



RESOURCE CONSENT APPLICATION

U150705

**Fisher Group Trustee Limited and
John Robert Fisher; Hugh David
and Tanya Elizabeth Bethell;
Mark Robert Rutherford and
Timothy Charles Cameron**

Blackwood Bay, Queen Charlotte Sound

Submissions Close

5.00 pm Monday 21 September 2015

Resource Consent Application

This application is made under Section 88 of the
Resource Management Act 1991



**MARLBOROUGH
DISTRICT COUNCIL**

Please read and complete this form thoroughly and provide all details relevant to your proposal. Feel free to discuss any aspect of your proposal, the words used in this form or the application process with Council staff, who are here to help.

This application will be checked before formal acceptance. If further information is required, you will be notified accordingly. When this information is supplied, the application will be formally received and processed further.

You may apply for more than one consent that is needed to cover several aspects of the activity on this form.

For Office Use

ISO 9001:2008
Document Number
RAF0002-CI1579

Lodgement Fee Paid \$

Receipt No.

Consent No.

Case Officer:

Date Received:

1. Applicant Details (If a trust, list full names of all trustees.)

Name: (full legal name) Fisher Group Trustee Ltd & John Robert Fisher and,
Hugh David Bethell, Tanya Elizabeth Bethell, Mark Robert Rutherford, & Timothy Charles Cameron

Mailing Address: (including post code) John Fisher
Private Bag 805, PICTON 7250

Email Address: jrf.sounds@gmail.com

Phone: (Daytime) Phone: (Mobile) 021 324 300

2. Agent Details (If your agent is dealing with the application, all communication regarding the application will be sent to the agent.)

Name: Remac Consulting Ltd

Mailing Address: (including post code) C/- Ed Chapman-Cohen
PO Box 169
BLENHEIM 7240

Email Address: ed@remacconsulting.co.nz

Phone: (Daytime) 03 577 1925 Phone: (Mobile) 027 444 0551

3. Type of Resource Consent Applied For

☐ Coastal Permit ☐ Discharge Permit ☒ Land Use ☐ Subdivision ☐ Water Permit

4. Brief Description of the Activity

- Undertake construction within 20 m of the Coastal Marine Area for the extension of an existing boatshed from a 33 square metre footprint to a 63 square metre footprint.
- To undertake minor vegetation clearance within 20 metres of the Coastal Marine Area as required to accommodate a 30 square metre extension to an existing boatshed
- To undertake minor earthworks within 20 metres of the Coastal Marine Area as required to accommodate a 30 square metre extension to an existing boatshed.

5. Supplementary Information Provided?

☐ Yes ☒ No

Council has supplementary forms for some activities, such as moorings, water permits, domestic wastewater, discharge permits, to assist applicants with providing the required information.

6. Property Details

The location to which the application relates is (address): Blackwood Bay, Queen Charlotte Sound

Legal description (i.e. Lot 1 DP 1234): Sec 42 SO 4388 for use in association with Sec 29 Blk II Arapawa SD

(Attach a sketch of the locality and activity points. Describe the location in a manner which will allow it to be readily identified, e.g. house number and street address, Grid Reference, the name of any relevant stream, river, or other water body to which application may relate, proximity to any well known landmark, DP number, Valuation Number, Property Number.)

Please attach a copy of the Certificate of Title that is less than 3 months old (except for coastal or water permits).

The names and addresses of the owner and occupier of the land (other than the applicant):

NA

Please attach the written approval of affected parties/adjoining property owners and occupiers.

Note: As a matter of good practice and courtesy you should consult your neighbours about your proposal. If you have not consulted your neighbours, please give brief reasons on a separate sheet why you have not.

7. Assessment of Effects on the Environment (AEE) *(Attach separate sheet detailing AEE.)*

I attach, in accordance with Schedule Four of the Resource Management Act 1991, an assessment of environmental effects in a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. Applications also have to include consideration of the provisions of the Resource Management Act 1991 and other relevant planning documents.

Note: Failure to submit an AEE will result in return of this application.

8. Other Information

Are additional resource consents required in relation to this proposal? If so, please list and indicate if they have been obtained or applied for.

N/A

I attach any other information required to be included in the application by the relevant Resource Management Plan, Act or regulations.

☒ Yes ☐ No

9. Fees


1. The applicable lodgement (base) fee is to be paid at the time of lodging this application. If payment is made into Council's bank account 02-0600-0202861-02, please put Applicant Name and either U-number, property number or consent type as a reference. If you require a GST receipt for a bank payment, please tick ☒
2. The final cost of processing the application will be based on actual time and costs in accordance with Council's charging policy. If actual costs exceed the lodgement fee an invoice will be issued (if actual costs are less, a refund will be made). Invoices are due for payment on the 20th of the month following invoice date. Council may stop processing an application until an overdue invoice is paid in full. Council charges interest on overdue invoices at 15% per annum from the date of issue to the date of payment. In the event of non-payment, legal and other costs of recovery will also be charged.
3. Please make invoice out to: ☒ Applicant ☐ Agent
(if neither is ticked the invoice will be made out to Applicant)

10. Declaration

I (please print name) E.C Chapman-Cohen

confirm that the information provided in this application and the attachments to it are accurate.

Signature of applicant or authorised agent:



Date: 3 August 2015

Privacy Information

The information you have provided on this form is required so that your application can be processed and so that statistics can be collected by Council. The information will be stored on a public register and held by Council. Details may be made available to the public about consents that have been applied for and issued by Council. If you would like access to or make corrections to your details, please contact Council.

