



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 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)	Albert Graeme Family Trust		
	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			- trustee
	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	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>
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	ongoing email correspondence
Name of DOC staff member(s)	Trish Gill, Permissions Officer ChCh
Name of person(s) who had the pre-application meeting with DOC	[redacted] - applicant applicants agent

Record relevant notes/comments:

Email link attached.

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 | <input checked="" type="checkbox"/> Boatshed | <input checked="" type="checkbox"/> Box steps |
| Bridge | <input checked="" type="checkbox"/> Concrete path | Concrete steps |
| <input checked="" type="checkbox"/> Conveying electricity | Conveying gas | <input checked="" type="checkbox"/> Conveying telecoms |
| <input checked="" type="checkbox"/> Conveying water | Culvert | <input checked="" type="checkbox"/> Decking |
| Drainage/Stormwater pipe | <input checked="" type="checkbox"/> Handrail | House |
| Retaining wall <1.5m | Retaining wall >1.5m | <input checked="" type="checkbox"/> Seawall |
| Septic system | Shed | Shelter |
| Slipway | Staircase | Step risers |
| Tramway/Trolley | Water tank | Other: flying fox cable
path facing walls
column lighting and
stormwater dissapator |

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:

No SFR licenses, permissions/permits or easements are currently held for this site.

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.

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:	Lot 3
DP number:	DP 1584
Name of the bay:	Lochmara Bay
Address (if applicable):	N/A

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

See attachment - Concession Application - G2

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

See attachment - Concession Application - G3

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:	Lot 3
DP number:	DP 1584
Name of the bay:	Lochmara Bay
Address (if applicable):	N/A

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

A small set of 5 steps from the landward end of the jetty to provide beach access is also proposed.
A small stormwater discharge energy dissipator consisting of river boulders embedded in a concrete apron.
Refer to site plans for detail.

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

The steps will provide access to the beach. Their function requires them to be in the coastal marine area.
The stormwater discharge energy dissipator is required to ensure that stormwater does not scour out.

In this location the coastal marine area is also SFR.

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	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

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

Easement -
Right to convey water
Right of way
Right to convey electricity
Right to convey telecommunications

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 U230777 has been granted for the existing and proposed structures (attached).
A COA will be lodged with the Council for the works already completed and a building consent for the proposed new structures.

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?

See attachment - Concession Application - Section K

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):

The Conservation General Policy.
The Marlborough Sounds Maritime Park Management Plan (MSMPMP).
The Conservation Management Strategy for Nelson/Marlborough Conservancy 1996 - 2006.

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

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

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. See attachment - Concession Application - Section M

Effects	Description
Effects on the landscape e.g. ability of landscape to accommodate changes.	
Effects on the visual composition of the landscape.	
Effects on cultural values of Tangata Whenua or members of the public.	
Effects on historic sites or objects including Wāhi Tapu e.g., disturbance of the ground.	
Effects on existing infrastructure such as roads, tracks, huts, carparks etc.	
Effects on existing vegetation e.g. disturbance or removal of vegetation.	

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.	
Effects on wildlife or wildlife habitat .	
Effects on aquatic habitat (waterways, swamps, freshwater animals and vegetation).	
Effects on other users (Tangata Whenua, recreational users, and concessionaires) of the land.	
Effects of potential increased threats (pests, weeds, pathogens, and fire) to public conservation land.	
Effects of increased rubbish, toilet waste or debris left on public conservation land during construction and regular use of the easement.	
Cumulative effects that could be caused by the activity.	
Positive effects of the activity.	

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
<u>Correct example ✓</u> D	<i>Existing structure relevant information</i>	PDF	<i>Certificate of title, maps, photographs, resource consent application, engineering report.</i>
<u>Correct example ✓</u> E	<i>Environmental Impact Assessment</i>	Word	<i>List of additional potential effects (e.g. due to unusual activity) and proposed methods to avoid, remedy or mitigate the effect.</i>
<u>Incorrect example X</u> <u>Table</u>	<i>Doc1</i>	<i>Word</i>	<i>Table</i>
C	DoC Email Correspondance	PDF	Correspondance with Trish Gill.
G	Concession Application	PDF	Description of structures
G	Record of Title	PDF	Record of Title
G	Scope Surveying	PDF	Topographical Suvey
G	Main Dwelling Deck	PDF	Main Dwelling Deck
G	Photos of Existing Structures	PDF	Photos of Existing Structures.
H	Jetty and Boatshed Upgrades	PDF	plan of proposed new seawall, and stair to beach.
M	Photo of House	PDF	House photo showing decking.
M	Resource Consent U230777	PDF	Resource Consent authorising structures on SFR
M	Geotechnical Report	PDF	Geotechncil Report for Seawall

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"/>
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"/>
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"/>
I have appropriately labelled all attachments and completed the Section N . Attachments to match	<input type="checkbox"/>
I have completed the terms and conditions for a credit account with the Department of Conservation outlined in Section P .	<input type="checkbox"/>
I will email permissions@doc.govt.nz my: <ul style="list-style-type: none">• Completed applicant information form• Any other attachments	<input type="checkbox"/>

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 checked="" type="checkbox"/>
Yes	<input type="checkbox"/>
If 'yes' under what name:	

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):		Date:	27/09/2023
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For Departmental use			
Credit check completed			
Comments:			
Signed		Name	
Approved (Tier 4 manager or above)		Name	

[REDACTED]

From: Trish Gill <tgill@doc.govt.nz>
Sent: Wednesday, 19 July 2023 12:34 PM
To: [REDACTED]
Subject: RE: Pre-application discussion - Lochmara Bay

Mōrena [REDACTED]

Thanks for your email. I've again replied in your thread for ease of comprehension. Do let me know if you need any clarification on any points.

Thanks
Trish

From: [REDACTED]
Sent: Tuesday, July 18, 2023 4:56 PM
To: Trish Gill <tgill@doc.govt.nz>
Subject: RE: Pre-application discussion - Lochmara Bay

Hi Trish
Thank you for your response.

The part boatshed needs a lease as it's exclusive occupation. Doesn't this apply to the deck on the house as well? A license is the appropriate mechanism for the deck, as it is then not contrary to the appropriate statutory planning documents. Ideally, the only lease concessions on the SFR should be for boatsheds (part or whole) and existing accommodation structures (part or whole). The latter doesn't include decks. However, decks have been previously authorised on the SFR but the planning and management of the SFR would not normally allow for new decks. If the application is fully notified, then it could be that the license is drafted in a way so that it gives exclusive occupation by the part deck. I trust this makes sense.

To avoid notification could I apply for a concession with a 10 year term for the items not requiring a lease and do a separation concession application for the part boat shed which must be notified regardless of the term? You could. This would mean two consideration processes, therefore it's usually an increase in processing costs. It would also mean two contracts, provided both applications were approved. That would incur two separate management fees.

I think [REDACTED] will want a term of 30 years for everything but it will be good to present this option if valid.

The path is width enough to allow for a golf cart to move between the house and the jetty.

Is this considered vehicle access? If so I guess an easement will be required for the path as well as the concession? This would likely still remain as a licence, rather than a ROW easement concession. Concessions can be a lease, license or an easement or a combination of any or all of them. The easement concession doesn't need to be registered but can be, if the concessionaire wishes it to be. This is all at the responsibility and cost of the concessionaire, provided the grantor approves it.

I can't recall, is the path concreted? Is the purpose of using the golf cart to transport people or materials/luggage or both? It's not common to have vehicles moving over the SFR. However, that's not to say an application for it won't be approved. All depends on the applications merits.

Thanks
[REDACTED]

From: Trish Gill <tgill@doc.govt.nz>
Sent: Thursday, July 13, 2023 10:29 AM
To: [REDACTED]
Subject: RE: Pre-application discussion - Lochmara Bay

Kia ora [REDACTED]
Thank you for your email and phone message. Sorry to miss your call. I tried to return it this morning.

For ease of understanding I have replied to your queries and statements in your thread below, in red.
In addition, a link to further information about processing times for applications is
here: <https://www.doc.govt.nz/get-involved/apply-for-permits/how-long-it-takes-to-process-an-application/>

If you have any questions and wish to discuss, please try me on Monday morning after 10.30am.

Thanks
Trish

From: [REDACTED]
Sent: Tuesday, July 11, 2023 5:01 PM
To: Trish Gill <tgill@doc.govt.nz>
Subject: RE: Pre-application discussion - Lochmara Bay

Hi Trish
I have been engaged to complete the concession and easement applications for [REDACTED]
Could you please confirm that:
A concession application is required for:
The house deck – not shown on the plans but the corner of the deck on the house is in the SFR. **Yes, a license is required for the part deck on the SFR.**
Path and deck on path – **yes, again a license.**
Ramp – **yes, a license**
Part jetty and **yes, a license**
Part boatshed. – **yes, a lease**

An easement application is required for:
Water
Power and
Flying fox cable.
Yes, to the all of the above.
Please see the attached plan for the location of these items.
We do enjoy seeing a survey plan! It makes it quite clear about where and what.

I note that a lease is also required for the structures – is there another application form for this or is it part of the concession application process?
All the structures that fall within the lease and licence can be lodged on the SFR concession application form. You may already have it but I've linked the website page for both the word and pdf files - <https://www.doc.govt.nz/get-involved/apply-for-permits/individuals/sounds-foreshore-reserve-licences-and-concessions/>

Please confirm also the easement application will not be notified.
The lease aspect of the concession application will be notified. The only structure that requires a lease is the part boatshed, as it requires exclusive occupation of the SFR. The part deck and other access structures (ramp, path, deck, jetty etc) require a license. If the term of the application is over 10 years, these will also require notification. I imagine that if an aspect of the application is requiring notification, that an application term of greater than 10 years. An easement does not necessarily require notification, even if it is a term of 30 years that is being applied for. The threshold to notify is if the effects are considered as such to require it. In this case, I don't imagine that notification of the easement would be necessary.

Easement application form is on this linked webpage - <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

Is the Conservation management strategy for Nelson/Marlborough Conservancy 1996 – 2006 the relevant DoC statutory planning document?

Yes, and the Conservation General Policy and the Marlborough Sounds Maritime Park Management Plan (MSMPMP). All three are relevant to activities on the SFR. I've attached a copy of the MSMPMP. The general policy can be found on the DOC website.

Thanks

From: Trish Gill <tgill@doc.govt.nz>
Sent: Monday, April 3, 2023 10:06 AM
To: [REDACTED]
Subject: RE: Pre-application discussion - Lochmara Bay

That would be useful [REDACTED], to have images.

Term – you may apply for a term of up to 30 years. With respect to your application, this is something you may wish to consider given the nature of the encroachment and the other reasons you have touched on. When explaining why, please use as much detail for your rationale.

I trust that helps.

Thanks
Trish

From: [REDACTED]
Sent: Monday, April 3, 2023 9:54 AM
To: Trish Gill <tgill@doc.govt.nz>
Subject: RE: Pre-application discussion - Lochmara Bay

Hi Trish.

I will try to take some measurements and take some photos this weekend and let you know.

I would say it runs 3-6 meters above the ground/hillside depending on the exact spot?

Last question – I was reading some of the other concession applications to get an understanding and notice some looked like they have applied for a 30-year period. It would seem this would make sense to avoid future hassle/cost of re applying. Is this possible, and is this something that you advise?

Thanks

From: Trish Gill <tgill@doc.govt.nz>
Sent: Monday, April 3, 2023 9:44 AM
To: [REDACTED]
Subject: RE: Pre-application discussion - Lochmara Bay

Good morning [REDACTED]
Are you able to indicate at what height the wire runs above the land (SFR) please?

Thanks
Trish

From: [REDACTED]
Sent: Friday, March 31, 2023 2:04 PM
To: Trish Gill <tgill@doc.govt.nz>
Subject: RE: Pre-application discussion - Lochmara Bay

Hi Trish.

Thanks again for your time on the phone.

I was just starting to sketch up a picture of the path, and it occurred to me that there is a flying fox for bags which runs from the jetty up to the house (in an area that's deffinatly on our land).

At no point does it touch the SFR, but it occurred to me that the wire rope crosses above it. This has also been there before we purchased the place and from the looks of it, since the house was built.

Would/should this be included in the permission?

Many thanks
[REDACTED]

From: Trish Gill <tgill@doc.govt.nz>
Sent: Friday, March 31, 2023 11:23 AM
To: [REDACTED]
Subject: RE: Pre-application discussion - Lochmara Bay

Kia ora [REDACTED]

Following up our phone conversation and pre-application discussion this morning.

Confirming the requirement to lodge an application for existing activity/structures on the Sounds Foreshore Reserve (SFR) and to have these retrospectively considered. You explained the following is likely to encroach and/or does encroach on the reserve;

- Part of your dwelling; and
- Concrete access path; and
- Water and electricity utilities.

These all require a concession permission from the Department. Two application forms are required; the SFR concession application form and the easement concession form. Both are found on the DOC website.

As I explained, a lease, licence and easement is likely. As a lease is required, a notified process would be followed. Public notification usually occurs on the DOC website and within a local regional paper. The notification period is 20 working days. I also explained that iwi consultation occurs for all new applications. This is also a period of 20 working days and we endeavour to align the two (notification and iwi consultation).

Processing costs associated with an application range but the starting base fee for a notified application is \$3,425.00 + GST. An estimated cost for processing is provided at the time of acknowledging the application. Based on our conversation I don't foresee that the application processes will be complex and you may expect a cost estimate similar to that of the base fee. This base fee however does not include the actual costs of public notification or any hearing costs that may be required. Notification is typically around \$300.00 + GST.

If an application is approved, a granted concession has ongoing annual activity fees. The fees for a part dwelling and concrete path are determined on a m2 basis.

Easement fees for water is around \$400.00 + GST per annum, and electricity around \$335.00 + GST per annum.

Finally, there is an annual management to cover the time required by DOC to manage your concession. This includes collecting activity fees, and administering rent reviews. It is likely to be around \$250.00 + GST per annum.

If there is any further information you require or you have any questions please feel free to contact me. Email in the first instance is preferred.

Ngā mihi nui,

Trish

From: Trish Gill
Sent: Thursday, March 30, 2023 9:42 AM
To: [REDACTED]
Subject: RE: Pre-application discussion - Lochmara Bay

Good morning [REDACTED]

Thank you for your email.

I will give you a call tomorrow at 10am on the number you have advised. We can start with an initial conversation and go from there.

I fully appreciate the information on our website is substantial and if new to our processes, it can be confusing. The Department is the land manager of public conservation land (PCL), and administers it in accordance with the statutory instruments (legislation, conservation policy, management plans etc). The resource consent process is administered by councils in accordance with the Resource Management Act. While they are entirely separate functions, there is a often a requirement for both in terms of authorisation/permissions for activities where it relates to PCL.

When I talked of utilities, I was referring to water, electricity, storm water, etc. Again, I can further explain and talk you through all that you need to know.

Thanks,

Trish

Sent from Workspace ONE Boxer

On 29/03/2023 4:08 pm, [REDACTED] wrote:
Hi Trish

Thanks for coming back to me so quickly. Friday sound great, let's say 10am? Should I call you (can I have the number to call please?) or will you call me [REDACTED] I am located in Christchurch and if you are, would value the opportunity to meet you at your office briefly if that was workable.

I have tried to read as much as I can, but I was getting quickly out of my depth especially when they came to environmental assessment issues and wondering if I needed to hire with all this.

The foremost issue is that I have become aware the house and deck sit over the boundary. How this happened I just don't know, and it was quite a big surprise to me, but it was about 50 years ago when the house was built so I have no chance of getting any answers from the many owners back. I had a sick feeling in my stomach worrying about this but had a look around just out bay and noticed there seems to be a lot of places in the same situation in our bay alone. Anyway, I just want to get it put right and the process followed.

There is a boatshed and jetty which have resource consent but I'm not sure if this is the same thing/overlaps what we are talking about. We access the house from the water level as we are boat access. There is a bit of a ramp to

get off the jetty onto the hillside and small landing/concrete path to get up to the house, so I don't know if there is anything that is required for that.

I'm a bit confused about the difference/overlap between resource consent/and SFR that you refer to.

No, I haven't had the land surveyed ever - I am just going by what the google maps boundary is showing. Below is the title details if this help?

Many thanks



West Bay, Lochmara Bay, Marlborough Sound

Property overview

Bedroom:	3	Building type:	Residential
Bathroom:	2	Building age:	1976
Land area:	0.5297 Ha	Property ID (QPID):	1096224



Rating valuation

A Rating Valuation is an indicative market value at the date of valuation that is updated every year. It includes the Capital Value, floor area and construction materials. It can be helpful when comparing properties.

Valuation Date:	01/07/2011	Valuation Reference:	20110/1440
Capital Value:	\$740,000	Floor Area:	140 m ²
Land Value:	\$395,000	Site Area:	112 m ²
Improvement value:	\$345,000	Carparks:	-
Wall construction:	Weatherboard	Rateability:	Rateable
Roof Construction:	Steel/G-Iron	Maori Land:	No
Tenure:	Not Leased (Owner is Occupier)	Property Name:	-
Zone:	Residential 9E	Ownership:	Company (r
Use:	Single Unit excluding Bach	Units	1

Property changes

From: Trish Gill <tgill@doc.govt.nz>

Sent: Wednesday, March 29, 2023 12:36 PM

To: [REDACTED]

Subject: Pre-application discussion - Lochmara Bay

Kia ora [REDACTED]

Thank you for your enquiry with the Department regarding activity/structures on the Sounds Foreshore Reserve (SFR) in Lochmara Bay, Marlborough Sounds and a pre-application meeting to further discuss a concession application. Your enquiry has been passed on to me, I am a Permissions Advisor with the SFR processing team.

In the first instance I think it would be most effective to have a phone call. If you had some availability on Friday morning we could arrange for a time between 9.00am and 12.30pm to talk. Otherwise I would suggest early next week.

Prior to our phone conversation I would ask if you could please advise what the title or appellation your land adjoining [to the SFR] that your query relates to?

Your email to the Department indicated that it appears your property may encroach the SFR. By that I imagine you mean part of a dwelling. If this is the case, then a lease concession application is required. A lease gives exclusive occupation of the public conservation land (in this case the SFR) for a building that requires it.

Can I ask if you have had a recent survey completed?

One is not necessarily required, however, it is the conclusive way to determine boundaries and if there is any encroachment on the SFR by structures.

Something else to consider is the existence of utilities on the SFR. Often the adjoining land utilities service another building i.e. boatshed and these utilities may traverse the SFR. This activity also requires permission from the Department in the form of an easement.

As you've indicated you have reviewed the Department's information on SFR permissions on our website I won't repeat what is already there. We can go into specifics over the phone.

I look forward to hearing from you.

Nāku noa, nā

Trish Gill
Permissions Advisor | Kaitūtohu
Christchurch Office | Whare Ōtautahi

www.doc.govt.nz

Papatūānuku thrives

Toitū te marae a Tāne-Mahuta, toitū te marae a Tangaroa, toitū te tangata
If the land is well and the sea is well, the people will thrive



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Concession Application – Section G2

As shown on the attached topographical survey the Sounds Foreshore Reserve (SFR) in this location extends into the Coastal Marine Area beyond MHWS. Some of the structures subject to this licence are therefore below MHWS. Typically in the Marlborough Sound the structures below MHWS would not be in the SFR and would not require licencing from the Department of Conservation (DoC).

The following structures are located on the Sounds Foreshore Reserve:

The south western corner of the upper deck of the house and the attached glass balustrade intrude into the SFR. The portion of the decking intruding into the SFR is 12m² in area. The deck is 3.25m above ground level with a 1.2m high glass balustrade.

