

Application for Licensing Existing Buildings And New Buildings On Sounds Foreshore Reserve



Is this the right application form for me?

Use this application form for existing buildings or structures and proposed buildings or structures (e.g. boatsheds, sheds, retaining walls, etc). Refer to our website for what may be licensed¹. This is pursuant to section 7 of the Reserves and Other Lands Disposal Act 1982 and section 61(3) of the Reserves Act 1977.

How do I complete this application form?

- Complete all relevant sections of this form
- The Department of Conservation (DOC) encourages electronic applications (e.g. typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record all attachments in the table at the back of the application form (section L).

Personal and sensitive information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#)².

If I need some help, where do I get more information?

DOC recommends that the applicant contact the Waitohi/Picton District Office to discuss the application prior to filling in this form. Phone +64 3 520 3002. Email picton@doc.govt.nz

Have you considered DOC's statutory planning documents?

Your building or structure must not be inconsistent with [DOC's relevant statutory planning documents](#)³ as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application, for example they may set the specific track limitations and maximum group size allowed.

Book a pre-application meeting with DOC staff if you require assistance with navigating DOC's statutory planning documents.

How do I submit my application?

Email your completed application and any other attachments to: permissions@doc.govt.nz

¹ <https://www.doc.govt.nz/parks-and-recreation/places-to-go/marlborough/places/pelorus-and-kenepuru-sounds-area/marlborough-sounds-foreshore-reserve/>

² <https://www.doc.govt.nz/footer-links/privacy-and-security/>

³ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you with a request for more information.

Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in DOC's conservation legislation. DOC will not use this information for any other reason not related to that purpose. Your answers allow us to assess:

- The effects of your encroachment and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity.
- Your creditworthiness – a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note: Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#)⁴.

Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

Treaty Partner consultation

DOC has a responsibility to give effect to the principles of the Treaty of Waitangi in all areas of our work and may consult with our Treaty Partners about your application. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](#)⁵.

Contact your local [DOC office](#)⁶ if you require further information about consultation.

What fees will I pay?

You will be charged a processing fee for this application, regardless of whether your application is granted or not. If your application is granted, you may be required to pay annual activity and management fees.

DOC will send you a cost estimate of the processing fee once your application has been accepted. If further charges are likely to be incurred, DOC will provide you with a revised estimate.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

In addition, if you are granted a licence over public conservation land you may also be required to pay a bond, insurance, monitoring fees and ongoing activity fees⁷ and management fees.

⁴ <https://www.doc.govt.nz/footer-links/privacy-and-security/>

⁵ <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

⁶ <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

Bond

A bond may be required to ensure compliance with the conditions of a Sounds Foreshore Reserve permit or licence. The amount of the bond will be set at an appropriate level to recognise potential costs. The bond may be an unconditional on-demand surety bond or a cash bond held in trust and refunded (with any interest) at the conclusion of the building activity or called upon to ensure compliance with the conditions of the permit or licence.

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/>

A. Applicant details

Legal status of applicant (tick)	<input checked="" type="checkbox"/> Individual (Go to ①)		
	<input type="checkbox"/> Registered company (Go to ②)	<input type="checkbox"/> Trust (Go to ②)	
	<input type="checkbox"/> Incorporated society (Go to ②)	<input type="checkbox"/> Other (Go to ②)	

①	Applicant name (individual)	[Redacted] contact details as per below:		
	Phone	[Redacted]	Mobile phone	0 [Redacted]
	Email	[Redacted]		
	Physical address	[Redacted] [Redacted] [Redacted]	Postcode	[Redacted]
	Postal address (if different from above)	N/A	Postcode	

②	Applicant name (full name of registered company, trustees, educational institute or incorporated society)	[Redacted]		
	Trading name or trust name (if different from applicant name)	[Redacted]		
	NZBN if applicable (To apply go to: https://www.nzbn.govt.nz)	Company, trust or incorporated society registration number	[Redacted]	
	Registered office of company or incorporated society (if applicable)	[Redacted]		
	Company phone		Company website	[Redacted]
	Contact person and role	[Redacted]		
	Phone		Mobile phone	[Redacted]
	Email	[Redacted]		
	Postal address		Postcode	[Redacted]
	Street address (if different from Postal address)		Postcode	[Redacted]

B. Duration

State how long (months and years) you want any granted licence for (up to 10 years buildings and up to 33 years for farm buildings).

 30 years

Explain why you are seeking this duration:

To provide some certainty for the subject replacement boatshed which serve a boat access only property.

C. Pre-application meeting

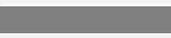
Have you had a pre-application meeting or spoken to someone in DOC?

No

X Yes

State when and who with:

DoC were formally notified of the proposed boatshed replacement at the time of the resource consent application in 2016 (U161180). No objections or issues were raised through that process.

More recently (Jan – Feb 2021)  has been in contact with Kaja Vetter from the DoC Picton office.

D. Is this application for an existing building or structure?

Is this application for an existing building or structure?

This Application is for replacement of an existing structure, Following Section E, has been completed.

E. Existing Structures - Description of Encroachment on Sounds Foreshore Reserve

1. Provide the Lot, Deposited Plan (DP) number and name of the bay of the adjoining property to the encroachment.

Lot number	Lot 2
DP number	DEEDs 90
Name of the bay	Onahau Bay, Grove Arm, Queen Charlotte Sound

2. Describe in detail the existing encroachment including when it was installed, the size and footprint of the structure/s and the purpose of the structure/s. Attach all relevant information and list in section L Attachments including:
- Record(s) of Title for your property (mandatory)
 - Maps
 - NZTM coordinates
 - Photographs
 - Survey plans
 - Resource consent applications
 - Concept plans
 - Engineering reports.

The proposal is to replace an existing boatshed (circa 1922) with new structure. The Applicants were granted resource consent U161180 in July 2017 to construct a replacement boatshed, deck and ramp and undertake associated vegetation removal and excavation on the Sounds Foreshore Reserve fronting Lot 2 Deeds 90. Refer to attachments; R8194 [REDACTED] - RCA for boatshed - 6.03.17 and R8194 [REDACTED] - Granted Resource Consent for Boatshed - received 27.7.17

The existing boatshed was located entirely above MHWS with a footprint area of 61 m² and roof peak height of 5.0 m above ground level. A rail iron slipway occupied approximately 15 m² of the coastal marine area.

The reconfigured boatshed will be in the same general location but pushed further back from the coastal marine area. It will be erected on pile foundations and raised 1.1 m to accommodate potential future sea level rise. As with the original structure, the replacement boatshed will be located within 8 m of the small, intermittently flowing, unnamed watercourse.

It is intended to extend the rear wall 1.5 m to the north (rear) giving the reconfigured shed a footprint area of 66 m². The rear extension will require excavation of 5 m³ – 6 m³ of material which will be removed to the Applicants property, some minor vegetation removal (no large mature trees) and installation of a short length of retaining wall.

The reconfigured shed will also include a 2.45 m wide strip of timber decking for access, vessel rigging and gear washdown around the western and southern sides of the shed. The total area of access / rigging / washdown deck will be 45 m² all located within the Sounds Foreshore Reserve. Refer to attachment; R8501 - [REDACTED] Boatshed, Approved Building Consent Plans - 18.10.20

The U161180 consent application was processed on a limited notified basis, with notification being formally served to nine nearby landowners, Te Atiawa and the Department of Conservation. No issues were raised by Te Atiawa or DoC through that process.

3. Could this structure/work be re-located elsewhere? Is there an acceptable site on your property? Provide details of other sites considered:

Relocating the boatshed onto private property would involve significant excavation, land disturbance, and vegetation removal. The reconfigured design was deemed to be the most sustainable and low impact option.

4. Is the building going to be used for commercial purposes?

No.

5. Do you use the Sounds Foreshore Reserve for any other purpose? (e.g. lawns, picnic table, garden, wastewater soakage field etc).

No.

F. New Structures/Work - Description of Encroachment on Sounds Foreshore Reserve

1. Provide the Lot, Deposited Plan (DP) number and name of the bay of the adjoining property to the encroachment.

Lot number

Refer Sec E above

DP number

Name of the bay

2. Describe in detail the existing encroachment including when it was installed, the size and footprint of the structure/s and the purpose of the structure/s. Attach relevant documents, including:
 - Record(s) of Title (mandatory)
 - Maps
 - NZTM coordinates
 - Photographs
 - Survey plans
 - Resource consent applications
 - Concept plans
 - Engineering reports.

Refer Sec E above

3. Could this structure/work be reasonably located elsewhere? Is there an acceptable site on your property? Provide details of other sites considered.

Refer Sec E above

4. Is the activity applied for being used for commercial purposes? Give details/reasons.
5. Do you intend to use the Sounds Foreshore Reserve for any other private purposes (e.g. lawns, picnic table, garden, wastewater soakage field etc)? Give details/reasons.

Refer Sec E above

G. Are you applying for anything else?

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

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

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

H. Planning provisions (all applicants)

1. Does your proposal comply with the Marlborough District Council district plan(s) for the area?

No

Yes

2. Do you require resource consent and/or building consent? (Ask the relevant councils' planning sections for advice. Generally, if structures are to be built (or have been built), it is likely that consent/s will be required).

No

Yes

3. If resource/building consent is required, provide details of the consent together with information on progress with the application for consents. (It will be a condition of any licence to occupy that all necessary consents have been obtained.)

Resource consent U161180 was granted in July 2017 to construct a replacement boatshed, deck and ramp and undertake associated vegetation removal and excavation on the Sounds Foreshore Reserve fronting Lot 2 Deeds 90, refer to attachment; R8194 [REDACTED] - *Granted Resource Consent for Boatshed - received 27.7.17.*

Building Consent BC201093 for the replacement boatshed was issued 20.10.20, refer to attachments; R8501 - [REDACTED] *Boatshed, Issued Building Consent BC201093 - 20.10.20* and R8501 - [REDACTED] *Boatshed, Approved Building Consent Plans - 18.10.20.*

I. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders, DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No

Yes

If yes, supply details for each group consulted with:

Whānau/hapū/iwi or other interested party consulted with:	
Name of individual you consulted with:	
Date of consultation:	Sept – Nov 2016
Form of consultation (e.g. email, meeting):	Telephone, meeting and email.
Outcome of consultation*:	Te Atiawa provided written approval, refer to attachment; R8194 - <i>Approval email from Te Atiawa - 2.11.2016.</i>

If you received a written response to your consultation attach a copy to this application. Record the document details in the L Attachments section of this form.

J. Consistency with DOC statutory plans

List [DOC's statutory planning documents](#)⁸ relevant to your application (e.g. Nelson/Marlborough Conservation Management Strategy):

Nelson/Marlborough Conservation Management Strategy 1996-2006

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

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

If you have answered yes explain why it is inconsistent with the statutory planning documents.

K. Description of actual and potential effects of existing or proposed works (all applicants)

Identify actual or possible effects of the activity applied for. Describe the actions you propose to take to avoid, remedy or mitigate those effects. For further information check [DOC's Environmental Impact Assessment](#)⁹ and [DOC's guide to preparing your environmental impact assessment](#)¹⁰.

In many cases an Assessment of Environmental Effect (AEE) prepared for resource consent under the Resource Management Act 1991 will satisfy this requirement.

⁸ <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

⁹ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/#low-medium-impact>

¹⁰ <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

Provide details below and record the document details in the L Attachments section of this form.

Effects	Description
Effects on the landscape e.g. ability of landscape to accommodate changes.	Refer to Sec 4; <i>Assessment of Environmental Effects</i> , of Attachment; R8194 [REDACTED] - RCA for boatshed - 6.03.17
Effects on the visual composition of the landscape.	Refer to Sec 4; <i>Assessment of Environmental Effects</i> , of Attachment; R8194 [REDACTED] - RCA for boatshed - 6.03.17
Effects on cultural values of Tangata Whenua or members of the public.	Local iwi have approved, reconfigured boatshed improves public use and amenity of beach.
Effects on historic sites or objects including Wahi Tapu e.g., disturbance of the ground.	Local iwi have approved, there are no registered archaeological sites in the vicinity.
Effects on existing infrastructure such as roads, tracks, huts, carparks, huts etc.	N/A
Effects on existing vegetation e.g. disturbance or removal of vegetation.	Refer to Sec 4; <i>Assessment of Environmental Effects</i> , of Attachment; R8194 [REDACTED] - RCA for boatshed - 6.03.17
Effects of earthworks e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	Refer to Sec 4; <i>Assessment of Environmental Effects</i> , of Attachment; R8194 [REDACTED] - RCA for boatshed - 6.03.17
Effects on wildlife or wildlife habitat	Refer to Sec 4; <i>Assessment of Environmental Effects</i> , of Attachment; R8194 [REDACTED] - RCA for boatshed - 6.03.17
Effects on aquatic habitat (waterways, swamps, freshwater animals and vegetation).	Refer to Sec 4; <i>Assessment of Environmental Effects</i> , of Attachment; R8194 [REDACTED] - RCA for boatshed - 6.03.17
Effects on other users (tangata whenua, recreational users and concessionaires) of the land.	Local Iwi have approved.
Effects of potential increased threats (pests, weeds, pathogens and fire) to public conservation land.	N/A
Effects of increased rubbish, toilet waste or debris left on public conservation land during construction and regular use of the easement.	N/A
Cumulative effects that could be caused by the activity.	Refer to Sec 4; <i>Assessment of Environmental Effects</i> , of Attachment; R8194 [REDACTED] - RCA for boatshed - 6.03.17
Positive effects of the activity.	Provides boat access to boat access only property.

L. Attachments

Attachments should *only* be used if:

- You are answering a specific question and providing a report e.g. Environmental Impact Assessment.
- There is not enough space on the form to finish your answer.
- You have additional information that supports your answer.
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
Section E	R8194 [REDACTED] - Granted Resource Consent for Boatshed - received 27.7.17	PDF	Granted Resource Consent for Boatshed U161180 24 July 2017
Section E	R8194 [REDACTED] - RCA for boatshed - 6.03.17	PDF	Resource Consent Application for Boatshed U161180 6 March 2017
Section E	R8501 - [REDACTED] Boatshed, Approved Building Consent Plans - 18.10.20	PDF	MDC Approved Boatshed Plans.
Section H	R8501 - [REDACTED] Boatshed, Issued Building Consent BC201093 - 20.10.20	PDF	Granted Building Consent for Boatshed.
Section I	R8194 - Approval email from Te Atiawa - 2.11.2016	PDF	Approval email from Te Atiawa

M. Checklist

Application checklist	
I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete	X
I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge true and correct	X
I have attached all relevant information (e.g. Certificate of Title, maps, photographs, resource consent applications etc) and recorded them in section L	X
I have appropriately labelled all attachments and completed the section L. Attachments to match	X

N. Terms and conditions for a credit account with the Department of Conservation

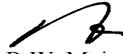
In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and Conditions		Tick	
I/We agree that the Department of Conservation can provide my details to the Department's Credit Checking Agency to enable it to conduct a full credit check.		X	
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.		X	
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.		X	
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.		X	
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.		X	
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.		X	
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.		X	
Applicant name/s (of authorised person/s)	<div style="background-color: black; width: 100%; height: 15px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>	Date	10 February 2021



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier MB1A/140
Land Registration District Marlborough
Date Issued 28 November 1961

Prior References
MB34/90

Estate Fee Simple
Area 2.1069 hectares more or less
Legal Description Lot 2 Deeds Plan 90
Registered Owners
[REDACTED]

Interests

56045 Electricity Agreement under Section 3 Electricity Amendment Act 1948 - 28.3.1969 at 9:30 am
9824489.2 Mortgage to ANZ Bank New Zealand Limited - 29.8.2014 at 3:51 pm

BUILDING CONSENT



**MARLBOROUGH
DISTRICT COUNCIL**

PO Box 443, Blenheim 7240

Phone: (03) 520 7400

Fax: (03) 520 7496

SECTION 51, BUILDING ACT 2004

Form 5

ISO9001
Document Number
BCF0040-C12255

THE BUILDING		Property Reference Number
Street address of building:	Onahau Bay Queen Charlotte Sound / Totaranui	115043
Legal description of land where building is located	LOT 2 DEEDS 90	Building Consent Number BC201093
Building name:	_____	
Location of building within site/block number:	_____	
Level/unit number:	_____ _____	Estimated Value: \$0.00

THE OWNER				
Full name of Owner(s):	[REDACTED]			
Mailing Address:	[REDACTED]			
Phone Numbers	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
	Mobile	Daytime	After Hours	Fax
Email Address:	[REDACTED]			

First Point of Contact				
Full name:	Lonsdale Architectural			
Mailing Address:	PO Box 4243 Christchurch 8140			
Phone Numbers	03 379 0924			
	Mobile	Daytime	After Hours	Fax
Email Address:	office@lonsdalearch.co.nz			

BUILDING WORK

- (1) The following building work is authorised by this building consent:
Amendment to BC171612: Reduced Boatshed Footprint/Amended Roofline, Foundations & Bracing to Affected Areas
- (2) This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building)
- (3) This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.
- (4) This building consent is subject to the conditions below and listed on the attached sheet
[✓ tick applicable option(s)]
- (a) the building must be altered, removed, or demolished on or before the end of _____ years from the date of issue of this consent (being the specified intended life of the building); and
- (b) Inspections required and Conditions of building consent

INSPECTIONS REQUIRED

No additional building Inspections

ENGINEERS INSPECTION REQUIRED

No Additional Engineers Inspections

PRODUCER STATEMENTS/CERTIFICATES REQUIRED

Application for Code Compliance Certificate

CONDITIONS OF BUILDING CONSENT - BC201093

Important Note

Attached to this consent is a brochure and it includes very important information regarding your project. Please make sure that you take time to read the brochure right through and understand that the issue of the consent has placed obligations on the owner.