Reset Form





Schedule Four

Resource Management Act 1991

Information Required in Application for Resource Consent

1 Information must be specified in sufficient detail

Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 Information required in all applications

- (1) An application for a resource consent for an activity (the activity) must include the following:
- (a) a description of the activity;
 - (b) a description of the site at which the activity is to occur;
 - (c) the full name and address of each owner or occupier of the site;
 - (d) a description of any other activities that are part of the proposal to which the application relates;
 - (e) a description of any other resource consents required for the proposal to which the application relates;
 - (f) an assessment of the activity against the matters set out in Part 2;
 - (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).
- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—
- (a) any relevant objectives, policies, or rules in a document; and
 - (b) any relevant requirements, conditions, or permissions in any rules in a document; and
 - (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).
- (3) An application must also include an assessment of the activity's effects on the environment that—
- (a) includes the information required by clause 6; and
 - (b) addresses the matters specified in clause 7; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

3 Additional information required in some applications

An application must also include any of the following that apply:

- (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
- (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));
- (c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).

4 Additional information required in application for subdivision consent

An application for a subdivision consent must also include information that adequately defines the following:

- (a) the position of all new boundaries;
- (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan;
- (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips;
- (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips;
- (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A;
- (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A);
- (g) the locations and areas of land to be set aside as new roads.

5 Additional information required in application for reclamation

An application for a resource consent for reclamation must also include information to show the area to be reclaimed, including the following:

- (a) the location of the area;
- (b) if practicable, the position of all new boundaries;
- (c) any part of the area to be set aside as an esplanade reserve or esplanade strip.

Assessment of environmental effects

6 Information required in assessment of environmental effects

(1) An assessment of the activity's effects on the environment must include the following information:

- (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
- (b) an assessment of the actual or potential effect on the environment of the activity;
- (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
- (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
- (e) 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;
- (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
- (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
- (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

7 Matters that must be addressed by assessment of environmental effects

(1) An assessment of the activity's effects on the environment must address the following matters:

- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
- (b) any physical effect on the locality, including any landscape and visual effects;
- (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
- (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
- (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
- (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



Section 88

Resource Management Act 1991

Making an Application

88 Making an application

- (1) A person may apply to the relevant consent authority for a resource consent.
- (2) An application must—
 - (a) be made in the prescribed form and manner; and
 - (b) include the information relating to the activity, including an assessment of the activity's effects on the environment, as required by Schedule 4.
- (2A) An application for a coastal permit to undertake an aquaculture activity must include a copy for the Ministry of Fisheries.
- (3) A consent authority may, within 10 working days after an application was first lodged, determine that the application is incomplete if the application does not—
 - (a) include the information prescribed by regulations; or
 - (b) include the information required by Schedule 4.
- (3A) The consent authority must immediately return an incomplete application to the applicant, with written reasons for the determination.
- (4) If, after an application has been returned as incomplete, that application is lodged again with the consent authority, that application is to be treated as a new application.
- (5) Sections 357 to 358 apply to a determination that an application is incomplete.

Our Ref: R8111

4 July 2015

**APPLICATION FOR LAND USE CONSENT– PROPOSED EXTENSION TO EXISTING BOATSHED
FISHER GROUP TRUSTEE LTD & JR FISHER, and HD BETHELL, TE BETHELL, MR
RUTHERFORD & TC CAMERON
SEC 42 SO 4388
BLACKWOOD BAY, QUEEN CHARLOTTE SOUND**

1. DESCRIPTION OF PROPOSED ACTIVITY

The Applicants; Fisher Group Trustee Ltd, J.R Fisher and H.D Bethell, T.E Bethell, M.R Rutherford, and T.C Cameron share Unit Title property in Blackwood Bay, Queen Charlotte Sound, being; Sec 29 Blk II Arapawa SD. The property contains two established dwellings and is separated from the Coastal Marine Area by the 20 m wide Sounds Foreshore Reserve (SFR), being Sec 42 SO 4388.

The property is boat access only and is currently serviced by an existing jetty and ramp registered under coastal permit U011344 and a small boatshed with a 33 m² footprint located entirely the SFR. These access facilities are shared by the respective Unit Title owners, refer to Appendix 1, being; Remac Consulting Ltd, *Site Plan* numbered R8111 sheet R1 issue 'A'.

The existing boatshed needs extensive maintenance work and is not large enough to provide for the boat access requirements of both unit title parties. As opposed to construction of separate boatsheds, and to minimise built structures in the coastal landscape, the Applicants seek the following consents to enlarge the existing boatshed:

- **Undertake construction within 20 m of the Coastal Marine Area for the extension of an existing boatshed from a 33 m² footprint to a 63 m² footprint.**
- **To undertake minor vegetation clearance within 20 m of the Coastal Marine Area as required to accommodate a 30 m² extension to an existing boatshed**
- **To undertake minor earthworks within 20 m of the Coastal Marine Area as required to accommodate a 30 m² extension to an existing boatshed.**

The proposed shed will be split level with boat and equipment storage on the ground level and a sail loft / drying room / light equipment storage above. Access to the upper level will be internal and also from an existing benched land area on the north side. Refer to Appendix 2, being; Seng Engineering plans numbered 0168-1 issue 'D' & 0168-2 issue 'B'.

Construction and site preparation will involve some ground excavation, expected to be less than 5 m³, and removal / trimming of several adjacent plants. The works will not involve the removal of any large mature trees or significant indigenous vegetation. On completion of the structure, any exposed ground will be re-sown and new plants will be established to replace any vegetation removed.

For the purpose of minimising the visual impact of the proposed boatshed expansion, the design has given careful consideration to the existing natural character and landscape of the site and wider Blackwood area, refer to Appendix 3 being; Existing Site & Boatshed and Viewbuild Concept Image1.

