240 |
| DRAWING | | |
| PLAN AND SECTION | | |
| ISSUE | | |
| INFORMATION | | |
| SCALE (A3) | DATE | DWG No. |
| 1:200 | JULY 2024 | 2388-R2 |
| | | REV |
| | | 0 |

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Do not scale from this drawing

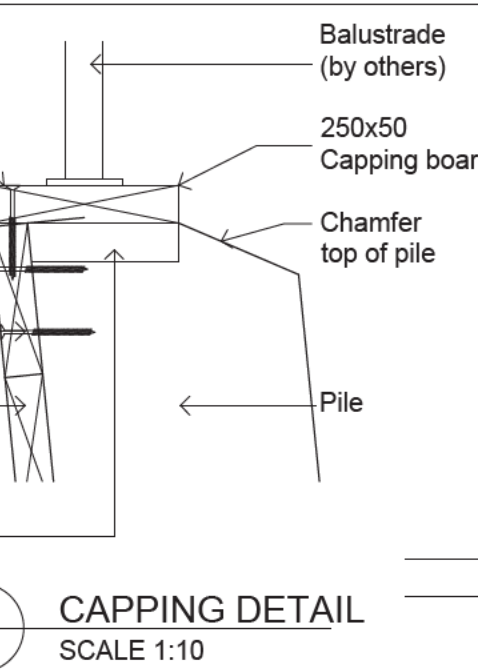
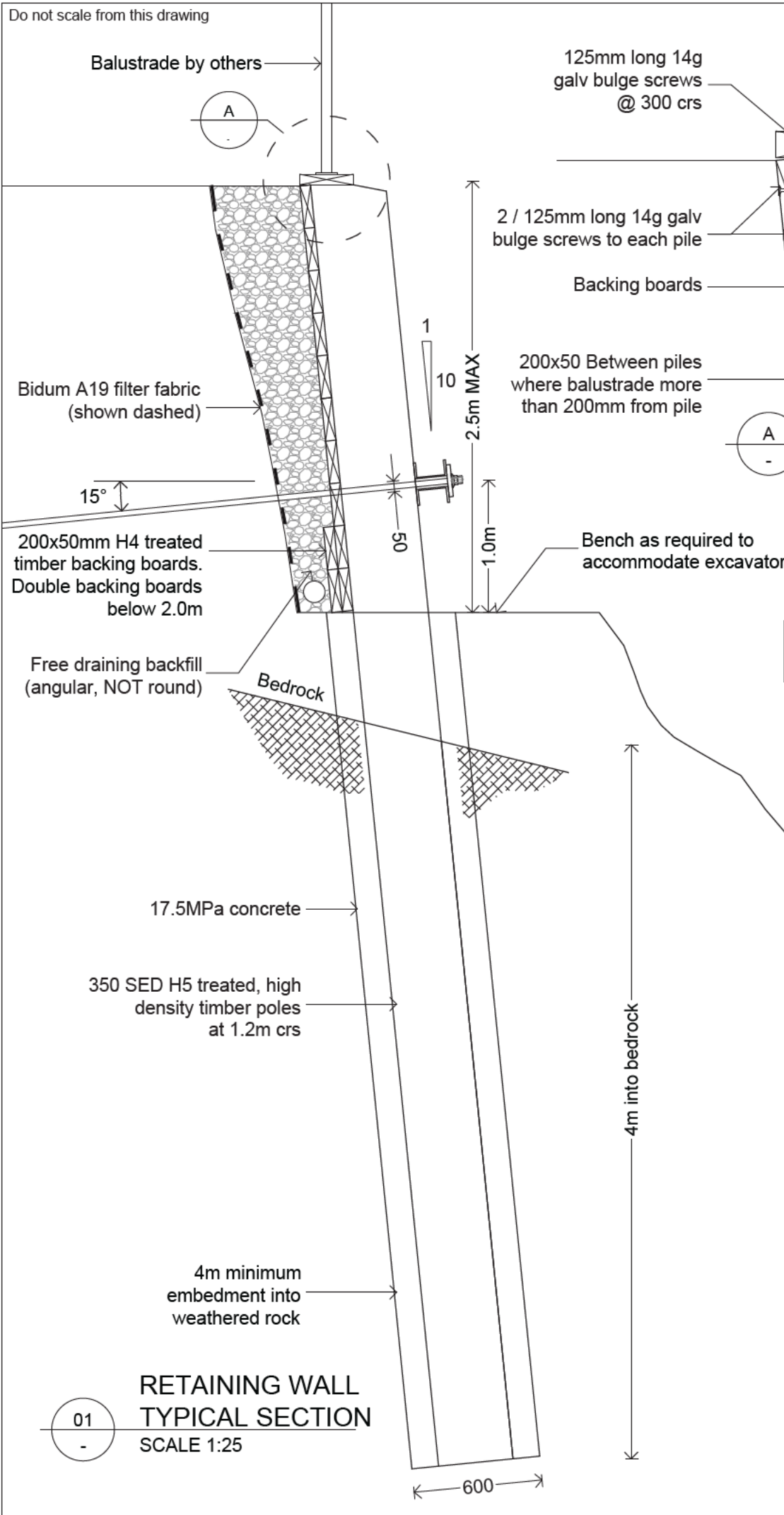


