



**MARLBOROUGH
DISTRICT COUNCIL**

RESOURCE CONSENT APPLICATION

U170131

Camilla Obel and Matthew Edmund Hall for the Obel-Hall Family Trust

Moetapu Bay, Inner Pelorus Sound

Submissions Close

**5.00 pm Wednesday
19 April 2017**

Bea Gregory-5252

From: MDC
Sent: Tuesday, 14 February 2017 3:02 p.m.
To: RCInbox
Subject: Application for Resource Consent: REF170208120
Attachments: REF170208120.pdf

A application for a Resource Consent has been received. Application lodgement number is REF170208120.

Submission details are attached.



**MARLBOROUGH
DISTRICT COUNCIL**

PO Box 443, Blenheim 7240

Tel 03 520 7400 / Fax 03 520 7496

Email mdc@marlborough.govt.nz / www.marlborough.govt.nz

Marlborough District Council
15 Seymour Street
Blenheim 7201
PO Box 443
New Zealand

Telephone 00 64 3 520 7400
Facsimile 00 64 3 520 7496
Email mdc@marlborough.govt.nz
Website www.marlborough.govt.nz
GST No. 50-430-960



Reference Number:	REF170208120
Submitted On:	14/02/2017 15:01
Submitted By:	Parsonson Architects

Important Information

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

Please provide all details relevant to your proposal. Feel free to discuss any aspect of your proposal or the application process with Council's duty planner, who is here to help. Duty planner hours are 9.00 am to 3.00 pm Monday to Friday.

This application will be checked before formal acceptance. If the application is incomplete, we are unable to accept it for processing and it will be returned to you.

If this activity requires more than one consent type, (eg both land use and discharge) you may apply for all within this application.

Applicant Details

Select as many as are applicable

Is the applicant

Is the applicant

Is the applicant • A trust

Trust name Obel-Hall Family Trust

List full names of all trustees

First names Camilla

Last name Obel

List full names of all trustees

First names Matthew

Last name Hall

Main applicant name Matthew Hall

Main applicant mailing address 111 Somerfield Street, Somerfield, Christchurch 8024

Main applicant email address matt-milla@xtra.co.nz

Main contact number 03 331 6424

Alternative contact number 0272 316 424

Is there an agent working on behalf of the applicant? Yes

All communication regarding the application will be sent to the agent

Are you a business or an individual? Business

Company name Parsonson Architects

Contact person	Gerald Parsonson
Mailing address	PO Box 6346, Marion Square, Wellington 6141
Email address	gerald@p-a.co.nz
Main contact number	04 384 2969
Alternative contact number	0272 146 850
Agent reference	Not answered

Application Details

Types of resource consent applied for	<ul style="list-style-type: none"> • Coastal Permit • Land Use
---------------------------------------	--

Property Details

The location to which the application relates is	290 Moetapu Bay Road, Moetapu Bay
Brief description of the activity	New boat-shed sitting beside existing jetty and pontoon.

Assessment of Effects on the Environment (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 now also have to include consideration of the provisions of the Resource Management Act 1991 and other relevant planning documents)

Please upload Assessment of Effects on the Environment	<ul style="list-style-type: none"> • Appendix 2.pdf(2664295 bytes) • RC.pdf(6383003 bytes)
--	--

Plans

Please upload plans (e.g. site plan, elevation plans, scheme plan etc) of the locality and activity points. Describe the location in a manner that 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 the application may relate, proximity to any well known landmark, DP number, valuation number, property number

Site/location plan	No files uploaded
Scheme plan	• Appendix 1 14-2-17.pdf(9094185 bytes)
Forest harvest plan	No files uploaded
Building plans	No files uploaded
Dam design drawings	No files uploaded

Certificate of Title

Certificate(s) of Title and legal documents	• Hall CT.pdf(237649 bytes)
---	---

Supplementary Forms

Please indicate which supplementary forms you are adding

Technical Reports

Do you wish to upload any technical reports to be included in the application by the relevant Resource Management Plan, Act or regulations?	No
Benthic report	No files uploaded
Cultural effects assessment	No files uploaded
Dam construction report	No files uploaded
DSI	No files uploaded

Ecology report	No files uploaded
Economic report(s)	No files uploaded
Engineering report	No files uploaded
Erosion and sediment management plan	No files uploaded
Geotechnical report	No files uploaded
Landscape report	No files uploaded
PSI	No files uploaded
RAP	No files uploaded
Wastewater report	No files uploaded
Any other report not covered in the list above	No files uploaded

Written Approvals

Please provide the names and addresses of the owner and occupier of the land (other than the applicant) verbal contact has been made with immediate neighbours by the owners and the response was positive

Please attach any written approval(s) that may have been obtained from affected parties/adjoining property owners and occupiers **No files uploaded**

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 why you have not below

Brief reason for not consulting with neighbours Not answered

Other Details

Are additional resource consents required in relation to this proposal? No

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 record applicant name and either property number or consent type as a reference.

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). 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.

Do you require a GST receipt for a bank payment? Yes

Please make invoice out to Applicant

The application lodgement fee Will be paid by applicant

Notes Not answered

I confirm that the information provided in this application and the attachments are accurate Yes

Authorised by (your full name) Gerald William Parsonson

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 made corrections to your details, please contact Council.

APPENDIX 2.

Photos showing existing local boatsheds (Refer Figure 4.1 for location).



Existing boatshed 1



Existing boatshed 2



Existing boatshed 3



Existing boatshed 4



Existing boatshed 5



Existing boatshed 6



Existing boatshed 7



Existing boatshed 8



Existing boatshed 9



Existing boatshed 9



Existing boatshed 10



Existing boatsheds 11



Existing boatsheds 11



Existing boatsheds 11



Existing boatshed 12



Existing boatsheds 13



Existing boatsheds 14



Existing boatshed 15

14 February 2017

**APPLICATION FOR COASTAL PERMIT & LAND USE
CONSENT - PROPOSED NEW BOATSHED FOR MATTHEW
HALL AND CAMILLA OBEL SERVING THE PROPERTY AT No.
290 MOETAPU BAY ROAD, LOT 2 DP 382901.**

1. SITE DESCRIPTION

The Applicants, Matthew Hall and Camilla Obel, own a property at 290 Moetapu Bay Road, Moetapu Bay, being Lot 2 DP 382901, which borders the DOC foreshore reserve on its northeast boundary.

Refer to Appendix 1, being; Parsonson Architects, *Site Plan*, numbered, **Hall - Boathouse**, sheets R1 - 5, dated 13 February 2017.

The locality is characterised by relatively steep slopes rising up from the water's edge. The land between the foreshore and Moetapu Bay Road is made up of residential properties with a reasonable amount of regenerating native planting screening many of the houses.

The Applicants property is accessed down a long snaking gravel driveway from Moetapu Bay Road.

The Marlborough Sounds Resource Management Plan (the Plan) identifies the Applicants property as Sounds Residential Zone, the Sounds Foreshore Reserve is zoned Conservation, and the adjacent area below Mean High Water Springs (MHWS) is Coastal Marine Zone 1.