Conditions

This consent may contain conditions and if so they are listed below. All conditions must be complied with.

Section 90

This building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

"Inspection" means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

COMPLIANCE SCHEDULE

(1) A compliance schedule

is required for the building –

is not required for the building

(2) The compliance schedule must contain the following specified systems and comply with the performance standards for those systems required by the building code. The specified systems for the building are as follows:

ATTACHMENTS

Copies of the following document are attached to this building consent [tick applicable option(s)]

Development contribution notice (s36 notice)

Certificate attached to project information memorandum (s37 certificate)

The following documents are attached to this application [tick applicable option(s)]

Plans

Specifications

Fee assessments (Assets and Services)

Section 37

Application for the Code Compliance Certificate

Inspection Schedule

Applicant/Owner Letter

Brochure - Now You Have Your Building Consent

Brochure - Septic Tanks

Brochure - Dam Brochure

Engineers Letter

Other

Signature



Position

BUILDING CONTROL GROUP MANAGER

On behalf of **Marlborough District Council**

Date: 20 October 2020

Application for Code Compliance Certificate



ISO9001
Document Number:
BAF0002.13-CI2152

Form 6

SECTION 92, BUILDING ACT 2004

OFFICE USE	
Date Received Stamp	Property Number <input type="text"/>
	E <input type="text"/> N <input type="text"/>
	PIM Receipt Number <input type="text"/>

The Building Consent

Building Consent Number:
Property Reference Number:

Issued by: **Marlborough District Council**
PO Box 443, Blenheim 7240
Phone: (03) 520 7400
Fax: (03) 520 7496
Email: mdc@marlborough.govt.nz

The Owner

Must be completed to be accepted

Full Name of Owner(s):

Mailing Address:

Street Address/Registered Office:

Contact Details:

Telephone number: Mobile:
Facsimile number: After Hours
Email Address:
Contact Person:

The Agent (only required if application is being made on behalf of the owner)

Full Name of Agent(s):

Mailing Address:

Street Address/Registered Office:

Contact Details:

Telephone number: Mobile:

Facsimile number: After Hours:

Email Address:

Application **Must be completed to be accepted, if applicable**

(1) The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:

Name	Licensed Class	Licensed Building Practitioner Number <small>(or registration number if treated as being licensed under Section 291 of the Building Act 2004)</small>	Particular Work Carried Out or Supervised
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The personnel who carried out building work other than restricted building work are as follows:
[List names, addresses, telephone numbers and licence or registration numbers (where relevant and if not provided above) of all licensed building practitioners and plumbers, gasfitters and drainlayers]

Note: continue on another page if necessary

Must be completed to be accepted

(2) All building work to be carried out under the above consent was completed on:

(3) I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.
The code compliance certificate should be sent to: *[tick applicable option]* Owner Agent

I certify that the information provided in this application is correct.

Name of person certifying correctness: Date:

[tick one]

Owner

Agent acting on behalf of the owner and with the authority of the owner

Attachments

The following documents are attached to this application *[tick applicable option(s)]*

- Memoranda (records of building work) from licensed building practitioners stating what restricted building work they carried out or supervised
- Certificates or other documents from the personnel who carried out the work
- Certificates that relate to the energy work
- Evidence that specified systems are capable of performing to the performance standards set out in the building consent

Must be completed to be accepted, if applicable

- (4) The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standard set out in the building consent:

SS01(i)	Fire Sprinkler System	<input type="checkbox"/>
SS01(ii)	Gas Flooding Fire Suppression	<input type="checkbox"/>
SS02(i)	Manual Fire Alarm (call points)	<input type="checkbox"/>
SS02(ii)	Automatic Fire Alarm (heat detection)	<input type="checkbox"/>
SS02(iii)	Automatic Fire Alarm (smoke detection)	<input type="checkbox"/>
SS02(iv)	Hazardous Substance Warning System	<input type="checkbox"/>
SS03/1	Automatic Doors	<input type="checkbox"/>
SS03/2	Access Controlled Doors	<input type="checkbox"/>
SS03/3	Interfaced Fire or Smoke Doors or Windows	<input type="checkbox"/>
SS04(i)	Lighting for Safe Path to Facilitate Evacuation	<input type="checkbox"/>
SS04(ii)	Lighting for Identification of Exit Ways	<input type="checkbox"/>
SS05(i)	Corridor Pressurisation System	<input type="checkbox"/>
SS05(ii)	Stairwell Pressurisation System	<input type="checkbox"/>
SS06(i)	Dry Riser	<input type="checkbox"/>
SS06(ii)	Charged Riser	<input type="checkbox"/>
SS07	Backflow Preventers	<input type="checkbox"/>
SS08/1	Passenger Carrying Lifts	<input type="checkbox"/>
SS08/2	Service Lift including Dumb Waiters	<input type="checkbox"/>
SS08/3	Escalators and Moving Walkways	<input type="checkbox"/>
SS09	Mechanical Ventilation and Air Conditioning Systems	<input type="checkbox"/>
SS10	Building Maintenance Units	<input type="checkbox"/>
SS11	Laboratory Fume Cupboards	<input type="checkbox"/>

SS12/1	Audio Loops	<input type="checkbox"/>
SS12/2	FM Radio Frequency Systems and Infrared Beam System	<input type="checkbox"/>
SS13/1	Mechanical Smoke Control	<input type="checkbox"/>
SS13/2	Natural Smoke Control	<input type="checkbox"/>
SS13/3	Smoke Curtains	<input type="checkbox"/>
SS14/1	Emergency Power Supply	<input type="checkbox"/>
SS14/2	Signs for Systems	<input type="checkbox"/>
SS16	Cable Cars	<input type="checkbox"/>

Systems below included only if compliance schedule contains one or more of the specified systems 1-6, 9 and 13

SS15/1	Systems for Communicating Spoken Information Intended to Facilitate Evacuation	<input type="checkbox"/>
SS15/2	Final Exits	<input type="checkbox"/>
SS15/3	Fire Separations	<input type="checkbox"/>
SS15/4	Signs for Communicating Information Intended to Facilitate Evacuation	<input type="checkbox"/>
SS15/5	Smoke Separation	<input type="checkbox"/>

If you have any queries regarding completion of this form please contact us on telephone (03) 520 7400 or fax (03) 520 7496.

Inspection Schedule

- 1. Please Read Before Commencement of Building Work**
- 2. Please Leave This Attached to the Site Copy**

Council requires notice for each of the inspections identified in the inspection schedule below and preferably a minimum of three working days. Please give us as much notice as possible, especially if you live in a remote area or the only access is by boat.

The phone number for inspection bookings is (03) 520 7405.

The site copy of the approved plans must remain on site during construction. Council's Building Control Officer will need to refer to the site copy during each inspection.

Name: [REDACTED]

Building Consent No: **BC201093**

Site Address: [REDACTED]

Project: **Amendment to BC171612: Reduced Boatshed Footprint/Amended Roofline, Foundations & Bracing to Affected Areas**

COUNCIL INSPECTIONS:

No additional building Inspections

ENGINEERS INSPECTION REQUIRED:

No Additional Engineers Inspections

PRODUCER STATEMENTS/CERTIFICATES REQUIRED:

Application for Code Compliance Certificate

Please Note: This is an estimate of what inspections are required by Council officers for this project.

Prior to undertaking any inspection, Building Control MUST have the names and licence numbers of the Licensed Building Practitioners who are carrying out the Restricted Building works to be inspected.

Before issue of the code compliance certificate, if additional Council inspections were required to those listed above, an additional charge may be incurred.

If additional inspections are to be carried out by an Engineer, it is the owner's responsibility to ensure that these inspections are undertaken.

Producer Statement/Certificates, if required, will need to be provided before the issue of the Code Compliance Certificate.



20 October 2020

ISO9001
Document Number
BCF0040-CI2255

Record No: **20198744**
Consent No: BC201093
Ask For: Building Control



Dear Applicant

Building Consent - BC201093

We are pleased to forward your Building Consent. Provided there are no outstanding resource management issues, then work can commence at any time.

Please ensure that you read all of the attachments carefully because they contain important information.

This consent is issued under the Building Act 2004. You need to be aware of the following:

1. No changes to the consent can be made without prior approval. What has been approved must be built. Should you wish to change something talk to a Building Control Officer first. A new consent or an amendment may be needed.
2. It is an offence to carry out Restricted Building work if you are not a Licensed Building Practitioner or the work is not being supervised by a LBP.
3. If you change your LBP during the course of the project you must notify Building Control immediately. Failure to do so could interfere with your inspection booking and cause issues at time of completion.
4. Council is required at the two year anniversary of the date from when the Building Consent was granted to make the decision whether to issue the Code Compliance Certificate.
5. If this building is to be occupied by the public, then it is unlawful for any occupation to take place before a Code Compliance Certificate is issued. It is extremely important that you understand this requirement and ensure that your builder and sub-contractors have the work fully completed so a Code Compliance Certificate can be issued before your occupation date.
6. The site copy of the approved documents must be on site at all times. Inspections may be refused if they are not on site when the inspector arrives.
7. When the project is complete, fill out the form "Application for Code Compliance Certificate" and return to Council. No certificate will be issued until this form is received. Note application forms can be obtained from the Council Office or from the Council website.
8. Ensure that all inspections listed in the consent are called for.
9. The invoice for this consent will be forwarded to the nominated fee payer for the project. Payment should be made as soon as possible. Inspections may not take place unless the fees are paid. The Code Compliance Certificate will not be issued unless the fees are paid in full.

Road Damage

Council's policy is to recover costs from the property owner relating to damage to roads, vehicle crossings, footpaths and berms resulting from building or development projects. Any existing damage noted should be notified to Marlborough Roads prior to work commencing.

Electrical Code of Practice

It is the applicant's responsibility to ensure that the proposed building or structure complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electricity Safety Distances (NZECP34:2001) in relation to any electricity lines and, if necessary, to contact the line owner to determine whether the proposed building or structure will comply, prior to commencing any site activity or construction.

We wish you well with your building project.

Yours faithfully



BILL EAST
BUILDING CONTROL GROUP MANAGER

Revision History			
no.	date	revision	change
RMA	30/08/2017		MARLBOROUGH DISTRICT COUNCIL
P4	20/12/2017	P4	Drawings Provided For Engineering Input
BC	21/12/2017	A	Drawings Provided For Building Consent Application
		-	Drawings Provided For Resource Consent Change Application
AM1	2/03/2020	B	1011 Amendments - Roof line amended to a central 40 deg gable, with 3.5 deg lean-to roofs each side.
BCA	28/09/2020	B	- Drawings Provided for Amendment to Building Consent.

- General Notes:**
- Lonsdale Architectural drawings are NOT to be used as shop drawings
 - Architectural drawings to be read in conjunction with Structural and all other Project Documentation.
 - Contractor shall verify all dimensions on site prior to commencing work
 - Contractor shall verify all Architectural drawings are the latest issue

PRODUCER STATEMENTS AND INSPECTION REPORTS ARE REQUIRED FOR THIS PROJECT. These must be provided by people or organisations approved to do so by the Building Consent Authority. These are listed on the inspection sheet attached to the site copy of the documents and are to be received before the code compliance certificate can be issued.



Boatshed Concept Image Taken From South of Onahau Bay



project: **Boatshed**
 Replacement Structure
 Address: Onahau Bay,
 Marlborough,
 Queen Charlotte Sound
 status: Building Consent -
 Amendment A
 issue: **BCA- 28/09/2020**
 printed: 28/09/2020

sheet Site Information

A.000 Location Plan
 Legal Description
 Site Bulk & Location Plan
 A.001 Site Levels & Retaining Plan

Plans

A.100 Boatshed Floor Plan
 A.101 Window/Door Schedule
 Foundation/Deck Framing Plan
 Wall Framing & Bracing Plan
 A.102 Roof Framing Plan
 Rood Drainage Plan

Elevations

A.200 E01 - South West Elevation
 E02 - North West Elevation
 E03 - South East Elevation
 E04 - North East Elevation

Sections

A.300 C01 - Cross Section
 C02 - Cross Section
 A.301 C03 - Cross Section
 C04 - Cross Section

Details

A.400 General Construction
~~A.401 General Construction~~
 A.402 Envelope
~~A.403 Structural Fixings~~

Sheet Deleted

New Sheet

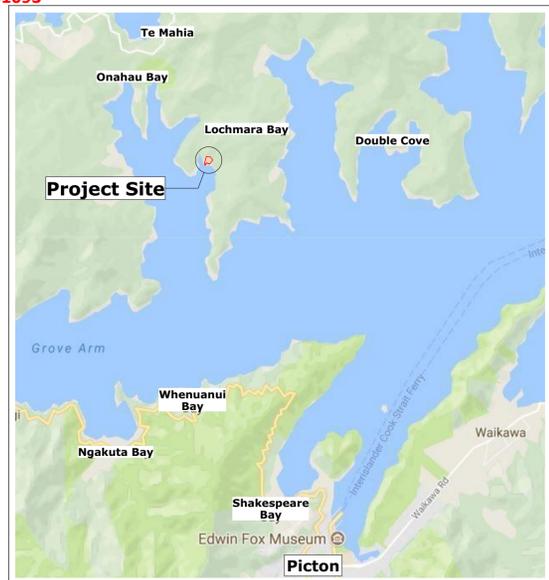
Revision	Issue	Revision	Checked
P3	29/08/2017	P4	
RMA	30/08/2017	P4	
P4	20/12/2017	PS	
BC	21/12/2017	A	
AM1	2/03/2020	B	
BCA	28/09/2020	C	1018

MARLBOROUGH DISTRICT COUNCIL

Drawings Provided For District Resource Consent Application
 Drawings Provided For Engineering Input
 Drawings Provided For Building Consent Application
 Drawings Provided For Resource Consent Change Application
 Amendments - Corner of building removed to allow for existing battered hillside.