The south western corner of the lower deck of the house, approximately 2.5m² in area also intrudes into the SFR.

There is a 1.9m wide concrete path from the house across the SFR to the foreshore structures. The path has a metal hand rail along one side with 9 lighting bollards and an associated electricity cable along the path edge. The lighting bollards are yet to be installed. They will provide downward lighting to the path and will be low level bollard lights.

At intervals along the other side of the path there is a wooden landscape wall of up to 1.5m in height.

There is a flat concrete and deck clad turning area just above the ramp to the jetty. This has a wooden balustrade. The 1.7m wide by 6m long wooden ramp connects this area to the jetty.

The western end of the boatshed, approximately 47m² and approximately 1.2m of the landward end of the jetty are also in the SFR.

A flying fox cable (for luggage only), transverses the SFR from the eastern end of the jetty directly to a landing area adjacent to the applicants dwelling. A small water pipe, power and telecom cable also run from the boatshed across the SFR to the dwelling.

There is an existing 5.2m long by approximately 1.5m high seawall along the foreshore to the south west of the jetty that is also on SFR. A set of 5 wooden steps will be installed from the landward end of the jetty for beach access.

Section G3

This is a boat access only site. The SFR in this area is steep. MDC SmartMaps indicates the SFR as being above 10 degrees and for a significant proportion between 36 and 90 degrees in this location.

The applicants have a number of family members that require an accessible route to the dwelling on the property. The maximum acceptable slope for accessible ramps is 1:12 as per Table 3 of D1/AS1. The pathway from the boat shed to the top of the path has an average slope of 1:5 (best case) and therefore does not comply.

The only viable way an accessible route could be achieved is to allow for vehicle (golf cart) access. In allowing this, the vehicle has certain requirements for manoeuvrability along the route up the path, mainly width and turning circles.

The site plan attached shows the turning circle for the applicants golf cart. The landing area is required to enable the golf cart to be turned around to proceed back up the path to the house in a forward direction.

The concrete path replaced the existing access to the house, which was constructed at the time the house was built but was in dangerous condition due to its age. The pre-existing path was constructed of concrete, timber, steel and compacted shingle. It had with a wooden handrail the full length of the path and lights up the path. The new path follows materially the same and only viable route up the hill to the house.

It is not possible to place any of these structures on private land as they all serve the purpose of providing access to the dwelling and facilities to the boatshed.

The SFR runs along the entire frontage of the site so there is no option for locating access structures on private land.

The deck on the dwelling has been in place since the dwelling was constructed in the 1970's. There have been no alterations to the size of the original deck. It has been reclad with a safety balustrade built as per the safety requirements of the building code.

The topography between the jetty and the dwelling is steep rising from sea level to 18 asl over the 20m length of the SFR. The concrete path and turning area are needed to provide accessible access to the site.

The applicant has three family members in their late 70's who have all enjoyed visiting the bach for many years. Their continuing access to the site is reliant on good concreted access up the steep hillside.

The outer boundary of the SFR in this area includes some coastal marina area making use of the SFR unavoidable for practical access from the sea to the site. It is also of note that the SFR in this location extends beyond MHWS into the coastal marine area. Part of the boatshed, steps, sea walls, ramp and jetty are located in the coastal marine area which would generally not also be SFR.

The geotechnical report for the seawall is attached. The report concludes that the seawall: "is noted that the existing retaining wall is providing support to the soils and this should be retained with a return section of wall constructed to retain the end of the slope in line with the edge of the boat shed." The report also recommends: "that a stormwater discharge energy dissipator be installed at the outlets of swales/stormwater channels, to disperse or otherwise neutralize the erosive force of concentrated and moving stormwater, in order to

protect the soil from turbulence and high velocities, which can otherwise cause scour erosion." There is one stormwater discharge energy dissipator to be located on SFR.

Section K

Consultation Undertaken

This application includes the same structures as authorised by Resource Consent U230777. The resource consent application has been circulated to the tangata whenua iwi of Te Tau Ihu by Marlborough District Council as part of their resource consent processing.

An email record of the consultation with Te Atiawa o Te Waka-a-Maui is attached. Te Atiawa have confirmed that subject to the accidental discovery protocol condition added to the resource consent, they had no further comments on the proposal.

Section M

Effects on the landscape:

As viewed from the bay, the structures are similar in form and function to other access structures in the bay. Only the upper deck of the dwelling is visible from the bay. It does not appear to be noticeably closer to MHWS than other structures in the area.

As stated above these structures have replaced structures that were installed to access the house when it was constructed in the 1970's. In order to reduce the visibility of the structures on the SFR, the resource consent requires the following remediation to be completed by 1 November 2025:

- a) The existing lighting columns are to be removed and replaced with low level bollard lighting with the lighting source directed downwards and away from the coastal marine area.
- b) The disturbed ground on the slopes around the concrete path shall be restored with topsoil and planted with locally occurring indigenous vegetation.
- d) The existing steel handrails and balustrade around the turning platform shall be painted in 'karaka green' or other such recessive colour of low reflectivity value, sufficient to mitigate the visual impact of the railings and balustrade in the natural landscape.
- e) The existing seating/benches along the pathway shall be removed.
- f) The area along the foreshore in front of the turning area, as shown on the approved plan, shall be restored with locally occurring indigenous vegetation, with an anticipated growth of at least 2-3 metres at maturity, and of such species with a spread and habit sufficient to mitigate the visual impact of the turning area, balustrade and railings.

This remediation work will reduce the visibility of the structures as viewed from Lochmara Bay.

Effects on the visual composition of the landscape:

The proposed steps will be located at the landward end of the jetty. There will be five timber steps from the jetty to the beach. These will be small and discrete. The steps are below the jetty and at a right angle to the rock bank along MHWS. This will reduce their visual appearance from Lochmara Bay. The current visual composition of the landscape will be enhanced by the remedial work detailed above. Planting the area in front of the turning circle with eco sourced native species will assist in screening the turning circle, balustrade and path beyond from view. Painting the balustrade a recessive colour such as 'Karaka Green' will in combination with the new planting will further reduce the visual impact of the structures.

Effects on cultural values of Tangata Whenua or members of the public:

In processing the resource consent that authorises these structures, MDC have circulated the proposed to the tangata whenua iwi of Te Tau Ihu. There has been no comments from these iwi with the exception of Te Atiawa o Te Waka-a-Maui. Following confirmation that an accidental discovery protocol condition would be included as a condition of resource consent, this iwi have confirmed that they have no further comments.

The applicant is not aware of any effects of the existing structures or proposed steps on the public. Public access will remain along the jetty and the steps will enhance access to the shallow beach area. There will be public access along the path as it passes through the SFR however, the path does not lead anywhere other than to the privately owned land beyond so it is considered unlikely that there would be any reasons for members of the public to use the path.

Effects on historic sites or objects including Wahi Tapu:

The resource consent contains a condition regarding the accidental discovery of archaeological material. There will be minimal disturbance to install a stormwater discharge energy dissipater consisting of river boulders embedded in a concrete apron.

Effects on existing infrastructure:

NA

Effects on existing vegetation:

No removal of vegetation is required for the proposed steps. Vegetation may be disturbed to construct the proposed stormwater discharge dissipater. However, this will be very small in area and require a small amount of vegetation disturbance. The resource consent requires additional planting of eco sourced indigenous species along the front of the turning area. The disturbed ground on the slopes around the concrete path shall be restored with topsoil and planted with locally occurring indigenous vegetation. Overall, it is expected that the proposal will have a positive effect by increasing the indigenous vegetation growing in the area which will also further screen the structures from view.

Effects of earthworks:

NA

Effects on wildlife and wildlife habitat:

The required remedial planting will increase the abundance of native habitat in the immediate area of the structures. It is hoped this will have a positive effect on wildlife.

Effects on aquatic habitat:

Most of the structures below MHWS and located on the SFR are already existing and have been in place since at least 1993. The only new structures proposed is a set of 5 timber steps. These are unlikely to have any effect on aquatic life.

Effects on other users:

Other users will continue to have access to the jetty and will have new access to the small shallow beach area to the side of the jetty via the new steps.

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

The structures are used for access to and from the applicants dwelling on private land to their jetty and boatshed. Transversing to and fro, it is not considered likely to have the potential to increase threats to the conservation land.

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

There will be no rubbish, waste or debris left on public conservation land during the construction of the steps to the beach. The stormwater discharge energy dissipater or the vertical timber boards. The applicants have maintained the pathway and associated structures to a very high standard and will continue to do so.

Cumulative effects that could be caused by the activity:

The structures are in keeping with other foreshore structures in Lochmara Bay. The small outcrops and inlets along the shoreline of Lochmara Bay helps reduce the cumulative visual effect of these structures as they become restricted from view.

Positive effects of the activity:

The structures have been constructed to a high standard and provide all weather access to the dwelling on site in compliance with the accessibility requirements of the building code. The remedial work required by the resource consent conditions will reduce the number of structures on the SFR to those that Marlborough District Council consider appropriate for the site. The structures will be further assimilated into the surrounding environment by the use of recessive colouring for hand rails and the turning circle balustrade and planting in front of the turning circle and along the pathway.



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



Registrar-General
of Land

Identifier **MB54/155**
Land Registration District **Marlborough**
Date Issued 23 September 1955

Prior References

MB48/297

Estate Fee Simple
Area 5297 square metres more or less
Legal Description Lot 3 Deposited Plan 1584
Registered Owners

Interests



Land Transfer Office
 Received... No. 1584
 Title Ref. 1-2-1948
 Referred to Draughtsman

Deposited this 29th day
 of April 1948
 District Registrar

RP TO BE DED 0-1-725
 AREA OF LOTS 11-1-0414
 REC. RES. 0-2-3029
 TOTAL AREA 12-1-1633

Scheme Plan T 135, Town of
 Lochmara Extn No 1 approved
 by Minister for Lands, 17.3.47

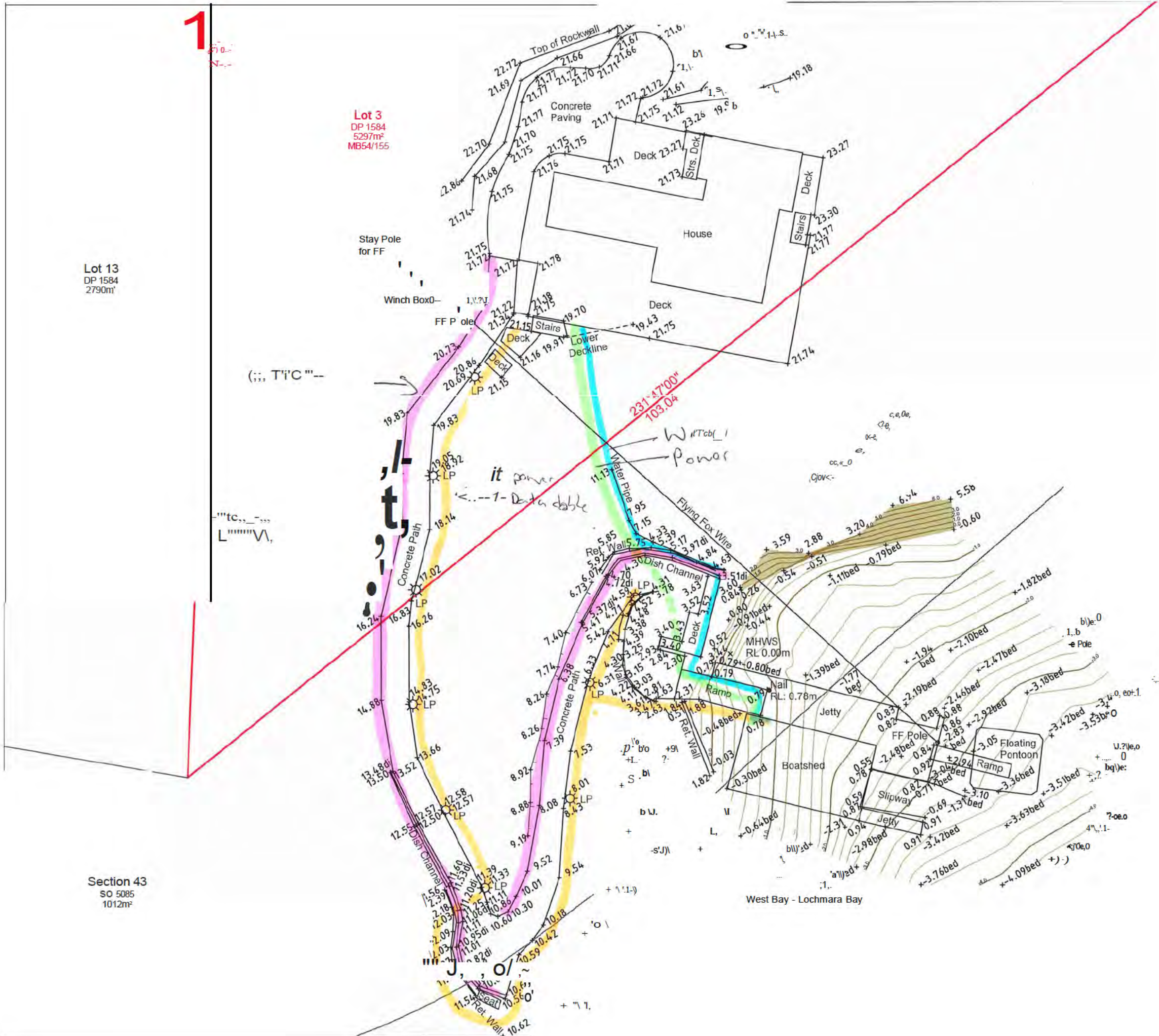
Approved as to Survey
 Chief Surveyor
 L.T. Draughtsman
 Retained
 Reference plans
 Field book
 Traverse book
 Examined
 Recorded
 Correct

Plan of
 Town of Lochmara Extn No 1
 being
 Subdn of P1 Secs 85, 22 & 78
 Queen Charlotte Sounds Regn District
 MARLBOROUGH COUNTY
 AS FROM 1.8.65
 Comprised in C.A. 12/298
 SURVEY DIST. 6 BLK. IV & VIII LINKWATER
 LAND DIST. MARLBOROUGH LOCAL BODY SOUNDS COUNTY
 Scale 2 Chains to an Inch Surveyed by E.A.C. Stang Date Oct. 1946
 I, E.A.C. Stang, Registered Surveyor and a holder of an annual practicing certificate do
 hereby certify that all bearings and distances have been determined by me and that the plan and survey are correct, and have been made in accor-
 dance with the regulations under the Surveyors Act, 1938
 And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justice of the Peace Act, 1927
 Declared at ... this 29th day of April 1948
 before me
 Registered Surveyor

Approved
 Applicant (or Registered Owner)

1584

1



Lot 13
DP 1584
2790m²

Lot 3
DP 1584
5297m²
MB54/155

Section 43
SO 5085
1012m²



Notes

Horizontal Origin
Mark: IT IV DP 2506
Marlborough 2000

Vertical Origin
Mean High Water Springs 0.00m

Contour Interval: 0.20m

Client:

Project Title:
Lot 3 DP 1584
West Bay - Lochmara Bay

Sheet Title:
Topographical Survey

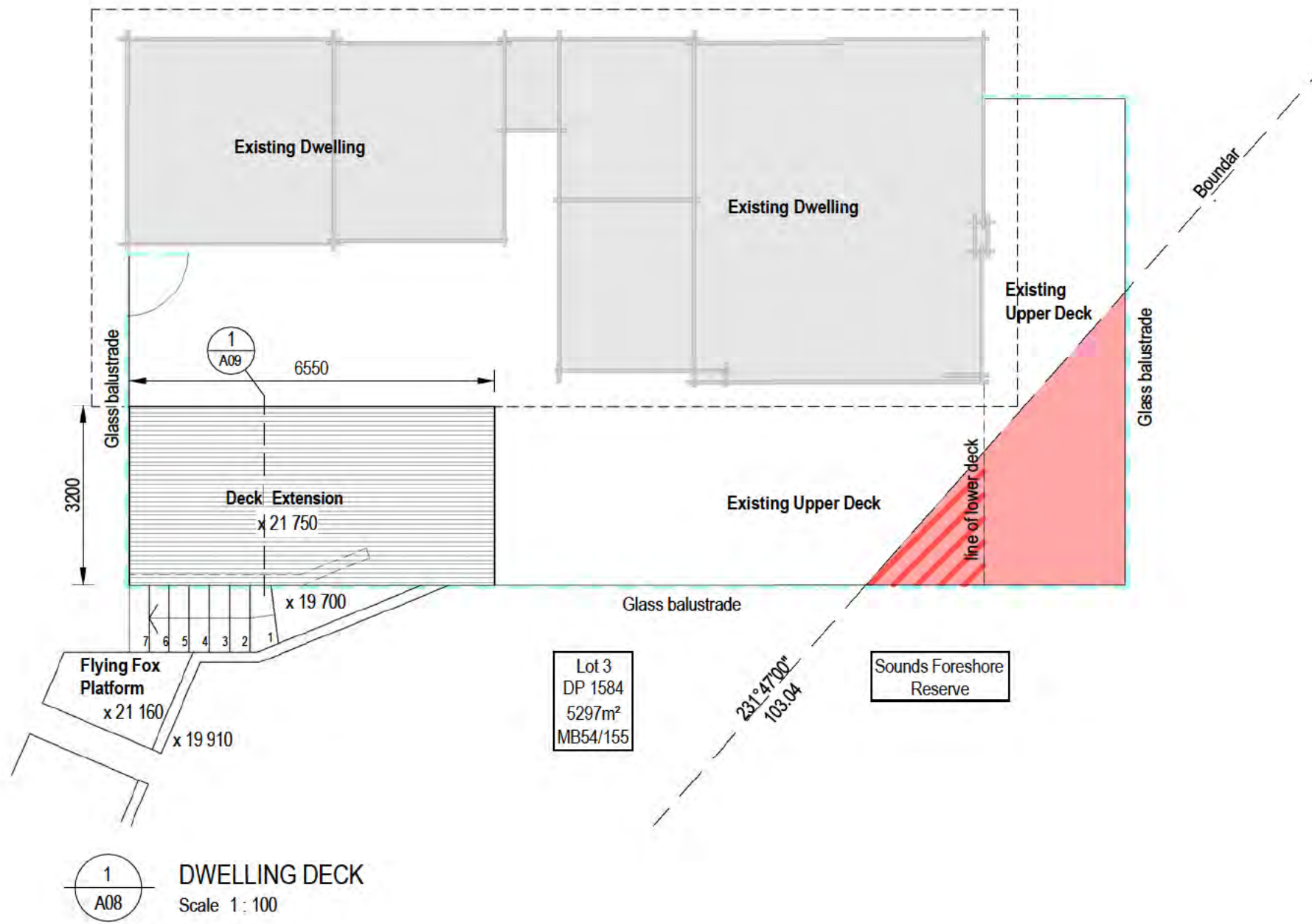


7/68 Seymour Street, Blenheim 7201
www.scopesurveying.co.nz
(03) 577 67 55

Scale: **1:250** Size By:

Date: Wed May 3 11:46:39 2023

Project No:	Sheet No:	Rev:
23059	3201	A



1
A08
DWELLING DECK
Scale 1:100

Do not scale from this drawing.
Verify all dimensions on site prior to construction.

