

**MANTEL FAMILY BACH SLIP
REMEDICATION - PLANTING**

COLLABORATE

INTERIOR DESIGN + LANDSCAPE DESIGN

CONTENTS

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Large scale plans to see the overall concept designs.

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overall concept discussions.

INTRODUCTION

AIM & OUTCOMES:

The main objective of this landscape design project is to stabilize the seaward slope to prevent any potential threat to the Bach.

To complement this primary goal, the secondary aim is to establish a sustainable natural habitat that attracts native birds and enhances the coastal view from both the sea and the Bach.

The planting phase will follow the construction of rock revetment and retaining walls as the final step in the project.

Our priority is to promptly establish the selected plants to avoid delays and prevent erosion of exposed areas.

To ensure robust and rapid growth, we will enhance the plants with organic matter, quick and slow-release fertilizers, and water retention crystals for a healthy start and adequate moisture during their initial summer.

A coir geo-tech fabric will serve as both weed control and surface protection, reducing the impact of heavy rain on the new slope.

The design aims to conceal the retaining wall from view, minimizing any visual impact on the landscape.

Most chosen plants feature diverse root structures, allowing them to occupy various soil zones without competing for nutrients and moisture, forming a secure underground network.

The selected plants are carefully chosen to preserve the Bach's view, except for the Southern Rata, which can be pruned to maintain the desired shape and height as it grows slowly.

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INTERIOR DESIGN + LANDSCAPE DESIGN

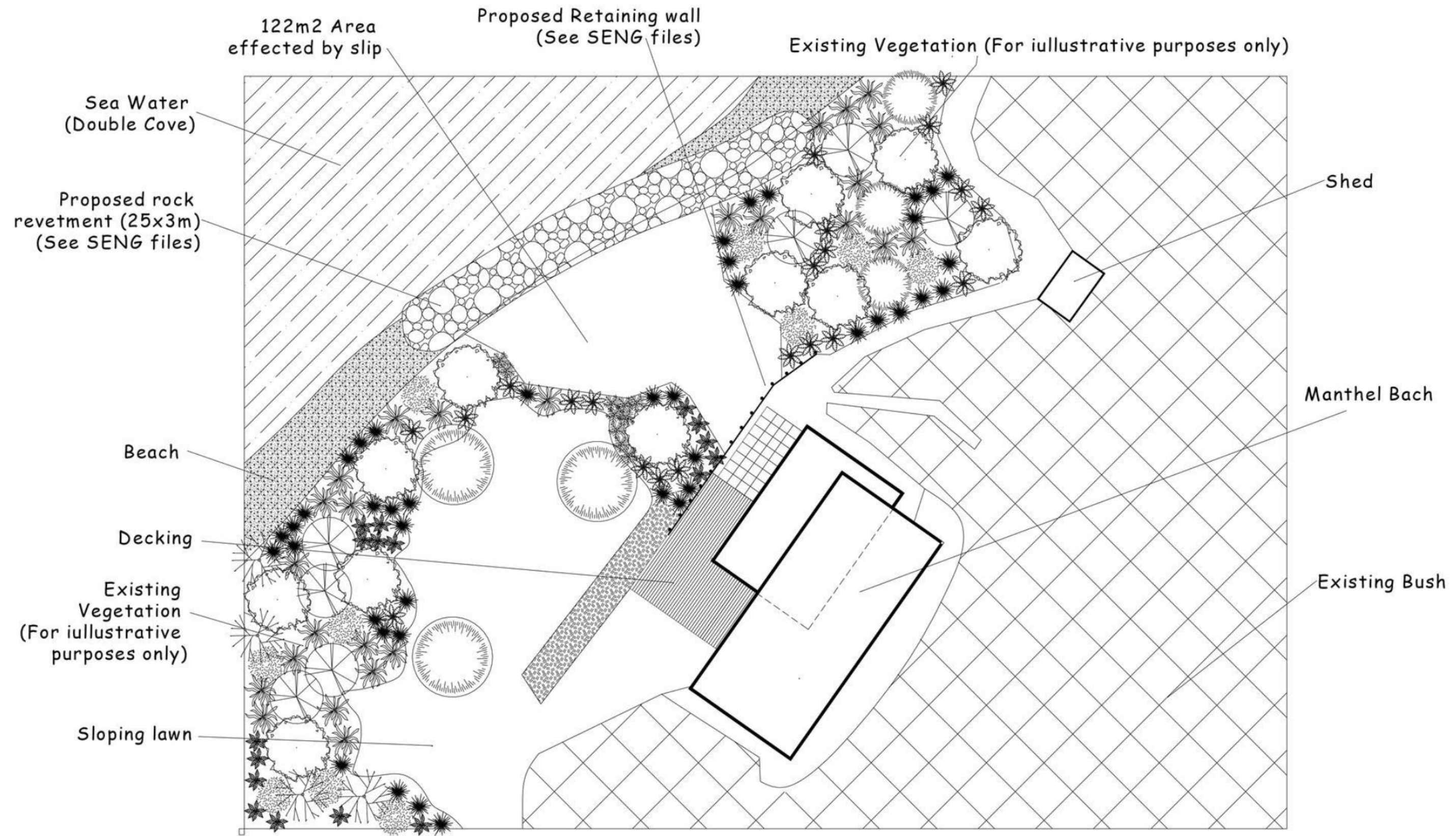
ABOUT THE COLLABORATE DESIGN STUDIO

Collaborate is an Interior and Landscape Design Studio based in Marlborough, specializing in crafting stylish and functional interiors and landscapes for both residential and commercial ventures.

Established by Christo and Jenny Sagers, Collaborate was born from their shared vision to blend their individual expertise and produce lasting indoor and outdoor spaces.

With over fifteen years of experience, Christo has created designs for residential gardens, commercial landscapes, and a variety of projects in Marlborough and beyond. Being an internationally published garden writer, he finds joy in enhancing the region's beauty.

From certified playgrounds to well-known wineries, Marlborough Girls College, and exquisite private residences throughout Marlborough, Christo has been involved in a wide array of exterior design initiatives.

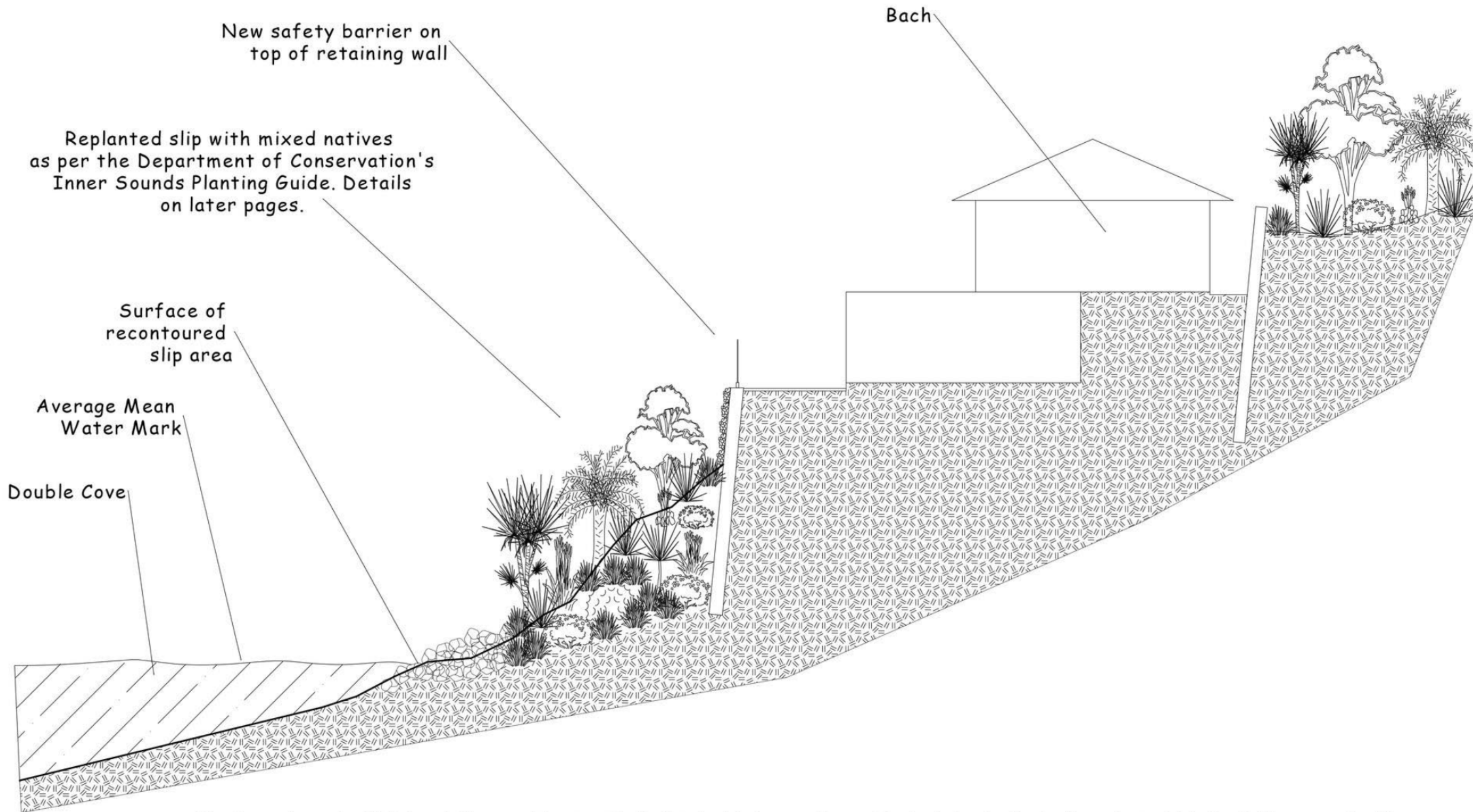


COLLABORATE
 INTERIOR DESIGN + LANDSCAPE DESIGN

DRAWN BY:
 CHRISTO SAGGERS BSc Hons
 035792288 / 0274838722
 christo@collaborate.nz
 www.collaborate.nz