As further mitigation the Applicants volunteer inclusion of the following conditions of consent:

- a. *The boatshed shall be constructed in accordance with Seng Engineering plans 0168-1 issue 'D' & 0168-2 issue 'B'.*
- b. *The exterior cladding of the boatshed shall be finished in natural shades of green, grey black or brown, with the cladding material having a light reflectance value of no more than 30 %.*
- c. *Any external lights shall be hooded and directed downwards.*
- d. *The boatshed authorised by this consent shall be used only for the storage of marine vessels and associated boating equipment. At no time is the boatshed to be used as living quarters or for sleeping accommodation or commercial purposes. With the exception of a sink for hand washing, the boatshed shall not have kitchen facilities, fireplaces, beds or bunks. An external water tap/s may be provided for washdown purposes.*
- e. *On completion of the structure, any exposed ground will be re-sown and new plants will be established to replace any vegetation removed during for construction.*
- f. *Any excavated material or cut vegetation will be removed from the Sounds Foreshore Reserve.*
- g. *If any artefact and / or any historical cultural or archeological material of Maori origin or likely to have significance to Maori is found or uncovered whilst undertaking work authorized by this consent the following must be complied with:*
 - *Work must cease immediately, the area must be secured and any uncovered material must remain untouched.*
 - *Advice of the discovery must be given, within 48 hours of the discovery to the resource management officer of relevant iwi, to Council and to heritage New Zealand.*
 - *Work may not recommence until the approval of the relevant local iwi, heritage New Zealand and Council are all obtained.*
- h. *Within one month of the issue of the building consent code of compliance for the 'as built' structure, the consent holder shall provide the Picton Office of the Department of Conservation with the final footprint dimensions of the shed for recalculation of fees associated with the existing Licence to Occupy the Sounds Foreshore Reserve.*
- i. *The consent holder shall ensure that the structure is maintained at all times in a tidy condition.*

2. SITE DESCRIPTION

Blackwood or Tahuahua Bay is located approximately 6 km north east of Waikawa Bay on the north coast of Queen Charlotte Sound. The bay was once farmed but indigenous vegetation cover is now virtually complete. The bay is a popular holiday and residential location and contains multiple dwellings, buildings, jetties, moorings and foreshore structures, reflective of the large areas of Sounds Residential zoning in the Bay.

The Applicants 0.61 ha Unit Title property (Sec 29 Blk II Arapawa SD) is located on the eastern headland of Blackwood Bay. The Marlborough Sounds Resource Management Plan (the Plan) zones the lower half of the property Sounds Residential and the upper portion Rural 1.

The site of the existing boatshed and proposed expansion is 1692398mE 5436409mN (NZTM) and entirely within the Conservation Zoned SFR.

The area is not subject to any natural hazard or outstanding landscape overlays.

The existing jetty and ramp are validated under coastal permit U011344 until November 2016.

There is no Council property file information pertaining to the construction of the boatshed other than to confirm it is above mean high water. However, the file does contain a photographic record of the boatshed which dates back to 1973. A February 1988 application for a ramp to serve the existing boatshed and associated plans were signed off by the Department of Conservation representative of the time.

The current 33 m² boatshed has existed on site for over 40 years and is an accepted part of the Blackwood Bay environment. Although, the shed has physically deteriorated and now needs to be virtually replaced to make it secure, safe and weather tight. The Applicants propose to utilise this opportunity to increase the size of the boatshed to accommodate the boat access requirements of both Unit Title owners. Refer to following Figure 2.1

Figure 2.1: Existing Jetty and Boatshed Site – Looking East.



3. ASSESSMENT OF ENVIRONMENTAL EFFECTS

3.1 Physical Works; Building, Earthworks and Vegetation Removal within 20 m of the Coast.

The site is not identified as a hazard zone, an area of outstanding landscape or as containing any significant or important natural habitats or ecology.

The front to rear extent of the proposed shed extension will be the same as the existing shed, no earthworks will be required at the rear and, given the gap on each side of the existing shed, only minor works, less than 5 m³, will be required to extend the width. As per volunteered conditions of consent, any excavated material not utilised on site will be removed from the SFR and any exposed areas of ground will be re-sown.

Several shrubs on each side of the boatshed, cultivated and maintained by the Applicants, will be removed and / or trimmed to accommodate the extended shed. As per volunteered conditions of consent, removed vegetation will be replaced and any cut vegetation will be removed from the SFR.

With adherence to the volunteered conditions, the physical works associated with the shed extension will be no more than minor.

3.2 Amenity / Aesthetic Values

The extended shed will be a shared facility between two large family units and represents an efficient and minimal approach, as opposed to the possibility of a second structure. As per volunteered conditions of consent, the extended shed will not contain any facilities or features associated with residential or commercial activity and will only be used for storage of marine craft and associated equipment.

The Applicant proposes to utilise an existing benched area, currently in lawn, to facilitate access to the sail loft / drying room / light equipment storage area of the extended boatshed. This will assist in minimising the effect of the extended structure visually, as it will be nestled back into the existing topography, refer to Figure 3.2.

Figure 3.2 – Existing benched area and boatshed. Looking south.



The current boatshed structure has existed on the site for over 40 years and is an accepted part of the Blackwood Bay land and seascape. Although the proposed extended shed will be larger, its visual influence will not be significantly greater when viewed from the main navigational route up Blackwood Bay, refer to Appendix 3 being; Existing Site & Boatshed and Viewbuild Concept Image1.

The level of existing development and human modification to the surrounding area is such that the proposal will not negatively impact on the natural character or natural landscape values. The design and appearance of the extended boatshed, as demonstrated by the Appendix 3 Concept Image, ensures it will not be visually intrusive and will sit appropriately within the wider coastal environment.