The area is not subject to any Ecological, Outstanding Natural Landscape, or Natural Hazard overlays in the Plan.

RNZN Chart NZ615 shows the area to be clear of subaqueous cables.

2. DESCRIPTION OF PROPOSED ACTIVITY

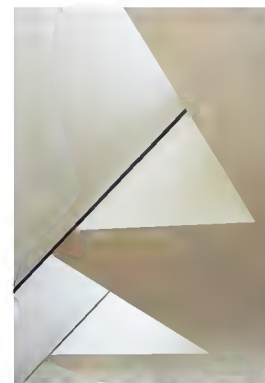
The Applicant seeks a coastal permit and land use consent to build a new single storey boat shed with a mechanised boat lift on the northern side of the existing jetty. The boatshed will be constructed on pile foundations and be approximately 5.4 m wide x 9.1 m long x 3.6 m high (above jetty deck). Because the boat lift is mechanised there is no need for a ramp or additional jetty areas.

Refer to Appendix 1, being; Parsonson Architects, *site plan, plans, elevations and perspectives* numbered **Hall - Boathouse**, sheets R1 - 5, dated 13 February 2017.

The proposed boatshed and ramp will be located within the Coastal Marine Area located on the northwest side of the existing jetty. Construction of the boatshed is not expected to involve any land excavation or vegetation removal on the foreshore.

The existing house has steep gravel access from Moetapu Bay Road where it is not possible to tow a recreational sized boat down, or up onto the property across the foreshore reserve because of the steep topography, even if there were relatively major and unsightly earthworks to the foreshore.

As a matter courtesy we have approached DOC (Shelly Sidley, Picton Office) in relation to the Sounds Foreshore Reserve, who has said that it is not necessary to



PARSONSON
architects ltd

Phone 04 3842969

Fax 04 3842663

1st Floor

181 Cuba Street

PO Box 6346

Wellington 6141

New Zealand

www.p-a.co.nz

mail@p-a.co.nz

apply to them for consent when the proposal is beyond the Mean High Water Springs mark with no part in the Sounds Foreshore Reserve.



FIGURE 2.1: view of existing jetty from pontoon



FIGURE 2.2: existing jetty and pontoon, looking south.

Accordingly the Applicant seeks resource consent for the following:

- **Coastal permit to occupy the Coastal Marine Area with a 5.4m wide x 9.1 m long boatshed.**

2.1 Volunteered Conditions of Consent

The Applicant volunteers inclusion of the following conditions of consent:

1. *Unless given effect to prior, this resource consent shall lapse on (15 years from the date of decision).*
2. *Except insofar as required to comply with other conditions of this consent, the activity must be undertaken and remain in accordance with the Application for this Resource Consent.*
3. *If any artefact and/or any historical, cultural or archaeological material of Maori origin or likely to have significance to Maori is found or uncovered whilst undertaking work authorised by this consent, the following must be complied with:*
 - i) *Work must cease immediately, the area must be secured and any uncovered material must remain untouched;*
 - ii) *Advice of the discovery must be given within 48 hours to the resource management officer of the relevant iwi, to Council and to Heritage New Zealand; and*
 - iii) *Work may not recommence until the approval of the relevant local iwi, Heritage New Zealand and Council are all obtained.*
4. *Other than the removal of exotic species, any vegetation clearance upon Sounds Foreshore Reserve must be limited to that strictly necessary to construct the boatshed. Such cleared vegetation must be disposed of on private land or at an authorised public facility. In no circumstances may any cleared vegetation from the*

activity be deposited on public conservation land or within the coastal marine area.

- 5. Apart from boring piles no earthworks will be necessary to construct the boatshed.*
- 6. All parts of the boatshed must be coloured or finished in such a manner so as to minimise their contrast with the surrounding environment. In particular, all external surfaces of the boatshed including trim such as gutters and downpipes, must be a colour(s) within a reflectivity value range of 5 percent to 30 percent inclusive. The colour(s) chosen and its reflectivity value must be specified on the plans submitted in the building consent application.*
- 7. The boatshed must be used only for the storage of boat/s and ancillary boating equipment. At no time is the boatshed to be used as living quarters or for sleeping accommodation or commercial purposes. Apart from a sink for hand washing, the boatshed must not have internal ablution facilities, kitchen facilities, beds or bunks installed. An external water tap(s) may be provided for wash-down purposes.*
- 8. Any external lights serving the boatshed must be hooded and directed downwards.*
- 9. In accordance with section 128 of the Resource Management Act 1991, the Marlborough District Council may review the conditions of this consent for the purpose of ensuring that adverse effects on maritime safety, public access, recreation values and amenity values are avoided, remedied or mitigated. Notice of review for these purposes may be given during the months of January to December (inclusive) in any year until (date of expiry).*

3. REQUIREMENT FOR RESOURCE CONSENT

Section 12(1)(b) of the Resource Management Act states no person may erect, reconstruct, place, alter, extend, remove, or demolish any structure or any part of a structure that is fixed in, on, under, or over any foreshore or seabed; unless expressly allowed by a rule in a regional coastal plan or a resource consent.

Rule 38.4 of the Plan states that building construction within a riparian management zone as identified in Appendix I (being within 20 m of the coast) is a discretionary activity.

Rule 35.4 of the Plan specifies that occupation of the Coastal Marine Area is a discretionary activity.

It is noted that there is a notified Proposed Plan (Marlborough Environment Plan). However, none of its provisions with regard to the matters relating to this application have legal effect at this time.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

The proposed structure sits on the northwest side of the existing jetty and will not extend into a recognised navigational route or conflict with any other existing consented structures or moorings.

The existing jetty has been in existence for several years and is an accepted part of the Moetapu Bay land and seascape. The proposed boatshed sits naturally beside the existing jetty and is framed by the bush-clad foreshore, which pushes slightly out into the sea to the northwest of the boatshed. The proposed boatshed will be 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.

The boatshed will have a mechanised retrieval system, which hoists the boat into the shed at high tide. This means there is no need for a large ramp and therefore the boatshed will appear more low-key than most and take up less space. It sits on timber poles with its floor level at the same height as the existing jetty, allowing for

the same unimpeded public access for the public across the foreshore at all tides and under the jetty and boatshed at low tides. It is clad in dark stained slatted timber with exposed roof rafters so that it is dark and recessive against bush covered foreshore, especially compared to the lighter coloured jetty poles when viewed from the sea or the distance. The roof is a very simple, low key mono-pitch slope.

There are other dwellings, coastal structures, and moorings in the vicinity refer map FIGURE 4.1 below and APPENDIX 2. The level of existing development and human modification to the surrounding area is such that the proposed boatshed will not negatively impact on the natural character or natural landscape values of the wider environment.

The site and wider area is naturally restricted by steep topography and is not identified in any guides or Marlborough Sounds promotional material as having any particular features or attractions for public use or recreation. None the less, the proposed boatshed will not unreasonably hinder or restrict existing public access to or along the coastal margin.