| REV | DATE | DETAILS | |
|-------------------|----------------------------|------------------------------------|-----|
| PROJECT | | | |
| RETAINING WALL | | | |
| DOUBLE COVE | | | |
| FOR MANTHEL | | | |
| seng | | ENGINEERING CONSULTANCY | |
| P 021 281 8889 | W www.seng.co.nz | | |
| E info@seng.co.nz | P.O Box 707, Blenheim 7240 | | |
| DRAWING | | | |
| PLAN AND SECTION | | | |
| ISSUE | | | |
| INFORMATION | | | |
| SCALE (A3) | DATE | DWG No. | REV |
| 1:200 | JULY 2024 | 2388-R3 | 0 |

B SECTION
SCALE 1:50

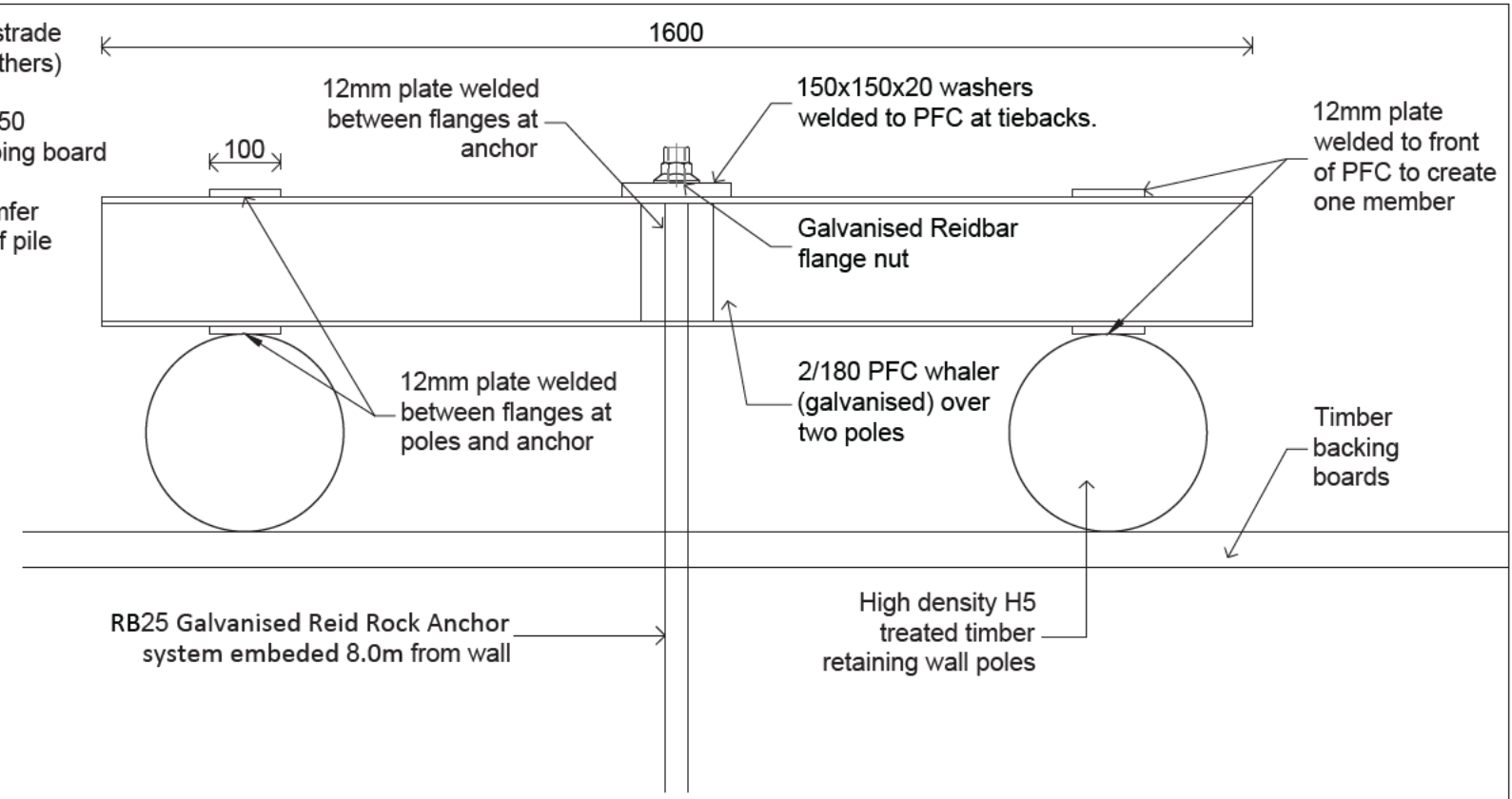