Slip Remedial Landscape Site Plan
 CLIENT: [REDACTED] & Family
 PAGE: 1 JULY 2024
 VERSION 1

0m 5m 10m 15m 20m
 SCALE: 1:200 @ A3
 N
DISCLAIMER: ALL SYMBOLS, MEASUREMENTS AND PLACINGS ARE DIAGRAMMATIC AND ARE FOR REFERENCE PURPOSES ONLY. ALL MEASUREMENTS MUST BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. ALL IDEAS ARE CONCEPTUAL AND IT IS THE OWNERS RESPONSIBILITY TO GET ALL CONSENTS AND PERMITS. NORTHTRIDGE LANDSCAPE DESIGN LTD. TRADING AS CHRISTO SAGGERS LANDSCAPE DESIGN AND BUILD. ACCEPTS NO RESPONSIBILITY FOR NON REGULATING BUILDING PRACTICES OR COMPLIANCE WITH THE NZ BUILDING CODE.



<https://www.doc.govt.nz/globalassets/documents/conservation/native-plants/nelson-marlborough/ecological-restoration/north-marlborough/planting-list-inner-sounds.pdf>



INTERIOR DESIGN + LANDSCAPE DESIGN

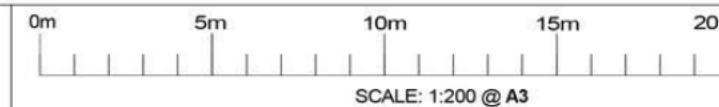
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Slip Remedial Planting
X-Section Concept

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CLIMBING FUCSHIA

RENGA-RENGA LILY

CABBAGE TREE

PITTOSPORUM

WHEKI-PONGA

POA CITA

SWAMP FLAXES



KARAKA

SOUTHERN RATA

CLEMATIS

ROCK REVETMENT COVER TIDAL ZONE

KOROMIKO

SILVER FERN

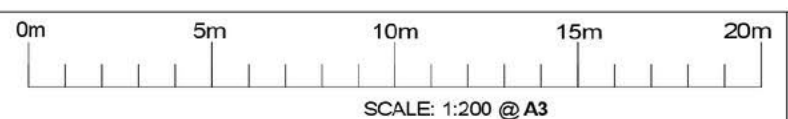
TOE-TOE



INTERIOR DESIGN + LANDSCAPE DESIGN

DRAWN BY:
CHRISTO SAGGERS BSc Hons

Slip Remedial Planting
Concept Render 2



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SUGGESTED PLANT SPECIES



TREES

Cordyline australis	ti kouka, cabbage tree
Corynocarpus laevigatus	karaka
Cyathea dealbata	ponga, silver fern
Cyathea medullaris	mamaku
Cyathea smithii	soft tree fern
Dicksonia squarrosa	wheki
Dodonaea viscosa	akeake
Kunzea ericoides	kanuka
Leptospermum scoparium	manuka
Metrosideros umbellata	southern rata
Myoporum laetum	ngaio
Pittosporum eugenioides	tarata, lemonwood
Pittosporum tenuifolium	kohuhu
Rhopalostylis sapida	nikau
Sophora microphylla	kowhai

SHRUBS

Dicksonia fibrosa	wheki-ponga
Hebe stricta	koromiko
Arthropodium cirratum	renga lily
Astelia fragrans	bush lily
Carex secta	tussock sedge
Cortaderia richardii	south island toetoe
Phormium cookianum	mountain flax
Phormium tenax	swamp flax
Poa cita	silver tussock
Clematis forsteri	nz clematis
Clematis paniculata	bush clematis
Fuchsia perscandens	Fuchsia

The planting plan will be finalized soon. The affected area due to the slip is around 120m², so approximately 12 trees will be needed to create the upper and mid canopies. Additionally, about 80-90 shrubs and ground covers will form the lower canopy up to 2m.

To add an extra layer of protection against storms and king tides, a row of flaxes will serve as a robust barrier above the revetment.

These plants will not only provide a multi-seasonal food source but also attract native birds like Tui, Bell Birds, and Wood Pigeons to nest near the Bach.

During spring and summer, the southern rata, kowhai, kanuka, manuka, karaka, flax, fuchsia, and clematis will bring vibrant colors to the area.

The cabbage tree, clematis, and fuchsia will release delightful fragrances during the spring flowering season.



CONCLUSION

This document outlines the Manthel Family's commitment to restoring the land and the environment affected by the landslide in a caring, sustainable, and environmentally friendly manner.

- SENG Engineering has developed a well-suited physical retaining wall and rock revetment to stabilize the landslide and safeguard the house.
- Plantings will provide an additional protective layer for the landslide-prone area.
- Employing a multi-canopy approach reduces the impact of heavy rainfall on freshly placed soil and fosters a robust underground root system.
- Incorporating DOC-approved native and endemic plants ensures a harmonious aesthetic that aligns with the local environment.
- The plantings will be given optimal conditions for successful growth, including compost, fertilizer, coir weed matting, water retention crystals, stakes, guards, and more.
- Coir and mulch will be used to cover the bare soil immediately after planting, concealing the restored landslide. Despite starting as small grade plants, the density of plants will facilitate rapid establishment.

Through strategic plant positioning, the environment will swiftly regenerate into an appealing, natural setting that will be a delight to behold from land, sea, and sky.



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



[Redacted]
Registrar-General
of Land

Identifier **MB1C/1207**
Land Registration District **Marlborough**
Date Issued 04 July 1967

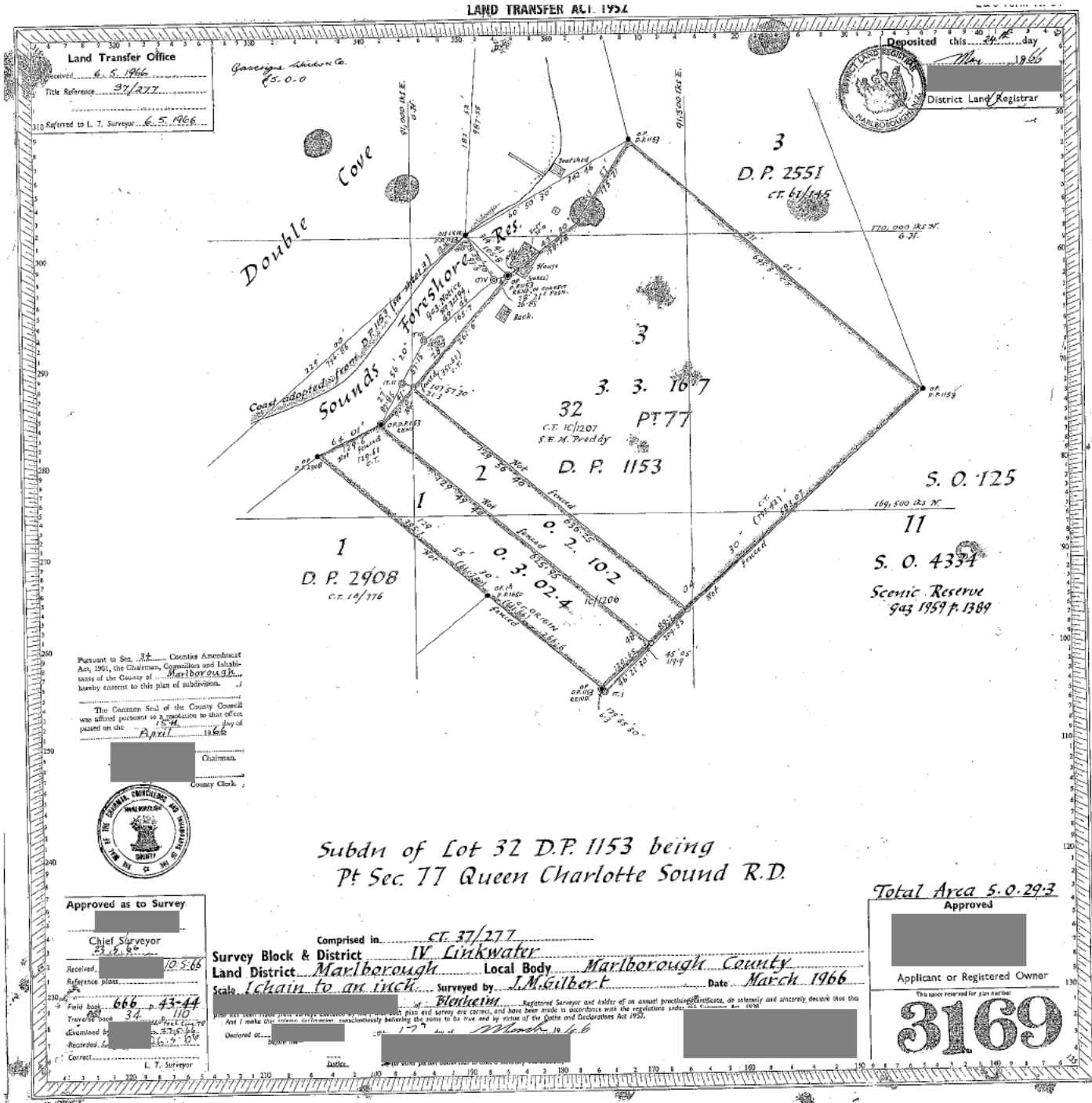
Prior References
 MB37/277

Estate Fee Simple
Area 1.5598 hectares more or less
Legal Description Lot 3 Deposited Plan 3169