- General Notes:**
- Lonsdale Architectural drawings are NOT to be used as shop drawings.
 - Architectural drawings to be read in conjunction with Structural and all other Project Documentation.
 - Contractor shall verify all dimensions on site prior to commencing work.
 - Contractor shall verify all Architectural drawings are the latest issue.

- Site Notes:**
- Height Origin - RL Levels shown are taken from an Assumed Datum, with Bench mark BM 17, being Iron Tube 0.3m down in lawn (refer Alyson & Partner Ltd, site survey drawings for further information).
 - SL - refers Sea Level, as taken 2.71m below Elain Cairn.
 - 1.5% MHWs is shown at 9.900m. Confirmed MHWs height to be established on site prior to any work carried out on site.
 - Proposed Boatshed Finished Floor Level to be 2.6% minimum (1.1m above MHWs) or 11,000m.
 - Major contours at 1.0m intervals, Minor contours at 0.5m intervals.
 - Wind Zone - Very High
 - Wind Region - W
 - Earthquake Zone - 3
 - Corrosion Zone - D



Location Plan
Scale - NTS



Legal Description

Boatshed
 Onahau Bay,
 Queen Charlotte Sound,
 Marlborough 7282
 Lot 2, Deeds 90
 Site Area Gross - 2.1063 Ha
 Net - 2.1063 Ha
Site Description
 Removed Boatshed Footprint - 53.30 m²
 New Boatshed Footprint + 69.84 m²
 New Boatshed Decking + 43.60 m²

project

Regan / Mckee Boatshed
 Replacement Structure
 Onahau Bay
 Queen Charlotte Sound

This drawing is copyright. Under no circumstances may this drawing be reproduced in any form without the written permission of Lonsdale Architectural.

layout **Site Information**
 Legal Description, Location Plan,
 Site Bulk & Location Plan

design **Tim Lonsdale**

drawn **LA**

file **824-06-17**

status **Building Consent - Amendment A**

issue **BCA - 28/09/2020**

sheet **A.000.C**

printed **28/09/2020** print size **A1**

Key - Site Bulk & Location Plan

- Boundary Line
- MHWS (Mean High Water Springs)
- Centre of waterway
- Site Major Contour Line
- Site Minor Contour Line
- Edge of Bank
- Proposed New Retaining wall
- Building footprint
- Existing Boatshed footprint
- Site Bench Mark
- Power Pole (existing)
- Water Tank (existing)

Revision	Date	Change
1010		MARLBOROUGH DISTRICT COUNCIL to allow for existing battered hillside.
1019	28/09/2020	Amendments - Altered front elevation/roof line, to central gable, steps down to lean-to roves on each side. Note: as per sketch provided by builder & requested by Client.
1020		Amendments - Hillside to back of building altered to; extent, levels & gradients as checked/confirmed by Engineer.
1021		Amendments - Roofing changed to 'Veedeek' profile over roof underlay.

- General Notes:**
- Lonsdale Architectural drawings are NOT to be used as shop drawings.
 - Architectural drawings to be read in conjunction with Structural and all other Project Documentation.
 - Contractor shall verify all dimensions on site prior to commencing work.
 - Contractor shall verify all Architectural drawings are the latest issue.

- Colour Scheme Notes:**
- 'Heart Cedar' timber cladding, shutter doors, fascia/arge, facing & trim boards, to be Band sawn with 'Machinecoat Stone' coating system, to provide 'Silvered' weathered appearance.
 - 'Colorcote AlumGard' roofing, flashings, spouting & downpipes to be colour 'Slate', with LRV value of 9.53.
 - Retaining wall poles & timber boarding to have dark grey stain.



project

Regan / Mckee Boatshed
 Replacement Structure
 Onahau Bay
 Queen Charlotte Sound

layout **Plans**
 Boatshed Floor Plan

design **Tim Lonsdale**

drawn **LA**

file **824-06-17**

status **Building Consent - Amendment A**

issue **BCA - 28/09/2020**

sheet **A.100.D**

printed **19/10/2020** print size **A1**

Schedule of Construction & Finishes

- Roofing:** 'Veedeek' profile 'Colorcote AlumGard' roofing @ 40° & 3.5° roof pitch, on roof underlay over timber roof framing.
 - Eaves:** 'Colorcote AlumGard' 125mm half-round spouting system, on 'Heart Cedar' timber fascia boards, with 12mm 'Ecoply Grooved' soffit lining.
 - Exterior Cladding:** 190x18.5mm (135mm cover) 'Heart Cedar' bevelback exterior weather board cladding.
 - Shutters:** Cedar timber shutters over main door openings, with top hung Stainless Steel track, clad with horizontal Shiplap Cedar timber boarding (150mm cover to match walls).
 - Window & Door Joinery:** Double glazed Cedar timber exterior window & door joinery, with 60x15mm single bevel architraves to interior.
 - Exterior Decking:** 140x20mm 'Thermapac Watershed' Purple Heart' timber decking, on H5 treated timber floor members & H6 treated timber piles.
 - Wall Framing:** 140x45mm H3.2 treated timber wall framing, with studs @ 400mm max crs, with dwangs @ 800mm max crs, with grooved 12mm 'Ecoply' internal wall lining.
 - Roof Framing:** 70x45mm timber purlins @ 900mm max crs (on flat to lean-to & edge to gable), over 140x45mm SGB rafters @ 0.6m crs to lean-to roof, and prefabricated exposed 'King Post' timber trusses @ 1.2m crs to centre gable.
 - Ceilings:** 12mm grooved 'Ecoply' internal ceiling lining, direct fixed to under side of rafters under lean-to, and under side of purlins to gable.
- Notes:** Schedule is a general overview of building construction, however for more accurate detailing refer to plans & specifications.

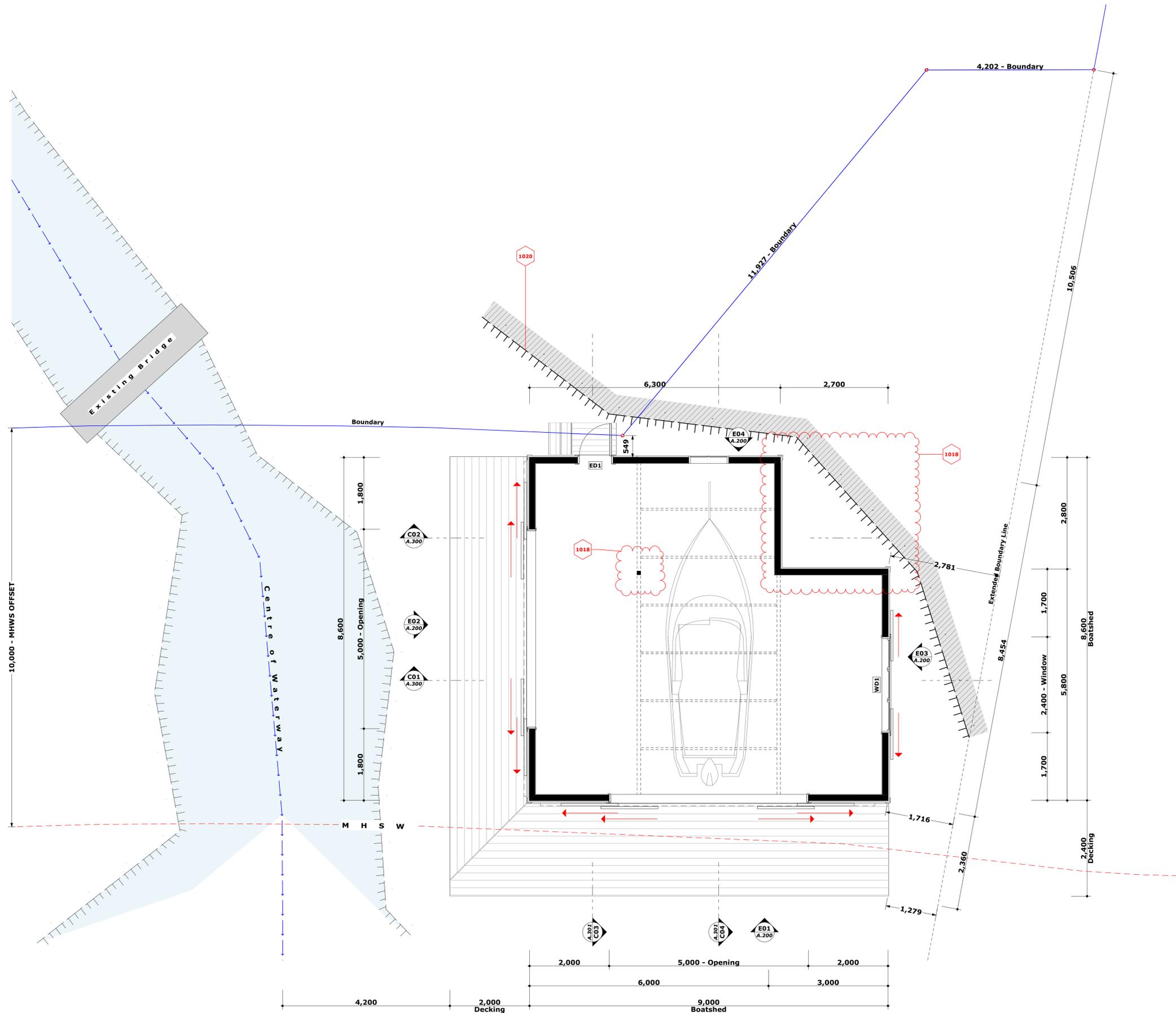
Timber Treatment Schedule

Typical interior & exterior wall framing, roof trusses & timber roof framing members	H3.2
'Ecoply' sarking, & interior bracing wall linings	H3.1
Deck Joists, Bearers, blocking & stringers	H5
Deck SED piles	H6
Heart Cedar Window/door joinery, exterior bevelback weatherboards & associated facing/cover boards	Nil

All workmanship and materials shall be in accordance with New Zealand Standards 3604:2011 and the Building Act: 2004. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details if applicable.

Key - Boatshed Floor Plan

- Boundary Line
- MHWS (Mean High Water Springs)
- Centre of waterway
- Site Major Contour Line
- Site Minor Contour Line
- Edge of Bank
- Battered/Sloped Hillside (Engineer to confirm stability/extent etc.)
- Exterior timber framed wall



P01 Boatshed Floor Plan
 A1 Scale 1:50

Revision	History	Revision	Checked
P3	29/08/2017	P2	MARLBOROUGH DISTRICT COUNCIL
P4	20/12/2017		Drawings Provided For Engineering Input
BC	21/12/2017	A	Drawings Provided For Building Consent Application
			Drawings Provided for Amendment to Building Consent.
BCA	28/09/2020	B	1010 Amendments - Main floor design changed from concrete foundation to timber joist on driven timber piles
			1015 Amendments - Bracing Design altered to suit altered wall layout, window/door openings & new rigid air barrier.

Foundation & Deck Framing Notes:

Main Floor: 19mm CD grade 'Ecoply T&G' H3.2 CCA treated flooring, on floor framing members (see below).

Main piles - P1: 150 SED H6 treated timber driven piles @ 1.8m max crs to 'max set of 25 mm/ blow, driven to 1.2 m min (as per cl 6.6.5 NZS 3604).

Bearers: H4 treated minimum 200x100mm SGB rough-sawn timber bearers (as per Engineers design)

Floor Joists: H3.2 treated 190x45mm SGB timber floor joists @ 400mm max crs (provide 190x45mm continuous joist at edge, with solid blocking at mid-span & over bearer support)

Decking: 140x20mm 'Hempac Watershed Purple Heart' timber decking (installed as per Herman Pacific specifications)

Deck Joists: H4 treated 140x45mm SGB timber deck joists @ 400mm max crs (provide 140x45mm continuous joist at edge, with solid blocking at mid-span & over stringer support)

Deck Bearers - B4: H4 treated 200x100mm SGB rough-sawn timber bearers, fixed back to piles with M12 bolts (see fixing details below)

Deck piles - DP: 150 SED H6 treated timber driven piles @ 1.8m max crs 'max set of 25 mm/ blow, driven to 1.2 m min (as per cl 6.6.5 NZS 3604).

Stringer: H4 190x45mm treated timber stringer supporting deck joists, bolted to sub-floor framing with M12 bolts @ 900mm max crs (see fixing details below)

Fixing Notes:
Joist to Bearer: At non-load bearing locations, use 2/100x3.75mm type 304 Stainless Steel skew nails. All load bearing points to be fixed as per details D11 to D16 on sheet A-403.

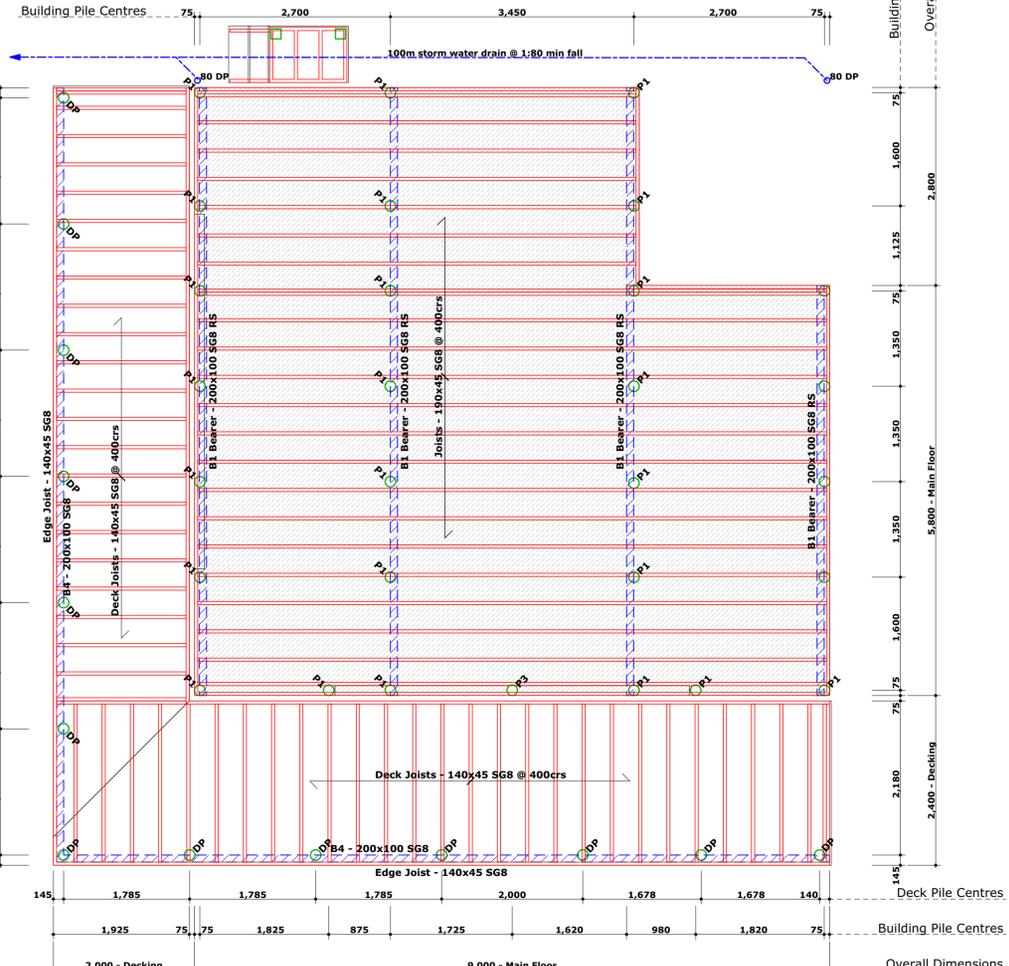
Deck Joist to Bearer: 2/100x3.75mm type 304 Stainless Steel skew nails

Deck Joist to Stringer: 2/100x3.75mm type 304 Stainless Steel skew nails

Bearer to Pile: Typically 6kN fixing, with single Type 304 Stainless Steel M12 bolt, with 50x50x3mm SS square washers. Note: connection under post to have 2/M12 bolts (see detail D13 on sheet A-403 for further information)

Stringer to Sub-floor framing: M12 Galv. Steel bolt @ 900mm max crs, with 50x50x3mm square washers.