REV	DATE	DESCRIPTION
A	17/05/23	Preliminary
B	13/07/23	Preliminary

smartalliances
ENGINEERING / RESOURCE MANAGEMENT / ARCHITECTURE LTD

1st Floor, Riverview House, 10 High Street, Blenheim, New Zealand
Website - www.smartalliances.co.nz
Phone - 03 579 6211

PROJECT
**JETTY & BOATHOUSE UPGRADES
LOT 3 DP1584 LOCHMARA BAY**

CLIENT
[REDACTED]

DRAWING
MAIN DWELLING DECK

ORIGIN DATE
17-05-23

PROJECT STATUS	
RC	
SCALE (A3) 1:100	REVISION DATE 13/07/23
DWG NO. 9100-A08	REVISION B



1
P01



JETTY RAMP AND BASE OF PATH
NTScale



2
P01

TIMBER SEAWALL
NTScale

Do not scale from this drawing.
Verify all dimensions on site prior to construction.

REV 0	DATE 01-08-23	DESCRIPTION REPORT	10 High Street, Blenheim, New Zealand	 smartalliances ENGINEERING / RESOURCE MANAGEMENT / ARCHITECTURE LTD	Website - www.smartalliances.co.nz Phone - 03 579 6211	PROJECT STATUS DOC LICENCE
PROJECT EXISTING STRUCTURES LOT 3 DP1584 LOCHMARA BAY CLIENT			DRAWING PHOTOS SHEET 1		DWG NO. 9100-P01	SCALE (A4) 1 : 1250 REVISION DATE 01-08-23 REVISION 0
P:19100-  Jetty and Boathouse upgrades, Lot 3 DP1584 West Bay Lochmara Bay\06-Drawings (Smart Alliances)\01-Working Drawings (DWG Files)\9100-DRG-RC-01.rvt						



3
P02

BOATSHED AND RAMP DOWN

NTScale





4
P02

PATH BASE AREA

NTScale

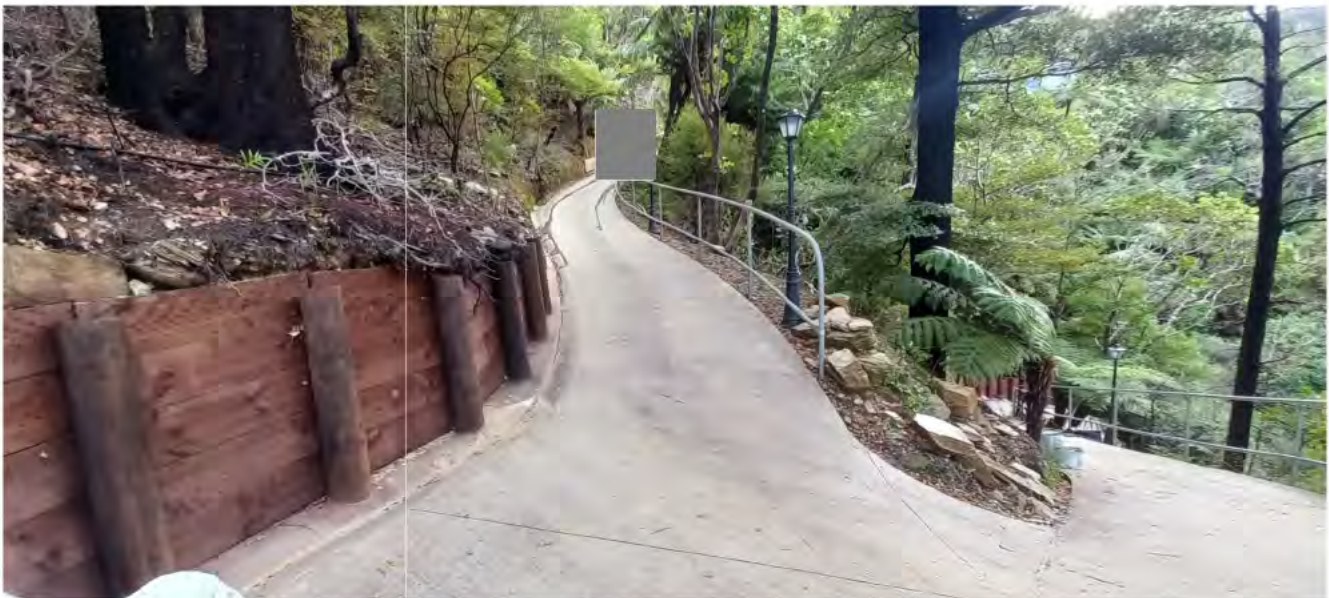
Do not scale from this drawing.
Verify all dimensions on site prior to construction.

REV 0	DATE 01-08-23	DESCRIPTION REPORT	10 High Street, Benheim, New Zealand	 smartalliances ENGINEERING / RESOURCE MANAGEMENT / ARCHITECTURE LTD	Website - www.smartalliances.co.nz Phone - 03 579 6211	PROJECT STATUS DOC LICENCE
PROJECT EXISTING STRUCTURES LOT 3 DP1584 LOCHMARA BAY CLIENT			DRAWING PHOTOS SHEET 2		DWG NO. 9100-P02	SCALE (A4) 1 : 1250 REVISION DATE 01-08-23 REVISION 0
P:19100- 			Jetty and Boathouse upgrades, Lot 3 DP1584 West Bay Lochmara Bay\06-Drawings (Smart Alliances)\01-Working Drawings (DWG Files)\9100-DRG-RC-01.rvt			



5
P03


PATH PHOTO ONE
NTScale



6
P03

PATH PHOTO TWO
NTScale

Do not scale from this drawing.
Verify all dimensions on site prior to construction.

REV 0	DATE 01-08-23	DESCRIPTION REPORT	10 High Street, Blenheim, New Zealand	 ENGINEERING / RESOURCE MANAGEMENT / ARCHITECTURE LTD	Website - www.smartalliances.co.nz Phone - 03 579 6211	PROJECT STATUS DOC LICENCE
PROJECT EXISTING STRUCTURES LOT 3 DP1584 LOCHMARA BAY CLIENT			DRAWING PHOTOS SHEET 3		DWG NO. 9100-P03	SCALE (A4) 1 : 1250 REVISION DATE 01-08-23 REVISION 0



7
P04


CORNER OF DECK
NTScale



8
P04

FLYING FOX LANDING
NTScale

Do not scale from this drawing.
Verify all dimensions on site prior to construction.

REV 0	DATE 01-08-23	DESCRIPTION REPORT	10 High Street, Benheim, New Zealand	 ENGINEERING / RESOURCE MANAGEMENT / ARCHITECTURE LTD	Website - www.smartalliances.co.nz Phone - 03 579 6211	PROJECT STATUS DOC LICENCE
PROJECT EXISTING STRUCTURES LOT 3 DP1584 LOCHMARA BAY CLIENT			DRAWING PHOTOS SHEET 4		DWG NO. 9100-P04	SCALE (A4) 1 : 1250 REVISION DATE 01-08-23 REVISION 0
P:19100- [REDACTED]			Jetty and Boathouse upgrades, Lot 3 DP1584 West Bay Lochmara Bay\06-Drawings (Smart Alliances)\01-Working Drawings (DWG Files)\9100-DRG-RC-01.rvt			

JETTY & BOATHOUSE UPGRADES

LOT 3 DP1584 LOCHMARA BAY

GENERAL NOTES

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PROJECT INFORMATION

Territorial Authority:

Reference Numbers

Resource Consent :

Project Information Memorandum:

Building Consent:

Legal Description:

Resource Management Plan:

Zone:

Topographic Class:

Earthquake Zone :

Exposure Zone :

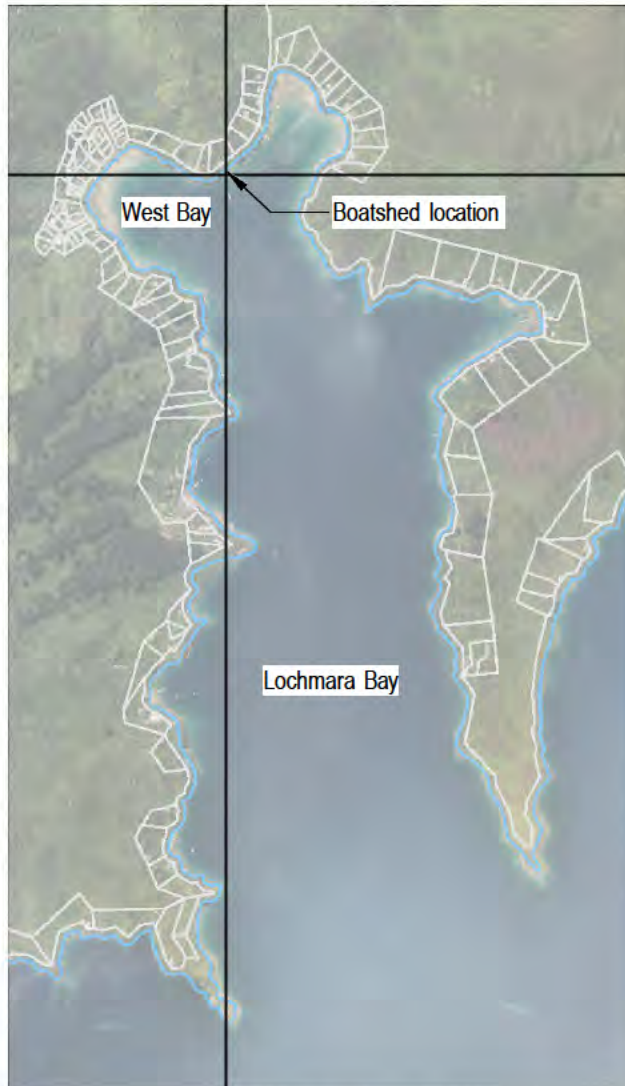
Wind Region :

Wind Zone :

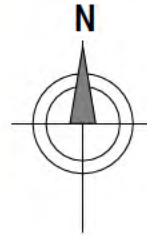
Snow Loading:

DRAWING REGISTER

DWG	Sheet Name	Revision	Date	Description
A01	SITE PLAN	A	17/05/23	Preliminary
A02	EXISTING PLAN	B	21/08/23	Preliminary
A03	PROPOSED PLAN	E	11/09/23	Preliminary
A04	EXISTING SECTIONS	B	21/08/23	Preliminary
A05	PROPOSED SECTIONS	D	11/09/23	Preliminary
A06	EXISTING 3D VIEW	A	17/05/23	Preliminary
A07	PROPOSED 3D VIEW	D	11/09/23	Preliminary
A08	MAIN DWELLING DECK	B	13/07/23	Preliminary
A09	MAIN DWELLING DECK	B	13/07/23	Preliminary
A10	MAIN DWELLING DECK	B	13/07/23	Preliminary
Copy 1				

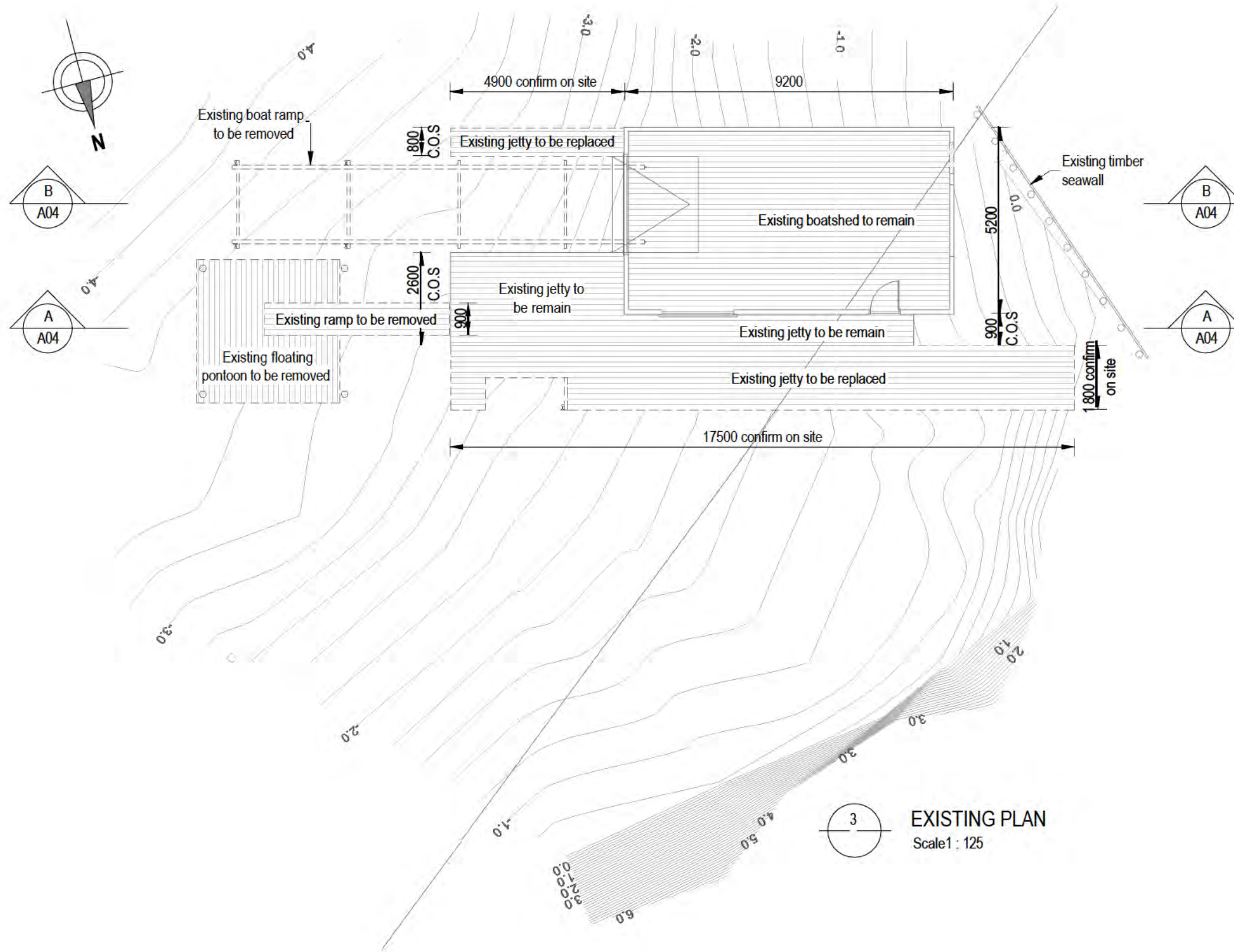


1
A01 LOCATION PLAN
NTScale



2
A01 SITE PLAN
NTScale

SCALE A3	PROJECT STATUS RC	REVISION DATE 17/05/23	DWG NO. 9100-A01-A
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3 EXISTING PLAN
Scale 1 : 125

Do not scale from this drawing.
Verify all dimensions on site prior to construction.

REV	DATE	DESCRIPTION
A	17/05/23	Preliminary
B	21/08/23	Preliminary

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Website - www.smartalliances.co.nz
Phone - 03 579 6211

PROJECT
**JETTY & BOATHOUSE UPGRADES
LOT 3 DP1584 LOCHMARA BAY**

CLIENT

DRAWING
EXISTING PLAN

ORIGIN DATE
17-05-23

PROJECT STATUS

RC

SCALE (A3)
1 : 125

DWG NO.
9100-A02

REVISION DATE
21/08/23

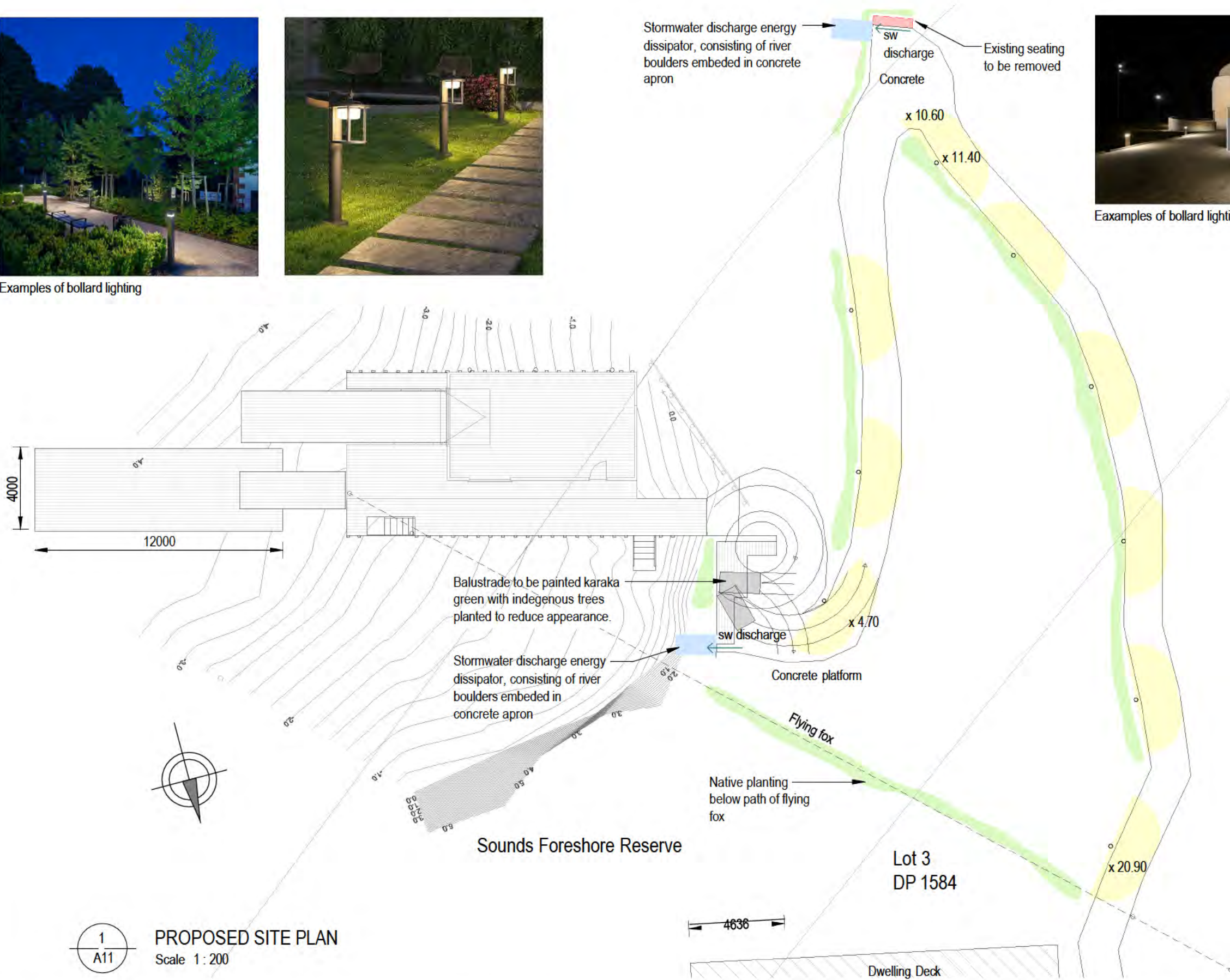
REVISION
B



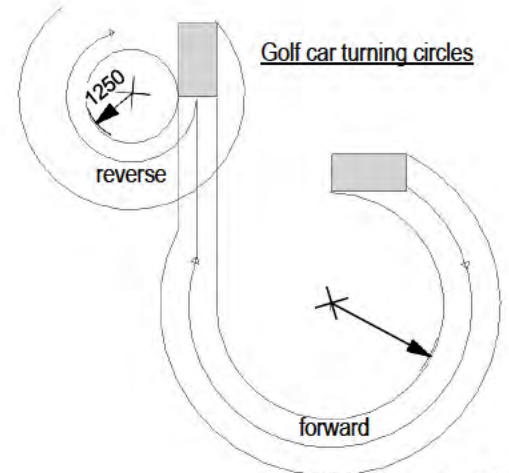
Examples of bollard lighting



Examples of bollard lighting



- Existing light posts are to be removed and replaced with directional bollard lighting directed away from shore.
- Topsoiling and revegetating with native ground cover of the slopes as required. Where necessary erosion protection matting pinned to soil slope faces and vegetated.
- Stormwater discharge energy dissipator, consisting of river boulders embedded in concrete apron - 1m(w) x 2m(l)
- Remove
- Steel handrails are to be painted karaka green so as to reduce visual impact.