Registered Owners

[Redacted] as
 to a 1/2 share
 [Redacted] as to a 1/2 share

Interests



Land Transfer Office
Received 6.5.1966
Title Reference 37/277
Referred to L. T. Surveyor 6.5.1966

Deposited this 24 day
Mar 1966
District Land Registrar

Pursuant to Sec. 34 Counties Amendment Act, 1961, the Chairman, Councillors and ratepayers of the County of Marlborough hereby consent to this plan of subdivision.
The Common Seal of the County Council was affixed pursuant to a resolution to that effect passed on the 15th day of April 1966
Chairman
County Clerk



Subdn of Lot 32 D.P. 1153 being Pt Sec 77 Queen Charlotte Sound R.D.

Approved as to Survey
Chief Surveyor
Received 10.5.66
Reference plans
Field book 666 p. 43-44
Traverse book 34 p. 110
Examined by 26.7.66
Recorded by 26.7.66
Correct

Comprised in ct. 37/277
Survey Block & District IV Linkwater
Land District Marlborough Local Body Marlborough County
Scale 1 chain to an inch Surveyed by J.M. Gilbert Date March 1966

Declared on 17th day of March 1966
L. T. Surveyor

Total Area 5.0.29.3
Approved
Applicant or Registered Owner
This space reserved for your use
3169

INITIAL COST ESTIMATES FOR MANTHEL BACH, DOUBLE COVE, MARLBOROUGH.

ATT: [REDACTED]

I have broken down the costs based on the plans so far created. Please bear in mind that, at this stage, these are estimates intended to give you an idea of budgeting. From this stage I can get fixed quotes for plants and purchases but travel and labour will probably have to be on a charge up basis.

Please see below for details:

Plant Numbers:

Phormium tenax (swamp flax) x 20 (1 litre)
Phormium cookianum (mountain flax) x 10 (1 litre)
Arthropodium cirratum (rengarenga lily) x 10 (1 litre)
Cordyline australis (cabbage tree) x 5 (1 litre)
Hebe koromiko x 7 (1 litre)
Pittosporum eugenoides (lemonwood) x 5 (1 litre)
Corynocarpus laevigatus (karaka) x 5 (1 litre)
Metrosideros umbellate (southern rata) x 3 (grade ?)
Fuchsia perscandens (native fuchsia) x 3 (1 litre)
Poa cita (silver tussock) x 10 (1 litre)
Carex secta (tussock sedge) x 10 (1 litre)
Cyathea dealbata (silver tree fern) x 3 (grade ?)
Dicksonia fibrosa (wheki-ponga tree fern) x 3 (grade ?)
Clematis paniculata (native clematis) x 5 (1 litre)
Austroderia Richardii (south island toetoe) x 5 (1 litre)
Myoporum laetum (Ngaio) x 3 (1 litre)
Muehlenbeckia astonii (wigglywig) x 5 (1 litre)
Kunzea ericoides (kanuka) x 7 (1 litre)
Pseudowintera colorata (horopito) x 3 (1 litre)

Total 122 plants to cover 122m². The planting density is to average 1 plant per square meter. The grade of most of the species is 1 litre or similar but the tree ferns and rata are expected to be larger and will depend on availability.

Plant Costs: Average price for a 1-litre plant is \$10 plus GST and freight. The expected price for larger-grade trees is \$150 each. (9x 150 = \$1350 + 113 x 10 = \$1130). The plant Budget should be approximately \$2500 plus GST and any delivery costs to the region.

Planting Costs: Planting costs will depend on ground conditions, but labour is charged at \$75 per hour. If the site is soft with good topsoil and clear for planting then this should be achievable in 8-man hours, (\$600 + GST).

Plant Aids: Water Retention Crystals, vermin guards, stakes, weed matting, and fertiliser should be about \$15 per plant (\$1830 + GST)



Labour for Plant Aids: This should be about 8-man hours, (\$600 + GST).

Mulch: 122m² x 0.1m deep = 12.2m³ of mulch. Mulch typically costs about \$50 per m³, (\$610 + GST).

Labour to spread mulch: Because of the slope and lack of machinery this would probably require 8-man hours as well, (\$600 + GST).

Transport men and materials to the site: The cost to get men and materials to the site is unknown at this stage. But would involve travelling from Blenheim. A team of four or five men could possibly do it all in one long day to minimise travel costs.

Project Management Cost: The cost to have Christo layout plants, supervise and assist in all aspects is \$150 per hour, for up to 10 hours. (\$1500 + GST)

Realistic Budget Expectations:

The total known costs are estimated to be approximately \$8240 + GST + transport. Unknown costs like soil, water taxis, travel and other dispensations will probably take the costs up to \$10,000 + GST.

If a fixed quote is required, I expect it would be significantly more than this to cover any unseen eventualities. The most economical way to proceed is for a fixed quote for known costs as mentioned above and then a time and materials based on the unknown factors.

If you are happy with this manner of installation (part fixed part unfixed costs) I will proceed and get accurate costings for the plants, plant paraphernalia (weed mat etc). and organise a team to be available and get a labour quote on that basis.

Many thanks and regards,

Christo

Christo Saggars BSc Hons, DIP LD.
Principal.
Landscape Design.

Manthel

Application for Resource Consent

- Land Use – Activity
- Land Use – Land
Disturbance

13 September 2024

QUALITY ASSURANCE

Applicant: Manthel

Reference: 650

Proposal: To construct a retaining wall structure on Section 27 SO 4388 and a rock revetment within the Coastal Marine Area adjacent to Section 27 SO 4388.

Location: Double Cove Queen Charlotte Sound / Totaranui

Document Name	Date	No. of Pages	Version
WilkesRM AEE	13 September 2024	47	1
Location Plan	13 September 2024	1	1
Site Plan	31 July 2024	1	
Seng Engineering Report	31 July 2024	21	1
Collaborate Landscape	July 2024	9	1
Te Atiawa Consultation	5 September 2024	3	
Title Document	Search Date 12 September 2024	2	-

Prepared: Samantha Forrest

Signature:

Reviewed: Steve Wilkes

Signature:



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Appendices

1 Application Summary

The applicant, [REDACTED]
[REDACTED]
[REDACTED] are seeking resource consent for the following specific activities:

- Land Use – Activity
 - *To construct a retaining wall structure on Section 27 SO 4388.*
 - *To construct a rock revetment within the Coastal Marine Area adjacent to Section 27 SO 4388.*
- Land Use – Land Disturbance
 - *To undertake excavation on a slope greater than 35 degrees on Section 27 SO 4388.*
 - *To undertake filling within 8 metres of the coastal marine area on Section 27 SO 4388.*

This Application has been prepared in accordance with Section 88 of the Resource Management Act 1991 (RMA) and provides a description of the proposal, and an assessment of actual and potential environmental effects as required by the Fourth Schedule of the RMA.

2 Introduction

The applicant is [REDACTED]
[REDACTED]
[REDACTED] (Applicant).

The Applicant owns property located at Double Cove Queen Charlotte Sound / Totaranui.

The property is legally described as Lot 3 DP 3169. A Location Plan is contained within Appendix 1 of this Application.

The site currently contains a residential dwelling with decking and an outbuilding. The Applicant also owns improvements including a mooring, two existing jetties, a boatshed and slipway associated with the existing dwelling. The existing dwelling straddles the adjacent Section 27 SO 4388.

The property suffered slope failure as a result of the extreme August 2022 rainfall event.

The Applicant engaged a suitably qualified engineer, Seng Engineering (Seng), who have assessed the site. The Seng report is contained within Appendix 3 of this Application.