Neither the Plan nor Davidson, Duffy *et al* (2011) identify the site (Coastal Marine Area or SFR) as having any particular biological, fisheries or conservation importance. The seabed in this area is generally mud and relatively barren apart from substrate dwelling invertebrates.

Overall the continued occupation of the subject boatshed will not create any adverse effects on the environment that can be considered more than minor.

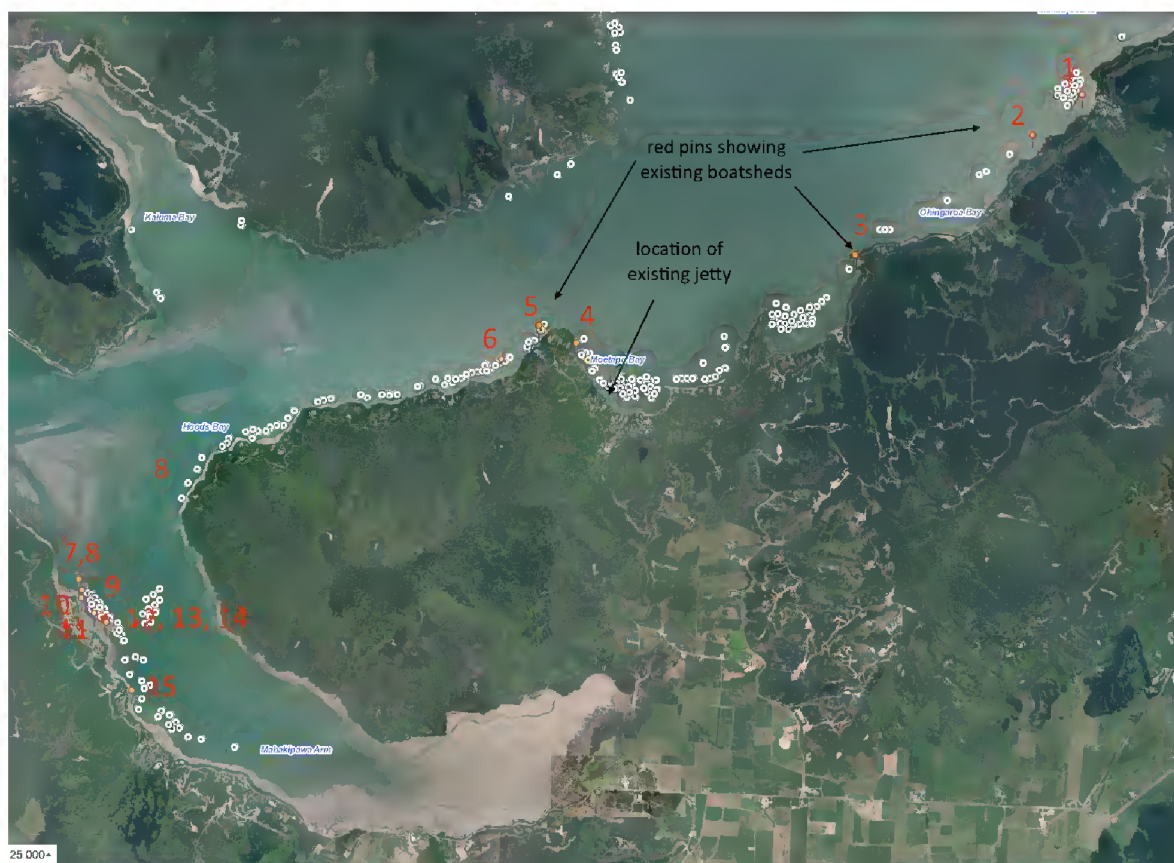


FIGURE 4.1 Showing the location of the existing site, jetty and moorings. Existing local boatsheds are numbered (1-15) with photos of each shown in appendix 3.

4.1 Potentially Affected Parties

The Applicants acknowledge the cultural, historical and spiritual significance of the waters of Totaranui (Queen Charlotte Sound) to Ngati Apa ki te Ra To, Ngati Kuia, Ngati Koata, Ngati

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

Rarua, Ngati Tama ki te Tau Ihu, Ngati Toa Rangatira, Rangitane o Wairau, and Te Atiawa o Te Waka-a-Maui, as described in the Te Tau Ihu Statutory Acknowledgements Document.

5. ASSESSMENT OF STATUTORY PROVISIONS

5.1 New Zealand Coastal Policy Statement 2010 (NZCPS) – Relevant Objectives & Policies

The purpose of the NZCPS is to provide policy framework to promote sustainable management of the coastal environment. 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]* explained that 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.

The NZCPS policies of most relevance to the subject proposal are 6(2)(a), 6(2)(b), 6(2)(e)(i), 13(1)(b), 19(2)(b) and 25(e).

Essentially these seek to enable people and communities to sustainably use the coastal environment while avoiding, remedying or mitigating adverse effects. Strong emphasis is placed on:

- Recognising the social, economic and cultural benefits to people and communities from use and development of the coastal marine area.
- Maintaining or enhancing the natural character and amenity values of the coastal environment.
- Ensuring appropriate use of the coastal environment.
- Protection of public access to and recreational use of coastal space.

Allowing a low scale boatshed beside an existing jetty and pontoon to occupy the Coastal Marine Area will provide social, economic and cultural benefit for the Applicants in terms of reasonable practicality and safety associated with boat access.

The proposed boatshed is of a low key standard design, with no features or aspects other than for launching and retrieval of small marine craft, and storage and of associated marine equipment. Within the context of the wider Moetapu Bay area, which contains a number of boatsheds and ramps, the proposed structure will not have a significant or more than minor impact on natural character or natural landscape values and is considered an appropriate use of the coastal environment.

Public access to the foreshore or coastal marine area will not be significantly hindered or restricted as there will be little practical difference to what currently exists in this respect.

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

5.2 Marlborough Regional Policy Statement (MRPS) – Relevant Objectives & Policies

By design, the purpose, intent and provisions set out in the MRPS are implemented through the Marlborough Sounds Resource Management Plan. The MRPS does not contain any relevant objectives and policies that are not assessed by the following section.

Policy 7.1.10: To enable appropriate type, scale and location of activities by: clustering activities with similar effects and ensuring activities reflect the character and facilities available in the communities in which they are located.

The boatshed structure will be constructed largely of dark stained timber that will weather over time and is in keeping with the majority of jetties in the Marlborough Sounds. The structure is low in profile and will have a relatively low landscape impact. The boatshed is coloured and finished in such a manner so as to minimise, to the extent practicable, its contrast with the surrounding environment.

5.3 Marlborough Sounds Resource Management Plan (MSRMP) – Relevant Objectives and Policies

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

5.3.1 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 Moetapu Bay has been altered through historic and current land use, residential development and existing structures in the coastal marine area. Within the context of this environment, the influence of the proposed while adjoining an existing jetty, on the existing natural character and amenity values will be no more than minor. As per Section 3 of this application, no significant adverse environmental effects that cannot be avoided, remedied or mitigated have been identified.