Overall, the proposed shed extension is consistent with the character, general development and use of the area, and therefore will have no more than minor adverse effects on the aesthetic coherence of the locality,

3.3 Recreational Values

The site and wider area is naturally restricted by steep topography to the north and south along the coastline and is not identified guides or Marlborough Sounds promotional material as having any particular features or attractions for Public use. The proposed boatshed extension will have no more than minor effect on public access and recreational values.

4. ASSESSMENT OF STATUTORY PROVISIONS

4.1 Requirement for Resource Consent

Section 9(3) of the Resource Management Act 1991 (the Act) specifies that no person may use land in a manner that contravenes a district plan rule unless expressly allowed by a resource consent.

Under Rule 38.4 and Appendix I, Table 1 of the Marlborough Sounds Resource Management Plan; building construction, excavation and filling, and vegetation clearance within 20 m of the coast is a **discretionary** activity.

4.2 New Zealand Coastal Policy Statement (NZCPS) – Relevant Objectives & Policies

The NZCPS is supportive of development in appropriate areas.

The Supreme Court in *Environmental Defence Society Inc v New Zealand King Salmon Co Ltd [2014]* set out the scope of the words “appropriate” and “inappropriate” are heavily affected by context. What is “inappropriate” is to be interpreted against the backdrop of what is being sought to be protected or preserved by the relevant objectives and policies of the NZCPS.

4.2.1 Land or Waters Managed or Held Under Other Acts

Policies 5(1)(b),(c) & (d) of the NZCPS address land or waters managed or held under other Acts. Sections 16 and 23 of the Reserves Act 1977 provide that the Sounds Foreshore Reserve is a local purpose reserve and that scenic or natural features are to be managed and protected.

- Policy 5(1)(b) requires the consideration of effects on land or waters in the coastal environment held or managed under other Acts for conservation or protection purposes and having regard to the purposes for which the land or waters are held or managed.
- Policy 5(1)(c) seeks to avoid adverse effects of activities that are significant in relation to those purposes.
- Policy 5(1)(d) seeks to otherwise avoid, remedy or mitigate adverse effects of activities in relation to those purposes.

Within the context of the wider Blackwood Bay environment, it is not expected that any aspects of the proposed boatshed expansion will create significant adverse effects on the SFR. Any adverse effects on the existing aesthetic coherence of the site can be mitigated by the

sympathetic design and volunteered conditions, including a recessive colour scheme. No aspect of the proposal will hinder or restrict public access to the foreshore or coastal Marine Area.

4.2.2 Natural Character, Natural Features and Natural Landscapes

Policies 13 and 15 of the NZCPS address natural character, natural features and natural landscapes. Policy 13 seeks to preserve natural character and protect it from inappropriate development, while Policy 15 seeks to protect natural features and natural landscapes (including seascapes).

Given the level of existing development and human modification to the surrounding area, the proposed boatshed expansion will not negatively impact on the natural character or natural landscape values. The design and volunteered conditions, ensures the enlarged shed will not be out of place and will sit within the land / sea scape appropriately.

Overall the proposal is assessed as being consistent with the intent and outcomes sought by the NZCPS.

4.3 Marlborough Regional Policy Statement (RPS) – Relevant Objectives & Policies

The objectives within the RPS most relevant to this application include 7.1.2, 7.1.9, 7.2.7 and 8.1.2. Fundamentally, these objectives seek to enable people and communities to sustainably use the resources of the coastal environment while avoiding, remedying or mitigating adverse effects.

The most relevant RPS policies seek to enhance amenity values (7.1.7); ensure appropriate use of the coastal environment (7.2.8); and preserve the natural character of the coastal environment (8.1.6).

Overall, for the reasons described in Sections 3.0 & 4.2 of this application, the proposed boatshed expansion will not be inconsistent with the relevant provisions of the RPS.

4.4 Marlborough Sounds Resource Management Plan – Relevant Objectives and Policies

The following objectives and policies of the Plan are relevant in considering this application.

4.4.1 Natural Character

Objective 2.2.1

The preservation of the natural character of the coastal environment and its margins and the protection of them from inappropriate subdivision, use and development.

Policy 2.2.1.2

Appropriate use and development will be encouraged in areas where the natural character of the coastal environment has already been compromised, and where the adverse effects of such activities can be avoided, remedied or mitigated.

The natural character of Blackwood Bay has been altered through historic and current land use, residential development and existing coastal structures. Within the context of this environment, the influence of the proposed shed extension on the existing natural character and amenity values will be no more than minor. No significant adverse environmental effects that cannot be avoided, remedied or mitigated have been identified. Refer to Section 3 of this report.

4.4.2 Public Access

Objective 8.3.1

That public access to and along the coastal marine area be maintained and enhanced.

Policy 8.3.1.2

Adverse effects on public access caused by the erection of structures, marine farms, works or activities in or along the coastal marine area should as far as practicable be avoided. Where complete avoidance is not practicable, the adverse effects should be mitigated and provision made for remedying those effects, to the extent practicable.

The property served by the existing boatshed has no road access, and is not within an area that is subject to high public usage. The adjacent shoreline topography does not facilitate easy public access along the coastline.

The Plan acknowledges that access to and from residential properties in the Sounds is often facilitated by foreshore structures, and that while these are a reasonable expectation for Sounds property owners, they do occupy part of the public domain and can potentially detract from the use and enjoyment of that public domain by other people.

The Plan also acknowledges that dependant on site characteristics, some structures are able to be shared between landowners, and therefore it is appropriate to encourage the joint use of structures where circumstances permit, although being mindful of minimising any effect on public access.