The Seng report states that the August 2022 slope failure occurred within a localised area downslope of the dwelling extending to the foreshore. The estimated failure plane of this slide is approximately 2.0 m deep with the slope failure resulting in the displacement of approximately 60 to 100 m³ of soil. The failure also included the erosion of the existing foreshore embankment

Seng propose to repair the shallow landslide immediately downslope of the dwelling by constructing a new timber pole and lagging retaining wall that is tied back into the underlying rock. In addition, Seng propose to place a rock revetment to reinstate the foreshore embankment.



Image 1 - Image Slip Seng Report

This report provides an assessment of effects on the environment in accordance with the Fourth Schedule of the Resource Management Act 1991 (RMA) for the following activities:

- Land Use – Activity; and,
- Land Use – Land Disturbance.

Attached to this application are the following:

- Appendix 1 – Location Plan;
- Appendix 2 – Site Plan;
- Appendix 3 – Seng Engineering Geotechnical Report;
- Appendix 4 – Collaborate Landscape Presentation;
- Appendix 5 – Te Atiawa Consultation; and,
- Appendix 6 – Title Document.

3 Proposal

The Applicants, [REDACTED]

[REDACTED] propose to undertake the following:

3.1 Proposed Retaining Wall

The Applicants propose to construct a new retaining wall to support the soil slope immediately below the existing dwelling. The retaining wall is to secure the slope to reduce the likelihood of future shallow failures in this location and further impacts on the dwelling. It is proposed to be approximately 14.4 metres long. The new retaining wall will be installed on and tied into the underlying bedrock.

The wall will be designed to retain up to 2.5 m of soil, the wall height allows for approximately 2 m of horizontal offset between the wall and house. As the wall has a drop height greater than 1 m a barrier or fall protecting system has been incorporated into the design.

The Seng report recommends that the retained height is less than 2.5 m tall, and built using H5 treated 350 SED poles installed on a 1.2 m centre to centre spacing with 600 mm or larger diameter auger hole with a minimum embedment of 4.0 m drilled into the underlying bedrock as inspected and approved by the geotechnical engineer during construction.

The wall is to be battered (sloped back from vertical) by up to 10 degrees. The backfill behind the wall will consist of well graded crushed aggregate, such as drainage chip. A perforated drainpipe will be bedded at the bottom of the backfill.

It was also recommended that the hardfill is separated from the native soil by wrapping all sides with a filter fabric. The top 300 mm of the wall backfill shall be capped with a native low-permeable soil to prevent surface water from saturating the wall backfill.

Excess soil won from cuts, or spoils generated from pile drilling shall be disposed of above the proposed reclamation along the foreshore and planted.

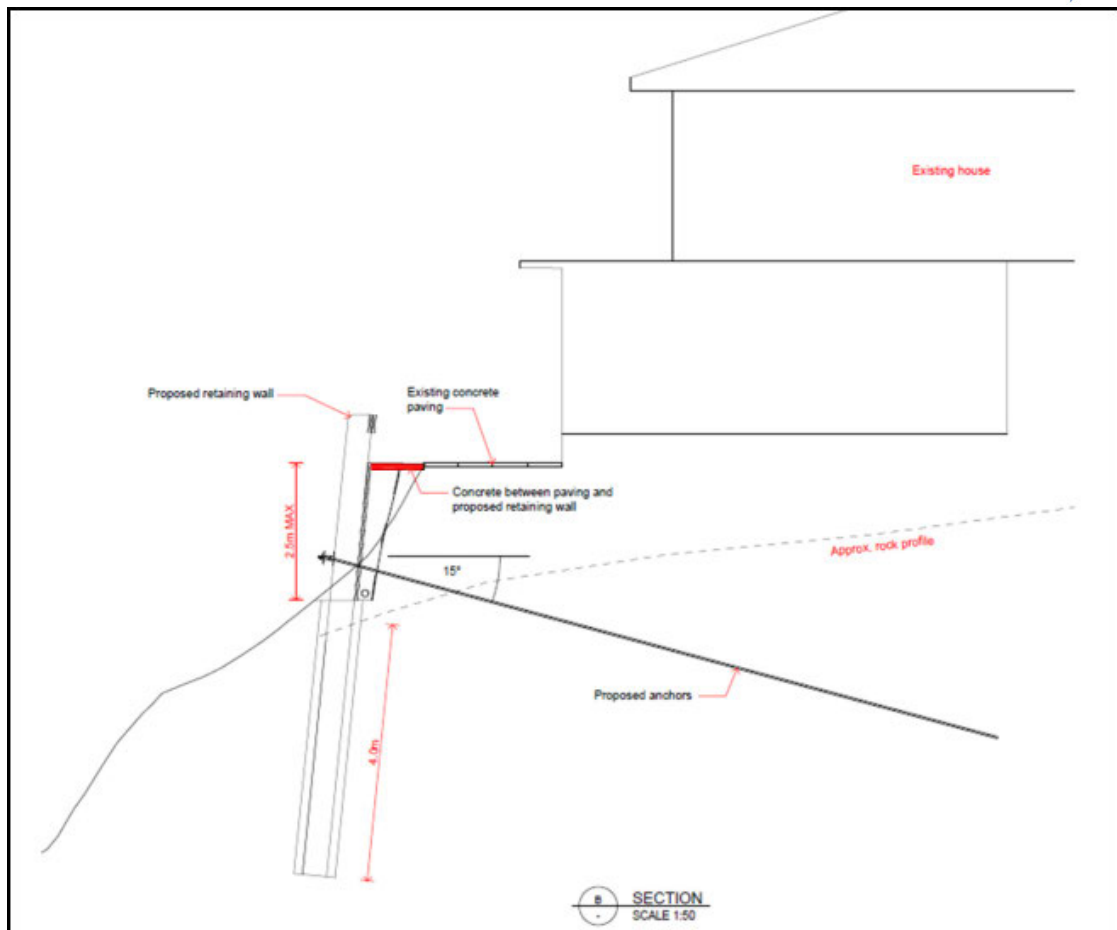


Image 2 - Seng Report Replacement Wall Layout

3.2 Proposed Rock Revetment

The Seng report also recommends the construction of a rock revetment at the base of the foreshore embankment.

The rock revetment is required to stop erosion of the foreshore and further slippage of the soil slope that would undermine the proposed retaining wall. In effect the revetment is a replacement for the subsided foreshore embankment which is vulnerable to future erosion.

The contractor will obtain locally sourced rock to execute the revetment. The rock revetment involves placing a toe rock partially below the bed level to stabilise the rocks infilled behind the toe rock. The smallest rock installed will be 800 mm in diameter and the gradient of the finished surface level will be 1:2. The extent of rock placement is approximately 25 metres long.

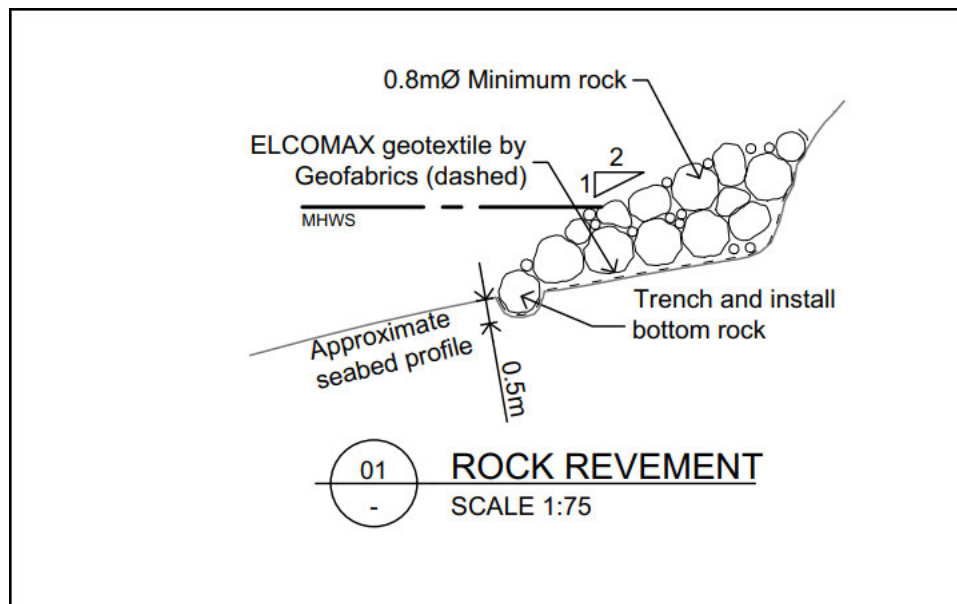


Image 3 - Seng Rock Revetment Cross Section

3.3 Construction

The Applicant has engaged a local contractor to undertake the proposed works with significant experience undertaking work in the sounds environment.

The contractor is proposing to undertake the works including the following measures:

- Works will be undertaken in suitable dry soil conditions.
- Weather forecasts will be monitored to ensure works only commence with favourable long-range forecasts.
- A silt curtain will be utilised in the water to trap any displaced soil and will remain in place until the water is clear.
- Works will be undertaken during low tide.

Works relating to the foreshore rock revetment are anticipated to take 2 to 3 days.

Appropriate conditions relating to the potential effects of this proposal have been volunteered as a mitigation measure under Section 4 of this report.