Policy 6.1.2.1.4
Recognise and protect sites of significance to tangata whenua, including wahi tapu (sacred sites), taiapure (reserved fishing grounds), mataitai (seafood, shellfish), tauranga waka (canoe landings) and areas of taonga raranga (plants valued for weaving).

The site is not known as a significant to tangata whenua. There are archeological sites in the area, however not where the structure is. The seabed is easily accessed under the boatshed at mid to low tides in the same way as the existing jetty. The piles provide habitat for fish, shellfish and seafood. The structure occupies a very small part of the foreshore and waka landings are plentiful along the coastline.

Policy 6.1.2.1.4
Recognise and provide for continued tangata whenua access to and use of traditional coastal resources such as mataitai (seafood, shellfish), taiapure (reserved fishing grounds) and taonga raranga (plants valued for weaving).

The seabed is easily accessed under the structure at mid to low tides, this is not proposed to change. The piles provide habitat for fish, shellfish and seaweed. The structure occupies a very small part of the foreshore and waka landings are plentiful along the coastline.

5.3.2 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 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. In this situation the boatshed allows public access on, around and under the jetty in the same way that exists presently and is dark and recessive against bush covered foreshore compared to the lighter coloured jetty. The subject property has steep road access and topography to the waters edge making boat retrieval difficult and obvious, although served by an existing jetty, the proposed standard boatshed is a reasonable facility to further enable sea access.

5.3.3 Coastal Marine Area

Objective 9.2.1.1
The accommodation of appropriate activities in the coastal marine area whilst avoiding, remedying or mitigating the adverse effects of those activities.

Policy 9.2.1.1.3
Exclusive occupation of the coastal marine area or occupation which effectively excludes the public will only be allowed to the extent reasonably necessary to carry out the activity.

The proposed boatshed will exclusively occupy part of the Coastal Marine Area, but sits beside an existing jetty and as such any additional exclusion of public from this location will be minimal. Coastal walkers are still able to walk under the jetty and boatshed at lower tides as they currently do

Policy 9.2.1.1.9
Avoid foreshore structures in areas of recreational use where there is an adverse effect on recreation values.

The proposed boatshed will exclusively occupy part of the Coastal Marine Area, but is considered to be a standard size and design with no features beyond what would reasonably be expected for sea access. The structures will have no more than minor effect on recreational values.

Policy 19.3.1.1
Avoid, remedy or mitigate the adverse effects of activities and structures on navigation and safety, within the coastal marine area.

The boatshed is not a navigational hazard, it is located along the shoreline, well away from any boating lanes and does not greatly effect the activities within the coastal marine area.

5.4 Part II of the Resource Management Act 1991 (the Act)

Part II of the Act sets out the 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 enabling the practical launching and retrieval of small marine craft, 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 proposal will not generate any adverse effects on the environment that can be considered more than minor and therefore does not conflict with any of the matters of national importance or other matters set out under Sections 6 and 7 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 continued occupation of the coastal marine area by the subject moorings and jetty is not considered to be contrary to or compromise the principles of the Treaty of Waitangi.

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

CONCLUSION:

The relatively low-key nature of the shed sitting beside and between the existing jetty and pontoon and the bush-clad curve in the land will ensure the proposal sits in harmony with the character of Moetapu Bay land and local coastline. Any adverse effects associated with the proposed boatshed are less than minor and we therefore ask for consent to be granted.

PARSONSON ARCHITECTS LTD

Gerald Parsonson

APPENDICES

1. Parsonson Architects, *site plan, plans, elevations and perspectives* numbered Hall - Boatshed, sheets R1 - 5, dated 13 February 2017.
2. Photos of existing local boatsheds

REFERENCES

1. Resource consent application Whatamango Bay, prepared by Seng Engineering Consultancy 12 Oct 2016.
2. Resource consent application Onahau Bay, prepared by Remac Consulting 10 Aug 2016.



Location Plan 1 : 1000



Site Plan 1 : 500



HALL - BOAT HOUSE
New Boat House at :
290 Moetapu Bay Road
Moetapu Bay

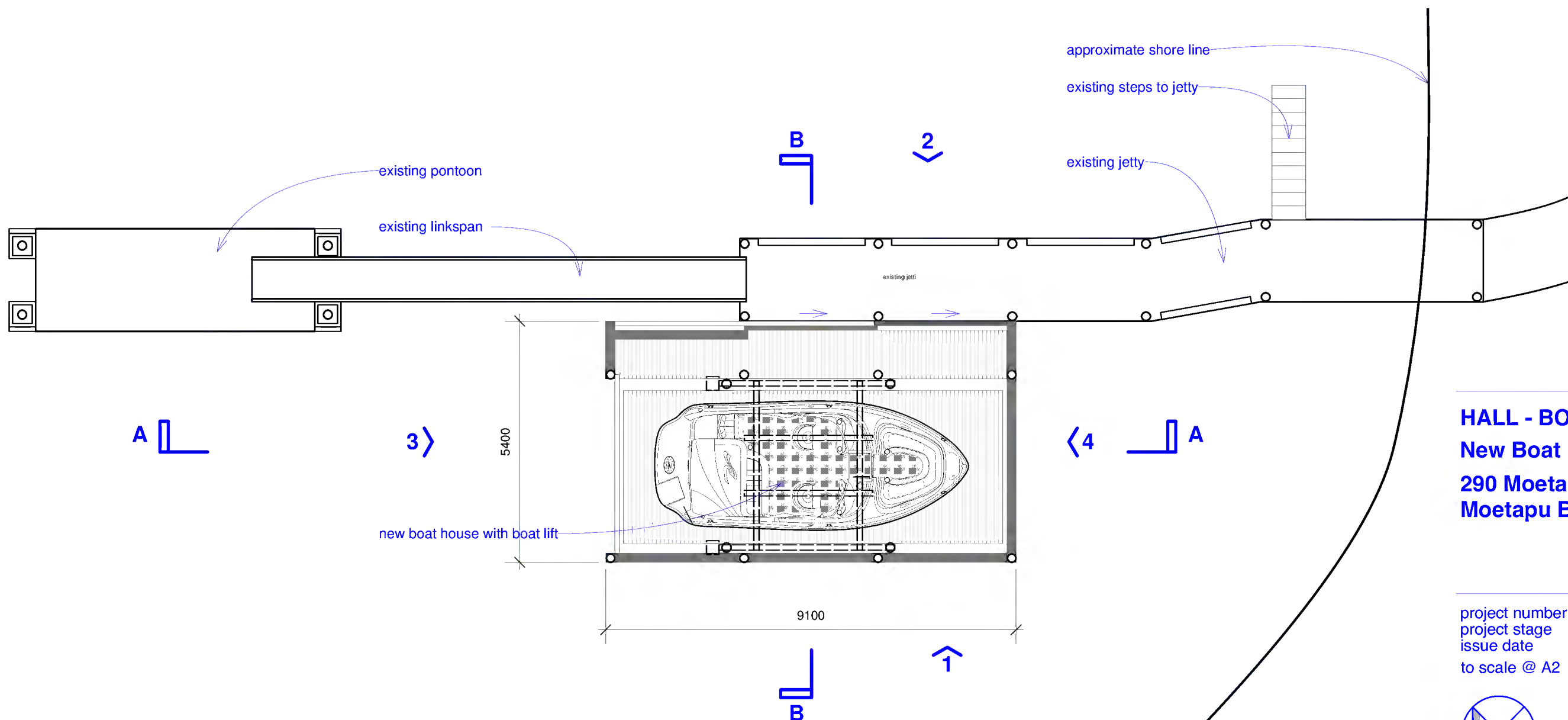
project number 200 Hall-Boat
 project stage Land Use Consent
 issue date 13 February 2017
 to scale @ A2