5. CONSULTATION / POTENTIALLY AFFECTED PARTIES

The Applicants are concurrently discussing the proposed boatshed extension with the Department of Conservation, in their role as administrators / conservators for the Sounds Foreshore Reserve. No other potentially affected parties have been identified.

6. PART II OF THE RESOURCE MANAGEMENT ACT 1991 (THE ACT)

Part II of the Act sets out its purpose and principles on which the Act is founded and from which all other associated statutory framework is derived. The purpose of the Act is to promote the sustainable management of natural and physical resources. In this case that means occupying an additional 30 m² of the SFR with an extended boatshed to be utilised by two separate parties, without creating any significant adverse environmental effects.

Of the matters set out in Part II, sections 6(a), 6(d), 7(b), 7(c), and 8 are considered most relevant to this proposal. These sections relate to the preservation of the natural character of the coastal environment, the maintenance and enhancement of public access to and along the coastal marine area as well as the maintenance and enhancement of amenity values, and the quality of environment.

The Assessment of Environmental Effects at section 3 of this application, identifies no effects that would be more than minor, therefore it is concluded the proposal will be consistent with the purpose and intent of the Act.

Section 8 specifies that in achieving the purpose of the act the principles of the Treaty of Waitangi shall be taken into account. The proposed extension to an existing boatshed is not

considered to be contrary to or compromise the principles of the Treaty of Waitangi. The Applicants are aware that the Council will forward notice of this application to the relevant iwi for their consideration. The Applicant is willing to discuss with iwi any matters raised through that process.

Over all the proposal is considered to be consistent with the purpose and principles of the Act.

REMAC CONSULTING LTD



E.C Chapman-Cohen

APPENDICES

1. Remac Consulting Ltd, *Site Plan* numbered R8111 sheet R1 issue 'A'.
2. Seng Engineering plans numbered 0168-1 issue 'D' & 0168-2 issue 'B'.
3. Existing Site and Boatshed and Viewbuild Concept Image1.



NOTE: Position of features and boundaries are indicative only.



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Blenheim 7240
New Zealand

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e: ed@remacconsulting.co.nz
www.remacconsulting.co.nz

FISHER, BETHELL AND OTHERS
PROPOSED BOATSHED EXPANSION
BLACKWOOD BAY, QUEEN CHARLOTTE SOUND.
SEC 42 SO 4388 AND SEC 29 BLK II ARAPAWA SD