© Copyright

Do not scale from this drawing

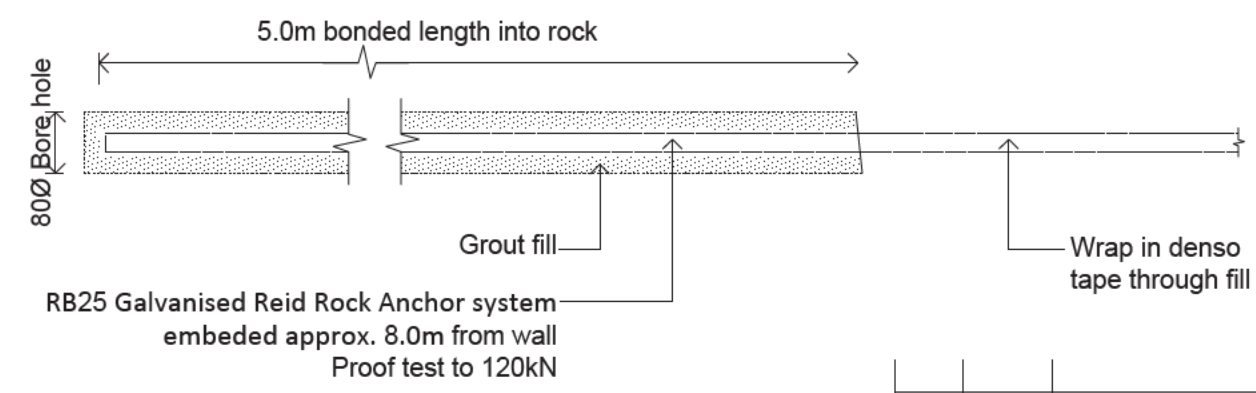


CAPPING DETAIL
SCALE 1:10

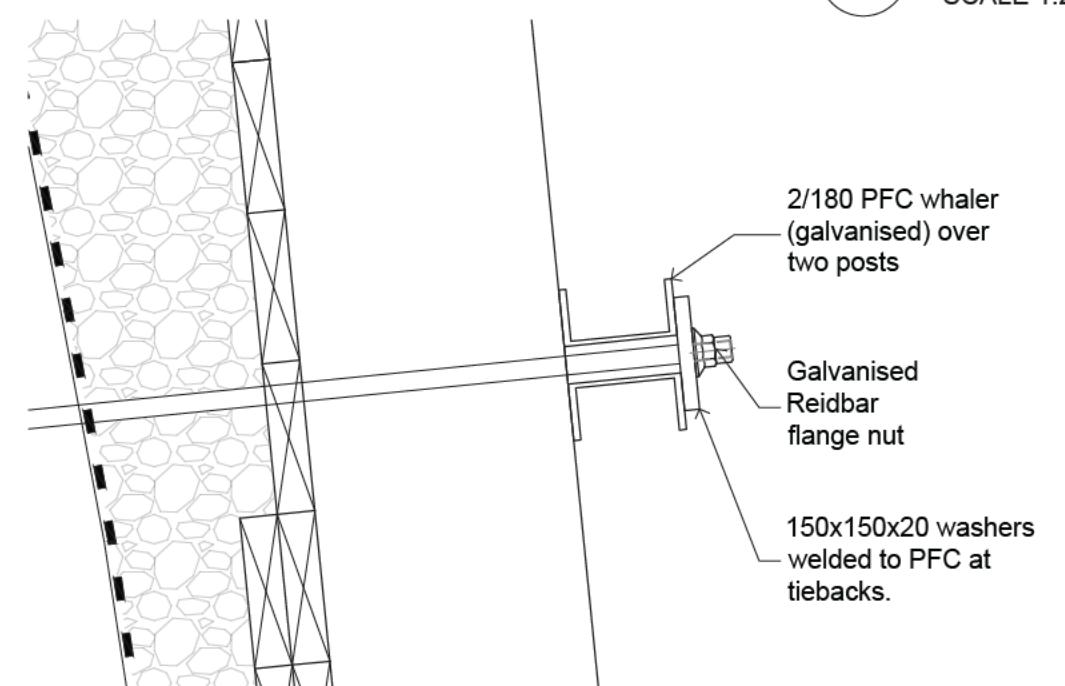
NOTE: PFC Whaler to be galvanised



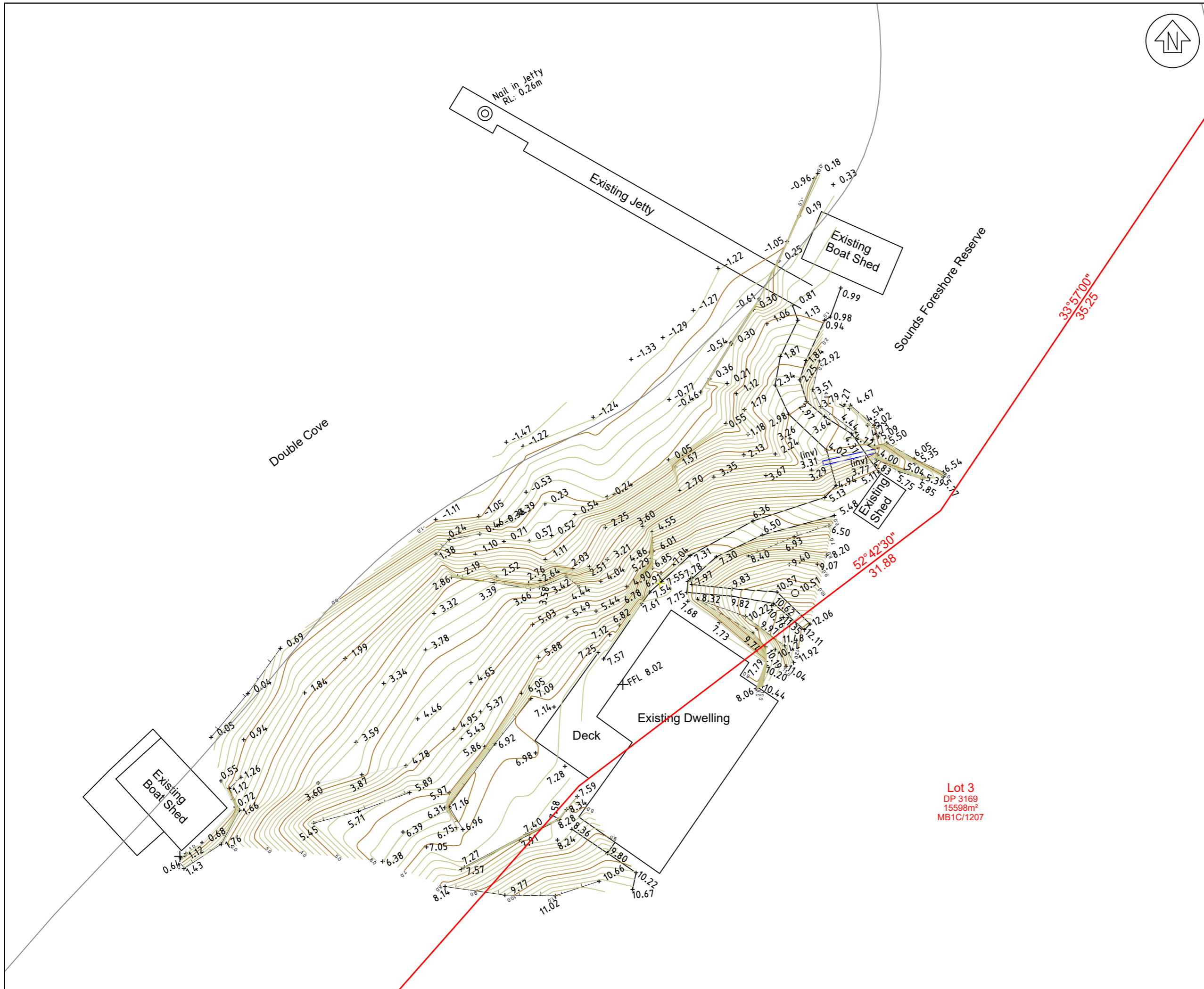
03 ANCHOR DETAIL AT WALL
SCALE 1:10 PLAN



04 ANCHOR DETAIL
SCALE 1:25



| REV | DATE | DETAILS |
|--|-----------|---------|
| PROJECT | | |
| RETAINING WALL DOUBLE COVE FOR MANTHEL | | |
| DRAWING | | |
| RETAINING WALL DETAILS | | |
| ISSUE | | |
| INFORMATION | | |
| SCALE (A3) | DATE | DWG No. |