Do not scale from this drawing. Verify all dimensions on site prior to construction.

1
A11
PROPOSED SITE PLAN
Scale 1: 200

REV	DATE	DESCRIPTION
A	24/01/24	Preliminary

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Phone - 03 579 6211

PROJECT
JETTY & BOATSHED UPGRADES
LOT 3 DP1584 LOCHMARA BAY

DRAWING
SITE PLAN

ORIGIN DATE
17-05-23

PROJECT STATUS	
RC	
SCALE (A3) 1: 200	REVISION DATE 24/01/24
DWG NO. 9100-A11	REVISION A

Section M - House Photo Showing Decking.





RESOURCE MANAGEMENT ACT 1991

Decision of Marlborough District Council

RESOURCE CONSENT: U230777

APPLICANT:



LOCATION: Lochmara Bay, Queen Charlotte
Sound/Totaranui

THIS IS THE DECISION ON THE APPLICATION FOR RESOURCE CONSENT:

DECISION: **Granted**

RESOURCE CONSENTS ISSUED:

Type of Consent	Number	Activity	Page
Coastal Permit	U230777.01	Redevelopment of an existing jetty, boatshed and ramp, consisting of the replacement of the existing main jetty and reinstatement of existing steps; Replacement of 4.9-metre-long x 0.8 metres wide jetty to south of boatshed; Replacement of piles and cladding to the boatshed; Replacement of an existing 10.5-metre-long fixed ramp in front of the boatshed with a 9.5 metre long x 2.5 metre wide floating ramp; Replacement of an existing 5.3 metre long x 0.9 metre wide linkspan and floating pontoon with a 5 metre long x 1.8 metre wide ramp and 12 metre long x 4 metre wide floating pontoon, including new coastal permit (replacing U050771) for the continuation of an existing boatshed, jetty and ramp, fronting Lot 3 DP 1584.	1

Coastal Permit	U230777.02	To authorise an existing 8-metre-long timber sea wall; and to install 5 wooden steps from the western end of the existing jetty for beach access, fronting Lot 3 DP 1584.	5
Land Use	U230777.03	To authorise the existing concrete path and non-structural landscape walls, lighting columns and handrail across the Sounds Foreshore Reserve; To authorise the existing flat concrete and timber deck turning area above the ramp leading to the boatshed and jetty; To authorise the existing flying fox luggage cable, small water pipe, power and telecoms cables from the boatshed to the landing area adjacent to the dwelling; To authorise the encroachment of the newly constructed deck extension on the dwelling into the Sounds Foreshore Reserve; To authorise the excavation undertaken on a slope greater than 35 degrees for the formation of the concrete path and turning area.	7

Certificate of Resource Consent

Consent Holder:



Consent Type: Coastal Permit

Consent Number: U230777.01

Lapse Date: 1 August 2029

Establishment Conditions: Condition 1

Expiry Date: 1 August 2044

Part 3, Section: Section 12 (1)(b), 12 (1)(c), 12 (2)(a), 12 (3)(a)

Pursuant to sections 34A(1) and 104B and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Marlborough District Council **grants** the application for a coastal permit for the redevelopment of an existing jetty, boatshed and ramp, consisting of the replacement of the existing main jetty and reinstatement of existing steps; Replacement of a 4.9-metre-long x 0.8 metres wide jetty to south of the boatshed; Replacement of piles and cladding to the boatshed; Replacement of an existing 10.5-metre-long fixed ramp in front of boatshed with a 9.5 metre long x 2.5 metre wide floating ramp; Replacement of an existing 5.3 metre long x 0.9 metre wide linkspan and floating pontoon with a 5 metre long x 1.8 metre wide ramp and 12 metre long x 4 metre wide floating pontoon, including new coastal permit (replacing U050771) for the continuation of an existing boatshed, jetty and ramp, fronting Lot 3 DP 1584, subject to the following conditions imposed under section 108 of the Resource Management Act 1991.

Conditions

1. Except insofar as required to comply with other conditions of this consent, the activity must be undertaken and remain in accordance with the Amended Application for Resource Consent and in particular Smart Alliances Drawing number 9100-A03 Revision G dated 17 April 2024 held on Council File number U230777, record number 24161421.
2. When undertaking construction, maintenance or repair work on the structures the following must be complied with:
 - a) No contaminants (including petrol, oil, paint and sawdust) from the work may be released into the coastal marine area.
 - b) Any disturbance of the foreshore and seabed must be undertaken in a manner which minimises water turbidity.
 - c) All equipment and left over building material must be removed from the coastal marine area upon completion of work.
3. All parts of the structures must be coloured or finished in such a manner so as to minimise, to the extent practicable, their contrast with the surrounding environment. In particular, all external surfaces of the boatshed, including trim such as gutters and downpipes, must be a colour(s) within a reflectivity value range of 5 percent to 30 percent (inclusive). The colour(s) chosen and its reflectivity value must be specified on the plans submitted in any relevant building consent application.
4. Prior to the new structures consented under this coastal permit being brought into use, those parts of the existing boatshed, ramp and jetty to be replaced located at co-ordinates Easting

1683576 and Northing 5436352, shall be removed from the site, together with all associated foundations, piles and any other materials used in their construction, in compliance with condition 2 above; and consent number U050771.01 shall be surrendered in accordance with section 138 of the Resource Management Act 1991.

5. Within three months of the new structures being brought into use, the consent holder must submit to the Compliance Manager, Marlborough District Council, written and photographic confirmation from the supervising engineer that:
 - a) The structures have been constructed no larger than approved, and
 - b) The structures have been constructed in accordance with generally accepted best engineering practice for such structures.

The photographic confirmation shall comprise no less than 10 colour photographs captured from different viewpoints around the development and be sufficiently clear to illustrate the finished appearance of the structures and compliance with Conditions 1, 3 and 4.

6. Except as may be required by the Harbour Master for the purpose of safe navigation, all external lighting on the facility must be fully shielded to prevent any light spillage above the horizontal plane of the light source.
7. The consent holder must ensure that the structures are maintained in a tidy, safe and structurally sound condition at all times, including by carrying out regular inspection and maintenance of timber and bolted connections.
8. All external areas of the structures including decking must not be used as a storage location for marine craft, recreational equipment or any other material or item.
9. The foreshore structures authorised by this resource consent must not be used at any time by any person (including the consent holder) in a manner which prevents or unduly hinders any other person from passing across the structures or accessing the structures with a vessel for the loading/unloading of goods and people.
10. All doors on the boatshed must be constructed and at all times thereafter maintained as solid doors with no areas of glazing or other transparent, translucent or reflective materials.
11. The boatshed must be used only for the storage of boat/s and ancillary boating equipment. At no time is the boatshed to be used for any aspect of residential activity including use of all or part as living quarters for relaxing or meal preparation, sleeping accommodation or commercial purposes.
12. The boatshed must not have internal ablution facilities, kitchen facilities, gas cooking or heating facilities, beds or bunks, indoor recreation equipment, additional windows or other external glazing installed except in accordance with the approved drawings. An external water tap(s) may be provided for wash-down of boating equipment and ancillary boating equipment.
13. Biennially following the provision of the information provided in accordance with Condition 5, the consent holder must provide the Compliance Manager, Marlborough District Council, with a minimum of 6 colour photographs which:
 - a) Are taken within 30 days of being provided to the Compliance Manager; and
 - b) Depict 360 degrees of the entire interior (including items stored or used) of the boatshed; and
 - c) Depict the entire external structure of the boatshed; and
 - d) Are sufficient to demonstrate compliance with the conditions of this consent.

14. The land to which the structures relate is presently known as Lot 3 DP 1548 (the Land). This consent must not be transferred to any person other than an owner of the Land. In the event that the Land is sold or transferred to a new owner, this permit must within 3 months thereafter be either:
- a) Transferred pursuant to s135 of the Resource Management Act 1991 (including payment of any applicable administration fee) to the new owner of the land; or
 - b) Surrendered to the consent authority.
15. If any artefact and/or any historical, cultural or archaeological material of Maori origin or likely to have significance to Maori is found or uncovered whilst undertaking work authorised by this consent, the following must be complied with:
- a) Work must cease immediately, the area must be secured and any uncovered material must remain untouched;
 - b) Advice of the discovery must be given within 48 hours to
 - i) Te Ātiawa Trust's Kaitiaki o te Taiao Office:
Landline: 03 573 5170
Email: taiao@teatiawatrust.co.nz
To enable appropriate cultural procedures/tikanga to be administered; and
 - ii) Heritage New Zealand/Pouhere Taonga
Landline: 04 472 4341
 - c) No work shall recommence until both:
 - i) agreement has been reached with Te Ātiawa Manawhenua Ki Te Tau Ihu Trust; and
 - ii) if required, an Authority has been issued by Heritage New Zealand if the find involves an archaeological site.
16. In accordance with Section 128 of the Resource Management Act 1991, the Marlborough District Council may review the conditions of this consent, for the specified purposes identified in section 128(1), including for the purpose of ensuring the adverse effects upon the following matters are adequately avoided, remedied or mitigated:
- (a) Maritime safety; and/or
 - (b) Recreation values; and/or
 - (c) Public access; and/or
 - (d) Amenity values.
- Notice of review for these purposes may be given during the months of January to December (inclusive) of any year for the duration of this consent.
17. Unless a replacement resource consent is applied for and granted, the consent holder, at the consent holder's expense, must have removed the structures from the coastal marine area prior to the following events, whichever is first in time, and they must provide written confirmation of this to the Compliance Manager, of Marlborough District Council within two weeks of completion of the removal:
- (a) Expiry of the resource consent; or
 - (b) Surrender of the resource consent; or
 - (c) The structures becoming derelict or abandoned.

Advice Notes

1. All electronic correspondence relating to the operation of this consent and compliance with consent conditions should be sent to monitoring@marlborough.govt.nz
2. The consent holder shall be required to pay the administrative charge or charges incurred in respect to inspections and monitoring of the structures and compliance with the conditions of consent.
3. The consent holder shall be required to pay the Coastal Occupancy Charges if they apply.
4. At expiry of the resource consent it is a breach of section 12 of the RMA 1991 for the structures to remain in the Coastal Marine Area. The consent holder must ensure their removal to avoid the risk of enforcement action.
5. If the applicant seeks to materially change the design of the structures, they will need to apply to change the applicable condition(s) of this consent under section 127 of the RMA 1991, or potentially apply for a replacement consent subject to the degree of change sought.
6. Marlborough District Council has a Colour Palette for Buildings in the Marlborough Sounds on its website for your reference in respect of reflectivity values of paint colours.
[https://www.marlborough.govt.nz/repository/libraries/id:2ifzri1o01cxbymxkvwz/hierarchy/documents/environment/land/Colour Palettes for Buildings in the Marlborough Landscape.pdf](https://www.marlborough.govt.nz/repository/libraries/id:2ifzri1o01cxbymxkvwz/hierarchy/documents/environment/land/Colour%20Palettes%20for%20Buildings%20in%20the%20Marlborough%20Landscape.pdf)

Certificate of Resource Consent

Consent Holder:

Consent Type: Coastal Permit

Consent Number: U230777.02

Lapse Date: 1 August 2029

Establishment Conditions: Condition 1

Expiry Date: 1 August 2044

Part 3, Section: Section 12 (1)(b), 12 (1)(c), 12 (2)(a)

Pursuant to sections 34A(1) and 104B and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Marlborough District Council **grants** the application for a coastal permit to authorise an existing 8-metre-long timber sea wall; and to install 5 wooden steps from the western end of the existing jetty for beach access, fronting Lot 3 DP 1584, subject to the following conditions imposed under section 108 of the Resource Management Act 1991.

Conditions

1. Except insofar as required to comply with other conditions of this consent, the activity must be undertaken and remain in accordance with the Amended Application for Resource Consent and in particular Smart Alliances Drawing number 9100-A03 Revision G dated 17 April 2024 held on Council File number U230777, record number 24161421.
2. When undertaking construction, maintenance or repair work on the structures the following must be complied with:
 - a) No contaminants (including petrol, oil, paint and sawdust) from the work may be released into the coastal marine area.
 - b) Any disturbance of the foreshore and seabed must be undertaken in a manner which minimises water turbidity.
 - c) All equipment and left over building material must be removed from the coastal marine area upon completion of work.
3. All parts of the structures must be coloured or finished in such a manner so as to minimise, to the extent practicable, their contrast with the surrounding environment. The structures must be either left natural timber to weather or be finished in a colour(s) within a reflectivity value range of 5 percent to 30 percent (inclusive). The colour(s) chosen and its reflectivity value must be specified on the plans submitted in any relevant building consent application.

Advice Notes

1. All electronic correspondence relating to the operation of this consent and compliance with consent conditions should be sent to monitoring@marlborough.govt.nz.
2. The consent holder shall be required to pay the administrative charge or charges incurred in respect to inspections and monitoring of the structures and compliance with the conditions of consent.

3. The consent holder shall be required to pay the Coastal Occupancy Charges if they apply.
4. At expiry of the resource consent it is a breach of section 12 of the RMA 1991 for the structures to remain in the Coastal Marine Area. The consent holder must ensure their removal to avoid the risk of enforcement action.
5. If the applicant seeks to materially change the design of the structures, they will need to apply to change the applicable condition(s) of this consent under section 127 of the RMA 1991, or potentially apply for a replacement consent subject to the degree of change sought.

Certificate of Resource Consent

Consent Holder:



Consent Type: Land Use

Consent Number: U230777.03

Lapse Date: 1 September 2024

Part 3, Section: Section 9(2)(a), 9(3)(a)

Pursuant to sections 34A(1) and 104B and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Marlborough District Council **grants** the application for resource consent to authorise the existing concrete path and non-structural landscape walls, lighting columns and handrail across the Sounds Foreshore Reserve; To authorise the existing flat concrete and timber deck turning area above the ramp leading to the boatshed and jetty; To authorise the existing flying fox luggage cable, small water pipe, power and telecoms cables from the boatshed to the landing area adjacent to the dwelling; To authorise the encroachment of the newly constructed deck extension on the dwelling into the Sounds Foreshore Reserve; To authorise the excavation undertaken on a slope greater than 35 degrees for the formation of the concrete path and turning area, fronting Lot 3 DP 1584, subject to the following conditions imposed under section 108 of the Resource Management Act 1991.

Conditions

1. Except insofar as required to comply with other conditions of this consent, the activity must be undertaken and remain in accordance with the Amended Application for Resource Consent and in particular Smart Alliances Drawing numbers 9100-A08 Revision B dated 13 July 2023 and 9100-A11 Revision A dated 24 January 2024 held on Council File number U230777, record number 24104659.
2. Not later than 1 November 2025, the following remedial actions shall be taken to mitigate the visual and landscape impact of the work undertaken:
 - a) The existing lighting columns are to be removed and replaced with low level bollard lighting with the lighting source directed downwards and away from the coastal marine area.
 - b) The disturbed ground on the slopes around the concrete path shall be restored with topsoil and planted with locally occurring indigenous vegetation.
 - c) Stormwater discharge energy dissipators shall be installed along the pathway in appropriate locations such that scouring from surface water runoff is mitigated.
 - d) The existing steel handrails and balustrade around the turning platform shall be painted in 'karaka green' or other such recessive colour of low reflectivity value, sufficient to mitigate the visual impact of the railings and balustrade in the natural landscape.
 - e) The existing seating/benches along the pathway shall be removed.
 - f) The area along the foreshore in front of the turning area, as shown on the approved plan, shall be restored with locally occurring indigenous vegetation, with an anticipated growth of at least 2-3 metres at maturity, and of such species with a spread and habit sufficient to mitigate the visual impact of the turning area, balustrade and railings.

3. Within 3 months of completing the remedial work listed in Condition 2, the consent holder must provide the Compliance Manager, Marlborough District Council, with a minimum of 12 colour photographs which:
 - a) Are taken within 30 days of being provided to the Compliance Manager; and
 - b) Are sufficient to demonstrate compliance with the Condition 2 of this consent.
4. If any artefact and/or any historical, cultural or archaeological material of Maori origin or likely to have significance to Maori is found or uncovered whilst undertaking work authorised by this consent, the following must be complied with:
 - a) Work must cease immediately, the area must be secured and any uncovered material must remain untouched;
 - b) Advice of the discovery must be given within 48 hours to
 - i) Te Ātiawa Trust's Kaitiaki o te Taiao Office:
Landline: 03 573 5170
Email: taiao@teatiawatrust.co.nz
To enable appropriate cultural procedures/tikanga to be administered; and
 - ii) Heritage New Zealand/Pouhere Taonga
Landline: 04 472 4341
 - c) No work shall recommence until both:
 - i) agreement has been reached with Te Ātiawa Manawhenua Ki Te Tau Ihu Trust; and
 - ii) if required, an Authority has been issued by Heritage New Zealand if the find involves an archaeological site.

Advice Notes

1. All electronic correspondence relating to the operation of this consent and compliance with consent conditions should be sent to monitoring@marlborough.govt.nz.
2. This resource consent does not constitute a building consent, nor does it imply that the structures comply with the Building Code.
3. A license, permit or concession is required from the Department of Conservation prior to undertaking any activity on the Sounds Foreshore Reserve.
4. All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to Heritage New Zealand for an Authority to modify, damage or destroy an archaeological site.
5. Pursuant to section 36 of the Resource Management Act 1991 and Marlborough District Council's schedule of fees, the consent holder shall be responsible for all costs associated with the monitoring of this consent.

Reasons

Proposal

1. The applicant seeks consent to redevelop/refurbish the existing boatshed, jetty, ramp and decking consisting of the following:
 - a) Replacement of the existing main jetty and reinstatement of existing steps;
 - b) Replacement of 4.9-metre-long x 0.8 metres wide jetty to south of boatshed;
 - c) Replacement of piles and cladding to the boatshed;
 - d) Replacement of an existing 10.5-metre-long fixed ramp in front of the boatshed with a 9.5 metre long x 2.5 metre wide floating ramp;
 - e) Replacement of an existing 5.3 metre long x 0.9 metre wide linkspan and floating pontoon with a 5 metre long x 1.8 metre wide ramp and 12 metre long x 4 metre wide floating pontoon;
2. Consent is also sought for the continuation of the existing boatshed, jetty and ramp at the site. This enables the existing consent U050771 to be surrendered and all the existing and proposed activities to be managed under this one consent U230777.
3. And in respect of work already undertaken:
 - a) To authorise an existing 8-metre-long timber sea wall; and to install 5 wooden steps from the western end of the existing jetty for beach access, fronting Lot 3 DP 1584.
 - b) To authorise the existing concrete path and non-structural landscape walls, lighting columns and handrail across the Sounds Foreshore Reserve;
 - c) To authorise the existing flat concrete and timber deck turning area above the ramp leading to the boatshed and jetty;
 - d) To authorise the existing flying fox luggage cable, small water pipe, power and telecoms cables from the boatshed to the landing area adjacent to the dwelling;
 - e) To authorise the encroachment of the newly constructed deck extension on the dwelling into the Sounds Foreshore Reserve;
 - f) To authorise the excavation undertaken on a slope greater than 35 degrees for the formation of the concrete path and turning area.