Durability: Exposed sub-floor bolts to be Hot-dipped galvanised Steel, with above floor sheltered fixings (includes all areas not in wall cavity) to be Type 304 Stainless Steel. Covered ('closed' areas), to be Hot-dipped galvanised Steel.



P02 Sub-floor & Deck Framing Plan
At Scale 1:50

Wall Framing/Bracing Notes:

Wall Framing: 140x45mm H3.2 treated SGB timber wall framing, with studs @ 400mm max crs, and 140x45mm diaphragms @ 800mm max crs (to suit Ecoply setout)

Trusses: H3.2 treated prefabricated timber trusses @ 1,200mm crs, with Type 304 Stainless fixing plates & bolts (as per manufacturer/ prefabricators specification)

Rigid Air Barrier: 7mm 'Ecoply Barrier' rigid air barrier, installed as per manufacturer's specifications

Internal Lining: 2700x1200x12mm H3.1 treated 'Ecoply' interior wall lining.

Abbreviations:
SED Specific Engineered Design
DS Double Stud
SHS Square Hollow Section
crs Centres
max Maximum

Fixing Notes:
EPB1 - Ecoply Barrier Bracing: 50x2.8mm Type 304 Stainless Steel nails @ 150mm crs to sheet edges & 300mm crs to intermediate members (as per section 4.6, '2017 CCH Ecoply Barrier Specification & Installation Guide')

Stud to Top Plate: 'Lumberlok' Type B fixing (refer 'Lumberlok Top Plate to Stud Fixing Schedule' in supporting documents for further information)

Single Stud to Bottom Plate: 2/100x3.75 end nailed and 4/100x3.15mm skewed (as per table 8.19, NZS 3604:2011).

Double Stud to Bottom Plate: (supporting roof trusses) 'Lumberlok' 12 kN fixing (as per Engineers design, refer 'Lumberlok 12kN Stud to Bottom Plate Fixing' in supporting documents for further information)

Stud to Timber Lintel: 4kN 'Lumberlok' Type F fixing (refer 'Lumberlok Lintel Fixing Schedule' in supporting documents for further information)

UB Lintels to Wall/Floor Framing: refer details D12 & D13 on sheet A-403 for further fixing information.

Post to Sub-floor Framing: refer details D11 on sheet A-403 for further fixing information.

GLB Beam to Post Fixing: refer detail D11 on sheet A-403 for further fixing information.

GLB Beam to Wall Framing: refer detail D15 & D16 on sheet A-403 for further fixing information.

GLB Beam to UB Lintel: refer detail D14 on sheet A-403 for further fixing information.

Bottom Plate to Floor Framing: 2/100x3.75mm hand-driven nails @ 600mm max crs or 3/90x3.15mm power-driven nails @ 600mm max crs (as per table 8.19, NZS 3604:2011).

Durability: Exposed & Sheltered fixings (includes all areas not in wall cavity) to be Type 304 Stainless Steel. Covered ('closed' areas), to be Hot-dipped galvanised Steel

Wall Framing/Bracing Plan

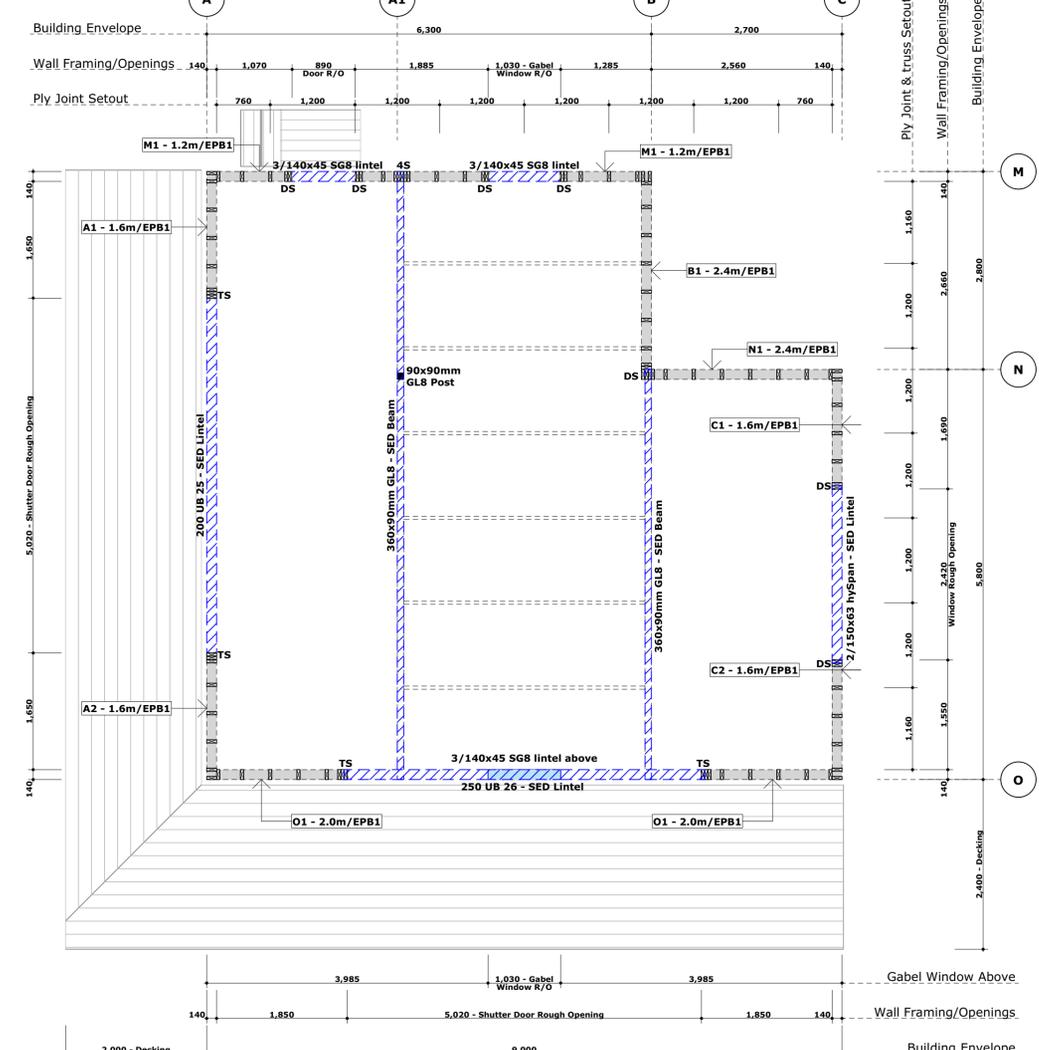
P03 At Scale 1:50

Timber Treatment Schedule

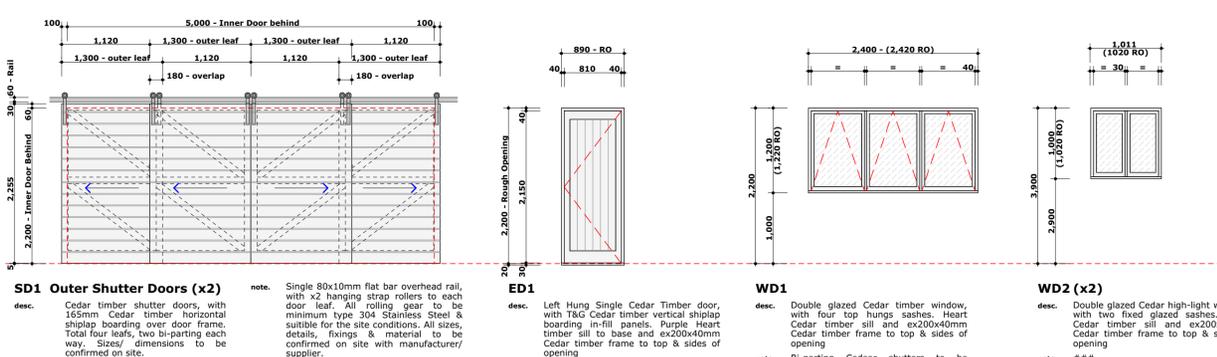
Typical interior & exterior wall framing, roof trusses & timber roof framing members	H3.2
'Ecoply' sarking, & interior bracing wall linings	H3.1
Deck Joists, Bearers, blocking & stringers	H5
Deck SED piles	H6
Heart Cedar Window/door joinery, Nil exterior bevelback weatherboards & associated facing/cover boards	Nil

All workmanship and materials shall be in accordance with New Zealand Standards 3604 : 2011 and the Building Act : 2004. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions.

All plans are to be read in conjunction with the specifications and Engineer's details if applicable.



P03 At Scale 1:50



SD1 Outer Shutter Doors (x2) note: Single 90x10mm flat bar overhead rail, with x2 hanging strap rollers to each door leaf. All rolling gear to be minimum type 304 Stainless Steel & shiplap boarding over door frame. All sizes, details, fixings & material to be confirmed on site with manufacturer/supplier.

WD1 note: Left Hung Single Cedar Timber door, with 165mm Cedar timber vertical shiplap boarding in-fill panels. Purple Heart Cedar timber sill and ex200x40mm Cedar timber frame to top & sides of opening

WD2 (x2) note: Bi-parting Cedar shutters to be provided over (style to match SD1)

General Notes:

- Lonsdale Architectural drawings are NOT to be used as shop drawings
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- Contractor shall verify all dimensions on site prior to commencing work
- Contractor shall verify all Architectural drawings are the latest issue



PHONE: (03) 379 0924
EMAIL: office@lonsdalearch.co.nz
WEB: www.lonsdalearch.co.nz

project

Regan / Mckee Boatshed
Replacement Structure
Onahau Bay
Queen Charlotte Sound

layout **Plans**
Window/Door Schedule, Sub-floor & Deck Framing Plan, Wall Framing/Bracing Plan

design **Tim Lonsdale**

drawn **LA**

file **824-06-17**

status **Building Consent - Amendment A**

issue **BCA - 28/09/2020**

sheet **A.101.B**

printed **19/10/2020** print size **A1**

Revision	Issue	Revision	Checked
P3	29/08/2017	P2	MARLBOROUGH DISTRICT COUNCIL
P4	20/12/2017	P2	Drawings Provided For Engineering Input
BC	21/12/2017	A	Drawings Provided For Building Consent Application
BCA	28/09/2020	B	1011 Amendments - Roof line amended to a central 40 deg gable, with 3.5 deg lean-to roofs each side.

- General Notes:**
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project
Regan / Mckee Boatshed
 Replacement Structure
 Onahau Bay
 Queen Charlotte Sound

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layout
Plans
 Roof Framing Plan, Roof Drainage Plan

design
Tim Lonsdale

drawn
LA

file
824-06-17

status
Building Consent - Amendment A

issue
BCA - 28/09/2020

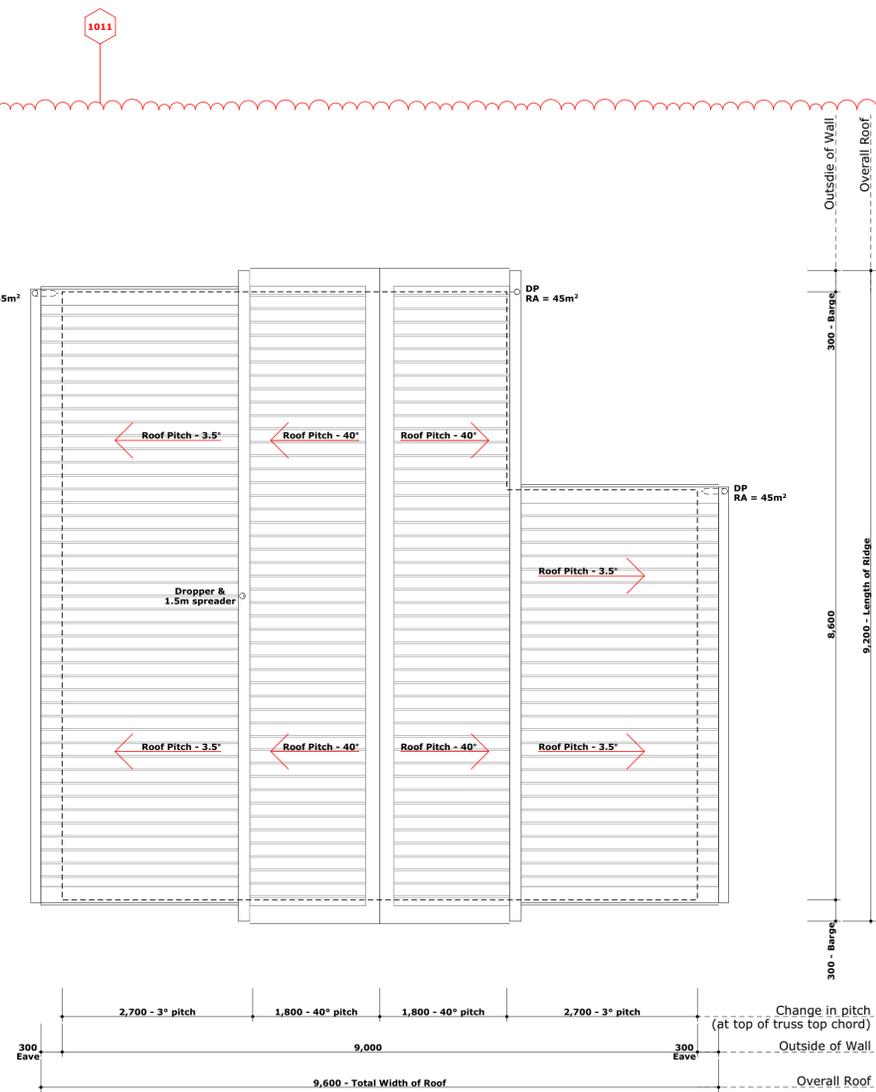
sheet
A.102.B

printed
28/09/2020 print size, **A1**

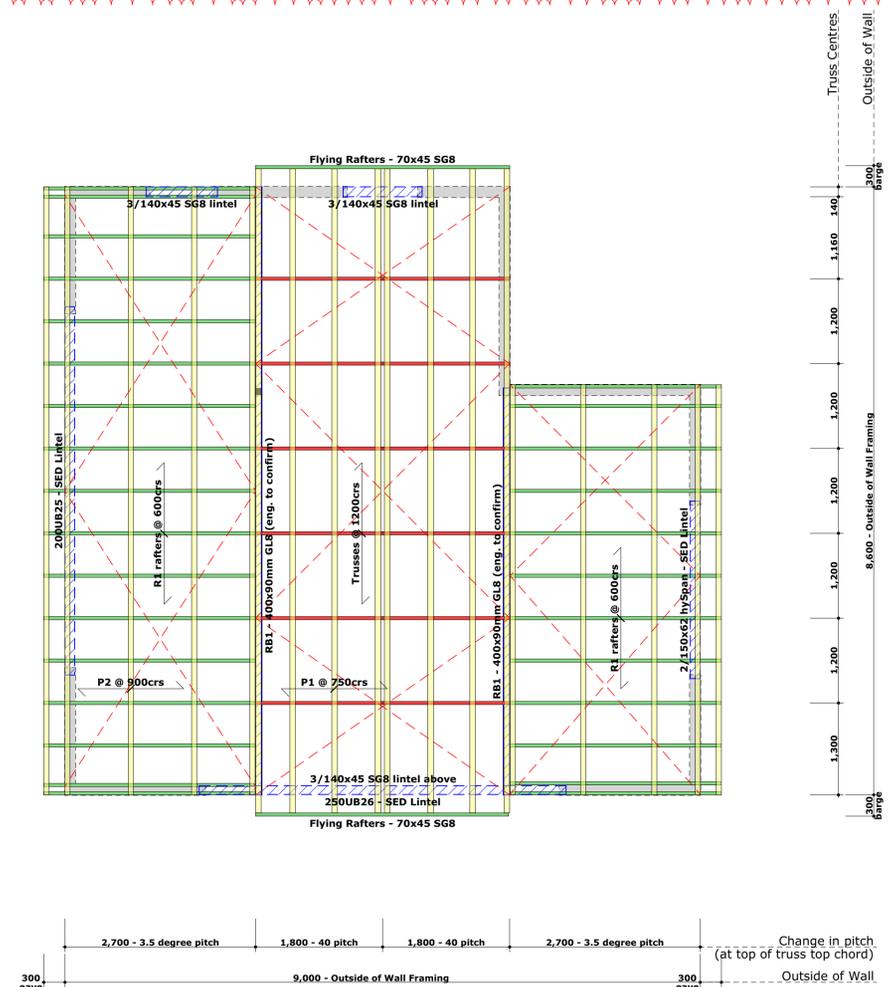
Timber Treatment Schedule

Location	Material	Requirement
Typical interior & exterior wall framing, roof trusses & timber roof framing members	H3.2	H3.2
'Ecoply' sarking, & interior bracing wall linings	H3.1	H3.1
Deck Joists, Bearers, blocking & stringers	H5	H5
Deck SED piles	H6	H6
Heart Cedar Window/door joinery, exterior bevelback weatherboards & associated facing/cover boards	Nil	Nil

All workmanship and materials shall be in accordance with New Zealand Standards 3604 : 2011 and the Building Act : 2004. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details if applicable.