3.4 Landscaping

The Applicant engaged Collaborate who have prepared a landscape plan for the site to establish a sustainable natural habitat that attracts native birds and enhances the coastal view from both the sea and the Bach. The landscaping presentation is contained within Appendix 4 of this Application. The design aims to conceal the retaining wall from view, minimising any visual impact on the landscape.

The planting phase will be undertaken following the placement of the rock revetment and retaining wall. The Applicant intends to plant the works area and slip to stabilize the site and prevent erosion of exposed areas.

A coir geo-tech fabric will serve as both weed control and surface protection, reducing the impact of heavy rain on the new slope. The planting plan for the site features diverse root structures, allowing them to occupy various soil zones without competing for nutrients and moisture, forming a secure underground network.

4 Mitigation Measures

Section 6(1)(e) of Schedule 4 of the RMA requires that a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect.

Potential adverse effects can and are readily managed by adopting a range of mitigation measures.

To that effect the applicant volunteers the following conditions of consent that seek to avoid, remedy or mitigate any such effects should they arise.

4.1 Land Use Activity

To construct a retaining wall structure on Section 27 SO 4388 and to construct a rock revetment within the Coastal Marine Area adjacent to Section 27 SO 4388.

- 1. The development shall be undertaken in accordance with the application documents received by Council on XX, held on Marlborough District Council file UXX.*
- 2. The construction shall be undertaken in accordance with the details and recommendations contained in the Seng Engineering Report dated 31 July 2024.*
- 3. If any artefact and/or any historical, cultural or archaeological material of Māori origin, or likely to have significance to Māori, is found or uncovered during the undertaking of this work, the following must be complied with:*

a) Work shall cease immediately, the area secured and any uncovered material must remain untouched;

b) The Consent Holder must immediately give advice of the discovery to:

i) Te Ātiawa Trust's 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 o Te Waka a Māui Trust;
and*

ii. If required, an Authority has been issued by Heritage New Zealand if the find involves an archaeological site.

Note

The people of Te Ātiawa hold mana whenua and have a deep association with this area of historic occupation. 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.

4.2 Land Disturbance

To undertake excavation on a slope greater than 35 degrees and to undertake filling within 8 metres of the coastal marine area on Section 27 SO 4388.

1. *The development shall be undertaken in accordance with the application documents received by Council on XX, held on Marlborough District Council file UXX.*
 2. *The earthworks shall be undertaken in accordance with the details and recommendations contained in the Seng Engineering Report dated 31 July 2024.*
 3. *The consent holder shall ensure that works are only undertaken in favourable weather conditions and long range forecast.*
 4. *The consent holder shall ensure that works are undertaken on favourable tides.*
 5. *The consent holder shall ensure that a silt curtain is utilised within the foreshore and remain until water is clear.*
 6. *The consent holder shall ensure that silt and silt laden water does not enter the adjacent waterbody, road reserve or adjacent properties.*
4. *If any artefact and/or any historical, cultural or archaeological material of Māori origin, or likely to have significance to Māori, is found or uncovered during the undertaking of this work, the following must be complied with:*
- d) *Work shall cease immediately, the area secured and any uncovered material must remain untouched;*
 - e) *The Consent Holder must immediately give advice of the discovery to:*
 - j) *Te Ātiawa Trust's 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
 - f) *No work shall recommence until both:*
 - iii. *Agreement has been reached with Te Ātiawa o Te Waka a Māui Trust;*
and
 - iv. *If required, an Authority has been issued by Heritage New Zealand if the find involves an archaeological site.*

Note

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5 Existing Environment

Section 2(1)(b) of Schedule 4 of the RMA requires a description of the site at which the activity is to occur to be provided.

The application site is located in at Double Cove Queen Charlotte Sound / Totaranui. The site is located on the east side of Double Cove.

The application site is legally described as Lot 3 Deposited Plan 3169 and measures a land area of 1.5598 hectares.

The site is only accessibly by boat. The foreshore is rocky with an embankment to well established vegetation.

The site currently contains a residential dwelling with decking and an outbuilding. The Applicant also owns improvements including a mooring, two existing jetties, boatshed and slipway associated with the existing dwelling. The initial cottage and decking was constructed on the site preceding 1958, and then extended in 1969.

The site is predominately steep with minimal flat land around the existing dwelling.

The surrounding environment features a number of existing dwellings, moorings and jettys. All are boat access only.

There are no known waterbodies within or in proximity to the subject property.

6 Statutory Framework

The following subsections consider the proposal against the relevant statutory documents to assess the resource consents that are required in order for the applicant to undertake the proposed activities.

The relevant statutory documents include:

- Resource Management Act 1991;
- National Environment Standards; and,
- Proposed Marlborough Environment Plan.

6.1 Resource Management Act 1991

In the context of this proposal the Resource Management Act 1991 (RMA) relates as follows.

Section 9 of the RMA requires that no person may use land in a manner that contravenes a rule in a regional plan or proposed regional plan unless the activity is expressly allowed by a resource consent.

6.2 National Environmental Standards

National Environmental Standards (NES) are regulations which prescribe technical standards, methods or requirement for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges, or noise.

The following table provides a list of current NES in relation to this application.

National Environment Standards (NES)	Applicable Y or N/A
NES for Commercial Forestry 2017	N/A
NES for Air Quality 2004	N/A
NES for Sources of Drinking Water 2007	N/A
NES for Telecommunications Facilities 2016	N/A
NES for Electricity Transmission Activities 2009	N/A
NES for Assessing & Managing Contaminants in Soil to Protect Human Health 2011	N/A
NES for Freshwater 2020	N/A
NES for Marine Aquaculture 2020	N/A
NES for Storing Tyres Outdoors 2021	N/A
NES for Greenhouse Gas Emissions from Industrial Process Heat 2023	N/A

There are no NES applicable to this Application.

6.3 Proposed Marlborough Environment Plan

The proposed works site is zoned Coastal Marine Zone and Open Space Three in accordance with the Proposed Marlborough Environment Plan (MEP). The existing dwelling spans the Open Space Three Zone and Coastal Living Zone.

The site is within the Marlborough Sounds High Amenity Landscape Overlay.



Image 4 - MEP Zoning Map

6.3.1 Proposed Retaining Wall

The proposed retaining wall is located in the Open Space Three Zone.

Permitted activities within the Open Space Zone are stated under Rule 19.1 of the MEP.

6.3.1.1 Structure

The construction of the proposed retaining wall, placement of the structure, is not listed as a permitted activity within the Open Space Three Zone.

As the proposed retaining wall is not provided for as a Permitted Activity or limited as a Prohibited Activity, application for discretionary activity resource consent is required under Rule 19.4.3.

6.3.1.2 Excavation

The construction of the proposed retaining wall requires excavation of some slip material to clear the immediate works area and for the construction of footings within the Open Space Three Zone.

Excavation is listed as a permitted activity under Rule 19.1.7. The specific standards relating to the permitted activity rule for excavation are stated under Standards 19.3.5.1 to 19.3.8.13.

The proposed does not meet Standard 19.3.5.2 as the slope is greater than 35 degrees. The proposal meets all other permitted standards relating to excavation.

As the proposal does not meet Standards 19.3.5.2, application for discretionary activity resource consent is required under Rule 19.4.1

6.3.1.3 Filling

The excavated material will be used to backfill the lower extent of the slip slope above the proposed rock revetment within the Open Space Three Zone.

Filling is listed as a permitted activity under Rule 19.1.8. The specific standards relating to the permitted activity rule for excavation are stated under Standards 19.3.6.1 to 19.3.6.12.

The proposed does not meet Standard 19.3.6.3 (a) as it is within 8 metres of the Coastal marina Area. The proposal meets all other permitted standards relating to filling.

As the proposal does not meet Standards 19.3.6.3 (a), application for discretionary activity resource consent is required under Rule 19.4.1

6.3.2 Proposed Rock Revetment

The proposed rock revetment is located in the Coastal Marine Zone.

Permitted activities within the Coastal Marine Zone are stated under Rule 16.1 of the MEP.

The construction of the rock revetment or hard material for the protection of land from erosion, is not listed as a permitted activity.

As the proposed rock revetment is not provided for as a Permitted Activity or limited as a Prohibited Activity, application for discretionary activity resource consent is required under Rule 16.6.10.

6.3.3 MEP Summary

In the context of this Application, the applicable overlays do not trigger additional resource consents.

In relation to the activity proposed, resource consent for a **discretionary** activity under Rule 19.4.3. is required to construct the retaining wall structure and under Rule 19.4.1 for the proposed excavation and filling within the Open Space Three Zone.

Resource consent for a **discretionary** activity under Rule 16.6.10 is required to construct the rock revetment within the Coastal Marine Zone.

This Application seeks all relevant and necessary resource consents for the activities proposed.

7 Statutory Acknowledgements

Te Ātiawa o Te Waka-a-Māui as mana tangata whenua hold mana whenua mana moana over the lands and waters of the Marlborough Sounds, particularly Tōtaranui (Queen Charlotte Sound). As such they are engaged with, and participate in, the management of the natural resources, the upholding of customary practises and in ensuring the mauri of the environment is protected or enhanced.