Background

4. The applicants have an existing boatshed with a boat ramp and an existing jetty with a floating pontoon located in the Coastal Marine Area in front of their property. They also have a small jetty to the south of the boat ramp and a set of steps at the eastern end of the jetty. The western end of the boatshed, approximately 47m² and approximately 1.2m of the landward end of the jetty are also located on Sounds Foreshore Reserve. These structures are all authorised by Resource Consent U050771, which expires on 1 August 2025.
5. The applicants have already carried out some work on the property including the construction of a 1.9 metre concrete path from the foreshore structures, across foreshore reserve and up to the house. At the foreshore end of the concrete ramp, there is a flat turning area for a golf cart, this area extends into the decking and pathway to the boatshed. The structure includes railings, seating and lighting which were all constructed without resource consent.
6. The applicants have also constructed an extension to the existing deck on the house that encroaches on the Sounds Foreshore Reserve. A flying fox cable (for luggage) has also been constructed from the foreshore to a landing area adjacent to the house across Sounds Foreshore reserve.

7. This application seeks to authorise the structures that have not been consented and to apply for consent for the redevelopment of the boatshed, jetty and ramp structures.

Description of Existing and Surrounding Environment

8. The application site is located at the head of Lochmara Bay along the promontory that divides West Bay and Karamu Bay at the northern head of the Bay. The foreshore in this area of the bay is very steep and rocky with native bush down to the shoreline and no accessible beach areas. There are several other properties located within the surrounding area, mainly used as holiday homes along with associated jetties, boatsheds and moorings. The land behind these properties is covered with native bush managed by the Department of Conservation.
9. The applicant's property is located in an elevated position above the bay, partially straddling sounds foreshore reserve and is approached via a steep pathway that has recently been resurfaced in concrete. The property is boat access only and has an existing boatshed, ramp and jetty on the foreshore immediately to the south of the property, along with a mooring located approximately 60 metres out into the bay.

Planning Provisions

10. The application site is zoned Coastal Marine, Open Space 3 and Coastal Living in the Proposed Marlborough Environment Plan (PMEP).
11. In the Coastal Marine Zone, the following activities require consent:
 - a) Replacement of existing main jetty and reinstatement of existing steps - Rule 16.6.3 Discretionary
 - b) Replacement of 4.9 metre long x 0.8 metres wide jetty to south of boatshed - Rule 16.6.3 Discretionary
 - c) Replacement of piles and cladding to the boatshed - Rule 16.6.4 Discretionary
 - d) Replacement of existing 10.5 metre long fixed ramp in front of boatshed with 9.5 metre long x 2.5 metre wide floating ramp - Rule 16.6.5 Discretionary
 - e) Replacement of existing 5.3 metre long x 0.9 metre wide linkspan and floating pontoon with 5 metre long x 1.8 metre wide ramp and 12 metre long x 4 metre wide floating pontoon - Rule 16.6.10 Discretionary
 - f) To authorise an existing 8 metre long timber sea wall - Rule 16.6.10 Discretionary
 - g) To install 5 wooden steps from the western end of the existing jetty for beach access - Rule 16.6.10 Discretionary
12. In Open Space 3, the following activities require consent:
 - a) To authorise the existing concrete path and non-structural landscape walls, lighting columns and handrail across the Sounds Foreshore Reserve; Rule 19.4.3. Any use of land not provided for as a Permitted Activity or limited as a Prohibited Activity – Discretionary.
 - b) To authorise the existing flat concrete and timber deck turning area above the ramp leading to the boatshed and jetty; Rule 19.3.6.3. Filling must not be in, or within: (a) 8m of a river (except an ephemeral river when not flowing), lake or the coastal marine area; and Rule 19.4.3. Any use of land not provided for as a Permitted Activity or limited as a Prohibited Activity. Discretionary.
 - c) To authorise the existing flying fox luggage cable, small water pipe, power and telecoms cables from the boatshed to the landing area adjacent to the dwelling;

Rule 19.4.3 - Any use of land not provided for as a Permitted Activity or limited as a Prohibited Activity. Discretionary.

- d) To authorise the encroachment of the newly constructed deck extension on the dwelling into the Sounds Foreshore Reserve; Rule 19.4.3. Any use of land not provided for as a Permitted Activity or limited as a Prohibited Activity. Discretionary.
- e) To authorise the excavation undertaken on a slope greater than 35 degrees for the formation of the concrete path and turning area. Rule 19.3.5.2. Excavation must not occur on any land with a slope greater than 35 degrees and Rule 19.4.1. Any activity provided for as a Permitted Activity or Controlled Activity that does not meet the applicable standards. Discretionary.

13. Overall, the activities are assessed as **Discretionary** Activities.

Notification and Affected Parties

14. The application was originally processed as limited notified for reasons separately recorded. Processing of the application was suspended at the request of the applicant prior to the notification letters being sent out. Subsequently, Council received written approval from each party considered to be adversely affected by the proposal. The written approval received from Te Atiawa was conditional upon the utilisation of all sediment controls when installing any structures in the coastal marine area (CMA); the removal of all surplus building materials from the CMA; and the inclusion of their accidental discovery protocol. The applicant has agreed to the proposed conditions and the accidental discovery protocol.

Assessment of Effects

- 15. In terms of the considerations required by section 104(1)(a) of the Resource Management Act 1991, the proposal, subject to conditions, is concluded to be likely to have acceptable adverse effects on the existing ecological values, maritime safety, natural character, landscape values, recreational values (including public access) and amenity values of the immediate locality.
- 16. In reaching this conclusion it is assessed that the proposed structures and existing structures, once remedial work has been completed, would be consistent with the established character and amenity of the surrounding area and would not appear unduly prominent from most public viewpoints. In terms of positive effects, it is assessed that the proposed development would facilitate safe and convenient boat access to the applicants' property and associated recreational use of the marine area and would facilitate improved access to the applicant's property for all generations.
- 17. It is considered that the proposed marine structures have been appropriately designed using materials to integrate with the coastal setting and are broadly consistent with the established character and amenity of the coastal environment in this part of the Queen Charlotte Sound/Tōtaranui.
- 18. The landscaping and other mitigation measures imposed by the conditions of the consent for the concrete pathway and turning area would contribute to the integration of the structures with the surrounding landscape; would help to ensure that the land around the structure that was disturbed by the construction remained in a stable condition; and would reduce the overall adverse environmental effects to an acceptable degree.

Relevant Statutory and Plan Provisions

19. In terms of the considerations required by section 104(1)(b) of the Resource Management Act 1991, Policies 2, 6, 13, 15, 18, 19 and 22 of the New Zealand Coastal Policy Statement 2010; Objectives 7.1.2, 7.1.9, 7.2.7 and 8.1.2 and Policies 7.1.7, 7.2.8, 7.2.10 and 8.1.6 of the Marlborough Regional Policy Statement; Policies 2.2.1.2, 6.1.2.1.4, 8.3.1.2, 9.2.1.1.1, 9.2.1.1.3, 9.2.1.1.10, 12.3.1.4, 19.3.1.4 and 19.3.1.7 of the Plan; and Policies 9.1.5, 9.1.6,

9.1.8, 9.1.13, 13.2.1, 13.2.2, 13.2.6, 13.9.1 – 13.9.7, 13.9.9, 13.10.4 – 13.10.23, 15.1.29, 15.1.32, 15.4.3 and 15.4.4 of the Proposed Plan are of relevance to an evaluation of the proposal. Within the context of the site it is concluded that the proposal, subject to conditions, is consistent with most of the identified provisions.


Part 2 Resource Management Act 1991

20. Having considered the matters of national importance, other matters and principles of the Treaty of Waitangi as required by Part 2 of the Resource Management Act 1991, it is concluded that the sole purpose of the Act would be better achieved through a grant of resource consent, subject to the conditions specified.

Consent Duration and Lapse Date

21. Section 123 of the Resource Management Act 1991 requires that every coastal permit have an expiry date. In this case a consent duration of 20 years for the coastal structures consented under U230777.01 and U230777.02 is consistent with sustainable management. The applicant has requested a five-year lapse period to provide sufficient time to obtain all the necessary consents and develop the structures in a comprehensive manner. This is consistent with policy guidance, whilst also recognising that coastal space is a public resource and should be effectively used without unreasonable delay. A one-month lapse period had been provided for the land use consent U230777.03 for administrative purposes and because the consent is to authorise existing structures. An expiry date is not considered necessary for this aspect of the development.

Recommended for approval:


.....
Environmental Planner

Approved:


.....
1 August 2024
Marlborough District Council Manager Resource Consents

Additional Important Information for Resource Consent Holders

The following information provided in this information sheet is a guide to the legal rights of applicants and submitters.

If you want to discuss matters raised in this information sheet you are welcome to contact Council. However, if you require specific advice you should contact an independent professional and refer to the relevant sections of the Resource Management Act 1991.

Commencement of a Resource Consent

Refer to section 116 of the Resource Management Act 1991

- Where no submissions were lodged or any submissions were withdrawn, a resource consent commences, (and may be actioned) on the date of the receipt of the decision.
- Where submissions were lodged to the application, and not withdrawn, the resource consent commences once the time for lodging an appeal has passed, provided no appeals have been received, or when all appeals have been resolved or withdrawn.
- If the resource consent was for activities controlled by the district plan on reclaimed land or land in the coastal marine area, or a restricted activity; then there are specific provisions regarding the commencement of resource consent. These provisions are outlined in section 116 of the Resource Management Act 1991.

Lapsing

Refer to section 125 of the Resource Management Act 1991

- If no lapse date is specified in the consent, the consent will lapse 5 years after the decision date, unless the consent has been actioned (given effect to).
- Council requires full implementation of the establishment conditions prior to the lapse date in order to demonstrate effect has been given to the consent. Please note this includes commencing the activity you have applied for (for example taking water). It is important that when you commence the activity you do so in the sequence that your conditions require (for example installing a meter, then completing a meter inspection, then taking water, all before the lapse date). If you are unable to do so you are strongly recommended to make an application to extend the lapse date or vary the condition that is posing difficulty to implement.

Conditions of Resource Consent

Refer to section 108 of the Resource Management Act 1991

- If conditions are imposed these will be set out in the decision document.
- Please read your consent and ensure that you fully understand any conditions.
- If you have concerns with any condition(s), in the first instance you should discuss your concerns with Council, although an option may be to lodge an appeal or objection.
- It is a legal requirement that there be **compliance with** all conditions.
- If any conditions are contravened it may be that the Council or members of the public will initiate enforcement action (outlined in Part XII of the Resource Management Act 1991).

Change or Cancellation of Conditions of Resource Consent

Refer to section 127 of the Resource Management Act 1991

- The consent holder may apply to the Council to change or cancel conditions of the consent, except a condition specifying duration.

Monitoring Fees

Refer to section 36 of the Resource Management Act 1991 and the Council's Schedule of Fees

- The consent holder will be charged for actual and reasonable costs associated with the monitoring of this consent.

Objections

Refer to section 357 of the Resource Management Act 1991

- In certain circumstances the applicant has the right to object to the Council's decision.
- Any objection shall be made in **writing** and will need to outline the reasons for the objection.
- An objection needs to be lodged with the Council within **15 working days** of the Council's decision being received by you or your agent.

Appeals

Refer to Form 16 and sections 120 and 121 of the Resource Management Act 1991

- The applicant and any submitters have the right to appeal the whole or any part of the Council's decision, however there is no right of appeal against the whole or any part of the decision to the extent that the decision relates to one or more of the following, but no other, activities:
 - a) a boundary activity, unless the boundary activity is a non-complying activity;
 - b) a subdivision, unless the subdivision is a non-complying activity;
 - c) a residential activity as defined in section 95A(6), unless the residential activity is a non-complying activity.
- A submitter can only appeal to the Environment Court if their appeal is related to a matter raised in their submission and their submission, or the part of their submission to which the appeal relates, has not been struck out under section 41D of the Resource Management Act 1991.
- A notice of appeal must be lodged with the Environment Court and the Council, within **15 working days** of the Council's decision being received (or received by your agent on your behalf). A copy also needs to be served on the applicant and submitters to the application within 5 working days of the notice being lodged with the Environment Court.

Before lodging an objection or an appeal it is recommended that you seek professional advice.

Subdivision Consents

Refer to sections 223 and 224 of the Resource Management Act 1991

- If no lapse date is specified in the conditions of this consent, the consent will lapse 5 years after the decision date, unless the consent has been actioned (given effect to). The lapse date is subject to the provisions of section 125 of the Resource Management Act 1991.
- The consent holder has a further 3 years following the issue of the section 223 approval to obtain a section 224 certificate from Council and lodge the survey plan for deposit with Land Information New Zealand prior to the resource consent lapsing.
- Payment of any compensation due as a result of road vesting or esplanade acquisition will be made upon receipt of your invoice and evidence that the new certificates of title have issued with the esplanade strip agreement registered on them, or vesting completed.

Annotation History

Date	Reason for Amendment/Alteration

From: [REDACTED]
Sent: 29 Apr 2024 10:14:18 +1200
To: [REDACTED]
Subject: 9100 - U230777 - [REDACTED]
Attachments: 4746_001.pdf

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi [REDACTED]

I have attached the affected party approval from [REDACTED]

Hoping to talk with Te Atiawa and DoC this week.

Kind regards

[REDACTED]

[REDACTED]

Resource Management Consultant

Smart Alliances Ltd

Engineering / Resource Management / Architecture

10 High Street
PO Box 546
Blenheim 7240

T: 03 579 6211

F: 03 579 6233

W: www.smartalliances.co.nz

(Please note my normal office hours are Monday, Tuesday and Wednesday from 8:30am – 5pm)



Thank you for supporting a locally owned business. By doing this you enable us to give back to your communities

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Written Approval of Person(s) Likely to be Adversely Affected

Section 95E(3), Resource Management Act 1991

Form BA Resource Management (Forms, Fees and Procedure) Regulations 2003

PLEASE READ THE ATTACHED IMPORTANT INFORMATION BEFORE YOU COMPLETE AND SIGN THIS FORM OR RETURN IT TO COUNCIL VIA THE ELECTRONIC EMAIL ADDRESS YOU HAVE NOMINATED ABOVE FOR SERVICE

Resource Consent Application Number

U **2** **3** **0** **7** **7** **7**

This is written approval for the following activity that is the subject of a resource consent application

Resource Consent Application Details [To be completed by the applicant(s)]

Applicant's Name: <small>(Full Legal Name)</small>	[REDACTED]
Description of activity(s) applied for:	<ul style="list-style-type: none"> • Replacing the existing main jetty and reinstate existing steps. • Replacing the 4.9m long by 0.8m wide jetty to the south of the boatshed. • Replacing the existing 10.5 m long fixed ramp in front of the boat shed with a new 9.5m long floating ramp. • Replacing the existing 5.3m long by 0.9m wide linkspan and 4.5m floating pontoon with a 5m long by 1.8m wide ramp and 12m long by 4m wide floating pontoon. • Adding heavy duty vertical boards at 150mm spacings below the southern elevation of the boatshed and below the northern elevation of the existing jetty. • Authorising the existing 8m long timber sea wall and installing one additional post at the end of the seawall. • Installing 5 wooden steps from the western end of the existing jetty for beach access. • To authorise the existing concrete path with non structural landscape walls, bollard directional lighting and handrail across the SFR. • To authorise the existing concrete and timber turning area above the ramp to the boatshed and jetty. • To authorise the existing flying fox cable and small water pipe, power and telecom cables, all of which run from the boatshed across the SFR to a landing area adjacent to the dwelling. • To authorise the existing intrusion of the dwellings upper and lower decks into the SFR.
Site location details: <small>[Street Address]</small>	Lochmara Bay
<small>[Legal Description]</small>	Lot 3 DP 1584

Affected Persons Details [To be completed by person(s) or organisation giving approval]

Full Name(s) of Person or Organisation:	[Redacted]		
	Owner(s) <input checked="" type="checkbox"/>	Occupier(s) <i>[tick which applies]</i>	Other Affected Person(s)
	[Both the owner, occupier or other affecter person must provide written approval. A separate form may be used.]		
Property details of affected persons: <i>[Street Address and Legal Description, e.g. Lot and DP number, Record of Title number, etc]</i>	[Redacted]		
Contact details:	Electronic address (for service):	[Redacted]	
Postal address:	[Redacted]		
	Phone: <i>[Home]</i>	Phone: <i>[Mobile]</i>	[Redacted]

If you are an owner of the property please list the full names and contact details of ALL other registered owners	[Redacted]
---	------------

OR

If you are an occupier of the property please list the full names and contact details of ALL other occupiers aged over 18 years who live at the property
--

Affected Person's Written Approval and Declaration

I confirm:

- I have been given, read and understood the full application for resource consent, which includes an assessment of effects on the environment, site plans and the following documents:

Document Name	Date of Document	Number of Pages of Document	Version of Document (if amended) / Reference Number
Application	April 2024	54	
Site Plans	17/04/24	1	9100-A03-G

**Copy of first page of each document attached to this approval form.*

2. I have read and understood the Notes to Affected Person attached to this form.
3. I do not oppose the proposed application (as detailed in the application form referred to above) and give written approval in terms of the provisions of the Resource Management Act 1991.
4. In signing this written approval or returning it by way of my nominated electronic email address for service, I understand that the consent authority **must** decide that I am no longer an affected person, and the consent authority **must not** have regard to any adverse effects on me (section 104(3)(a)(ii) and 104(4) of the Resource Management Act 1991).
5. I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.
6. Where I have signed this written approval I authorise the applicant to give this written approval to the Marlborough District Council; and
7. I have read and understand the information contained in which is detailed below, 'Important Notes for Affected Persons'.

Signed:  Name and Organisation Name: _____ 

or

Person authorised to sign on behalf of owners/occupiers of the property:

Full name of authorised person:

Date: 24/04/2024 _____

A signature is not required if you give your written approval by electronic means

- All parties with an interest in the affected property must sign or be signed for "on behalf of"
- If you are completing this form on behalf of a trust or company please provide additional evidence that you have signing authority.

Page 1 of 1

Important Information to Applicants:

It is very important that a full and accurate description of the activity is stated. If this description does not cover all aspects of the proposal, the Council may require you to amend this form and reobtain all the approvals.

Further if you amend your proposal during the course of processing you will be required to seek further written approval from the affected person. This will be done by way of a further copy of this form with the amended documents clearly identified in the relevant table on page 2 of this form.

Please ensure that a copy of all documents referred to in the table is provided to the affected person.

Please also ensure that a photocopy of the first page of each document referred to in the table is attached to

The affected person is not required to initial or sign the copies provided to them or the photocopies of the first pages attached. They are required to sign this form however or provide it electronically from their nominated email address for service as evidence they have read and understood those documents and further unconditionally do not oppose your proposal.

Please seek advice from a Council Environmental Planner if you are unsure whether this part of the form has been filled in correctly.

You should only sign this form if you support or have no opposition to the granting of the resource consent for the application referred to above.

If you do not understand any part of this process, please contact an Environmental Planner at the Marlborough District Council as signing this form will prevent Council from having regard to any effects of the activity on you or your property.

Both the owner and occupier must provide written approval. A separate form may be used.