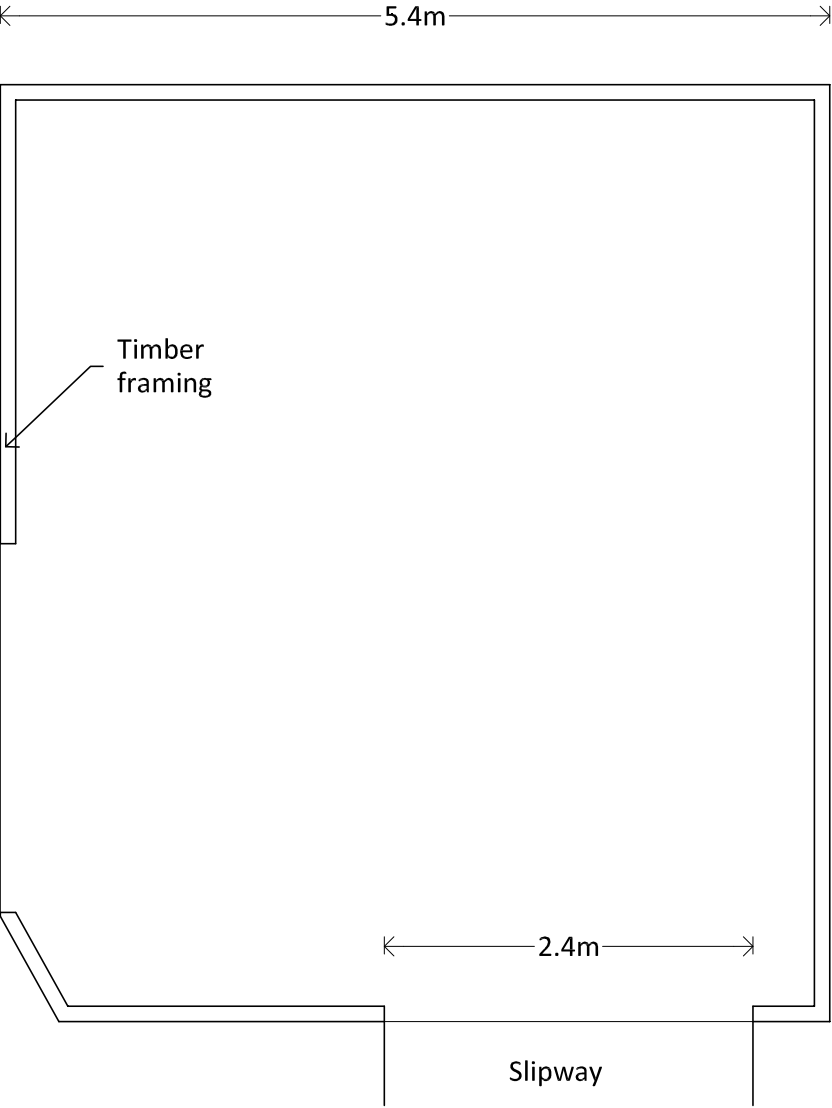
SITE PLAN

Original size A4

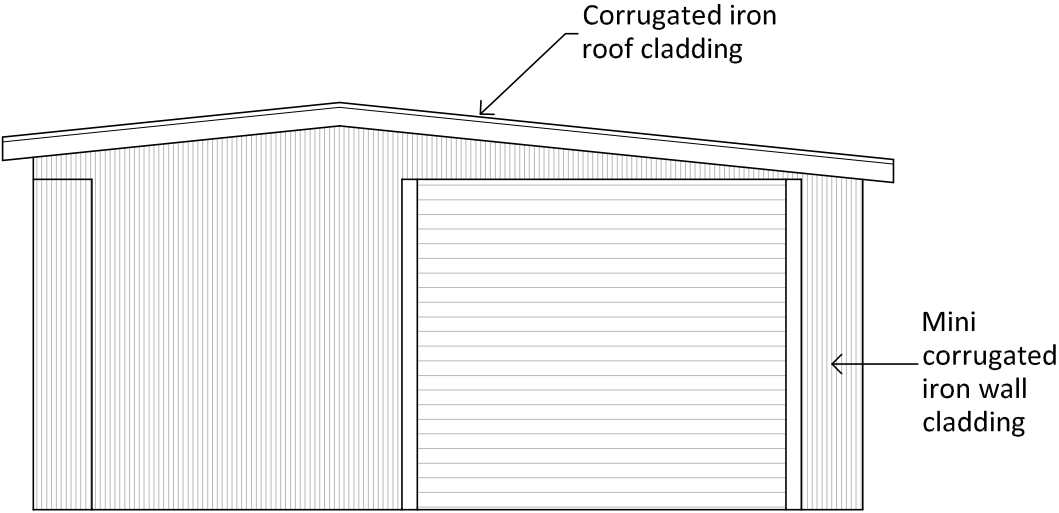
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Issue A