Level 1
 181 Cuba Street
 PO Box 6346
 Wellington
 p. +64.4.384 2969
 f. +64.4.384 2663
 www.p-a.co.nz
 mail@p-a.co.nz

parsonson
architects ltd.

drawing number sheet revision

R 1



HALL - BOAT HOUSE **New Boat House at :** **290 Moetapu Bay Road** **Moetapu Bay**

project number 200 Hall-Boat
project stage Land Use Consent
issue date 13 February 2017
to scale @ A2



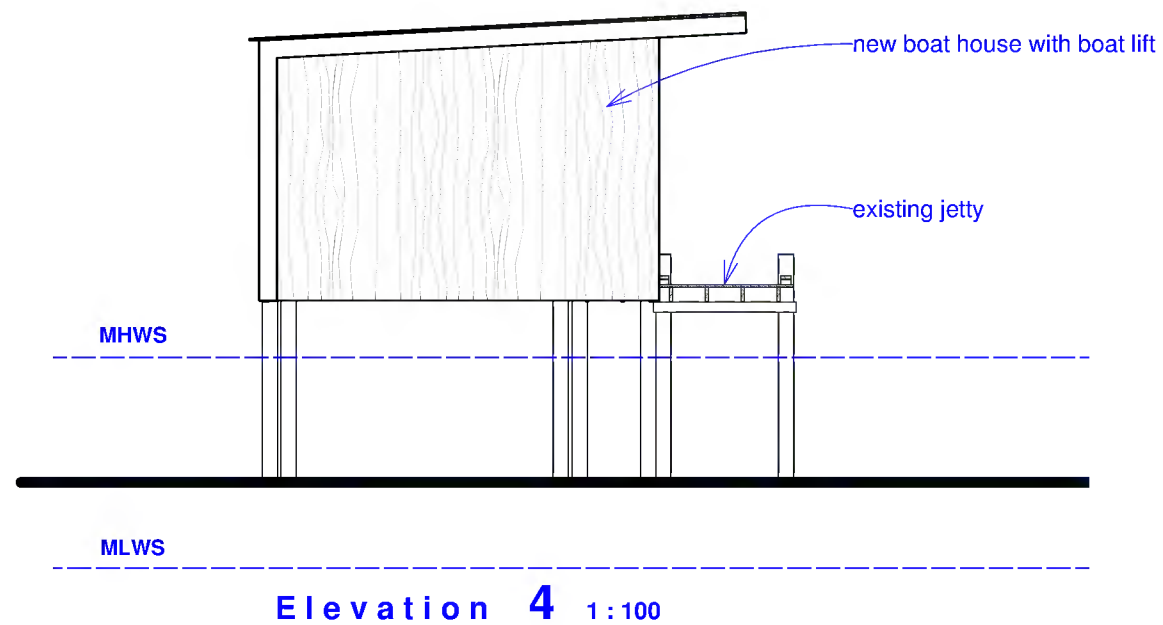
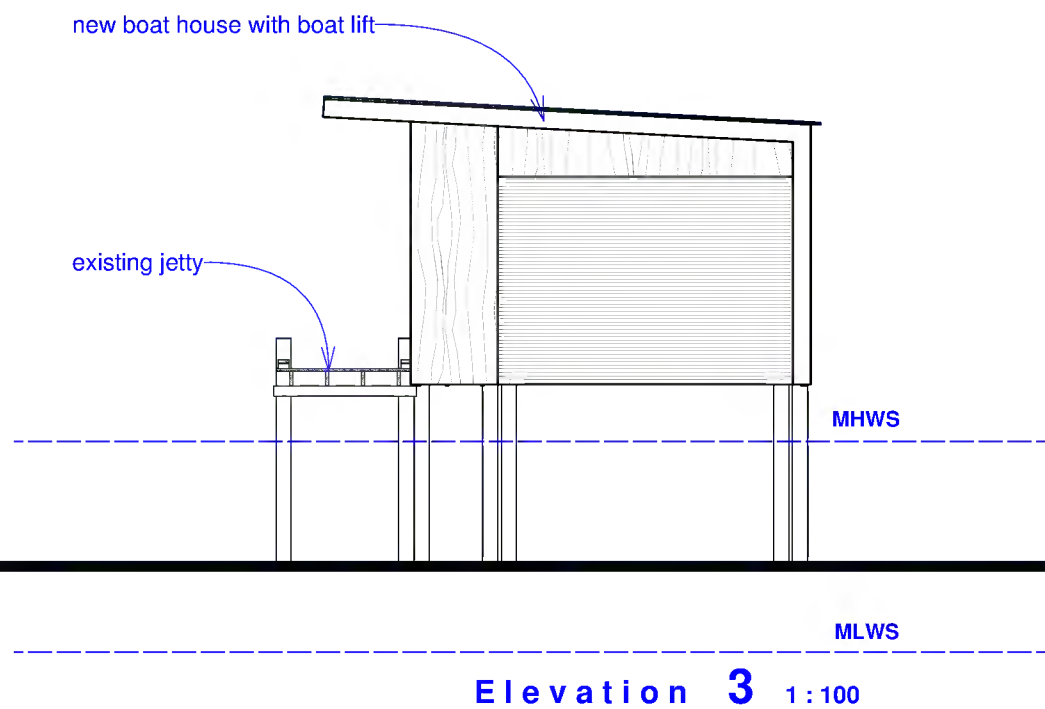
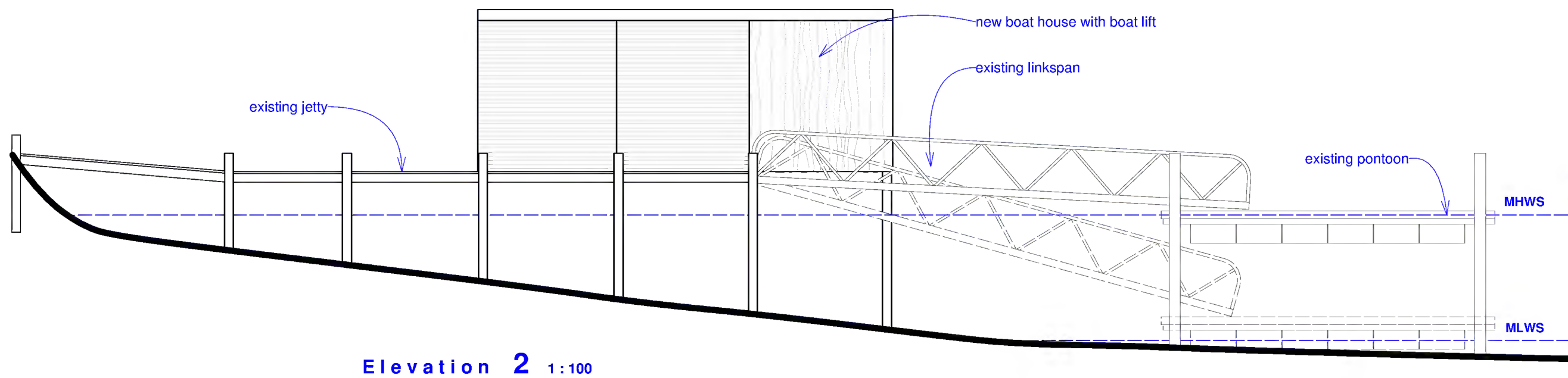
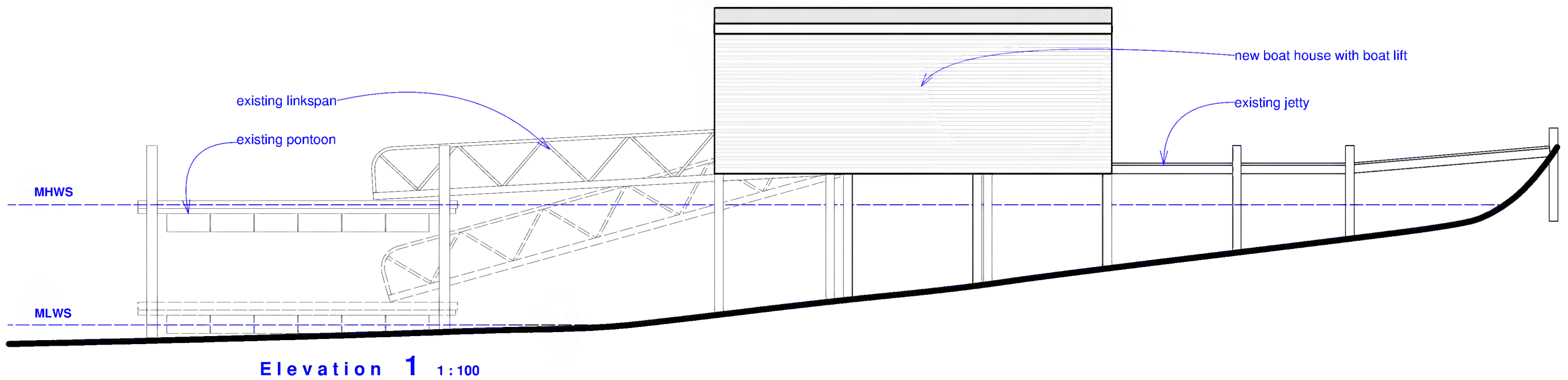
Level 1
181 Cuba Street
PO Box 6346
Wellington
p. +64.4.384 2969
f. +64.4.384 2663
www.p-a.co.nz
mail@p-a.co.nz

