

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

Individual (Go to ①)

Legal status of applicant
(tick)

Registered company (Go to ②)

Trust (Go to ②)

Incorporated society (Go to ②)

Other (Go to ②)

① Applicant name (individual) Gordon and Barbara Hussey

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)

Trading name or trust name
(if different from applicant name)

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

Phone

Mobile phone

Email

Postal address

Postcode

Street address (if different from Postal address)

Postcode

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

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

No

Yes

Licence/lease concession number(s) you wish to vary

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 Phone calls and emails during 2021.

Name of DOC staff member(s) Tom Heather

Name of person(s) who had the pre-application meeting with DOC Gordon Hussey

Record relevant notes/comments:

I have discussed on the phone with Tom Heather. Some time ago after DOC had visited the site and sent me a letter.

I advised him that I would get a surveyor to mark out the property so that we could both see what the encroachments are.

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

Bridge

Conveying electricity

Conveying water

Drainage/Stormwater pipe

Retaining wall <1.5m

Septic system

Slipway

Tramway/Trolley

Boatshed

Concrete path

Conveying gas

Culvert

Handrail

Retaining wall >1.5m

Shed

Staircase

Water tank

Box steps

Concrete steps

Conveying telecoms

Decking

House

Seawall

Shelter

Step risers

Other: _____

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:

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.

30 years

We are 70 years old now and would like to have 30 years so that we will not have to reapply each and every 10 years.

We have children and grandchildren that will be using the family Bach for years to come.

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.)
- 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: 4

DP number: 1125

Name of the bay: Pirapu Bay

Address (if applicable):
Jetty no: Q5283
Pirapu Bay (off Ruakaka Bay)
Queen Charlotte Sounds
Marlborough

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

- 1 **The boat shed: 7m2**

The boat shed has been built following resource consent and building consent, we did overlook the DOC requirement for consent, at this stage we can only apologise. It is placed directly over and slightly forward of the original boat shed location, the area has increased and we would like to apply to DOC for approval to have this extension in size. **Now 25.34m2**
Attached are our consents.
- 2 **The house: 96m2**

The house has extensive work done due to rot and borer damage, we will attach supporting photos.
The house itself is sitting on less than its original footprint as the right hand end was too close to the bank and had succumbed to rot, this end was removed. The end wall was re-built further in to allow us to have an outside kitchen. We did build a narrow deck on the front over the original garden to allow easy access to the new glass door that replaced the rotten window, this deck also connects us to our outside kitchen, we kept the new deck as narrow as possible and ensured that we did not extend over the walking track to the other properties. The entire house including the front new deck sits on a smaller footprint than previous with only the front deck being outside the original footprint. You will see this in the surveyors drawings. **Now including deck: 81.49m2**
Letter from the council attached.

The Board walk:

We had two accesses to our house, one over a steep bank above the beach and the second choice if the beach was clear, across the sand to a concrete footpath. The bank supporting the track had 44 gallon drums in a row filled with spoil, these were rotting and the walking track, bank and trees were falling onto the beach. I included the building of a retaining wall and board walk on our resource consent and built this as an urgency once we had consent, no building consent for the boardwalk but was built by a LBP his registration no: 122921 and to NZSS.

All the sheds are proposed to be removed from the Sounds Foreshore Reserve, including the sleepout.

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

Yes the sleepout and storage shed can be moved onto our section, other 2 sheds will be removed for disposal.

We have already since purchase nearly 10 years ago demolished and removed from site many small sheds and contents.

The boat shed fitted nicely into the corner of the beach replacing the old shed built in 1959, it was an obvious place to place it as it has a much less impact on the bay concealed in the trees and painted to blend in, other spots such as next to the neighbours shed (more convenient for access) was too exposed and would be more of a visual impact for the bay.

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

No

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:

DP number:

Name of the bay:

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 encroachment sizes are listed on sheet no 8.