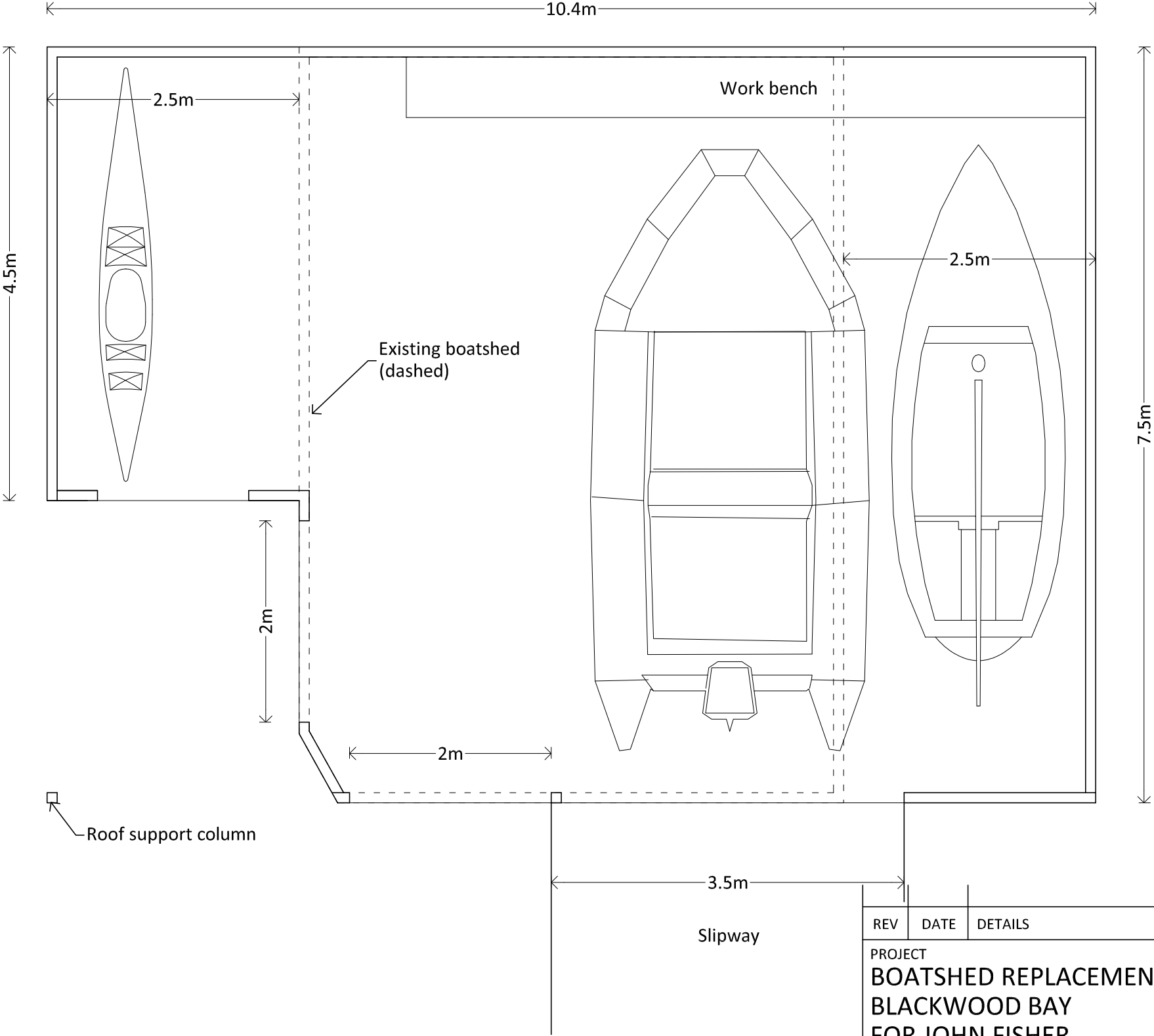
Do not scale from this drawing



1
-
EXISTING PLAN
SCALE 1:50



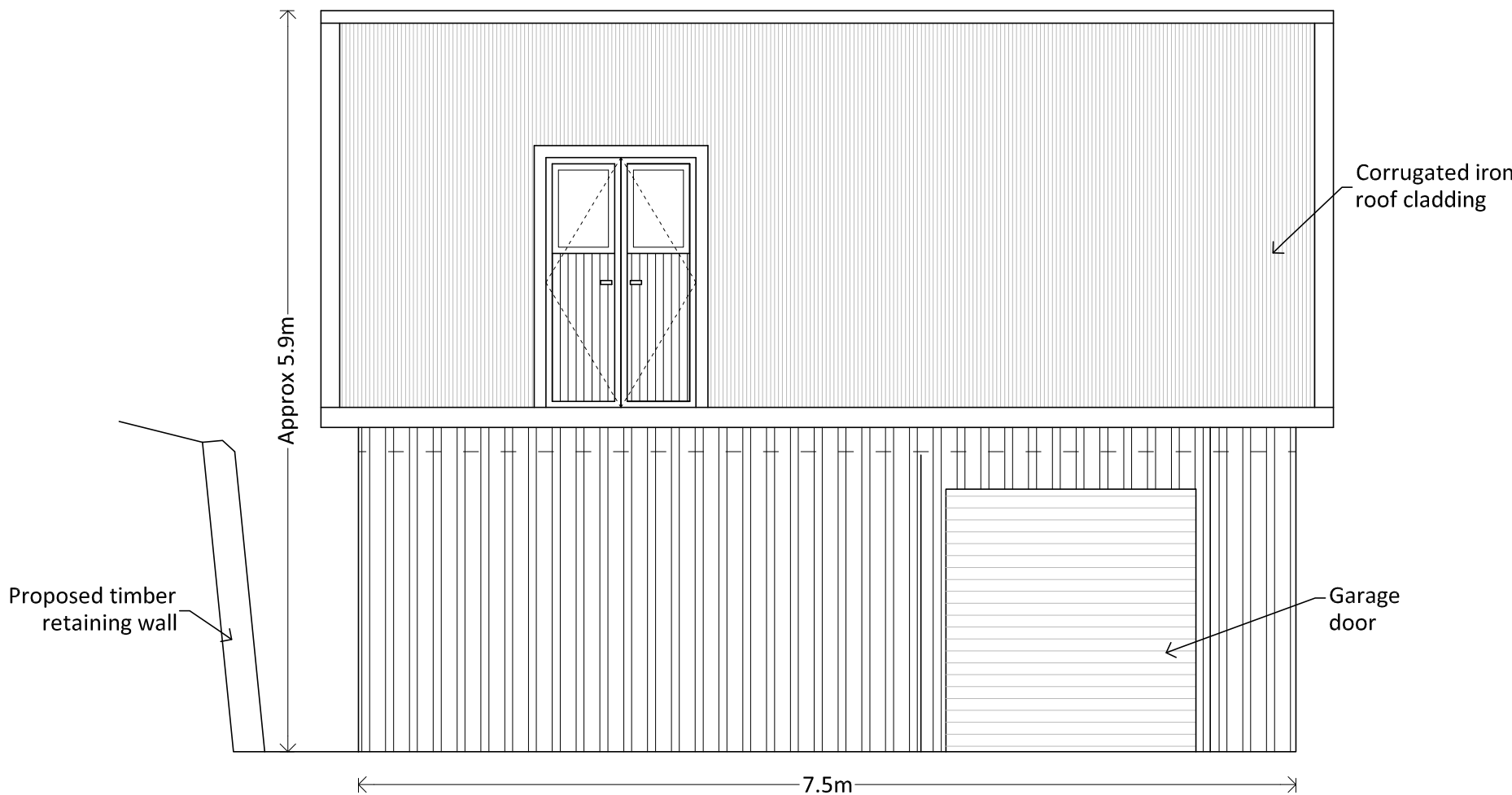
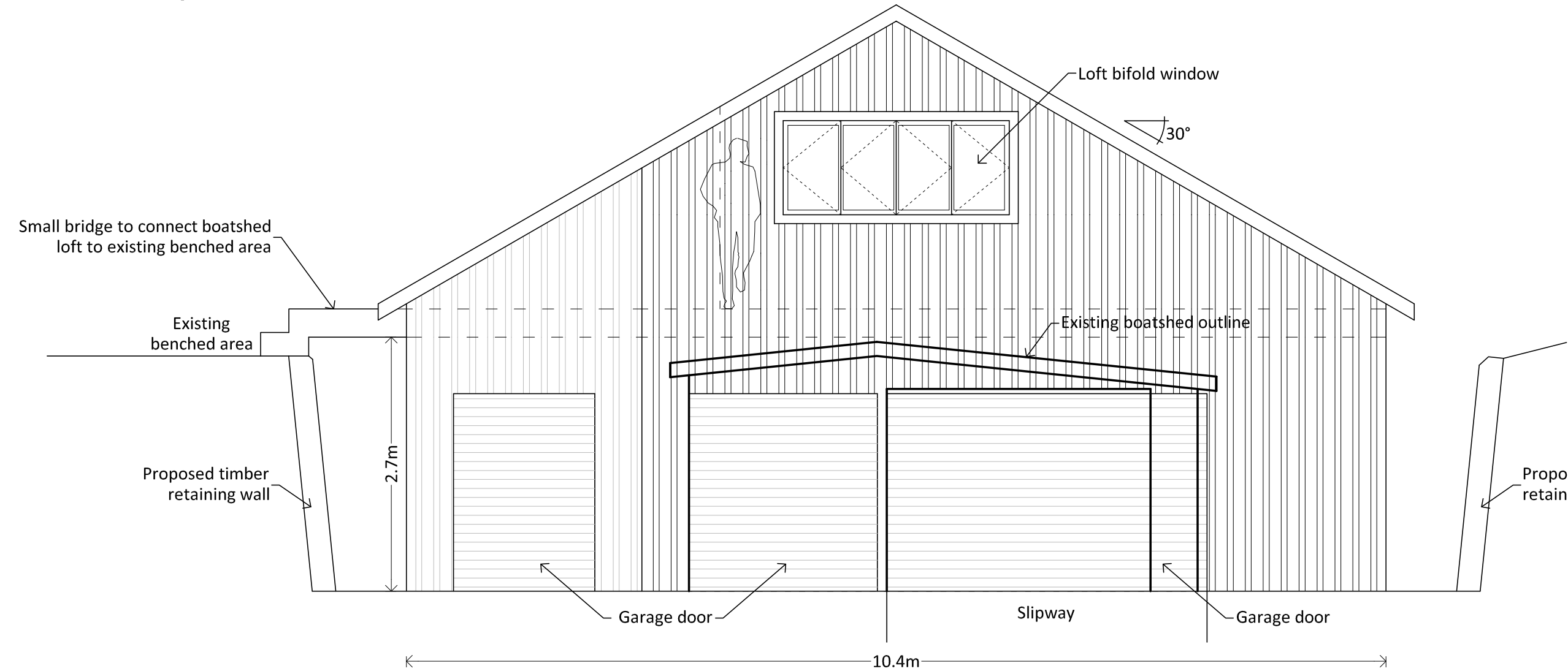
2
-
EXISTING SEAWARD ELEVATION
SCALE 1:50