parsonson
architects ltd.

drawing number sheet revision

R 2

Plan 1 : 100



HALL - BOAT HOUSE
New Boat House at :
290 Moetapu Bay Road
Moetapu Bay

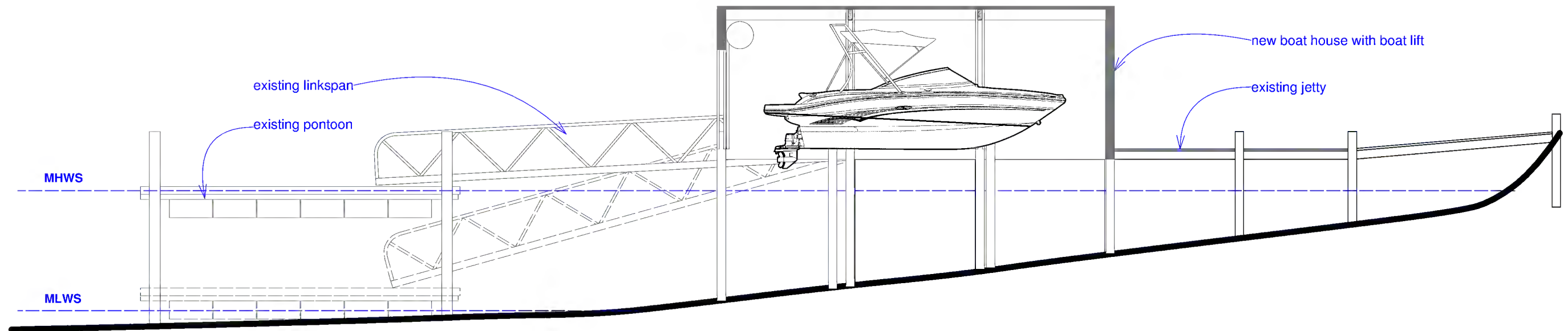
project number 200 Hall-Boat
 project stage Land Use Consent
 issue date 13 February 2017
 to scale @ A2

Level 1
 181 Cuba Street
 PO Box 6346
 Wellington
 p. +64.4.384 2969
 f. +64.4.384 2663
 www.p-a.co.nz
 mail@p-a.co.nz

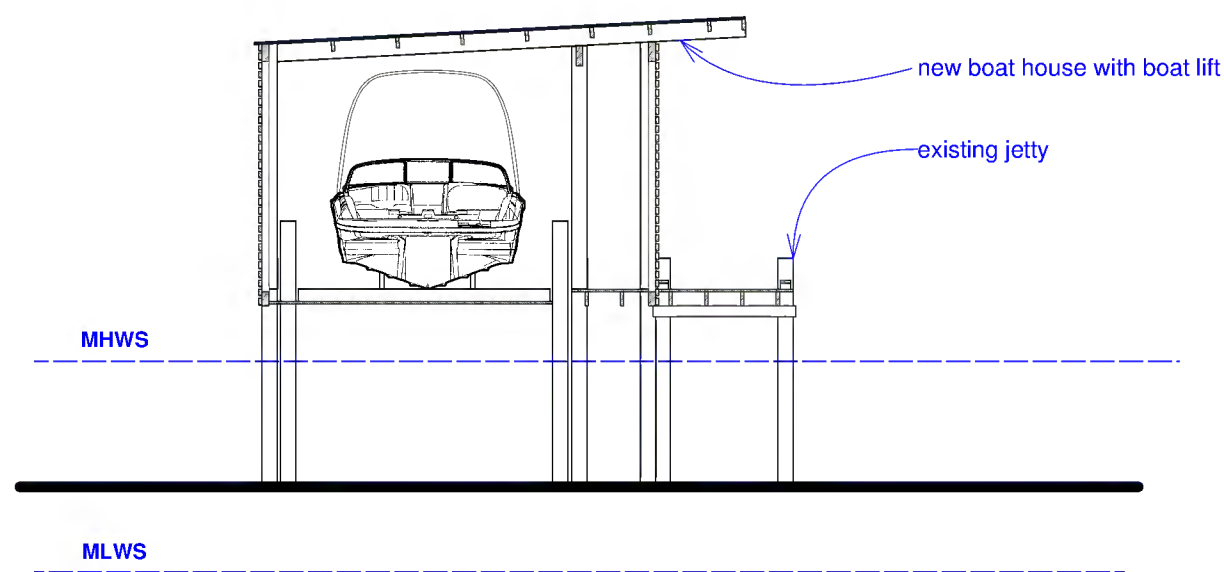
parsonson
architects ltd.