All the documents, supporting photographs etc are all ready with DOC.

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

No

Our land immediately behind the house is steep and covered in regeneration trees.

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

No

I. Are you applying for anything else?

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

- No
- Yes

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 - [161349](#)

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

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.**

L. Consistency with DOC statutory plans

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

Conservation General Policy

Nelson/Marlborough Conservation Management Strategy

Marlborough Sounds Maritime Park Management 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.	The board walk and retaining wall has supported the bank and is now partly planted, it will be fully planted with native plants from DOCs list and will be again a haven for our native birds.
Effects on the visual composition of the landscape.	The shed blends in nicely and is an improvement on the old shed and scattering of water craft on the beach. It is painted in the recommended colours.
Effects on cultural values of Tangata Whenua or members of the public.	I do not see what cultural values could have been affected by the placement of the shed or the board walk.
Effects on historic sites or objects including Wāhi Tapu e.g., disturbance of the ground.	The only ground disturbance was the piling, this was all above and some metres from the cockle and pipi beds.
Effects on existing infrastructure such as roads, tracks, huts, carparks etc.	The board walk is now used by all visitors to the bay, it is a popular spot for sitting, picnicking and watching kids in the water, it has made it a lot easier and safer for people, particularly older people to walk along the tracks.
Effects on existing vegetation e.g. disturbance or removal of vegetation.	The only vegetation removed for the boat shed and the retaining wall were non native vegetation that were rotting and falling over. Photos attached.

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.

The only earth that was moved was a corner of the shed, a few wheel barrows, these were shifted onto gardens.

**Effects on wildlife or
wildlife habitat.**

The penguins that lived under the old boatshed have relocated to under the house, noisy around midnight but an added attraction to our stay at the Bach.

**Effects on aquatic
habitat** (waterways,
swamps, freshwater
animals and vegetation).

There is no disturbance of waterways etc.

Effects on other users
(Tangata Whenua,
recreational users, and
concessionaires) of the
land.

The bay can be popular around Xmas and Easter, we have a lot of visitors passing through on the tracks and stopping for chats, we keep the tracks maintained and welcome all visitors to the bay.

**Effects of potential
increased threats**
(pests, weeds,
pathogens, and fire) to
public conservation land.

We have accessible fire extinguishers, 9kg sitting in the open on the front of the house, back of house, in front of the sleepout and the boat shed, these are in the event of a fire and can be clearly seen by visitors to the area, we also have a hose on the front deck.
We control all pests including weeds etc.

**Effects of increased
rubbish, toilet waste or
debris left on public
conservation land**
during construction and
regular use of the
easement.

There is no increase of rubbish to the property, we clear all household rubbish on every visit to Picton and demolition, waste materials etc have always been barged withing days to Picton.

Cumulative effects that
could be caused by the
activity.

We are only using the house 5 – 10 times a year and only for a few days at a time, usually a couple of weeks over the Xmas period so no real Cumulative effects.

Positive effects of the
activity.

The Board walk and retaining wall have a very positive effect on the bay, the boat shed has contained a lot of stuff that was left out so this is also a positive effect.

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
Description of Activity	Record of Title	PDF	Record of Title
Description of Activity	Supporting documents – Hussey	PDF	Explanation of history, further context for renovations, replacements, photos of the activity and territorial consents from Marlborough District Council.

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



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



I have attached all relevant information (e.g. Certificate of Title, maps, photographs, resource consent applications etc) and recorded them in **Section N**.



I have appropriately labelled all attachments and completed the **Section N**. Attachments to match



I have completed the terms and conditions for a credit account with the Department of Conservation outlined in **Section P**.



I will email permissions@doc.govt.nz my:



- Completed applicant information form
- Any other attachments

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:	Gordon and Barbara Hussey

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"/>
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"/>
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"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
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"/>
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"/>
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"/>

Applicant name/s

(of authorised person/s):

Gordon Hussey

Date:

21/03/24

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