| AS SHOWN | 26 APR 24 | 2388-R4 |
| | | REV |
| | | 0 |



Notes

Horizontal Origin
 Mark: Nail I DP 527971
 Marlborough 2000

Vertical Origin
 Mark: MWH
 RL: 0.00
 (Assumed)

Contour Interval: 0.2m

Client:
 [Redacted]

Project Title:
 Double Cove
 Lot 3 DP 3169

Sheet Title:
 Topographical Survey



7/68 Seymour Street, Blenheim 7201
 www.scopesurveying.co.nz
 (03) 577 6755

| | | |
|------------------------|--------------------------|------------------------|
| Scale: 1:250 | Paper Size: A3 | Drawn By: JG |
|------------------------|--------------------------|------------------------|

| | | |
|--------------------------------|--------------------------|------------------|
| Date: Tue Jun 25 16:33:13 2024 | | |
| Project No: 24056 | Sheet No: 3201 | Rev: A |

Lot 3
 DP 3169
 15598m²
 MB1C/1207

Pre-application notes:

Found in Inbox - Google Mailbox



Trish Gill

RE: Pre-application meeting - Sounds Foreshore Reserve

To: [REDACTED] Cc: [REDACTED]

11 June 2024 at 3:36 PM

[Details](#)

Hi [REDACTED]

Good to meet you both this afternoon and discuss the activities on the SFR in front of your property.