Owner includes all trustees of any trust owning a property and all members of any body corporate authorised to manage a property. It will include all members of any partnership or syndicate owning the property. It will also include any person(s) or entity that has entered into an agreement to purchase or lease the property. When signing you must also provide evidence to confirm you have authority to sign on this entity's behalf.

Important Information to Affected Persons

The applicant has sought your written approval as they wish to undertake an activity for which they must have resource consent and they believe you are an affected person. If granted, a resource consent will set limitations as to the scope of the activity and conditions to manage any adverse effects that arise from the activity. Where a proposed activity affects another person they may be deemed a special legal status (affected person) under the Resource Management Act 1991.

An affected person may participate in the resource consent application process by lodging a submission with Council. This action provides them a new legal status (submitter) which enables them to be heard at any hearing and to make their concerns and views known to Council.

In either case, as an affected person or as a submitter, Council must consider the adverse effects upon that person when determining whether to grant the consent and what conditions should be used to monitor and manage the adverse effects.

D

Page 4 of 4

It is important to note that although the applicant may consider you an affected person, the power to determine who is an affected person lies with the Environmental Planner processing your application. They must determine whether you are or are not an affected person in accordance with the terms and process set out within the Resource Management Act 1991.

An applicant will often seek the written approval of a person to confirm that they understand the activity proposed in the resource consent application and that they do not oppose it. If the affected person provides this approval Council cannot consider any adverse effect upon them when determining whether to grant the consent and what conditions to include. The affected person will also not be involved in the application process from that point and has no right to be heard.

There are two exceptions to the ceasing of any further involvement once a written approval has been provided to Council by an affected person:

- (a) The affected person withdraws their written approval prior to the hearing or determination of the application in which case any adverse effect upon them must be considered by Council when determining the application; or
- (b) If the applicant amends the application the affected person will be notified of the application, provided a copy of both the original documents and with the amended versions replaced. They will be invited to give written approval again. Effectively it is as if the process starts afresh with their prior written approval no longer being valid.

Upon receiving a request to sign a written approval Council recommends you:

- (a) Read all of the documents provided and ensure they are listed and described correctly on the written approval form.
- (b) Discuss with the applicant or their agent any concerns or questions you have. You may also call Council to discuss with the Environmental Planner your concerns or questions.
- (c) If you are satisfied that either the proposal will not result in adverse effects for you or your property, or you find those adverse effects acceptable, you may choose to sign the written approval or return it electronically from the email address nominated as your email service address.
- (d) If you choose not to sign the form or return it to Council electronically you should inform the applicant or their agent that you do not intend to do so.

It is important to note that any written approval provided cannot be conditional, that is, you cannot include restrictions, limitations, variations or requests for some action etc in return.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Resource Management Act 1991, your written approval cannot be withdrawn if this process is followed instead.

Lastly, there is no requirement to provide your written approval or give an explanation to anyone, including the applicant or Council, as to why you choose not to.

27 February 2024

Albert Graeme Trust
Lochmara Bay,
Queen Charlotte Sound

Sent via email: [REDACTED]

Dear [REDACTED],

**Geotechnical Report for Ground Conditions and Slope Stability at Lochmara Bay,
Queen Charlotte Sound (Lot 3 DP 1584)
Our ref: 9100-RPT-Geo-01**

With reference to the proposed stability assessment for the area surrounding a shed at Lochmara Bay, Queen Charlotte Sound (Lot 3 DP 1584). Smart Alliances Ltd has carried out a foundation/stability investigation to address ground bearing capacity and provide comments on the liquefaction potential, lateral spread, and stability of the site.

An existing dwelling is located at the southern portion of the subject property. The property is accessed by boat through a jetty located on the foreshore. The studied suited area is located surrounding the existing boat shed.

The site is dominated by a steep slope facing to the west located at the southern portion of the property, the site is generally well vegetated with various trees and shrubs.

The subsurface conditions relating to the site have been determined by a desktop review of the available site information, the profiling of exposed cut faces, labelled P01, and the conducting of four Scala Penetrometer tests labelled from PT01 to PT04. The locations of the test positions can be found in the Test location plan attached.

The GNS Science New Zealand Geology Web Map (1:250k) indicates that the site is underlain by Undifferentiated Caples Terrane schist consisting of strongly foliated; incipient segregation laminae with sandstone, siltstone and conglomerate. The site is located within close proximity to the geological contact undifferentiated Pleistocene to Holocene fan deposits, consisting of undifferentiated poorly sorted steep fan gravel deposits. A review of the available investigation data for the area and site-specific tests indicates a subsoil profile consisting of 300mm of silty Topsoil giving way to Silt Loam to 800mm below the ground level, then the subsoil profile becomes a Conglomerate soil to transform into a Schist at depth. Groundwater was not encountered during site investigation. A profile of the hand auger test completed on site is attached.

Results of the intrusive investigation indicate that the underlying soil profile is consistent with the expected geology for the area.

According to the Marlborough District Council Liquefaction Assessment Guideline, the site is located within Liquefaction Investigation Zone F (LIZ F). The potential for seismically induced liquefaction is most often recognised in geologically recent, saturated, uniformly graded fine-grained sands and coarse silts. The actual manifestation of liquefaction in any site is however difficult to predict, as relatively small variations in soil density and grading can alter liquefaction susceptibility. The nature of a particular earthquake, the induced ground acceleration and length of sustained shaking, will also determine whether an area will sustain any liquefaction induced settlement or ground damage.

Liquefaction-induced lateral ground displacement occurs predominately in the vicinity of watercourses where liquefied soil can laterally displace towards the watercourse. The extent of the ground displacement is dependent on the nature of the earthquake and the geology of the surrounding soils.

Based on quantitative investigations completed in the surrounding area, and the site-specific geotechnical work undertaken, it is considered that the risk of liquefaction in the Conglomerate / Schist underlying this site is low.

The results of the Scala Penetrometer tests were interpreted using the procedure presented by MJ Stockwell in 'Determination of Allowable Bearing Pressure Under Small Structures' – NZ Engineering, June 1977. The testing indicated that the subsoil profile exhibited a soil bearing resistance of 300kPa (ultimate bearing capacity) at depths in excess of 350mm below ground level. A full set of the Scala Penetrometer results is attached.

For the analysis of the slope stability, Slide2 a 2D limit equilibrium slope stability program had been used. Slide2 analyses the stability of slip surfaces using slice limit equilibrium methods for evaluating the safety factor or probability of failure.

Bishop simplified and Janbu simplified analysis methods had been used for evaluating the safety factor. The total loading for the concrete path has been considered as 10.00 kPa.

The parameters of the soil layers used for the analysis of the slope stability are shown in table 1 below.

Table 1: Parameters of the soil layers

Material Name	Height (m)	Unit Weight (kN/m ³)	Cohesion (kPa)	Phi (deg)
Topsoil	0.30	16.00	5.00	20
SILT	0.80	17.00	10.00	26
CONGLOMERATE	1.20	19.00	15.00	28
SCHIST	>15.00	21.00	75.00	40

The design Peak Ground Accelerations at the site are:

- Ultimate Limit State (ULS) - 0.52 g with a design magnitude of M7.3
- Serviceability Limit State (SLS) - 0.13 g with a design magnitude of M6.4

Table 2: Minimum Safety factor

Method Name	Profile 1			Profile 2		
	Static	SLS	ULS	Static	SLS	ULS
Ordinary / Fellenius	2.428	2.085	1.256	2.029	1.773	1.228
Bishop simplified	2.413	2.083	1.258	2.026	1.784	1.241
Janbu simplified	2.470	2.090	1.253	2.013	1.736	1.191

Results of the analysis of the stability of slopes to evaluate the safety factor in normal (dry) conditions, show values greater than 1.50 for the static and serviceability scenario, and values greater than 1.00 for the ultimate scenario. Considering that conservative values have been taken for the properties of the soil profile, the values obtained indicate that the evaluated slopes are stable for all dry scenarios. Results of the Slide 2 modelling are attached.

Historical signs of shallow surface failure slope instability were noted above the boat shed where a small retaining wall has been constructed to retain the displaced soils. These surface soils are expected to be susceptible to slip in conditions where the surface layers are saturated. No signs of instability were noted around the existing dwelling. Vegetation root

systems aid the prevention of local soil slumps. The existing vegetation across the site should be protected as far as practicable from large scale felling and clearance beyond the extent of the building development to prevent uncovered soils from being subject to slope erosion and surface water scour. It is recommended that planting be conducted to improve the vegetation cover on any exposed slopes to further reduce the potential for erosion and slope instability.

The slopes immediately surrounding the existing dwelling are considered to be stable however due to the steep grade of the slope behind the boat shed the soils are expected to be susceptible to shallow surface slips that would damage the boatshed as well as undermine the access way above the boat shed. It is noted that the existing retaining wall is providing support to the soils and this should be retained with a return section of wall constructed to retain the end of the slope in line with the edge of the boat shed.

General maintenance of the exposed cut faces and swales / stormwater channels are expected.

It is recommended that a stormwater discharge energy dissipator be installed at the outlets of swales/stormwater channels, to disperse or otherwise neutralize the erosive force of concentrated and moving stormwater, in order to protect the soil from turbulence and high velocities, which can otherwise cause scour erosion.

On the basis of the foregoing, it is considered the site is suitable for the proposed development and construction on conventional foundations at a depth of 350mm below ground level designed and constructed in accordance with NZS 3604:2011.

Please do not hesitate to call if you have any queries.

Regards,



Geotechnical Engineer



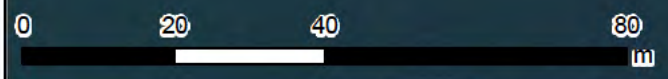
Chartered Professional Engineer

Enclosed:

- Site Plan 1:1,000
- Test location plan 1:250
- PT Test Results
- Hand Auger Log
- Slope Stability Analysis

Reference:

- Begg, J.G. and Johnston, M.R. (compilers) 2000. Geology of the Wellington Area. Institute of Geological and Nuclear Sciences, 1:250,000 Geological Map 10. Lower Hutt, New Zealand.
- Brown, L.J., 1981. Late Quaternary geology of the Wairau Plan, Marlborough, New Zealand, *New Zealand Journal of Geology and Geophysics*, 24:4, pp 477 – 489. DOI: 10.1080/00288306.1981.10422739
- NZ Geotechnical DataBase.
- Marlborough District Council - Liquefaction Assessment Guidelines Version – FINAL September 2021.
- Blenheim Urban Growth Study Geotechnical Evaluation Interpretive Report.



The accompanying material has been released by Council from its information repositories. Council does not accept any responsibility for the initial and ongoing accuracy to the material. It is the responsibility of the recipient to make such checks as the recipient considers appropriate to ensure accuracy. Services layers are schematic only and actual positions and level should be confirmed from Council's hard copy records.

Smart Maps Pro Print



- LEGEND:**
- ▲ Scala Penetrometer Test
 - Exposed Cut Face

PROPERTY INFORMATION:

Address: Lochmara Bay, Queen Charlotte Sound
 Legal Description: LOT 3 DP 1584

Do not scale from this drawing.
 Verify all dimensions on site prior to construction.

REV	DATE	DESCRIPTION
0	12/02/24	Building Consent

smartalliances
 ENGINEERING / RESOURCE MANAGEMENT / ARCHITECTURE LTD

1st Floor, Riverview House, 10 High Street, Blenheim, New Zealand
 Website - www.smartalliances.co.nz
 Phone - 03 579 6211

PROJECT
 STAPLETON UPGRADES
 LOCHMARA BAY, QUEEN
 CHARLOTTE SOUND
 CLIENT
 ALBERT GRAEME TRUST

DRAWING
 SITE PLAN

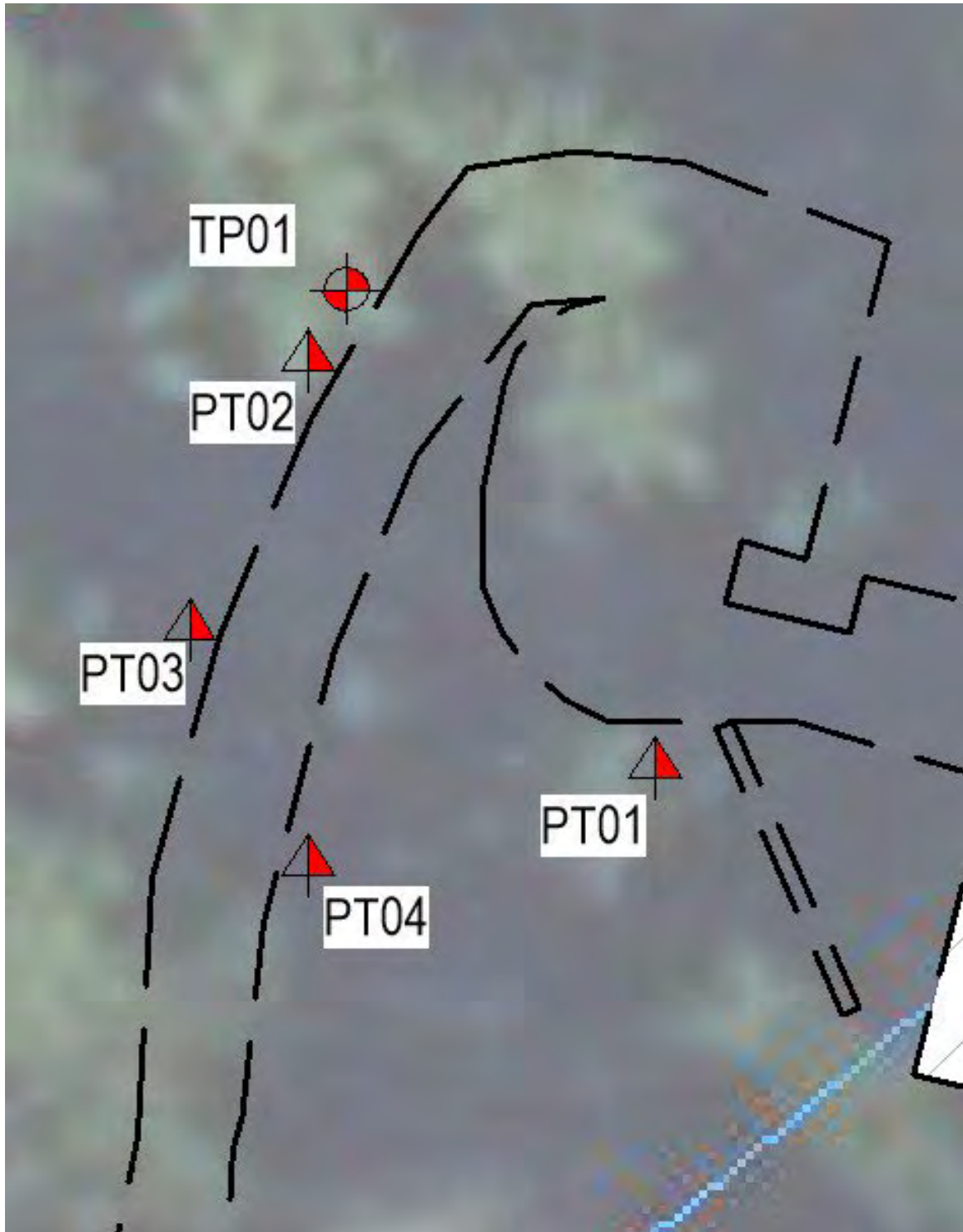
ORIGIN DATE
 12/02/24

PROJECT STATUS	
REPORT	
SCALE (A3)	REVISION DATE
As indicated	12/02/24
DWG NO.	REVISION
9100-C01	0

Project:	[REDACTED] Jetty & Boathouse upgrades		
Client:	Albert Graeme Trust		
Ref:	9100	Eng:	[REDACTED]
Penetrometer Test Number:	PLAN		
Date:	9/02/2024	Sheet:	

PENETROMETER TEST RESULTS

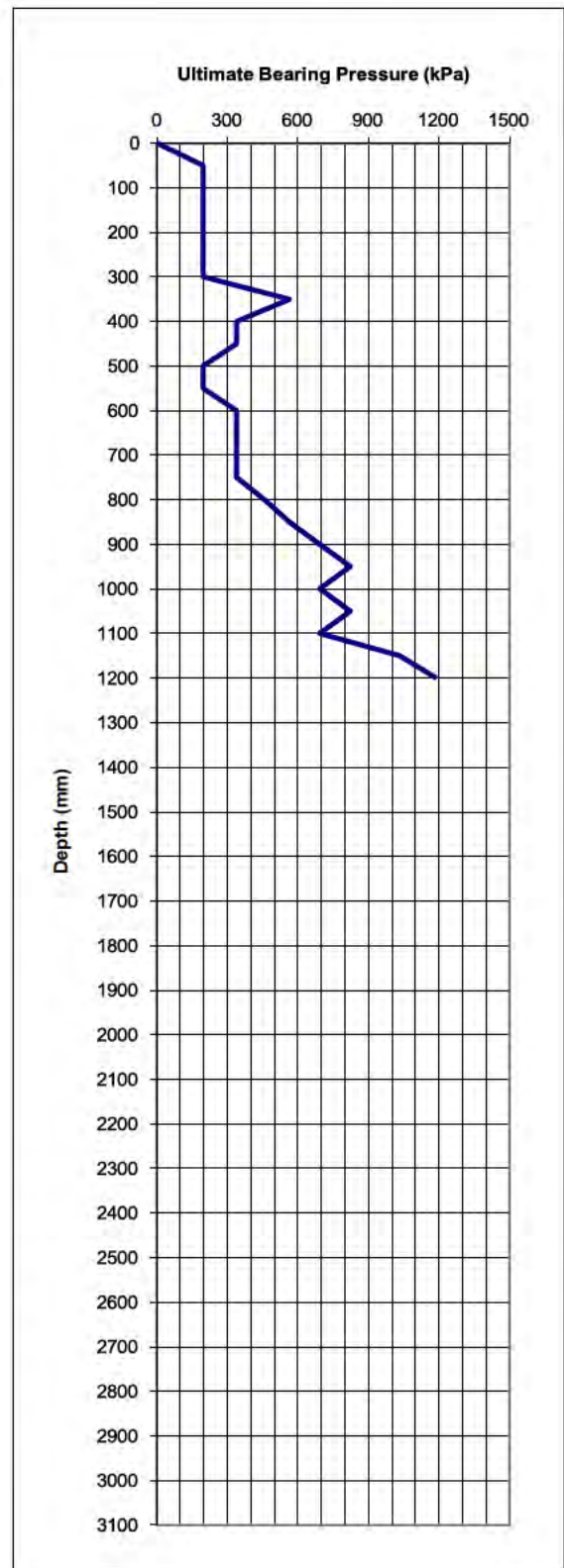
Notes: No groundwater encountered. Stockwell Method 1977 used to determine Ultimate Bearing Capacity - Allowable Bearing Capacity with a factor of safety of 3 applied.



PENETROMETER TEST RESULTS

Notes: No groundwater encountered. Stockwell Method 1977 used to determine Ultimate Bearing Capacity - Allowable Bearing Capacity with a factor of safety of 3 applied.