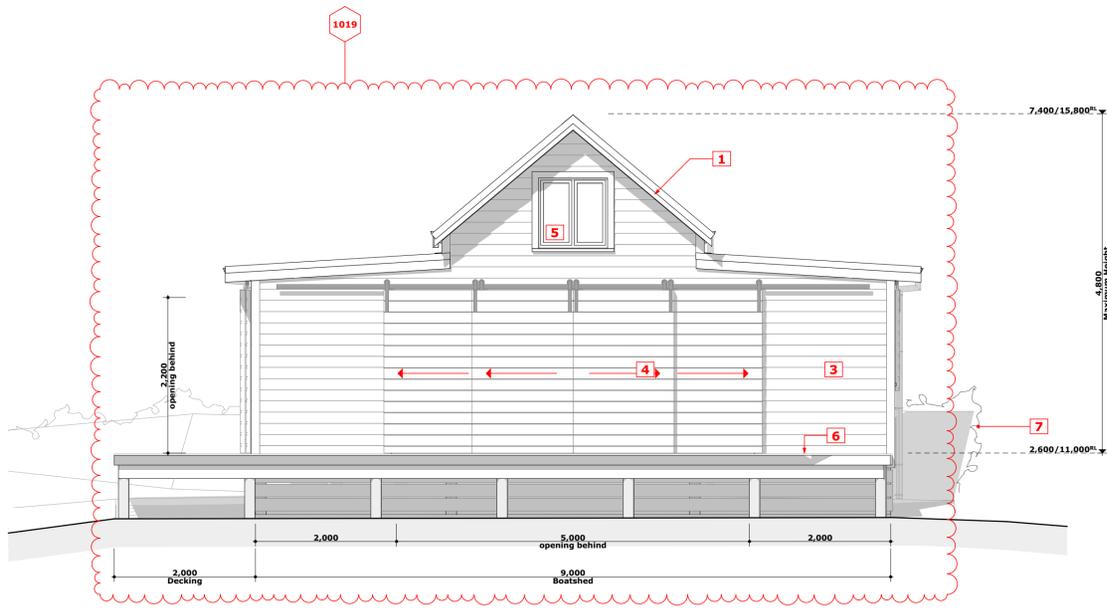


P05 Roof Drainage Plan
 A1 Scale 1:50

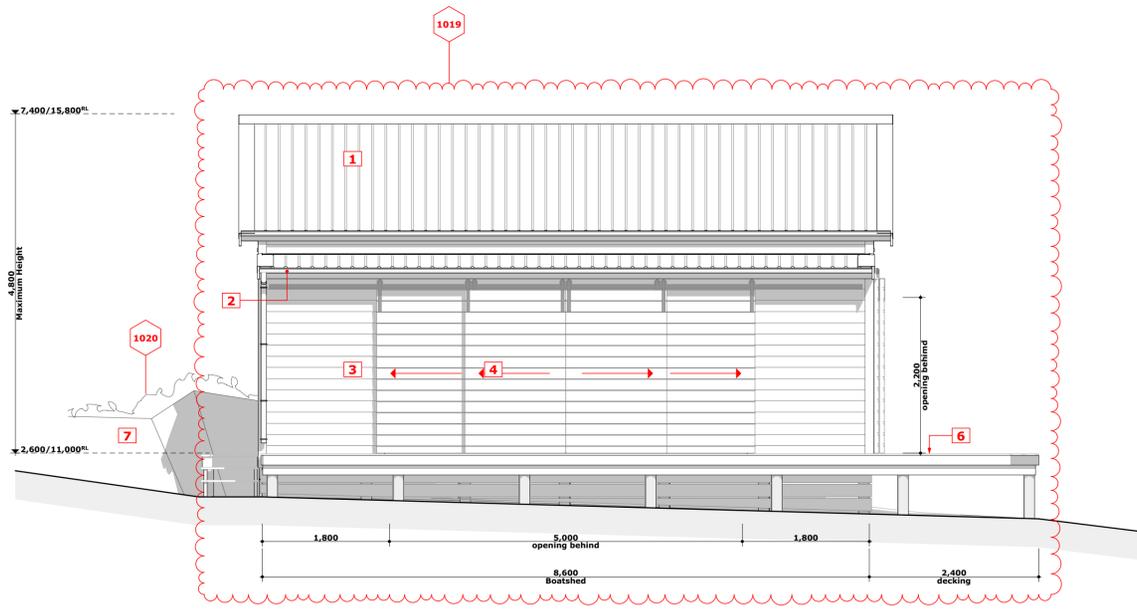


P04 Roof Framing Plan
 A1 Scale 1:50

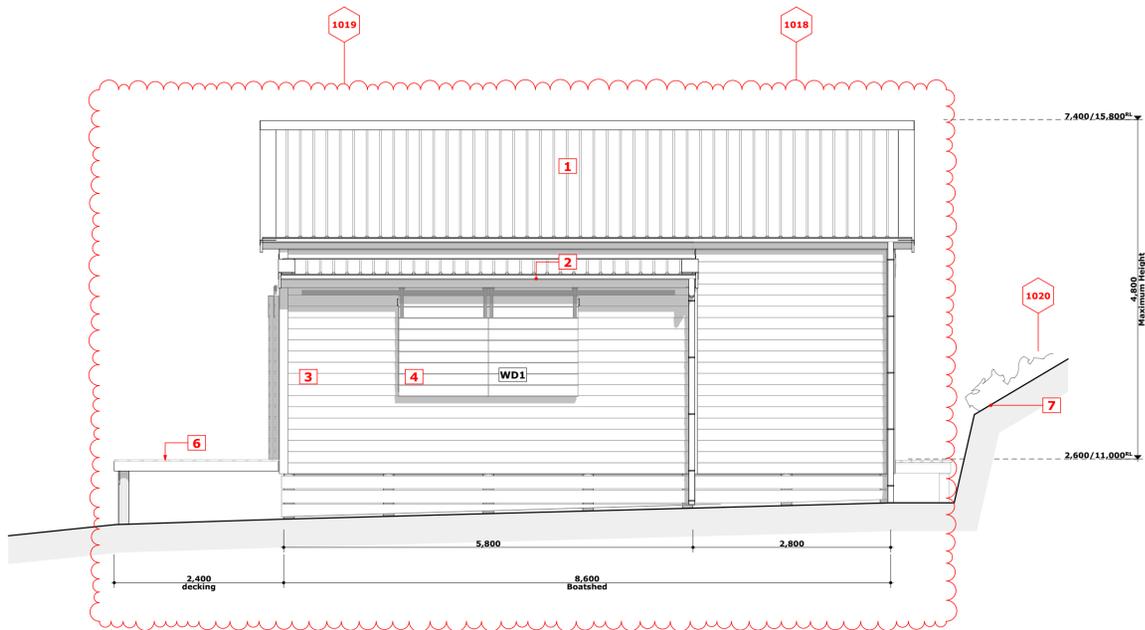
Revision History			
no.	date	revision	checked
			MARLBOROUGH DISTRICT COUNCIL
			to allow for existing battered hillside.
BCA	28/09/2020	C	1019
			Amendments - Altered front elevation/roof line, to central gable, steps down to lean-to roves on each side. Note: as per sketch provided by builder & requested by Client.
			1020
			Amendments - Hillside to back of building altered to; extent, levels & gradients as checked/confirmed by Engineer.
			1021
			Amendments - Roofing changed to 'Veedeek' profile over roof underlay.



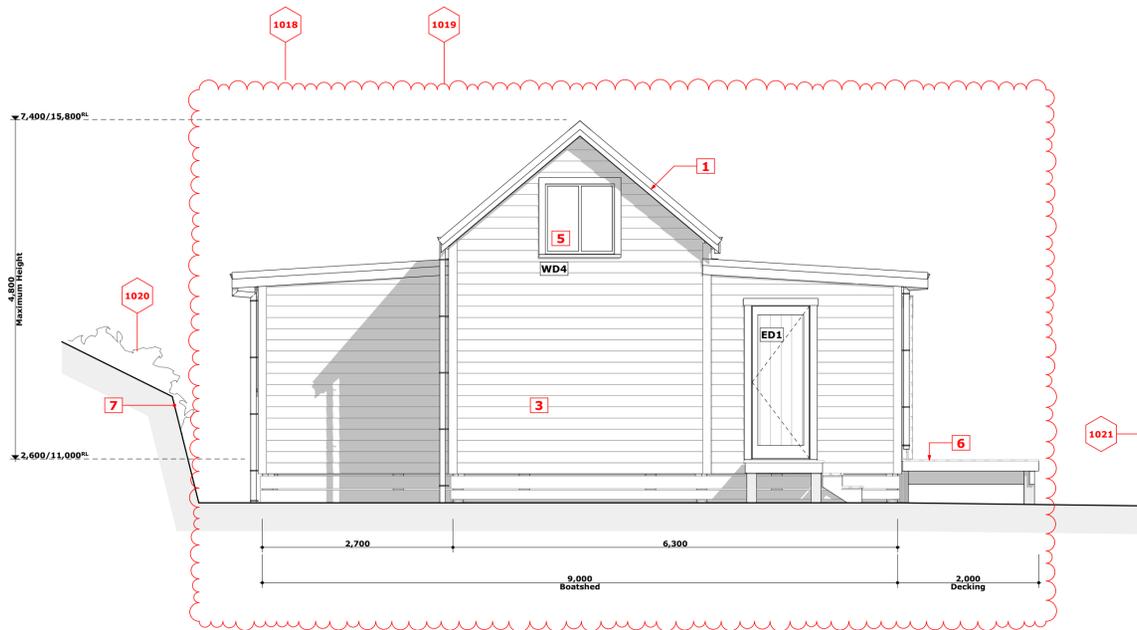
E01 South West Elevation
#LayerID A1 Scale 1:50



E02 North West Elevation
A1 Scale 1:50



E03 South East Elevation
A1 Scale 1:50



E04 North East Elevation
A1 Scale 1:50

- General Notes:**
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- Colour Scheme Notes:**
- 'Heart Cedar' timber cladding, shutter doors, fascia/arge, facing & trim boards, to be Band sawn with 'Machinecoat Stone' coating system, to provide 'Silvered' weathered appearance.
 - 'Colorcoat AlumGard' roofing, flashings, spouting & downpipes to be colour 'Slate', with LRV value of 9.53.
 - Retaining wall poles & timber boarding to have dark grey stain.



Timber Treatment Schedule

Typical interior & exterior wall framing, roof trusses & timber roof framing members	H3.2
'Ecoply' sarking, & interior bracing wall linings	H3.1
Deck Joists, Bearers, blocking & stringers	H5
Deck SED piles	H6
Heart Cedar Window/door joinery, exterior bowback weatherboards & associated facing/cover boards	H1

All workmanship and materials shall be in accordance with New Zealand Standards 3604: 2011 and the Building Act: 2004. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details if applicable.

Key- External Finishes

- Roofing:** 'Veedeek' profile 'Colorcoat AlumGard' roofing @ 40° & 3.5° roof pitch.
 - Eaves:** 'Colorcoat AlumGard' 125mm half-round spouting system, on 'Heart Cedar' timber fascia boards, with 12mm 'Ecoply Grooved' soffit lining.
 - Exterior Cladding:** 190x18.5mm (158mm cover) 'Heart Cedar' bevelback exterior weather board cladding over cavity batten system.
 - Shutters:** Cedar timber shutter doors (over framed opening), hung on overhead stainless steel track, with horizontal Shiplap Cedar timber boarding to door leaf panels (158mm cover to match walls).
 - Window & Door Joinery:** Double glazed Cedar exterior window & door joinery.
 - Ext. Decking:** 180x30mm Hemipac Watershed Purple Heart timber decking, on H5 treated timber floor members & H6 treated timber piles.
 - Hillside:** Existing hillside to back of building scrapped & graded, with stability, extent, levels & gradients to be checked & confirmed by Engineer.
- Wall Framing:** 140x45mm H3.2 treated timber wall framing, with studs @ 400mm max cs, with dwangs @ 1200mm max cs, with 12mm Ply interior wall lining.
- Roof Framing:** 70x45mm timber purlins @ 900mm cs, over timber trusses @ 1.2m cs or timber rafters @ 0.6m cs.