The Applicant acknowledges the historic and cultural importance of the area.

The Applicant has pre-engaged with Te Ātiawa in relation to this Application. This is discussed further below under Section 8 of this Application.

8 Consultation and Notification

8.1 Public Notification

As outlined under Section 8 of this application, the adverse effects arising from this proposal are considered to be less than minor. Therefore, pursuant to section 95A of the Resource Management Act 1991, it is not considered necessary to notify the application.

8.2 Limited Notification

Where the Council determine that an application does not require notification under s95A, a consideration of affected parties is required. Section 95B(2) requires that limited notification occur with notice served on affected parties. Section 95E outlines how the consent authority must determine if a person is an affected person.

The Applicant has identified Te Atiawa and Department of Conservation as potentially affected persons and further detailed is provided.

8.2.1 Te Ātiawa

The Applicant undertook pre application consultation with Te Atiawa. The correspondence from Te Atiawa is contained within Appendix 5 of this Application.

Overall, Te Atiawa stated to the Applicant that *“what you have planned here appears to be a responsible approach to dealing with the land instability issue”*. As per the request from Te Atiawa, the following Accidental Discovery condition has been volunteered under Section 4 of this Application.

In addition, Te Atiawa commented on the intended planting list and weather conditions. Appropriate conditions of consent have been volunteered under Section 4 of this application as mitigation measures.

8.2.2 Department of Conservation

The applicant undertook early consultation with DOC.

DOC stated their interest to avoid structures falling into the water, having to be demolished or requiring major repairs. All of which could lead to a greater environmental effect than the proposed early mitigation.

The Applicant will liaise with Department of Conservation (DOC) and formalise consultation and will provide that communication to Council as soon as it is available.

9 Assessment of Effects

Section 88(2) and Schedule 4 of the RMA require that an application must include the information relating to the activity, including an assessment of the activity's effects on the environment that contains such detail as corresponds with the scale and significance of the effects that the proposed activity may have on the environment, and the ways in which any adverse effects may be avoided, remedied, or mitigated.

In this case, the key actual and potential effects are considered those that relate to:

- Public Access Effects;
- Visual Amenity Effects;
- Land Disturbance Effects;
- Any Alternative Locations or Methods; and,
- Any Other Potential Effect.

9.1 Public Access Effects

As the proposed retaining wall is located in a public open space zone, consideration is given to any potential effect on public access.

The site is remote and only accessible by boat. It is very unlikely that the site will or has been accessed by the general public. Additionally, due to the surrounding vegetation and steep profile of the land, it is considered that public utilisation of the land is significantly limited.

The location of the retaining wall will not impact on the public access of the site given its isolated location, steep profile and vegetation cover.

The potential effect on public access is considered to be no more than minor.

9.2 Visual Amenity Effects

There is no additional vegetation clearance as part of this Application. The orientation of the site also limits the visual window to the Application area.

It is accepted that the proposed retaining wall and barrier may alter the visual amenity of the area if appropriate mitigation measures aren't implemented. However, given the revegetation plan that is proposed, it is considered that the scarred slip face will be significantly improved.

Appropriate mitigation measures have been volunteered under Section 4 of this application to ensure that the activity is carried out as per this Application which ensures that any potential effect arising from the activity is mitigated.

The potential effect on visual amenity is considered to be no more than minor.

9.3 Land Disturbance Effects

Land disturbance will occur but it is limited to the existing slip face in relation to the proposed excavation and filling. The works are to stabilise the site which will decrease further mobilisation of the shallow slip.

Additionally, the proposed planting will improve the stability of the slip and reduce potential ongoing erosion and sedimentation.

The rock revetment works proposed may result in some discolouration on an incoming tide. The Applicant has volunteered to ensure works are undertaken in favourable weather conditions, the use of a silt curtain and at low tide. Therefore, the effect is limited and of a short duration. On completion the rock revetment will not lead to the occurrence of ongoing effects.

Appropriate mitigation measures have been volunteered under Section 4 of this application to ensure that the activity is carried out as per this Application which ensures that any potential effect arising from the activity is mitigated.

The potential effect of the land disturbance is considered to be no more than minor.

9.4 Any Alternative Locations or Methods

The proposed method has been designed by a suitably qualified and experienced engineer who has considerable experience in the Sounds. It is considered to be the most appropriate method to resolve the land stability issue and risk to the existing dwelling.

9.5 Any Other Potential Effect

The proposal is not anticipated to have any adverse effects on those in the neighbourhood or wider community (including any socio-economic or cultural effects).

There are no known / recorded archaeological or recognised customary activities associated with the subject site. Consequently, it is considered that the proposed activities will not lead to the occurrence of adverse cultural effects.

There are no other potential effects anticipated.

10 Statutory Planning Matters

As required by section 2(2) of Schedule 4 of the RMA, the following subsections consider the proposal against relevant policy provisions to assess whether the proposed activities are not contrary to those provisions. The following have been considered:

- Resource Management Act 1991;
- National Policy Statements; and,
- Proposed Marlborough Environment Plan.

10.1 Resource Management Act 1991

Part 2 of the RMA sets out its purpose and principles on which the RMA is founded and from which all other associated statutory framework is derived.

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

Sustainable management is defined as meaning:

managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems;*
and
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposal is consistent with the purpose of the RMA and clearly enables the applicant to provide for their, and the wider communities social, economic and cultural well-being whilst

sustaining natural and physical resources, safeguarding the life supporting capacity of particularly water and soil. Adverse effects are avoided and / or mitigated.

The MEP has been developed under the RMA and is considered to be the local implementation of the purpose and principles.

10.1.1 Section 6 Matters of National Importance

Matters of national importance are considered with relevance to this application:

- a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.*

The rock revetment is a generally accepted solution within the Sounds. As it is not out of character in the coastal environment, it upholds the preservation of the coastal environment.

- b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.*

There are no known outstanding natural features at risk from this proposal.

- c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.*

There are no known such areas at risk from this proposal.

- d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers.*

The proposal does not limit public access.

- e) *The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*

The proposal is considered as not adversely impacting upon these matters.

- f) *The protection of historic heritage from inappropriate subdivision, use, and development.*

There are no known historic sites relevant to this proposal.

- g) *The protection of recognised customary activities.*

There are no known recognised customary activities relevant to this proposal.

10.1.2 Section 7 Other Matters

Section 7 of the RMA sets out other matters that Council is to have particular regard to in achieving the purpose of the RMA. The matters of relevance to this application are outlined below:

Section 7(b) the efficient use and development of natural and physical resources

Section 7(c) the maintenance and enhancement of amenity values

This application is an efficient use of natural and physical resources. No adverse effects on amenity values are anticipated.

10.1.3 Section 8 Treaty of Waitangi

The application is consistent with the RMA planning framework and is therefore considered consistent with Section 8 in terms of Treaty of Waitangi considerations.

Based on the above assessment, it is considered that the proposal will meet the purpose and principles of the RMA.

10.2 National Policy Statements

National Policy Statements (NPS) provide national direction for matters of national significance relevant to sustainable management. Any application for resource consent must consider any applicable NPS. The following table provides a summary of any operative NPS in relation to this application for resource consent.

National Policy Statements (NPS)	Applicable Y or N/A
NPS for Greenhouse Gas Emissions from Industrial Process Heat 2023	N/A
NPS for Indigenous Biodiversity 2023	N/A
NPS for Highly Productive Land 2022	N/A
NPS on Freshwater Management 2020	N/A
NPS on Urban Development 2020	N/A
NPS on Renewable Electricity Generation 2011	N/A
New Zealand Coastal Policy Statement 2010	Y
NPS on Electricity Transmission 2008	N/A

10.2.1 New Zealand Coastal Policy Statement 2010

The purpose of the New Zealand Coastal Policy Statement 2010 (NZCPS) is to state policies in order to promote the sustainable management of the coastal environment.

The objectives and policies of the NZCPS expand on the matters contained in Section 6 of the RMA.

The NZCPS supports development of the coastal environment particularly encouraging the protection and restoration of the coastal environment where adverse environmental effects are avoided, remedied or mitigated. In broad terms, the provisions of the NZCPS seek to enable people and communities to sustainably use the resources of the coastal environment while avoiding, remedying or mitigating adverse environmental effects.

The policies of most relevance to the current application are outlined and discussed in the following Table 1.

Table 1: NZCPS Policy Assessment

	Policy	Assessment
Policy 6(1)(i)	(i) Set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment.	The proposed rock revetment is appropriately located within the coastal environment to protect the land that suffered damage following heaving rainfall events experienced in the region. The proposed works are not located in an area sensitive to the method proposed. The placement of rock within the foreshore environment is an accepted practice.
Policy 6(2)(a)	Recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area.	These works will protect the existing dwelling from a potential risk of damage if the land continues to slip. The ongoing use of an existing dwelling in the sounds has a number of benefits to the owners and the wider Marlborough Sounds community.
Policy 6(2)(b)	Recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area.	The placement of rock within the coastal environment will not alter the public's current access to the site.
Policy 6(2)(c)	Recognise that there are activities that have a functional need for location in the coastal marine area and provide for those activities in appropriate places.	The rock protection work is required to be located in the coastal environment to protect a vulnerable point within the larger extent of foreshore.
Policy 13(1)(b)	To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use and development: avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment.	The placement of rock is not considered as to have unacceptable adverse effects on natural character or natural landscapes.
Policy 15(b)	To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use and development: avoid	Rock protection is not considered an inappropriate use of the coastal environment.