No. of Blows	e (mm/blow)	Soil bearing resistance (kPa)	Depth (mm)
0	0	0	0
1	50	198	50
1	50	198	100
1	50	198	150
1	50	198	200
1	50	198	250
1	50	198	300
4	13	565	350
2	25	339	400
2	25	339	450
1	50	198	500
1	50	198	550
2	25	339	600
2	25	339	650
2	25	339	700
2	25	339	750
3	17	458	800
4	13	565	850
5	10	693	900
6	8	824	950
5	10	693	1000
6	8	824	1050
5	10	693	1100
9	6	1031	1150
10	5	1189	1200





TEL 03 579 6211 FAX 03 579 6233
 P.O. BOX 546 BLENHEIM NEW ZEALAND

Project: [REDACTED] Jetty & Boathouse upgrades

Client: Albert Graeme Trust

Ref: 9100 Eng: [REDACTED]

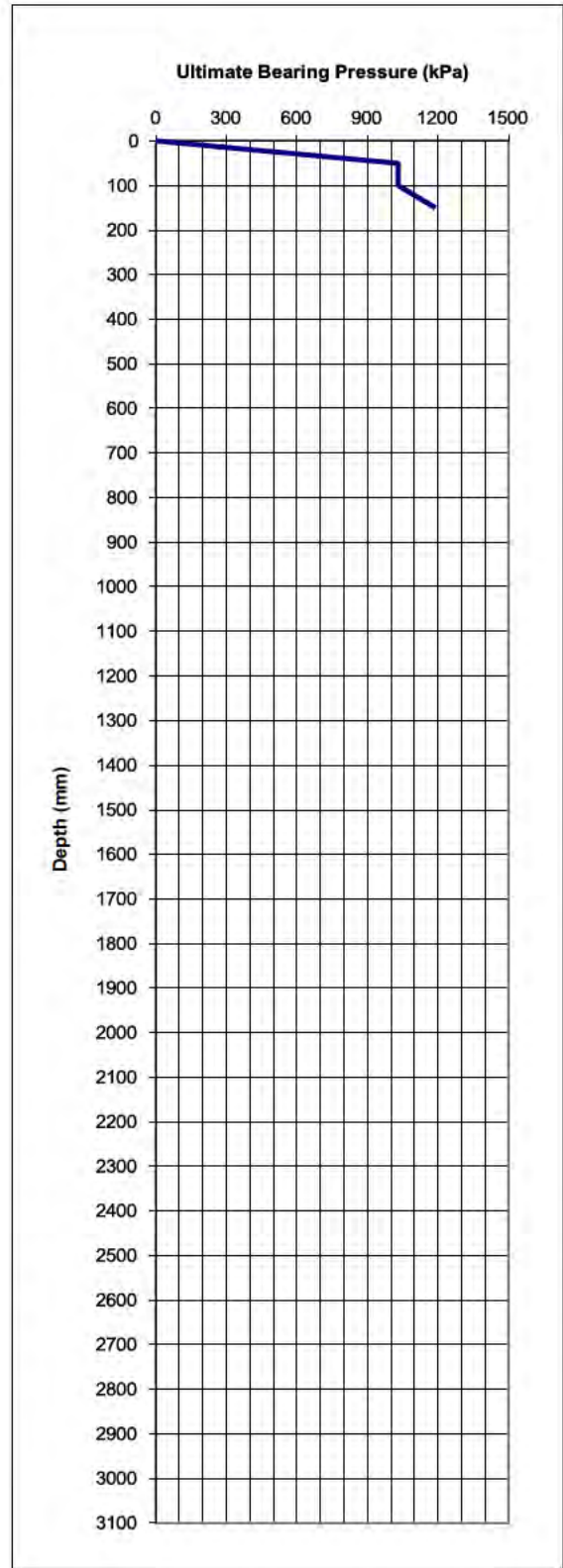
Penetrometer Test Number: PT02

Date: 9/02/2024 Sheet: 2 of 4

PENETROMETER TEST RESULTS

Notes: No groundwater encountered. Stockwell Method 1977 used to determine Ultimate Bearing Capacity - Allowable Bearing Capacity with a factor of safety of 3 applied.

No. of Blows	e (mm/blow)	Soil bearing resistance (kPa)	Depth (mm)
0	0	0	0
8	6	1031	50
8	6	1031	100
10	5	1189	150





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Project: [REDACTED] Jetty & Boathouse upgrades

Client: Albert Graeme Trust

Ref: 9100 Eng: [REDACTED]

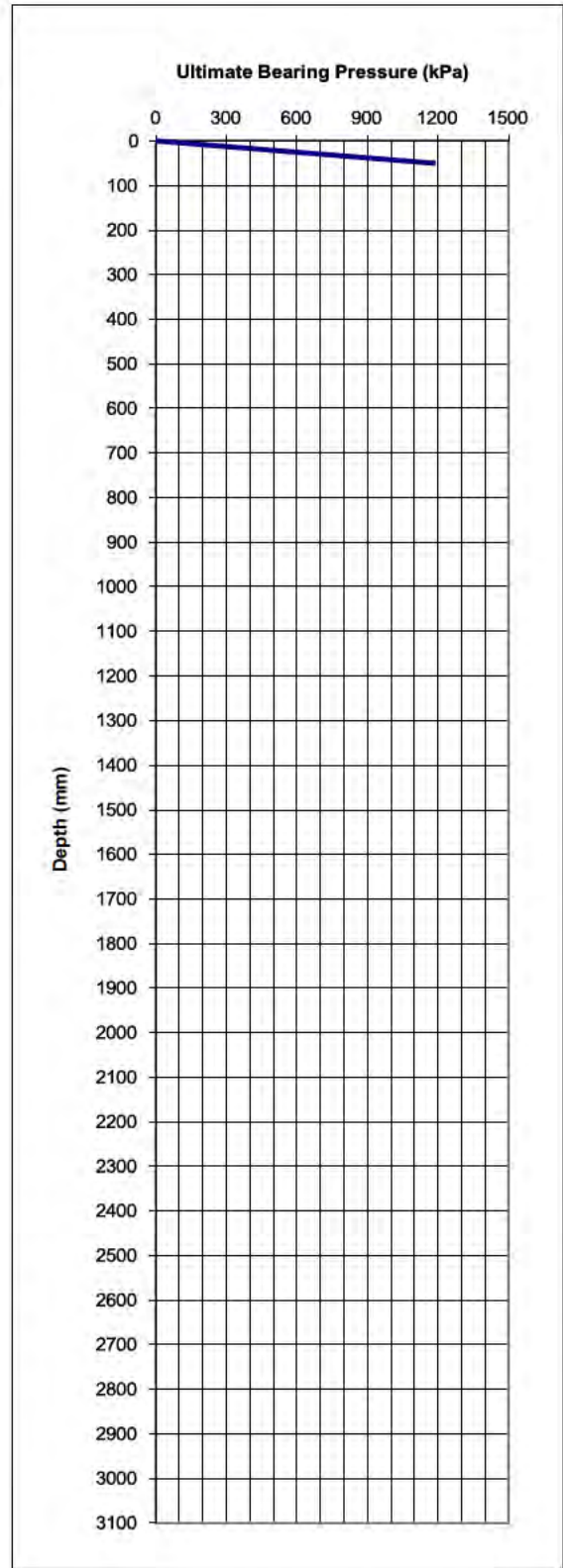
Penetrometer Test Number: PT03

Date: 9/02/2024 Sheet: 3 of 4

PENETROMETER TEST RESULTS

Notes: No groundwater encountered. Stockwell Method 1977 used to determine Ultimate Bearing Capacity - Allowable Bearing Capacity with a factor of safety of 3 applied.

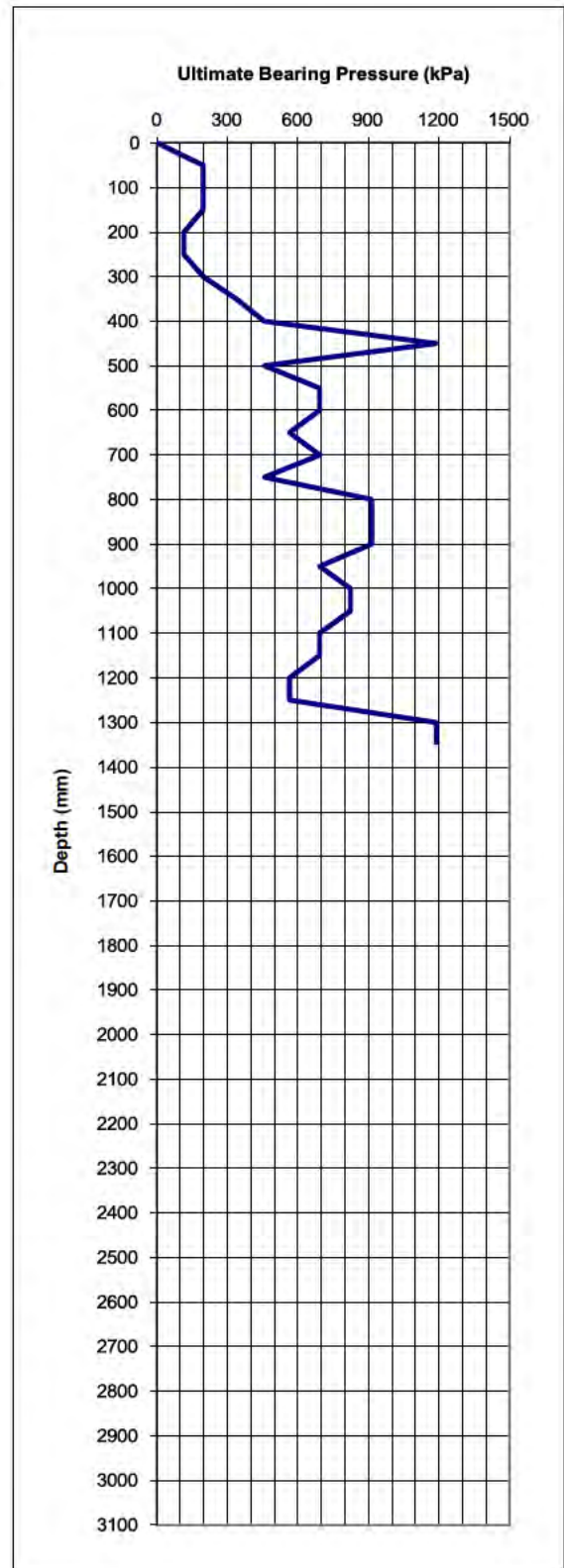
No. of Blows	e (mm/blow)	Soil bearing resistance (kPa)	Depth (mm)
0	0	0	0
10	5	1189	50






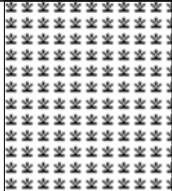

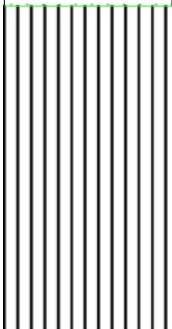
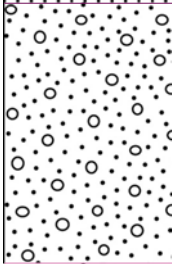
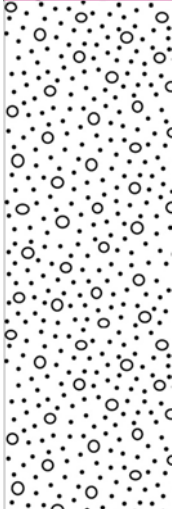
PENETROMETER TEST RESULTS

Notes: No groundwater encountered. Stockwell Method 1977 used to determine Ultimate Bearing Capacity - Allowable Bearing Capacity with a factor of safety of 3 applied.

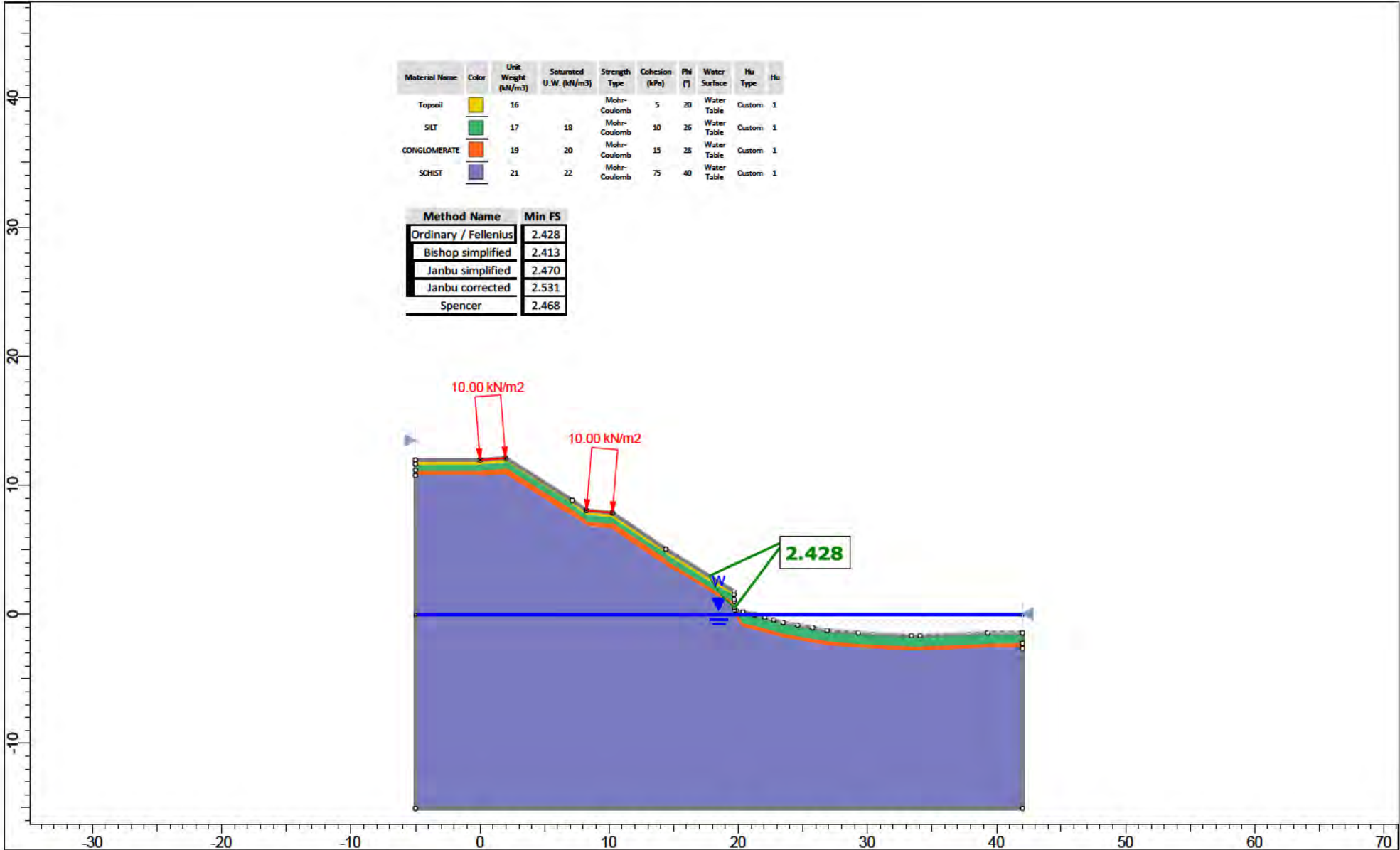
No. of Blows	e (mm/blow)	Soil bearing resistance (kPa)	Depth (mm)
0	0	0	0
1	50	198	50
1	50	198	100
1	50	198	150
0.5	100	115	200
0.5	100	115	250
1	50	198	300
2	25	339	350
3	17	458	400
10	5	1189	450
3	17	458	500
5	10	693	550
5	10	693	600
4	13	565	650
5	10	693	700
3	17	458	750
7	7	915	800
7	7	915	850
7	7	915	900
5	10	693	950
6	8	824	1000
6	8	824	1050
5	10	693	1100
5	10	693	1150
4	13	565	1200
4	13	565	1250
10	5	1189	1300
10	5	1189	1350



- Legend:
-  CLAY
 -  GRAVEL
 -  TOPSOIL

DEPTH (mm)	GRAPHIC LOG	DESCRIPTION	PHOTOGRAPH
0		Brown silty TOPSOIL. Moist. Low Plasticity. Firm and Dense.	
100			
200			
300			
400		Brown SILT loam. Moist. Low Plasticity. Firm and Dense.	
500			
600			
700			
800		Light Brown CONGLOMERATE. Low Plasticity. Very Stiff and Dense.	
900			
1000			
1100			
1200		Light Brown SCHIST. Low Plasticity. Hard.	
1300			
1400			
1500			
1600			
1700			
1800			
1900			
2000			

NOTES:
No water seepage encountered



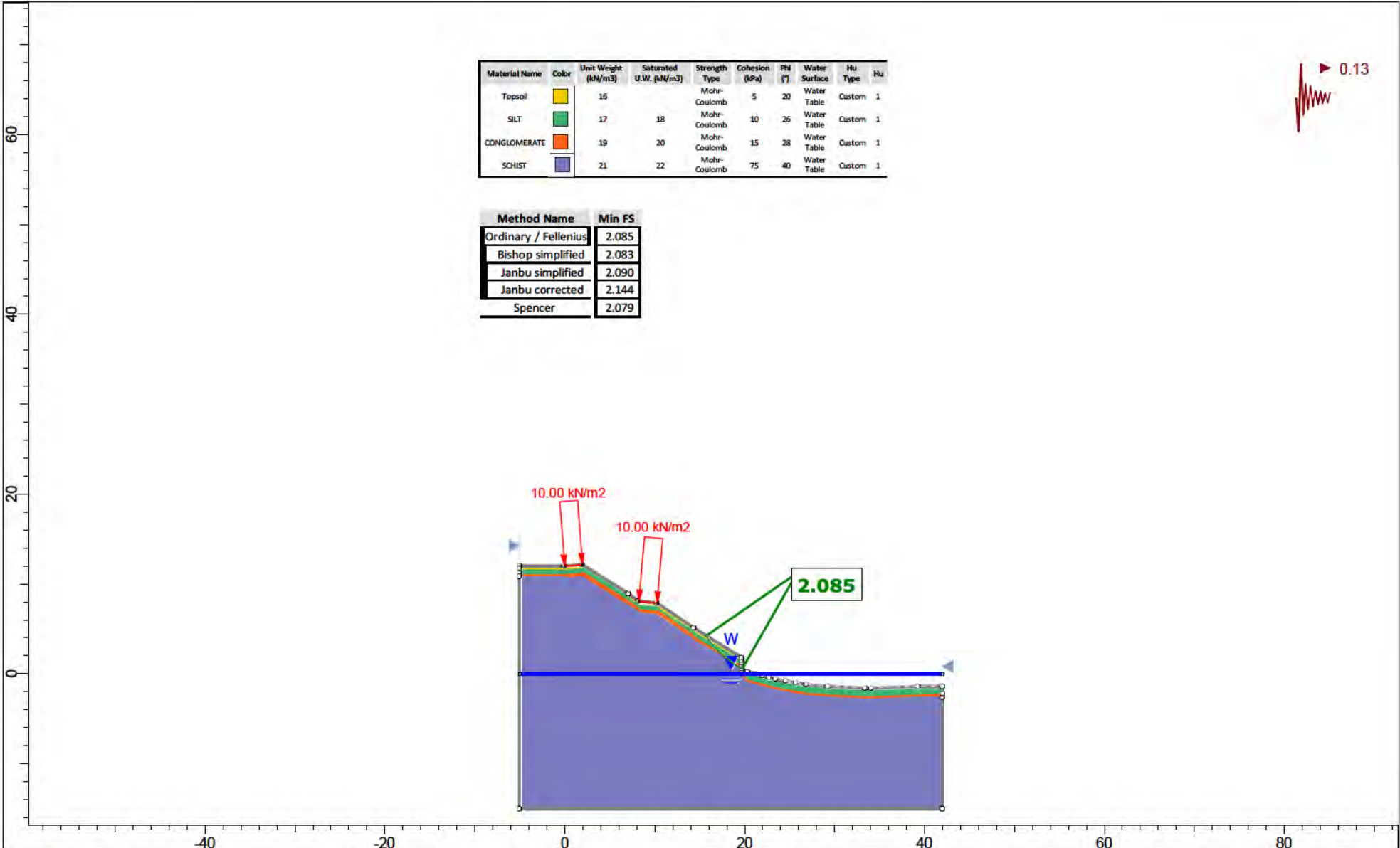
Material Name	Color	Unit Weight (kN/m ³)	Saturated U.W. (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu
Topsoil	Yellow	16		Mohr-Coulomb	5	20	Water Table	Custom	1
SILT	Green	17	18	Mohr-Coulomb	10	26	Water Table	Custom	1
CONGLOMERATE	Orange	19	20	Mohr-Coulomb	15	28	Water Table	Custom	1
SCHIST	Purple	21	22	Mohr-Coulomb	75	40	Water Table	Custom	1