project

Regan / Mckee Boatshed
Replacement Structure
Onahau Bay
Queen Charlotte Sound

layout **Elevations**
South West Elevation, North West Elevation, South East Elevation, North East Elevation

design **Tim Lonsdale**

drawn **LA**

file **824-06-17**

status **Building Consent - Amendment A**

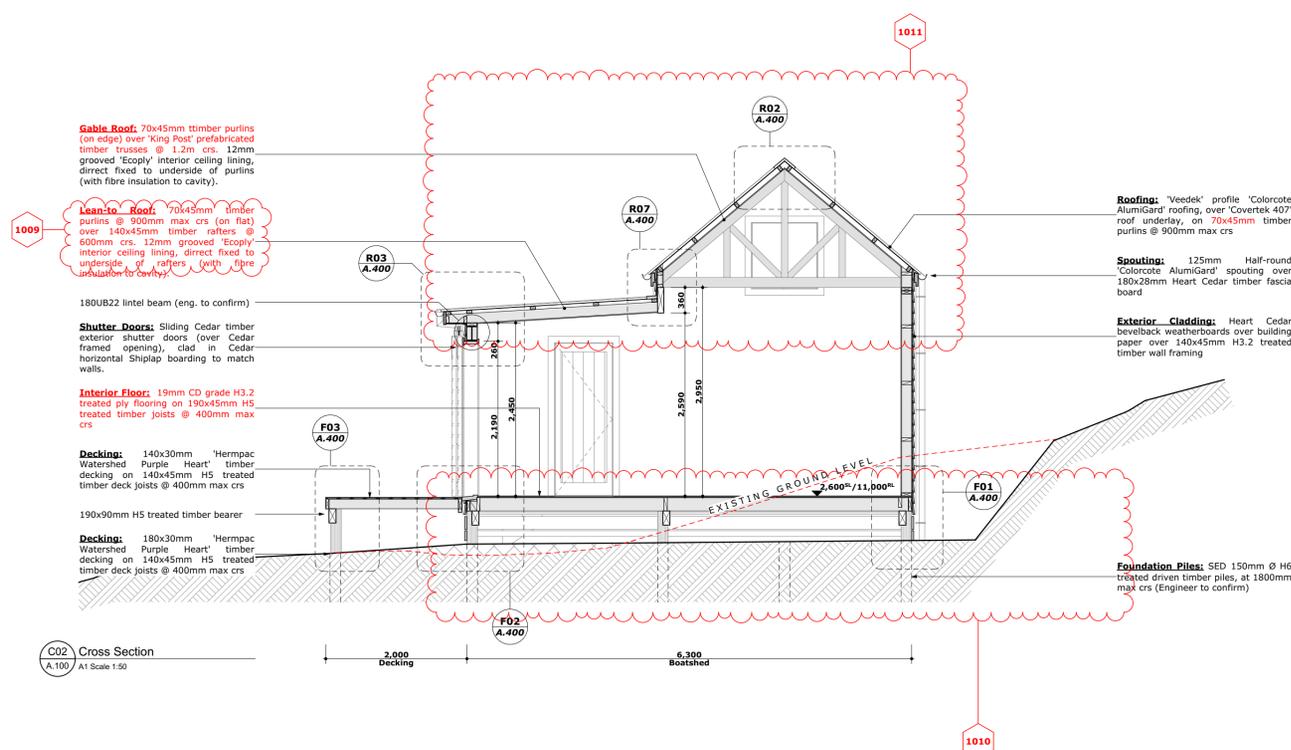
issue **BCA - 28/09/2020**

sheet **A.200.C**

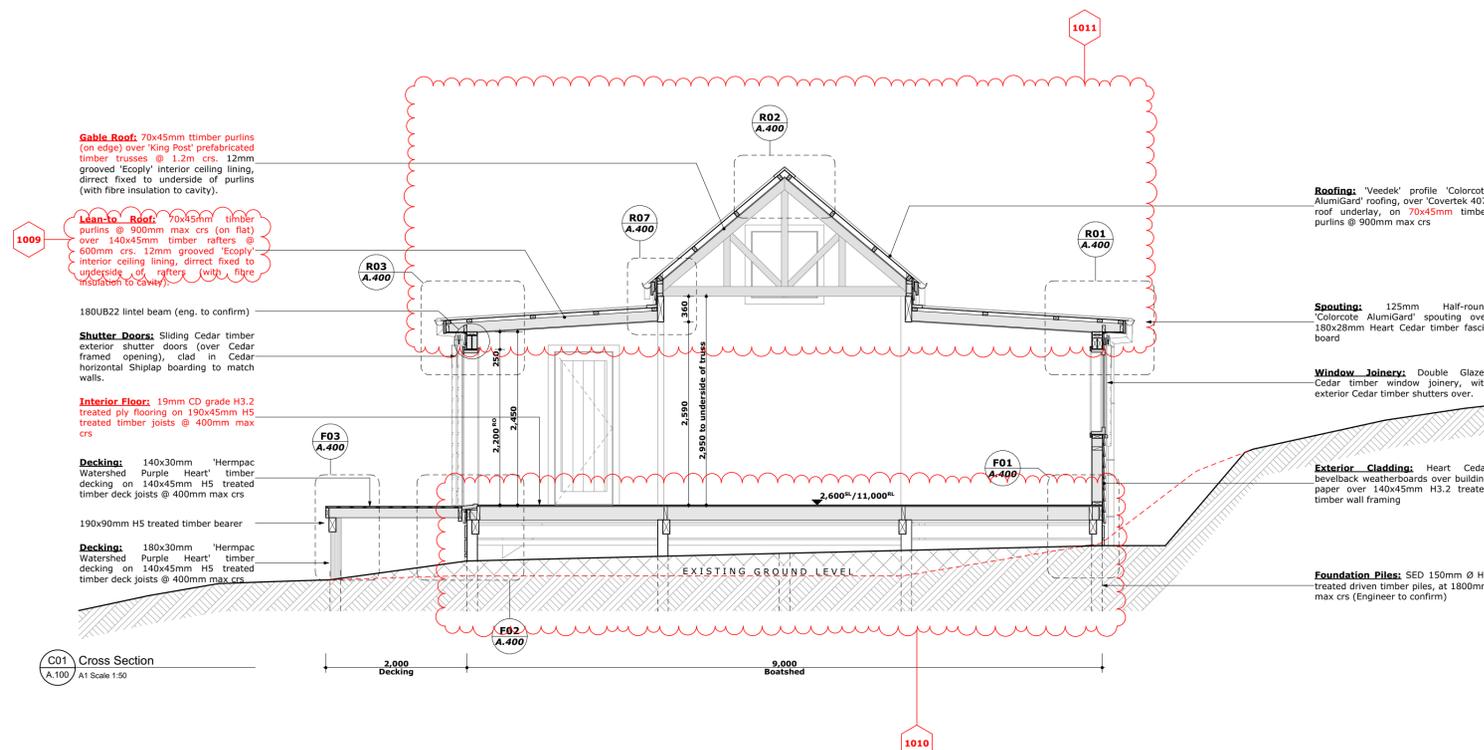
printed **28/09/2020** print size **A1**

Revision History		revision	change	Date Approved: 19/10/2020
P4	20/12/2017		MARLBOROUGH DISTRICT COUNCIL	
BC	21/12/2017	A	Drawings Provided For Building Consent Application	
			-	Drawings Provided for Amendment to Building Consent.
BCA	28/09/2020	B	1009 Amendments - Truss design altered to suit new roof line.	
			1010 Amendments - Main floor design changed from concrete foundation to timber joist on driven timber piles.	
			1011 Amendments - Roof line amended to a central 40 deg gable, with 3.5 deg lean-to roofs each side.	

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C02 Cross Section
A1 Scale 1:50



C01 Cross Section
A1 Scale 1:50



project

Regan / Mckee Boatshed
Replacement Structure
Onahau Bay
Queen Charlotte Sound

layout **Cross Sections**
Cross Section

design **Tim Lonsdale**

drawn **LA**

file **824-06-17**

status **Building Consent - Amendment A**

issue **BCA - 28/09/2020**

sheet **A.300.B**

printed **19/10/2020** print size **A1**

Timber Treatment Schedule	
Typical interior & exterior wall framing, roof trusses & timber roof framing members	H3.2
'Ecoply' sarking, & interior bracing wall linings	H3.1
Deck Joists, Bearers, blocking & stringers	H5
Deck SED piles	H6
Heart Cedar Window/door joinery, exterior bevelback weatherboards & associated facing/cover boards	Nil

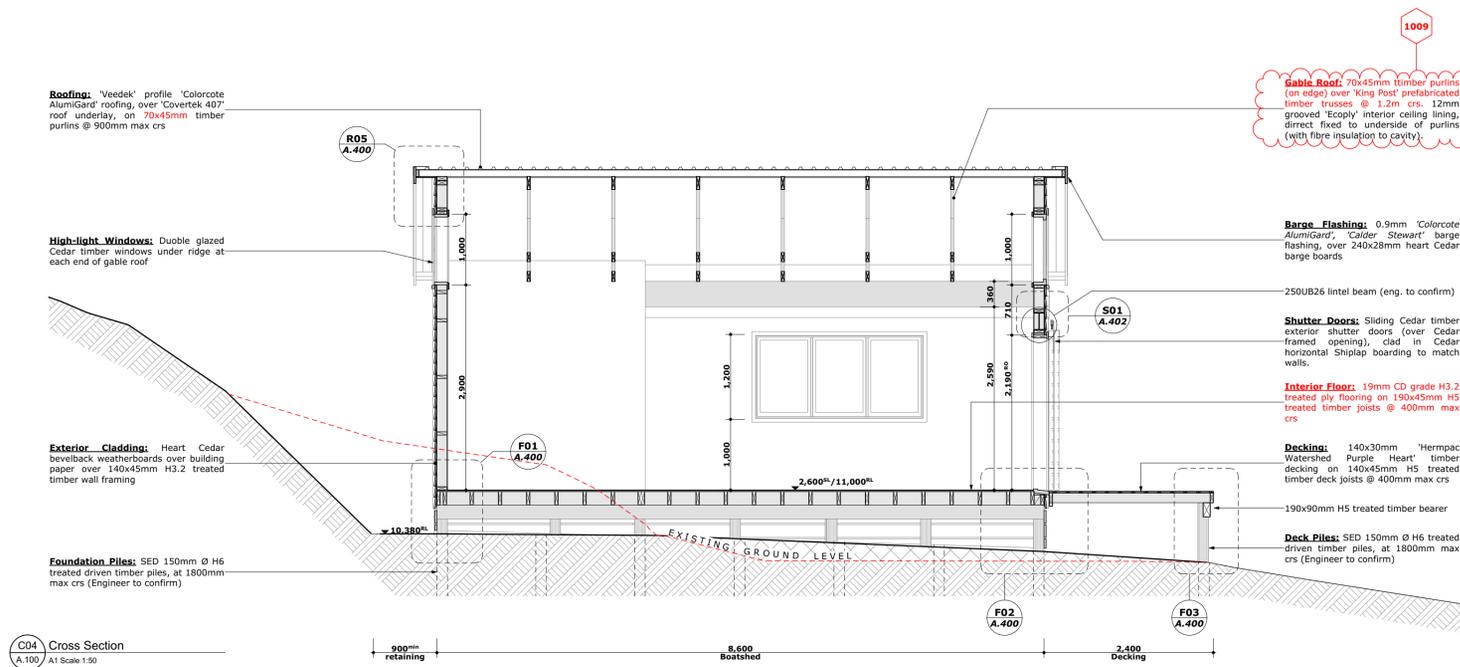
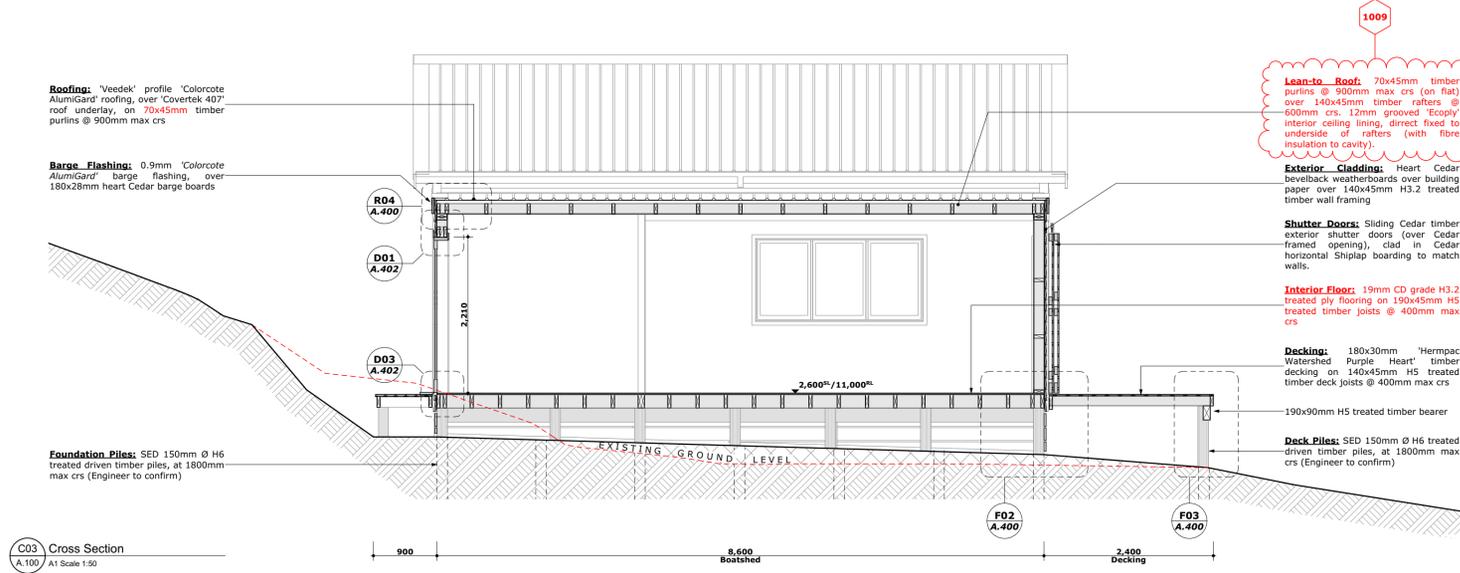
All workmanship and materials shall be in accordance with New Zealand Standards 3604 : 2011 and the Building Act : 2004. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details if applicable.

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Revision History			
no.	date	revision	checked by
P3	29/08/2017	P2	MARLBOROUGH DISTRICT COUNCIL
P4	20/12/2017	P2	Drawings Provided For Engineering Input
BC	21/12/2017	A	Drawings Provided For Building Consent Application
BCA	28/09/2020	B	1009 Amendments - Truss design altered to suit new roof line.

Date Approved: 19/10/2020

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project

Regan / Mcke Boatshed
Replacement Structure
Onahau Bay
Queen Charlotte Sound

layout **Cross Sections**
Cross Section

design **Tim Lonsdale**

drawn **LA**

file **824-06-17**

status **Building Consent - Amendment A**

issue **BCA - 28/09/2020**

sheet **A.301.B**

printed **19/10/2020** print size **A1**

Timber Treatment Schedule

Typical interior & exterior wall framing, roof trusses & timber roof framing members	H3.2
'Ecoply' sarking, & interior bracing wall linings	H3.1
Deck Joists, Bearers, blocking & stringers	H5
Deck SED piles	H6
Heart Cedar Window/door joinery, exterior bevelback weatherboards & associated facing/cover boards	Nil

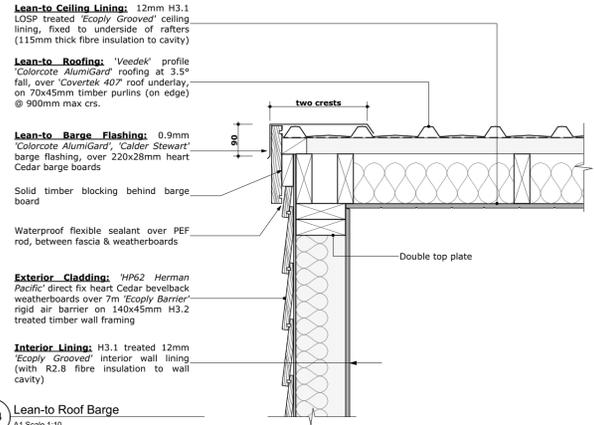
All workmanship and materials shall be in accordance with New Zealand Standards 3604 : 2011 and the Building Act : 2004. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details if applicable.