3
-
PROPOSED PLAN
SCALE 1:50

REV	DATE	DETAILS
PROJECT BOATSHED REPLACEMENT BLACKWOOD BAY FOR JOHN FISHER		
seng ENGINEERING CONSULTANCY		
P 021 281 8889 E info@seng.co.nz		
W www.seng.co.nz P.O Box 707, Blenheim 7240		
DRAWING EXISTING & PROPOSED PLANS		
ISSUE APPROVAL		
SCALE (A3) 1:50	DATE 19 FEB 15	DWG No. 0168-01
		REV D

Do not scale from this drawing



REV	DATE	DETAILS
PROJECT BOATSHED REPLACEMENT BLACKWOOD BAY FOR JOHN FISHER		
<div><div>seng</div><div>ENGINEERING CONSULTANCY</div></div> <div><div>P 021 281 8889</div><div>E info@seng.co.nz</div></div> <div><div>W www.seng.co.nz</div><div>P.O Box 707, Blenheim 7240</div></div>		
DRAWING PROPOSED ELEVATIONS		
ISSUE APPROVAL		
SCALE (A3) 1:50	DATE 19 FEB 15	DWG No. 0168-02
		REV B

FISHER, BETHELL & OTHERS – PROPOSED BOATSHED EXPANSION – BLACKWOOD BAY

Existing Site and Boatshed



Existing Site with Concept Image of Proposed Boatshed Expansion



www.virtual-media.co.nz



From

Remac - Current Acc

01-0598-0250978-01

Details on your statement	MDC App Fee Particulars	FisherBethel Code	R8111 Reference
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To	Amount	Date
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MDC	\$930.00	04/08/2015
02-0600-0202861-02		

Details on their statement	RCA Deposit Particulars	FisherBethel Code	Boatshed Reference
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Payments are subject to sufficient available funds in your account at 10pm NZT on the payment date.

To: Marlborough District Council
PO Box 443
Blenheim 7240



**MARLBOROUGH
DISTRICT COUNCIL**

ISO 9001:2008
Document Number:
RAF0010-CI1220

SUBMISSION ON APPLICATION FOR A RESOURCE CONSENT

1. Submitter Details

Name of Submitter(s) in full

Address for Service *(include post code)*

Email

Telephone *(day)*

Mobile

Facsimile

Contact Person *(name and designation, if applicable)*

2. Application Details

Application Number

U

Name of Applicant *(state full name)*

Application Site Address

Description of Proposal

3. Submission Details *(please tick one)*

I/we support all or part of the application

☐

I/we oppose all or part of the application

☐

I/we are neutral to all or part of the application

☐

The specific parts of the application that my/our submission relates to are *(give details, using additional pages if required)*



The reasons for my/our submission are *(use additional pages if required)*

The decision I/we would like the Council to make is *(give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required)*

4. Submission at the Hearing

I/we wish to speak in support of my/our submission

☐

I/we do not wish to speak in support of my/our submission

☐

OPTIONAL: Pursuant to section 100A of the Resource Management Act 1991 I/we request that the Council delegate its functions, powers, and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Council. *(Please note that if you make such a request you may be liable to meet or contribute to the costs of commissioner(s). Requests can also be made separately in writing no later than 5 working days after the close of submissions.)*

☐

5. Signature

Signature _____ Date _____

Signature _____ Date _____

6. Important Information

- Council must receive this completed submission before the closing date and time for submission for this application. The completed submission may be emailed to mdc@marlborough.govt.nz
- You must also send a copy of this submission to the applicant as soon as reasonably practicable, at the applicant's address for service.
- Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the hearing report.

7. Privacy Information

The information you have provided on this form is required so that your submission can be processed under the Resource Management Act 1991. The information will be stored on a public file held by Council. The details may also be available to the public on Council's website. If you wish to request access to, or correction of, your details, please contact Council.