Method Name	Min FS
Ordinary / Fellenius	2.428
Bishop simplified	2.413
Janbu simplified	2.470
Janbu corrected	2.531
Spencer	2.468

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Project	9100 - [REDACTED] Jetty and Boathouse Upgrades - Lot 3 DP1584 West Bay Lochmara Bay		
Client	Albert Graeme Trust	Scenario	Static Scenario
Drawn By		Company	
Date	12/02/2024, 11:51:22 AM	File Name	Profile1 - Static.slmd



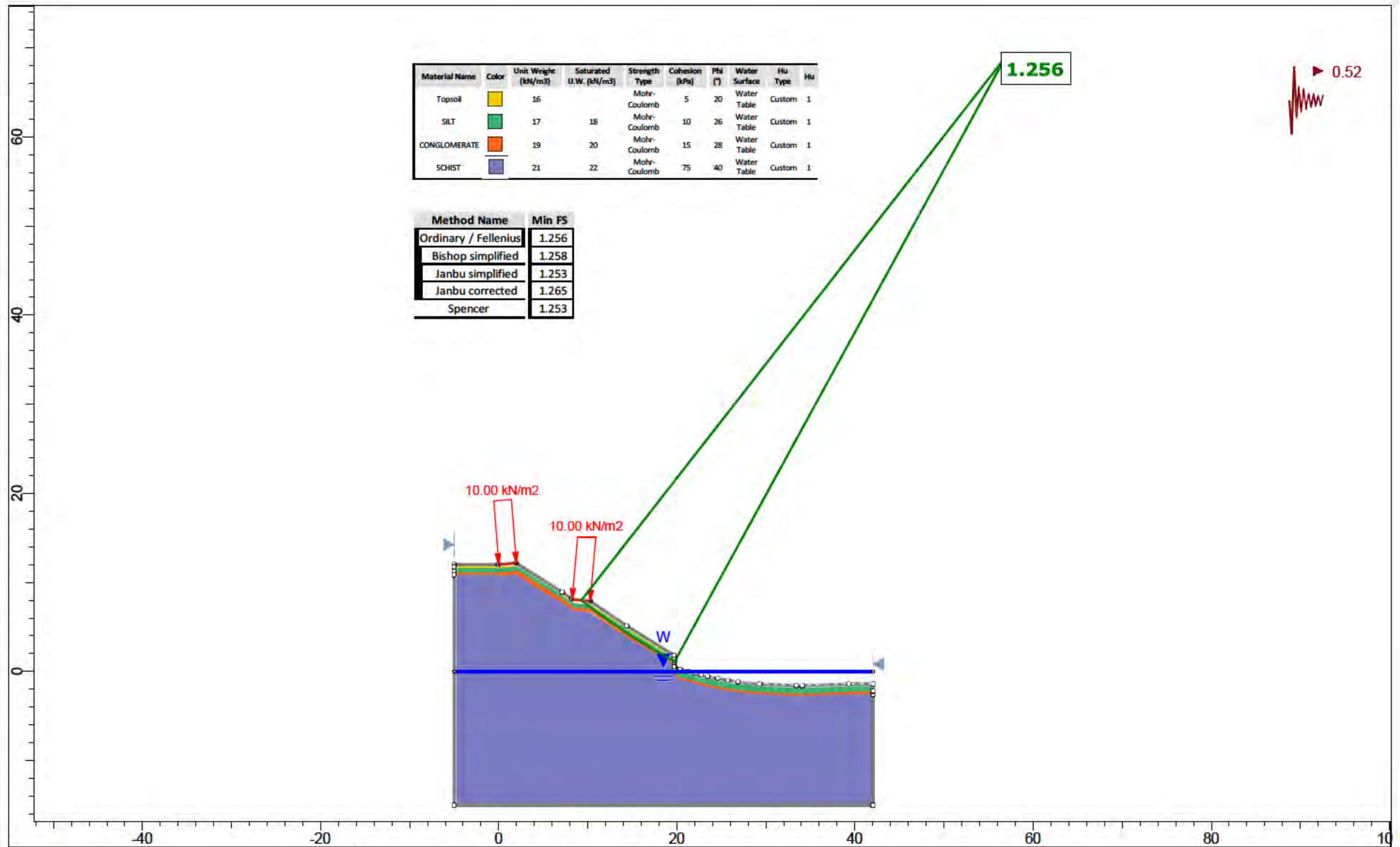
Material Name	Color	Unit Weight (kN/m ³)	Saturated U.W. (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu
Topsoil	Yellow	16		Mohr-Coulomb	5	20	Water Table	Custom	1
SILT	Green	17	18	Mohr-Coulomb	10	26	Water Table	Custom	1
CONGLOMERATE	Orange	19	20	Mohr-Coulomb	15	28	Water Table	Custom	1
SCHIST	Purple	21	22	Mohr-Coulomb	75	40	Water Table	Custom	1

Method Name	Min FS
Ordinary / Fellenius	2.085
Bishop simplified	2.083
Janbu simplified	2.090
Janbu corrected	2.144
Spencer	2.079

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Project	9100 - [REDACTED] Jetty and Boathouse Upgrades - Lot 3 DP1584 West Bay Lochmara Bay		
Client	Albert Graeme Trust	Scenario	SLS Scenario
Drawn By		Company	
Date	12/02/2024, 11:51:22 AM	File Name	Profile1 - SLS.slmd



Material Name	Color	Unit Weight (kN/m ³)	Saturated U.W. (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu
Topsoil	Yellow	16		Mohr-Coulomb	5	20	Water Table	Custom	1
SILT	Green	17	18	Mohr-Coulomb	10	26	Water Table	Custom	1
CONGLOMERATE	Orange	19	20	Mohr-Coulomb	15	28	Water Table	Custom	1
SCHIST	Purple	21	22	Mohr-Coulomb	75	40	Water Table	Custom	1

Method Name	Min FS
Ordinary / Fellenius	1.256
Bishop simplified	1.258
Janbu simplified	1.253
Janbu corrected	1.265
Spencer	1.253



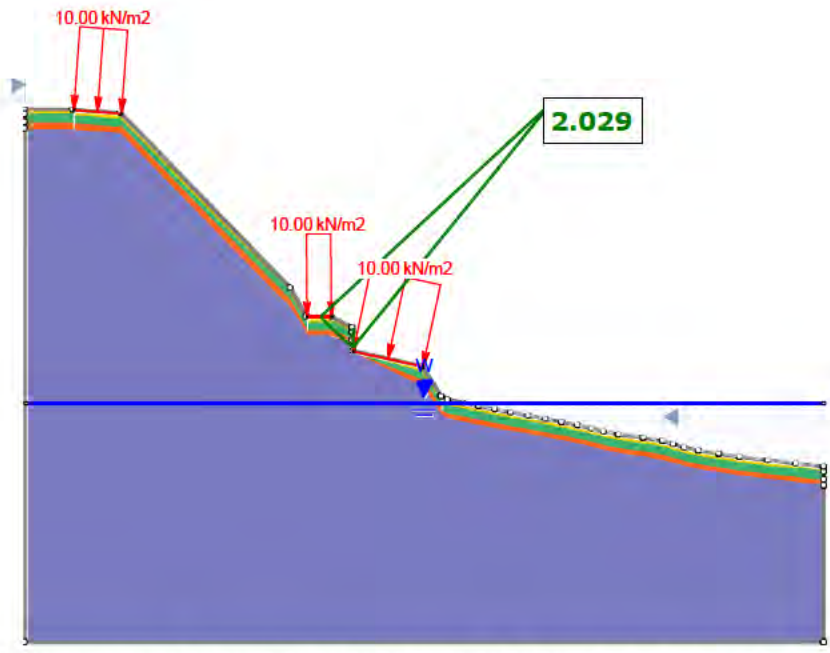
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INTERPRET 9.029

Project	9100 - [REDACTED] Jetty and Boathouse Upgrades - Lot 3 DP1584 West Bay Lochmara Bay		
Client	Albert Graeme Trust	Scenario	ULS Scenario
Drawn By		Company	
Date	12/02/2024, 11:51:22 AM	File Name	Profile1 - ULS.slmd

Material Name	Color	Unit Weight (kN/m ³)	Saturated U.W. (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu
Topsoil	Yellow	16		Mohr-Coulomb	5	20	Water Table	Custom	1
SILT	Green	17	18	Mohr-Coulomb	10	26	Water Table	Custom	1
CONGLOMERATE	Orange	19	20	Mohr-Coulomb	15	28	Water Table	Custom	1
SCHIST	Purple	21	22	Mohr-Coulomb	75	40	Water Table	Custom	1

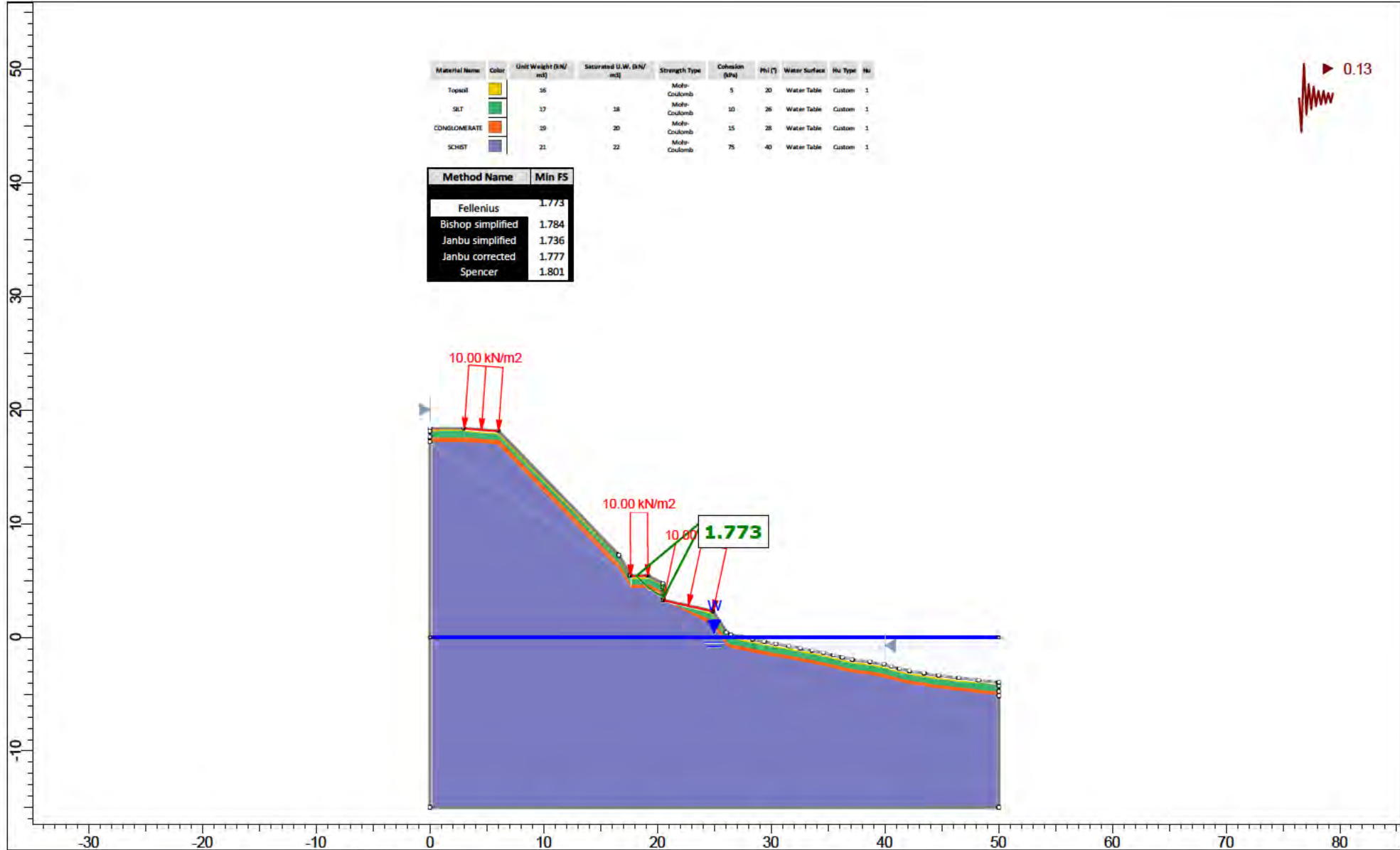
Method Name	Min FS
Ordinary / Fellenius	2.029
Bishop simplified	2.026
Janbu simplified	2.013
Janbu corrected	2.030
Spencer	2.026



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INTERPRET 9.029

Project	9100 - [REDACTED] Jetty and Boathouse Upgrades - Lot 3 DP1584 West Bay Lochmara Bay		
Client	Albert Graeme Trust	Scenario	Static Scenario
Drawn By		Company	
Date	12/02/2024, 11:51:22 AM	File Name	Profile2 - Static.slmd



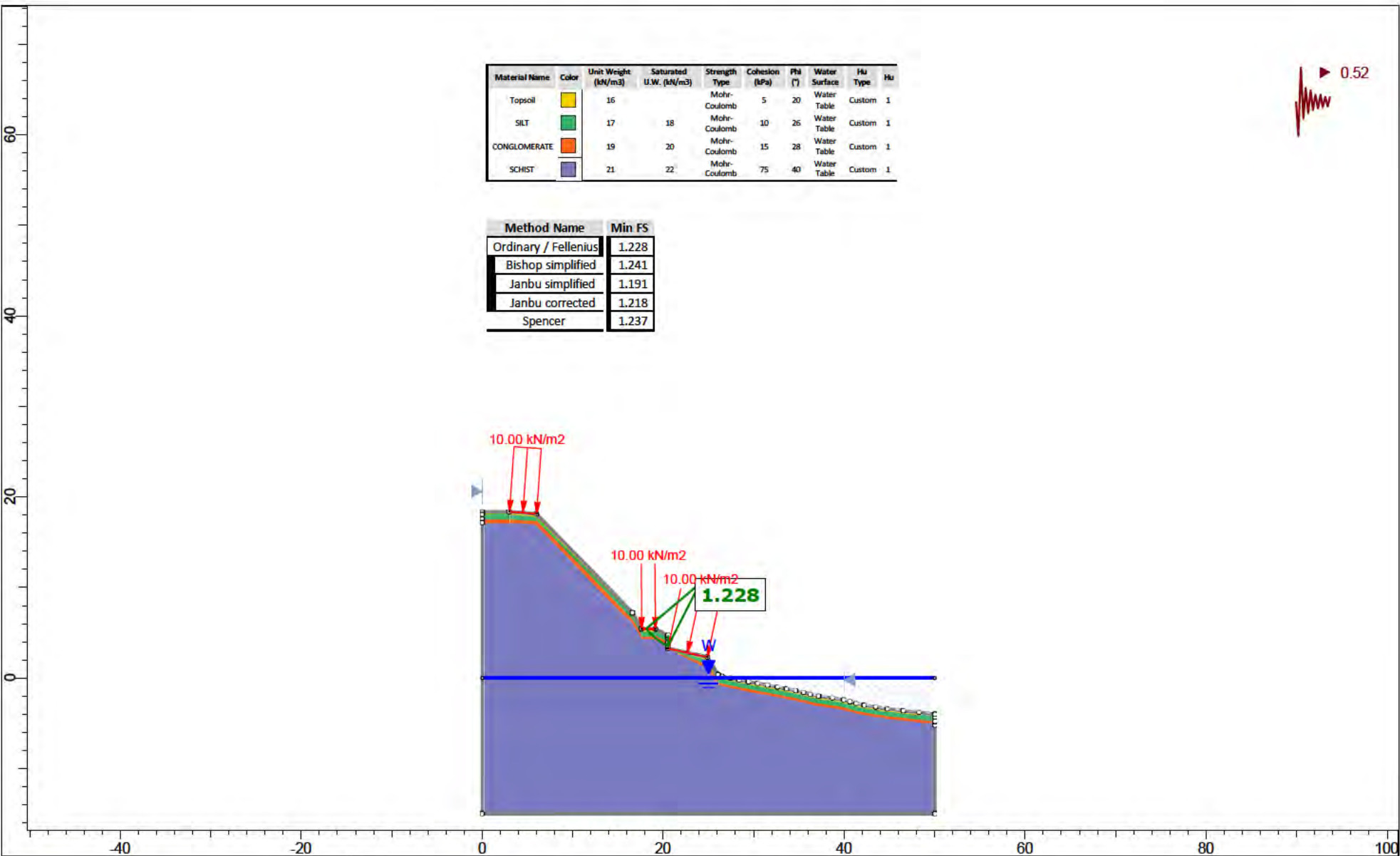
Material Name	Color	Unit Weight (kN/m ³)	Saturated U.W. (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Hu Type	Hu
Topsoil	Yellow	16		Mohr-Coulomb	5	20	Water Table	Custom	1
SILT	Green	17	18	Mohr-Coulomb	10	26	Water Table	Custom	1
CONGLOMERATE	Orange	25	20	Mohr-Coulomb	15	28	Water Table	Custom	1
SCHIST	Blue	21	22	Mohr-Coulomb	75	40	Water Table	Custom	1

Method Name	Min FS
Fellenius	1.773
Bishop simplified	1.784
Janbu simplified	1.736
Janbu corrected	1.777
Spencer	1.801

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Project	9100 - [REDACTED] Jetty and Boathouse Upgrades - Lot 3 DP1584 West Bay Lochmara Bay		
Client:	Albert Graeme Trust	Scenario	SLS Scenario
Drawn By		Company	
Date	12/02/2024, 11:51:22 AM	File Name	Profile2 - SLS.slmd



Material Name	Color	Unit Weight (kN/m³)	Saturated U.W. (kN/m³)	Strength Type	Cohesion (kPa)	Phi (°)	Water Surface	Fu	Hu
Topsoil	Yellow	16		Mohr-Coulomb	5	20	Water Table	Custom	1
SILT	Green	17	18	Mohr-Coulomb	10	26	Water Table	Custom	1
CONGLOMERATE	Orange	19	20	Mohr-Coulomb	15	28	Water Table	Custom	1
SCHIST	Purple	21	22	Mohr-Coulomb	75	40	Water Table	Custom	1

Method Name	Min FS
Ordinary / Fellenius	1.228
Bishop simplified	1.241
Janbu simplified	1.191
Janbu corrected	1.218
Spencer	1.237

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	Client:	Albert Graeme Trust	Scenario	ULS Scenario
	Drawn By		Company	
	Date	12/02/2024, 11:51:22 AM	File Name	Profile2 - ULS.slmd