Revision History		Date Approved: 19/10/2020	
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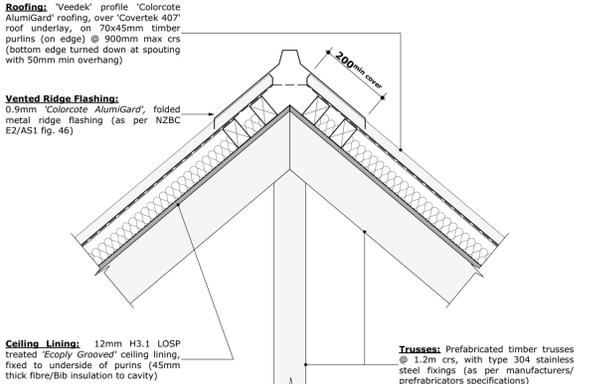
- General Notes:**
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LONSDALE ARCHITECTURAL

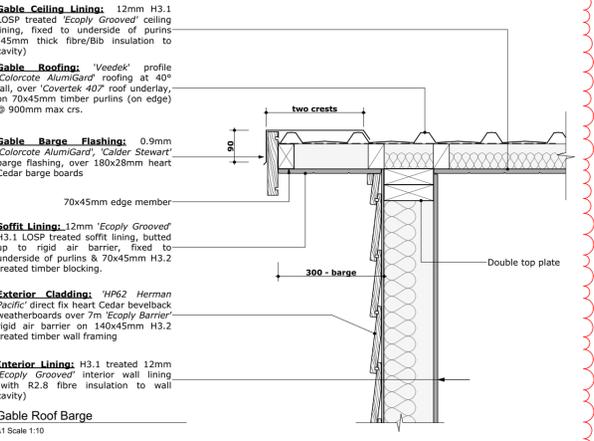
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 EMAIL: office@lonsdalearch.co.nz
 WEB: www.lonsdalearch.co.nz



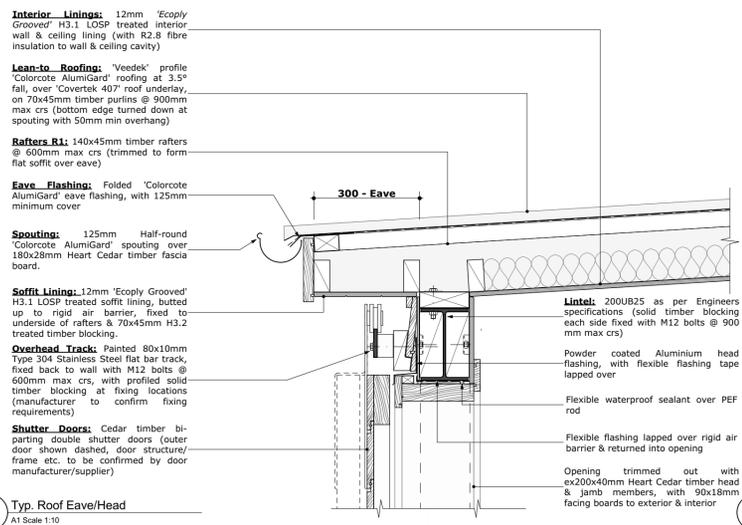
R04 Lean-to Roof Barge
A1 Scale 1:10



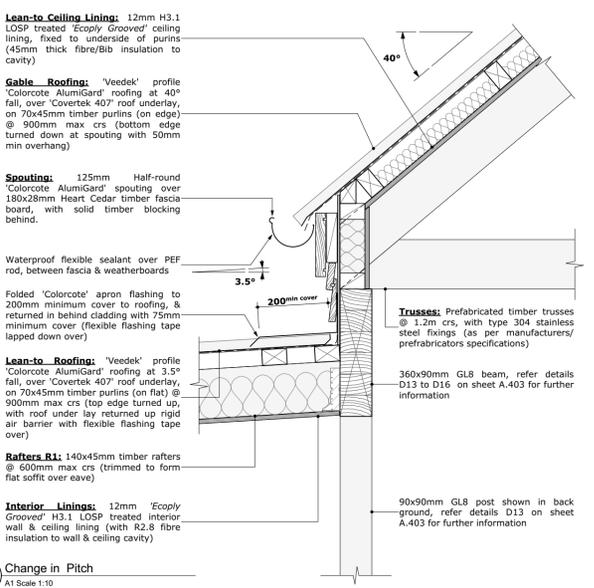
R02 Typ. Roof Ridge
A1 Scale 1:10



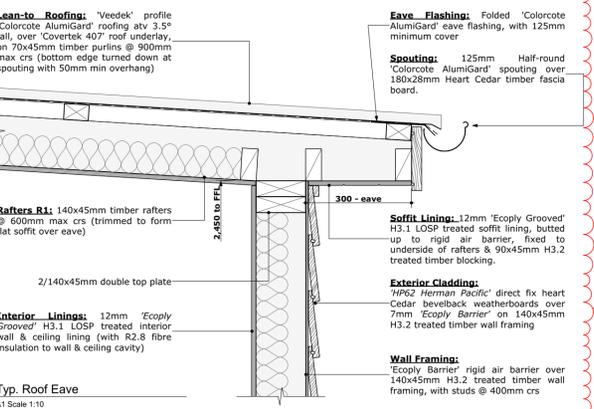
R05 Gable Roof Barge
A1 Scale 1:10



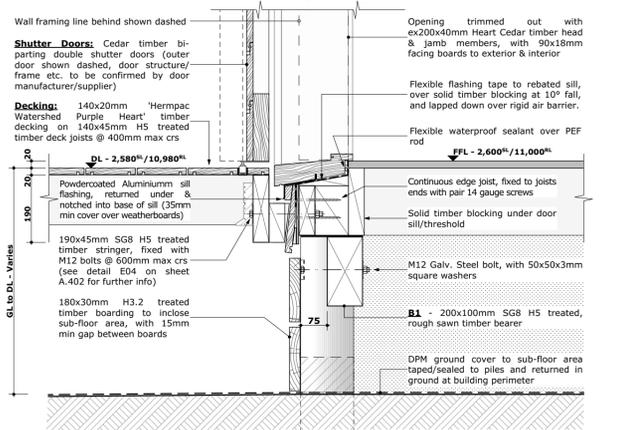
R03 Typ. Roof Eave/Head
A1 Scale 1:10



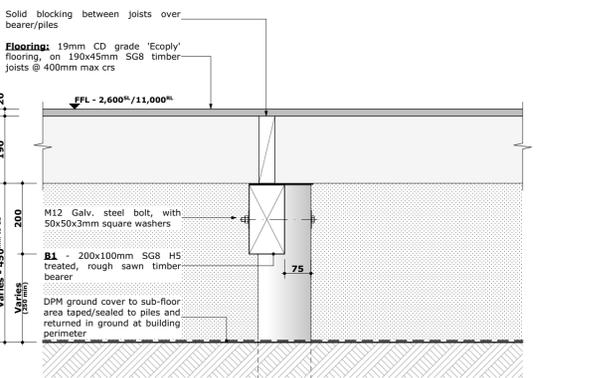
R07 Change in Pitch
A1 Scale 1:10



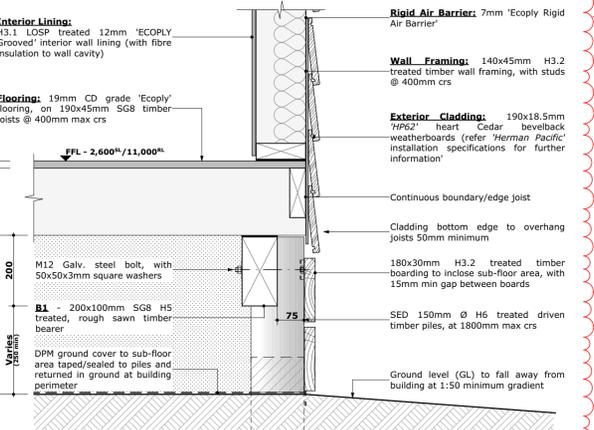
R01 Typ. Roof Eave
A1 Scale 1:10



F02 Floor/Wall/Deck
A1 Scale 1:10



F04 Floor/Intermediate Pile
A1 Scale 1:10



F01 Wall/Floor
A1 Scale 1:10

Timber Treatment Schedule

Design	Material	Treatment
Typical interior & exterior wall framing members	H3.2 framing, roof trusses & timber roof framing members	H3.2
'Ecoply' sarking, & interior bracing wall linings		H3.1
Deck Joists, Bearers, blocking & stringers		H5
Deck SED piles		H6
Heart Cedar Window/door joinery, Nil exterior bevelback weatherboards & associated facing/cover boards		Nil

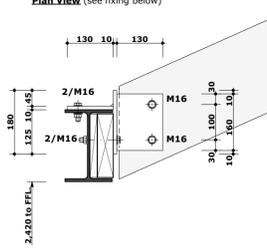
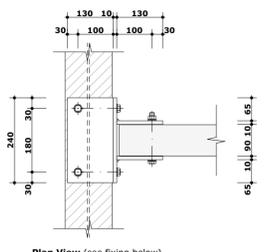
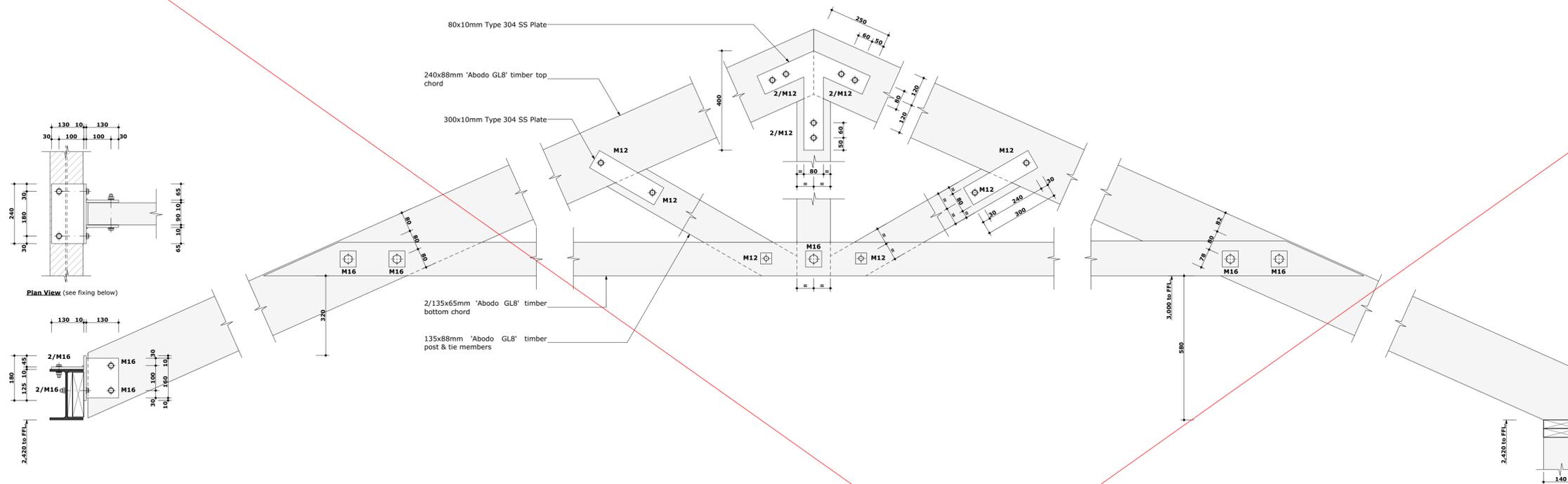
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Regan / Mckee Boatshed
 Replacement Structure
 Onahau Bay
 Queen Charlotte Sound

Revision	Issue	Revision	Change
P4	20/12/2017		
BC	21/12/2017	A	Drawings Provided For Building Consent Application
BC	9/02/2018	B	1001 Drawings Amended in response to Building Consent RFI, letter dated 8th Feb 2018 1006 RFI 2. additional information added to match Coffey notes 1007 RFI 3. additional detail to barrier at top of retaining wall
BCA	28/09/2020	C	Drawings provided for Amendment to Building Consent.

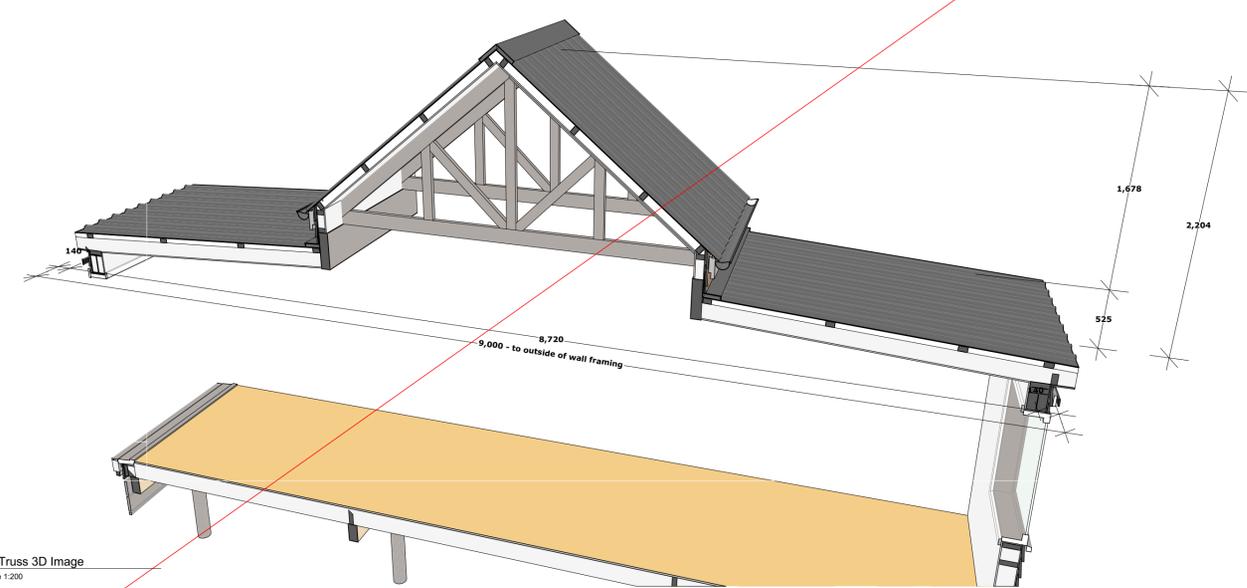
MARLBOROUGH DISTRICT COUNCIL

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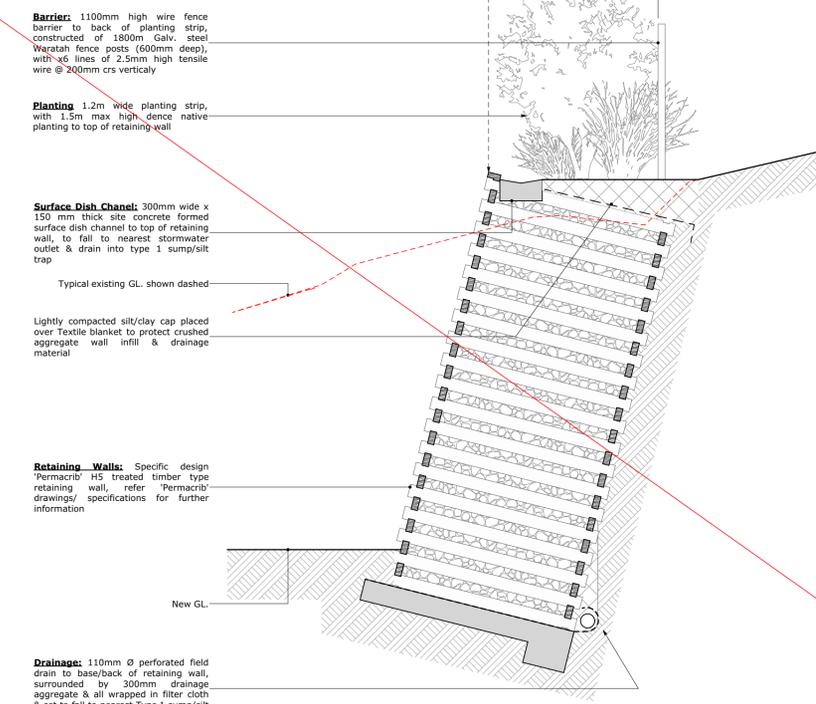


T02 SED Roof Truss
A1 Scale 1:10

SHEET DELETED - Details no longer relevant



T01 SED Truss 3D Image
A1 Scale 1:200



RT01 Typ. Retaining Wall
A1 Scale 1:25

Timber Treatment Schedule

Item	Specification	Code
Typical interior & exterior wall framing, roof trusses & timber roof framing members	H3.2	H3.2
'Ecoply' sarking, & interior bracing wall linings	H3.1	H3.1
Deck Joists, Bearers, blocking & stringers	H5	H5
Deck SED piles	H6	H6
Heart Cedar Window/door joinery, exterior beneback weatherboards & associated facing/cover boards	Nil	Nil

All workmanship and materials shall be in accordance with New Zealand Standards 3604 : 2011 and the Building Act : 2004. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details if applicable.



project
Regan / Mckee Boatshed
Replacement Structure
Onahau Bay
Queen Charlotte Sound

layout
Details - General Construction
T01, RT01, T02

design
Tim Lonsdale

drawn
LA

file
824-06-17

status
Building Consent - Amendment A

issue
BCA - 28/09/2020

sheet
A.401.C

printed
28/09/2020 print size: **A1**

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Revision History		revision	change
BC	9/02/2018	B	1003 MARLBOROUGH DISTRICT COUNCIL batch fig. 72A E2/AS1, with additional jamb battens added
			1004 RFI 6. additional windows sill detail provided
			1005 RFI 8. additional detail E04 - 'Decking/Weatherboard Base'
BCA	28/09/2020	C	- Drawings Provided for Amendment to Building Consent.
			1012 Details altered - building wrap replaced by rigid air barrier.
			1013 Details altered - Concrete Foundation changed to timber sub-floor framing solution.