drawing number sheet revision

R 3



Section **AA** 1:100



Section **BB** 1:100

HALL - BOAT HOUSE

New Boat House at :
290 Moetapu Bay Road
Moetapu Bay

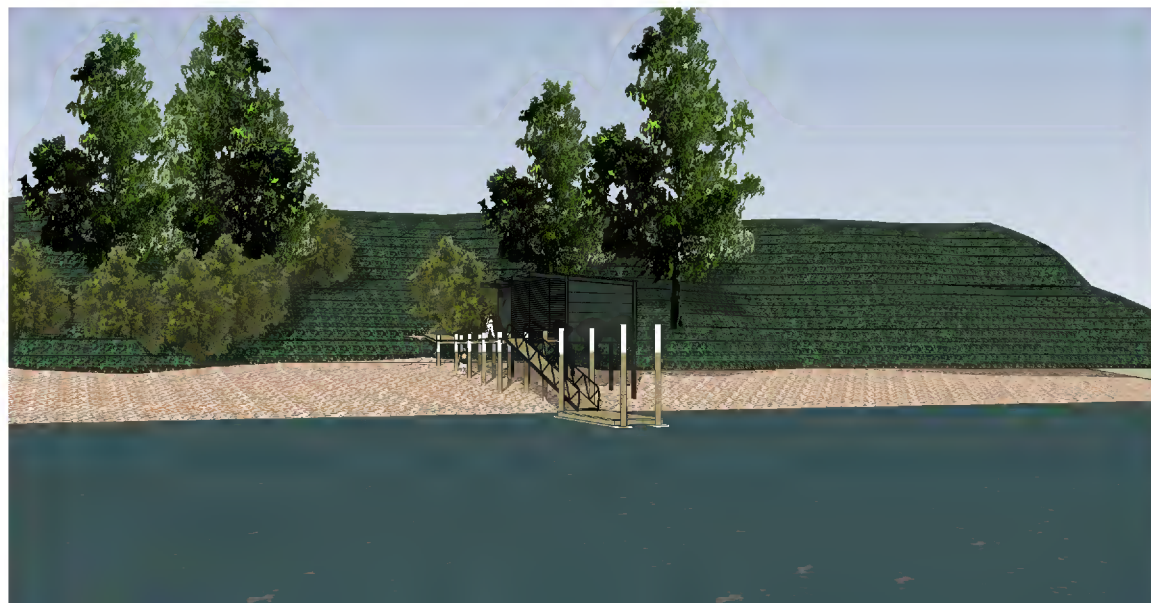
project number 200 Hall-Boat
project stage Land Use Consent
issue date 13 February 2017
to scale @ A2

Level 1
181 Cuba Street
PO Box 6346
Wellington
p. +64.4.384 2969
f. +64.4.384 2663
www.p-a.co.nz
mail@p-a.co.nz

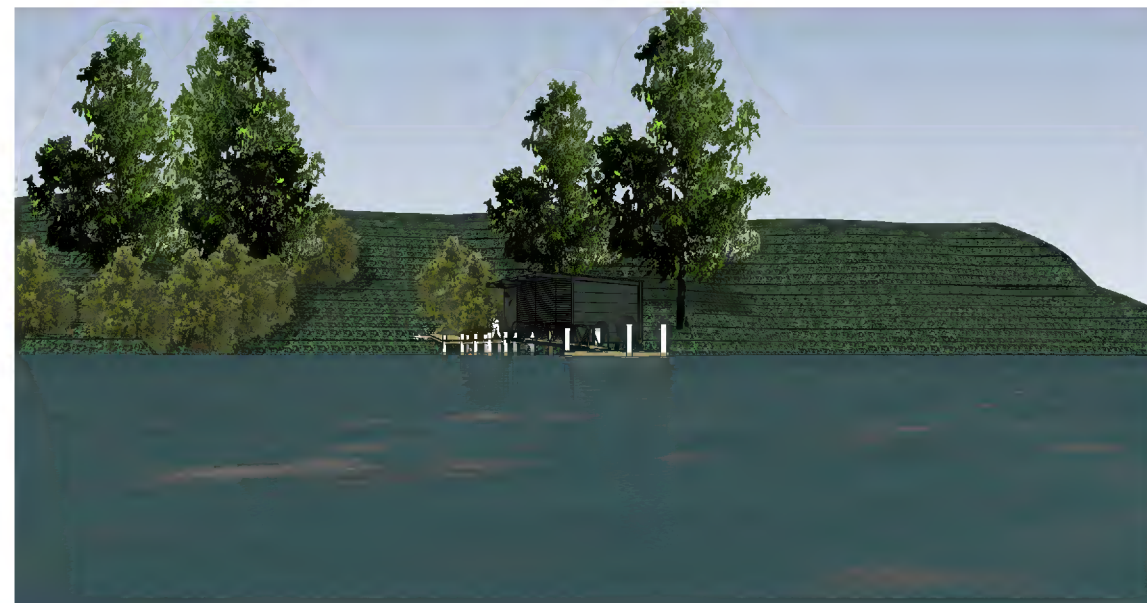
parsonson
architects ltd.