	<p>significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment.</p>	
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10.3 Proposed Marlborough Environment Plan

The proposed Marlborough Environment Plan (MEP) includes the following relevant provisions.

10.3.1 Chapter 4 – Sustainable Management of Natural and Physical Resources

Objective 4.1 Sustainable use and development of Marlborough’s natural resources supports Marlborough’s social, economic, and cultural wellbeing.

Policy 4.1.1 Recognise the need for people and communities to provide for their social and economic wellbeing by only controlling the use of land where it is required to protect the environment.

The activities proposed and the mitigation measures proposed, will maintain the quality of natural and physical resources.

Objective 4.3 The maintenance and enhancement of the ecological, physical, and cultural qualities and amenity values that contribute to the character of the Marlborough Sounds.

Policy 4.3.2 Identify the qualities and values that contribute to the unique and iconic character of the Marlborough Sounds and protect these from inappropriate subdivision, use and development.

The proposal is not anticipated to adversely affect the character of the area.

10.3.2 Chapter 6 – Natural Character

Objective 6.2 *Preserve and promote the restoration of the natural character of the coastal environment, and lakes and rivers and their margins, and protect them from inappropriate subdivision, use and development.*

Policy 6.2.3A *Where resource consent is required to undertake an activity within the coastal environment, or within freshwater environments with high or very high natural character:*

- (a) have regard to the location, scale, design and operation of the proposed activity;*
- (b) recognise that areas contain ongoing use and development that were present when the area was identified as high or very high natural character or have subsequently been lawfully established;*
- (c) have regard to the potential adverse effects of the proposal on the elements, patterns, processes and experiential attributes that contribute to natural character identified in Policy 6.1.1, in such detail that corresponds with the scale and significance of these effects;*
- (d) have regard to the interconnection of natural elements patterns and processes within and between land, freshwater and the coastal marine area;*
- (e) recognise where policy direction requires adverse effects to be avoided, minor or transitory adverse effects may not need to be avoided;*
- (f) recognise that some activities, including regionally significant infrastructure, may have a functional or operational requirement to be located within or adjacent to the coastal environment, or areas with high or very high natural character.*

Policy 6.2.6

In assessing the cumulative effects of activities on the natural character of the coastal environment, or in or near lakes or rivers, consideration shall be given to:

- (a) the effect of allowing more of the same or similar activity;*
- (b) the result of allowing more of a particular effect, whether from the same activity or from other activities causing the same or similar effect; and*
- (c) the combined effects from all activities in the coastal or freshwater environment in the locality.*

It is considered that the placement of hard rock, being a natural material and naturally occurring in this environment, will not result in any adverse effect on the natural character of the area. The proposed retaining wall is to be screened as per the volunteered planting plan and will have no adverse effect on the area.

10.3.3 Chapter 7 – Landscape

Policy 7.2.4

Where resource consent is required to undertake an activity within an outstanding natural feature and outstanding natural landscape, or a landscape with high amenity value;

- (a) have regard to the potential adverse effects of the proposal on the values that contribute to the landscape;*
- (b) have regard to the location, scale, design and operation of the proposed activity;*
- (c) recognise that areas contain ongoing use and development that were present when the area was identified as outstanding or having high amenity value, or have subsequently been lawfully established;*
- (d) recognise that where policy direction requires adverse effects to be avoided, minor or transitory adverse effects may not need to be avoided;*
- (e) have regard to any restoration and enhancement of the landscape proposed; and*

- (f) recognise that some activities, including regionally significant infrastructure, may have a functional or operational requirement to be located within an outstanding natural feature or outstanding natural landscape, or a landscape with high amenity value.*

Policy 7.2.8

Protect the values of outstanding natural features and outstanding natural landscapes and maintain and enhance the high amenity values of the Wairau Dry Hills and the Marlborough Sounds High Amenity Landscapes by:

(a) In respect of structures:

- i. avoiding visual intrusion on skylines, particularly when viewed from public places;*
- ii. avoiding new dwellings adjacent to the foreshore, excluding barges used for aquaculture;*
- iii. using reflectivity levels and building materials that complement the colours in the surrounding landscape;*
- iv. limiting the scale, height and placement of structures to minimise intrusion of built form into the landscape;*
- v. recognising that existing structures may contribute to the landscape character of an area and additional structures may complement this contribution;*
- vi. making use of existing vegetation as a background and utilising new vegetation as a screen to reduce the visual impact of built form on the surrounding landscape, providing that the vegetation used is also in keeping with the surrounding landscape character; and*
- vii. encouraging utilities to be co-located wherever possible; whilst recognising the functional and*

operational needs of regionally significant infrastructure.

(b) In respect of land disturbance (including tracks and roads):

- i. avoiding land disturbance activity that creates a long term change in the appearance of the landscape, particularly when viewed from public places;*
- ii. encouraging tracks and roads to be located adjacent to slopes or at the edge of landforms or vegetation patterns and to follow natural contour lines in order to minimise the amount of land disturbance required;*
- iii. minimising the extent of any cuts or side castings where land disturbance is to take place on a slope; and*
- iv. encouraging the revegetation of cuts or side castings by seeding or planting; whilst recognising the functional and operational needs of regionally significant infrastructure.*

(c) In respect of vegetation planting:

- i. avoiding the planting of new exotic forestry in areas of outstanding natural features and outstanding natural landscapes in the coastal environment of the Marlborough Sounds where they degrade landscape values;*
- ii. encouraging plantations of exotic trees to be planted in a form that complements the natural landform,*

Overall, the proposal is considered consistent with this policy direction. Appropriate mitigation measures have been volunteered to ensure that there is no effect that is more than minor on the environment as a result of this Application.

10.3.4 Chapter 9 – Public Access and Open Space

Objective 9.1 The public are able to enjoy the amenity and recreational opportunities of Marlborough's coastal environment, rivers, lakes, high country and areas of historic interest.

Policy 9.1.1 The following areas are identified as having a high degree of importance for public access and the Marlborough District Council will as a priority focus on enhancing access to and within these areas

(d) coastal marine area, (excluding the Port Zone), particularly in and near Picton, Waikawa and Havelock, Kaiuma Bay, Queen Charlotte Sound (including Tory Channel), Port Underwood, Kenepuru Sound, Mahau Sound, Mahikipawa Arm and Croisilles Harbour, Rarangi to the Wairau River mouth, Wairau Lagoons, Marfells Beach and Ward Beach;

Policy 9.1.2 In addition to the specified areas in Policy 9.1.1, the need for public access to be enhanced to and along the coastal marine area, lakes and rivers will be considered at the time of subdivision or development, in accordance with the following criteria:

(a) there is existing public recreational use of the area in question, or improving access would promote outdoor recreation;

(b) connections between existing public areas would be provided;

(c) physical access for people with disabilities would be desirable; and (d) providing access to areas or sites of cultural or historic significance is important.

Policy 9.1.5 Acknowledge the importance New Zealander's place on the ability to have free and generally unrestricted access to the coast.

Policy 9.1.13 When considering resource consent applications for activities, subdivision or structures in or adjacent to the coastal marine area, lakes or rivers, the impact on public access shall be assessed against the following:

- (a) whether the application is in an area identified as having a high degree of importance for public access, as set out in Policy 9.1.1;*
- (b) the need for the activity/structure to be located in the coastal marine area and why it cannot be located elsewhere;*
- (c) the need for the activity/structure to be located in a river bed and why it cannot be located elsewhere;*
- (d) the extent to which the activity/structure would benefit or adversely affect public access, customary access and recreational use, irrespective of its intended purpose;*
- (e) in the coastal marine area, whether exclusive rights of occupation are being sought as part of the application;*
- (f) for the Marlborough Sounds, whether there is practical road access to the site of the application;*
- (g) how public access around or over any structure sought as part of an application is to be provided for;*
- (h) whether the impact on public access is temporary or permanent and whether there is any alternative public access available; and*
- (i) whether public access is able to be restricted in accordance with Policies 9.2.1 and 9.2.2.*
- (j) whether there are restrictions on activities or access imposed by other legislation including the Submarine Cables and Pipelines Protection Act 1996.*

The proposed revetment is essentially a replacement of the subsided foreshore embankment, that is vulnerable to erosion, and does not impact on public access values.