As discussed, I think the best option is to add the proposed retaining structures to the current pending application (96065-OTH). As I mentioned, this hasn't been assigned yet so the best thing to do is fill out the form with the additional information and lodge it with the permissions@doc.govt.nz email. Please find an application form attached.

Information on SFR concessions can be found on the DOC website here: [Sounds Foreshore Reserve licences and concessions : Apply for permits \(doc.govt.nz\)](#)

If you would like to me to review the form before sending it to the capture team, please feel free to forward me the draft.

The processing fees will all be consolidated under one process.

If you have any further queries, please do not hesitate to contact me.

Kind regards

Trish

[See More from Guy Manthei](#)

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.



sounds-foresh...).docx

IWI CONSULTATION NOTES:

----- Forwarded message -----

From: **Sylvie Filipo | Te Ātiawa Trust** <sylvie@teatiawatrust.co.nz>
Date: Thu, Sep 5, 2024 at 1:46 PM
Subject: FW: Land use Double Cove Tataranui
To: [REDACTED] <[\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>

Kia ora [REDACTED]

Thank you once again for your early engagement. The documents you have shared are very helpful for understanding existing issues, the characteristics of the site, and your plans.

Aside from a few points I wish to clarify, I don't see us having too many issues with your proposal. What you have planned here appears to be a responsible approach to dealing with the land instability issue.

One question I have relates to protection of sites of significance. We ask that you please consider offering an accidental discovery condition which carries the contact details of Te Ātiawa Trust – please see attached.

Our second comment relates to the planned planting list. It does appear that you have gone with endemic natives but we would just like to confirm that is the case. Species which are endemic to the area are preferred.

Thirdly, we would like to see the land disturbance works take place under favourable tides and weather conditions. A condition could be volunteered to that effect.

And finally, we appreciate that you plan to work with DOC to understand any issue they may have regarding your proposal.

I trust that the above make sense but I am happy to discuss any questions you may have.

Ngā mihi
Sylvie

Sylvie Filipo
Kaiwhakamahere Taiao | Environmental Planner

Te Ātiawa o Te Waka-a-Māui



PO Box 340, Waitohi (Picton) 7250
2/4 Te Ara Kaimoana, Waikawa Marina, Waitohi (Picton) 7220
(Personal or Courier Delivery Only)
03 573 5170 / 0800 284 292
027 818 4848

www.teatiawatrust.co.nz

Follow-up action: Planting plan was provided to Sylvie, plus these subsequent emails to our Resource Consent Agent requesting they action Te Ātiawa comments:

From: [REDACTED]
Sent: Thursday, 5 September 2024 5:01 pm
To: Sam Forrest <sam@wilkesrm.co.nz>
Subject: Fwd: FW: Land use Double Cove Tataranui

Kia ora Sam,

Please see below an email from Te Ātiawa Trust. Can please confirm that you will add the Accidental Discovery condition and the condition re land disturbance work to the resource consent.

I have also asked Collaborate to provide a planting schedule, which I will forward to you.

Can you please confirm the above so that I can forward it on to Te Ātiawa Trust

Regards, [REDACTED]

----- Forwarded message -----

From: **Sam Forrest** <sam@wilkesrm.co.nz>
Date: Fri, Sep 6, 2024 at 6:35 AM
Subject: RE: FW: Land use Double Cove Tataranui
To: [REDACTED] <[\[REDACTED\]@gmail.com](mailto:[REDACTED]@gmail.com)>

Hi [REDACTED]

Yes we volunteer the accidental discovery clause and I did get a hold of [REDACTED] and he mentioned some conditions to be which included favourable tides and weather conditions.

Great response from Sylvie.

Thanks
Sam