drawing number sheet revision

R 4



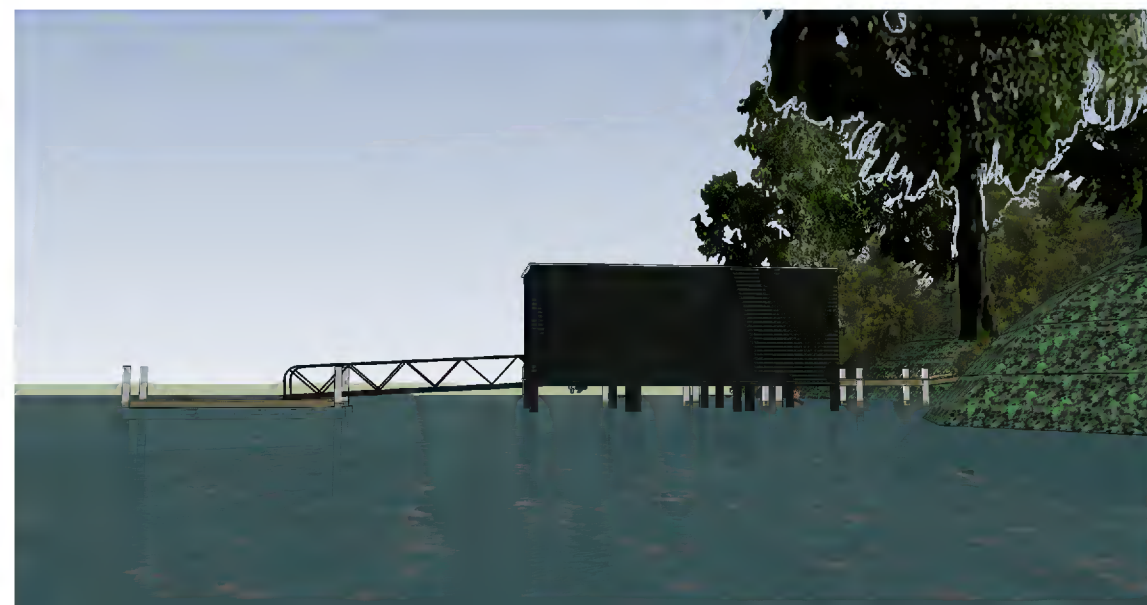
View 1 Low tide



View 1 High tide



View 2 Low tide



View 2 High tide

HALL - BOAT HOUSE

New Boat House at :
290 Moetapu Bay Road
Moetapu Bay

project number 200 Hall-Boat
project stage Land Use Consent
issue date 13 February 2017
to scale @ A2

Level 1
181 Cuba Street
PO Box 6346
Wellington
p. +64.4.384 2969
f. +64.4.384 2663
www.p-a.co.nz
mail@p-a.co.nz

parsonson
architects ltd.

drawing number sheet revision

R 5



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Identifier 331106
Land Registration District Marlborough
Date Issued 11 April 2007

Prior References

MB60/180

Estate	Fee Simple
Area	4227 square metres more or less
Legal Description	Lot 2 Deposited Plan 382901

Proprietors

Matthew Edmund Hall and Camilla Obel

Interests

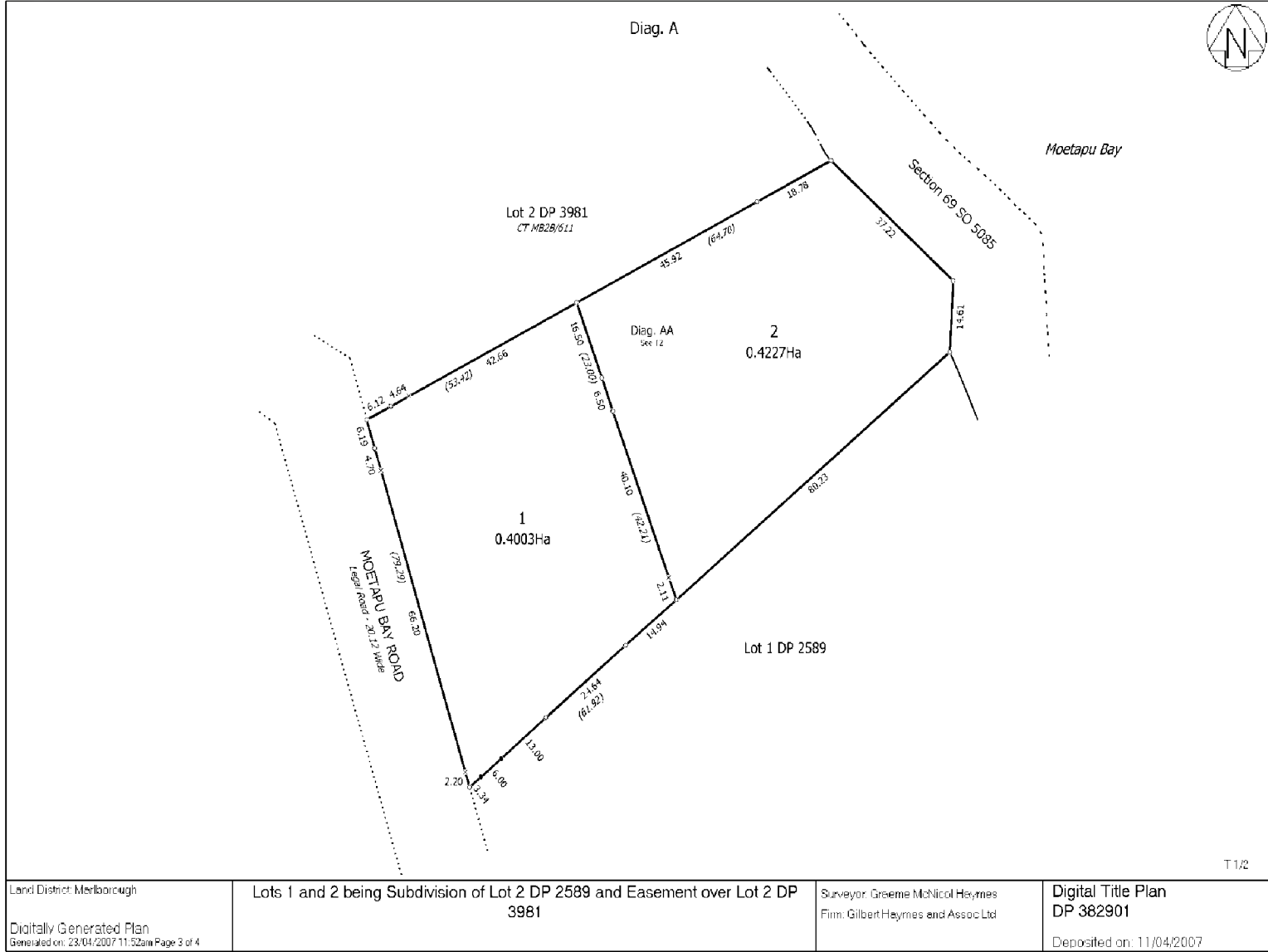
Appurtenant hereto is a right of way created by Transfer 140301.2 - 28.3.1988 at 9:00 am

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 7314075.2 - 11.4.2007 at 9:00 am

The easements created by Easement Instrument 7314075.2 are subject to Section 243 (a) Resource Management Act 1991

7314075.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.4.2007 at 9:00 am

7834636.4 Mortgage to Det Obelske Familiefond - 9.6.2008 at 3:25 pm





Digital Title Plan
DP 382901
Deposited on: 11/04/2007

Surveyor: Graeme McNicol Haymes
Firm: Gilbert Haymes and Assoc Ltd

Lots 1 and 2 being Subdivision of Lot 2 DP 2589 and Easement over Lot 2 DP 3981

Land District: Marlborough

Digitally Generated Plan
Generated on: 23/04/2007 11:52am Page 4 of 4

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.