10.3.5 Chapter 13 – Use of the Coastal Environment and the Allocation of Coastal Space

Policy 13.2.1 The appropriate locations, forms and limits of subdivision, use and development activities in Marlborough’s coastal environment are those that recognise and provide for, and otherwise avoid, remedy or mitigate adverse effects on the following values:

- (a) the characteristics and qualities that contribute to natural character, natural features and landscape of an area;*
- (b) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga;*
- (c) the extensive area of open space within the coastal marine area available for the public to use and enjoy, including for recreational activities;*
- (d) the importance of public access to and along the coastal marine area, including opportunities for enhancing public access;*
- (e) the dynamic, complex and interdependent nature of coastal ecosystems;*
- (f) the high level of water quality generally experienced in Marlborough’s coastal waters; and*
- (g) those attributes that collectively contribute to coastal amenity values.*

The proposal is consistent with this policy.

Policy 13.2.2 In addition to the values in Policy 13.2.1, the following matters shall be considered by decision makers in determining whether subdivision, use and development activities in Marlborough’s coastal environment are appropriate at the location proposed and of an appropriate scale, form and design:

- (a) the contribution the proposed subdivision, use or development activity makes to the social and economic wellbeing of people and communities;*
- (b) the efficient use of the natural and physical resources of the coastal environment;*
- (c) whether the efficient operation of established activities that depend on the use of the coastal marine area is adversely affected by the proposed subdivision, use or development activity;*
- (d) whether there will be an increase in the risk of social, environmental or economic harm from coastal hazards as a consequence of the subdivision, use or development activity;*
- (e) whether there will be a contribution to the restoration of the values of the coastal environment at the site, where these may have been adversely affected in the past;*
- (f) whether the activity results, either individually or cumulatively, in sprawling or sporadic patterns of subdivision, use or development that would compromise the values and matters of Policies 13.2.1 and 13.2.2;*
- (g) whether the proposed subdivision, use or development activity contributes to the network of regionally significant infrastructure identified in Policy 4.2.1;*
- (h) whether the subdivision, use or development activity creates a demand for services or infrastructure that may result in a financial cost to the wider community and/or whether the safety and efficiency of the road network is affected;*
- (i) functionally, whether some uses and developments can only be located on land adjacent to the coast or in the coastal marine area; and*
- (j) whether the effects of an activity on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse, and therefore a precautionary approach needs to be adopted.*

The proposal is unlikely to have an adverse impact on coastal processes.

Policy 13.2.4 Attributes that may be considered when assessing any effects on coastal amenity value in a particular location include natural character, biodiversity, public access, visual quality, high water quality, recreational opportunities, structures and activities, open space, tranquillity and peacefulness.

The proposal will have no adverse effect on coastal amenity value.

Policy 13.2.5 Amenity values of the coastal environment can be maintained and enhanced by:

- (a) recognising the contribution that open space and natural character make to amenity values and providing appropriate protection to areas of open space;*
- (b) maintaining and enhancing coastal and freshwater quality;*
- (c) maintaining or enhancing areas with indigenous biodiversity value;*
- (d) maintaining or enhancing sites or areas of particular value for outdoor recreation;*
- (e) making use of suitable development setbacks to avoid a sense of encroachment or domination of built form, particularly in areas of public open space and along the coastal edge;*
- (f) managing forms and location of development that effectively privatise the coastal edge and discourage or prevent access to and use of the coast;*
- (g) recognising that some areas derive their particular character and amenity value from a predominance of structures, modifications or activities, and providing for their appropriate management;*
- (h) establishing standards for activities within the coastal environment;*
- (i) clustering together of structures and activities;*
- (j) managing the establishment of activities resulting in high traffic generation;*

- (k) ensuring the operation and speed of boats does not detract from people's enjoyment of the coastal marine area or cause navigational safety issues;*
- (l) requiring the removal of derelict or redundant structures within the coastal marine area; or*
- (m) encouraging appropriate design of new structures and other development in form, colour and positioning that complement, rather than detract from, the visual quality of the location.*

The amenity value of the coastal environment is maintained and enhanced by this proposal through the proposed planting.

10.3.6 Chapter 15 – Resource Quality

Objective 15.4 Maintain and, where necessary, enhance the quality of Marlborough's soil resource.

Policy 15.4.4 In considering any land use consent application to undertake land disturbance have regard to:

- (a) The physical characteristics of the site, including soil type, slope and climate;*
- (b) any industry standards, guidelines and codes of practice that are relevant to the activity;*
- (c) sediment and erosion control measures required to reasonably minimise adverse effects caused by rainfall events, including the use of setbacks from waterbodies;*
- (d) the proximity of the land disturbance to any fresh waterbody or coastal water and the potential for eroded soil to reach the waterbody or coastal waters;*
- (e) where it is possible for eroded soil to reach any fresh waterbody or coastal water:
 - i. the objectives and policies of this chapter under Issues 15A to 15C; and**

- ii. the likely degree of compliance with water quality standards set for the waterbody;*
- (f) any potential adverse effects on community water supplies; and*
- (g) whether the land disturbance is necessary for the operation or maintenance of regionally significant infrastructure.*

There is limited excavation and filling be undertaken and appropriate conditions have been volunteered such that the proposal is considered consistent with this policy direction.

11 Conclusion

The applicant, [REDACTED]
[REDACTED]
[REDACTED] are seeking resource consent for the following specific activities:

- Land Use – Activity
 - *To construct a retaining wall structure on Section 27 SO 4388.*
 - *To construct a rock revetment within the Coastal Marine Area adjacent to Section 27 SO 4388.*
- Land Use – Land Disturbance
 - *To undertake excavation on a slope greater than 35 degrees on Section 27 SO 4388.*
 - *To undertake filling within 8 metres of the coastal marine area on Section 27 SO 4388.*

Any associated potential effects on the environment can be appropriately avoided, remedied or mitigated through the imposition of conditions of consent.

The proposal is consistent with the relevant provisions of the Resource Management Act 1991, New Zealand Coastal Policy Statement and the Proposed Marlborough Environment Plan.

Accordingly, resource consent should be granted to this proposal.

Appendix 1 – Location Plan

Appendix 2 – Site Plan

Appendix 3 – Seng Engineering Report

Appendix 4 – Collaborate Landscape Plan

Appendix 5 – Te Atiawa Consultation

Appendix 6 – Title Documents



Department of Conservation
Te Papa Atawhai

File Ref: *NM-30608-SFR*

DATE: 11/11/2020

Manthel Trust
C/- P O Box 9835
Te Aro
Wellington
New Zealand

For the attention of: [REDACTED]

Dear [REDACTED]

Re: Renewal of Sounds Foreshore Reserve Licence

Thank you for your notice of intention to renew Sounds Foreshore Reserve (SFR) licence NM-30608-SFR received on 27th September 2020.

I am Tom Heather, a Permissions Advisor from the DOC Picton Office. I will be the case manager and contact point for anything related to the processing of the renewal application.

Your licence is eligible for renewal and will be processed accordingly.

Processing fee

You will be charged a processing fee for your renewal application. The processing fee is charged in accordance with section 60B of the Conservation Act 1987.

We have estimated that the cost of processing your application will be the minimum fee of \$2022.41 plus GST. If there are any additional costs over and above the estimate, I will let you know.

The processing fee is invoiced after processing is complete, regardless of the outcome of your application.

If at any stage the application is withdrawn DOC will invoice you for the costs incurred by DOC up to that point.

Processing timeframes

We are now processing your renewal and, if approved, anticipate that a deed of renewal will be e-mailed to you around the 20th of November 2020.

This will give you around a month to seek any advice you need. To ensure your renewal application is complete before your existing licence expires, you will need to

return a signed copy of the deed to us by 20th of December 2020. The return copy can be provided by e-mail.

Valuation – annual fees

The valuation work that informs the annual fee is continuing. We anticipate there will be an increase in the annual fees. Once the valuation work is complete, we will be in contact with you to update you on the annual activity fee that will apply to your renewed licence (if approved). The last valuation was done in 2010, and we anticipate that the land valuation will have increased since then.

If your renewal is approved, an annual management fee may also be charged for the on-going management of your licence.

Additional structures

This year we have visited all of the licence areas on the SFR, including the SFR adjacent to your property. This work has help us identify unauthorised structures and items that require removal. Please see [Appendix 1](#) for specific information about the SFR adjacent to your property.

Further information

You can find more information about the renewals process at the following page: www.doc.govt.nz/sfr-renewals

You can also read more about the SFR and permits and concessions on the SFR are these pages:

www.doc.govt.nz/sfr-apply

www.doc.govt.nz/sfr-structures

Please contact me if you have any questions about this letter or the application process.

Yours Sincerely



Tom Heather
Permissions Advisor

Appendix 1 – Additional Structures

Note: for further information about unauthorised structures and structures that need to be removed, please contact picton@doc.govt.nz. For help with applying for the correct authorisations email permissionschristchurch@doc.govt.nz .

This year we have visited all of the licence areas on the SFR, including the SFR adjacent to your property. This work has helped us identify unauthorised structures and items that require removal.

We notice that the following structures are located on SFR adjacent to your property and are unauthorised:

- Concrete pathway
- Decking/patio
- Drainway
- 2nd boatshed (part)

You can read more about how to apply for approval for the correct authorisations at www.doc.govt.nz/sfr-apply.

The following is not permitted on the Sounds Foreshore Reserve and will need to be removed. Please contact the Picton / Waitohi office to discuss the removal requirements:

- Clothesline