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Timber Treatment Schedule

Typical interior & exterior wall framing members	H3.2
'Ecoply' sarking, & interior bracing wall linings	H3.1
Deck Joists, Bearers, blocking & stringers	H5
Deck SED piles	H6
Heart Cedar Window/door joinery, exterior bevelback weatherboards & associated facing/cover boards	Nil

All workmanship and materials shall be in accordance with New Zealand Standards 3604: 2011 and the Building Act: 2004. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details if applicable.



project

Regan / Mckee Boatshed
 Replacement Structure
 Onahau Bay
 Queen Charlotte Sound

layout **Details - Envelope**
 E01, E02, E03, S01, S02, S03, D01, D02, D03, S04, E04, D04

design **Tim Lonsdale**

drawn **LA**

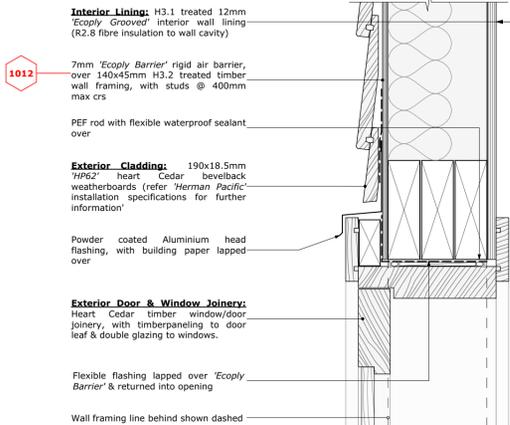
file **824-06-17**

status **Building Consent - Amendment A**

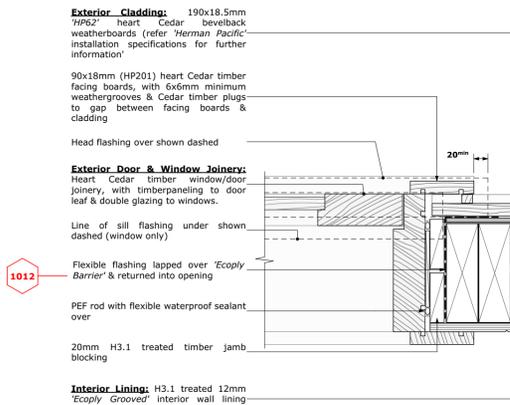
issue **BCA - 28/09/2020**

sheet **A.402.C**

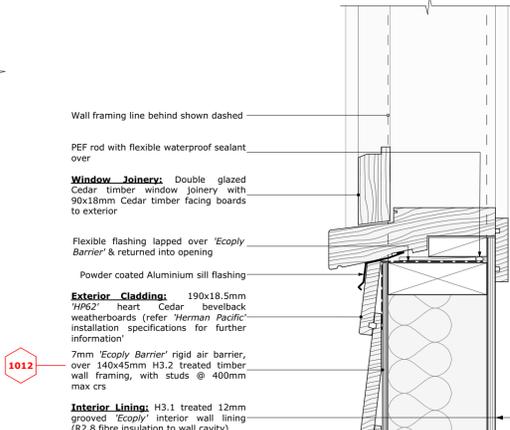
printed **28/09/2020** print size **A1**



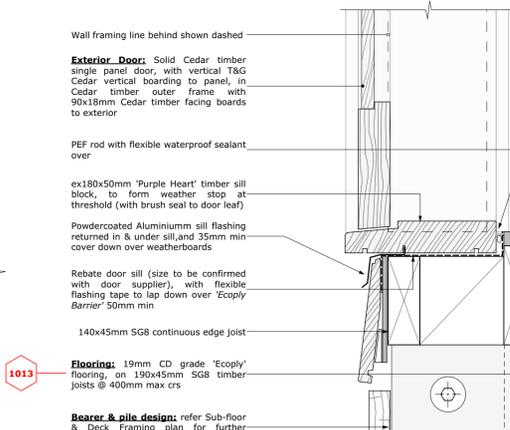
D01 Door/Window Head
 A1 Scale 1:5



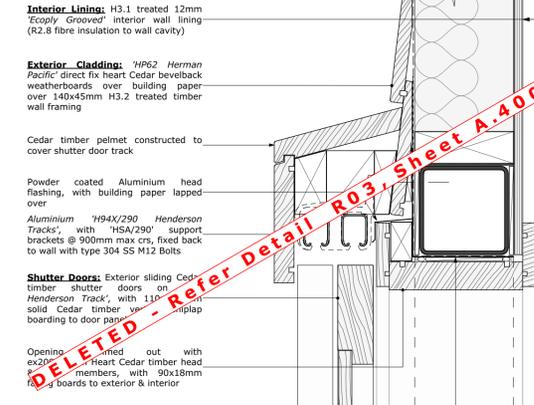
D02 Door/Window Jamb
 A1 Scale 1:5



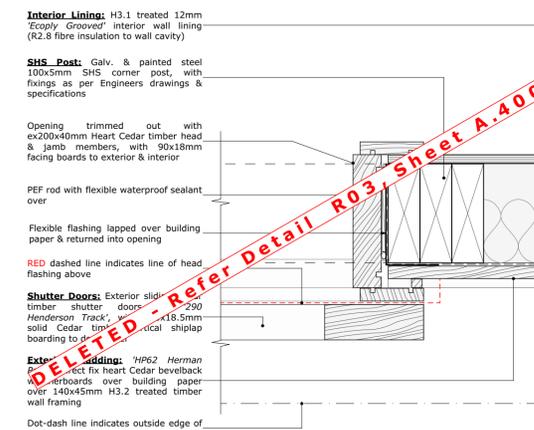
D04 Window Sill
 A1 Scale 1:5



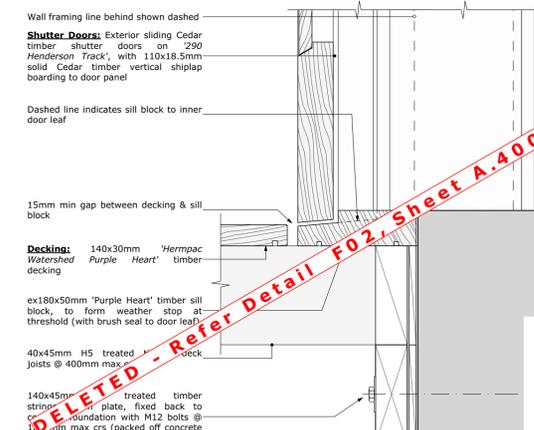
D03 Door Sill
 A1 Scale 1:5



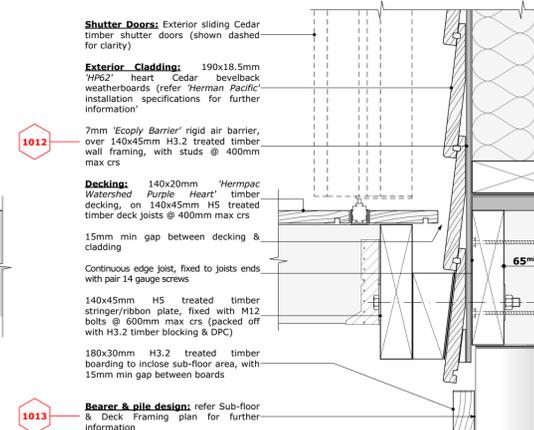
S01 Shutter Door Head
 A1 Scale 1:5



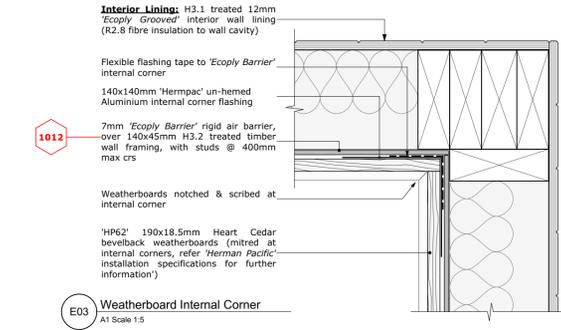
S02 Shutter Door Jamb
 A1 Scale 1:5



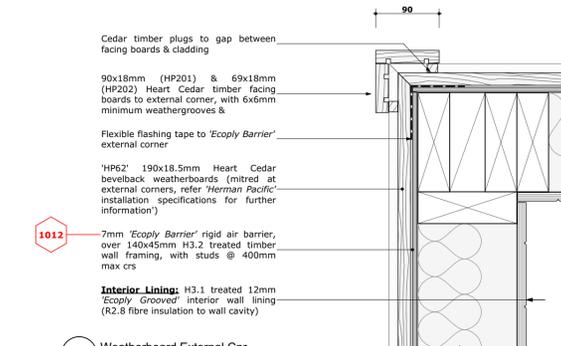
S03 Shutter Door Sill
 A1 Scale 1:5



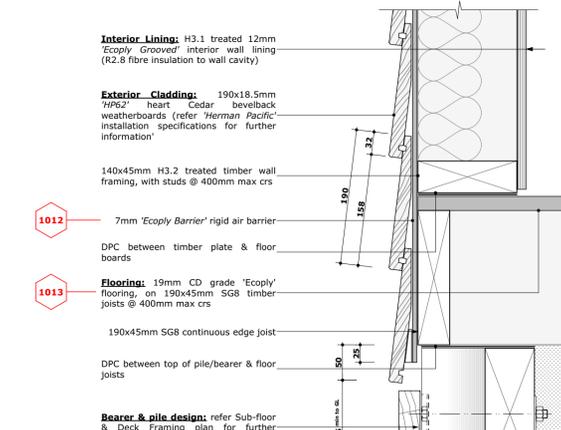
E04 Decking/Weatherboard Base
 A1 Scale 1:5



E03 Weatherboard Internal Corner
 A1 Scale 1:5



E02 Weatherboard External Cnr
 A1 Scale 1:5



E03 Weatherboard Wall Base
 A1 Scale 1:5

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Revision History		revision	change	date
BCA	28/09/2020		MARLBOROUGH DISTRICT COUNCIL	

General Notes:

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project

Regan / Mckee Boatshed
Replacement Structure
Onahau Bay
Queen Charlotte Sound

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layout **Details**
GL8 Beam to Post, 180 UB Lintel to Wall/Sub-floor Framing, 200 UB Lintel to Wall/Sub-floor Framing, GL8 Beam to 200 UB, GL8 Beam to Int Cnr Wall Framing, GL8 Beam to End Wall Framing

design **Tim Lonsdale**

drawn **LA**

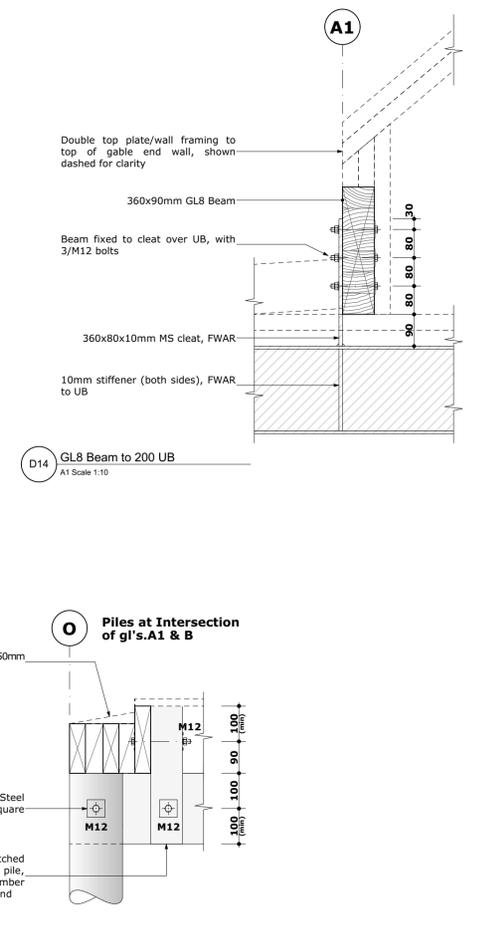
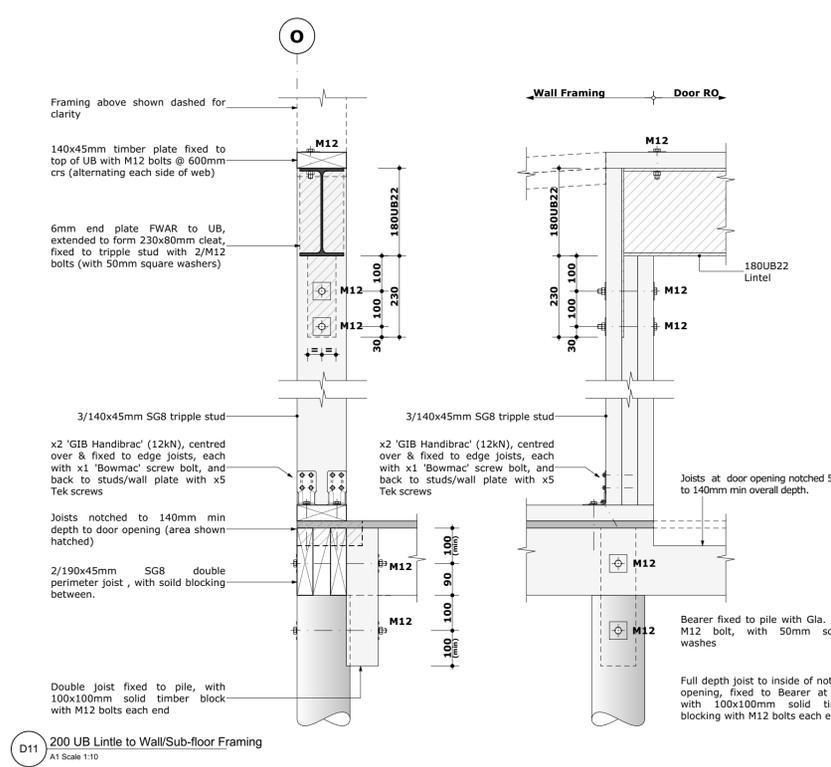
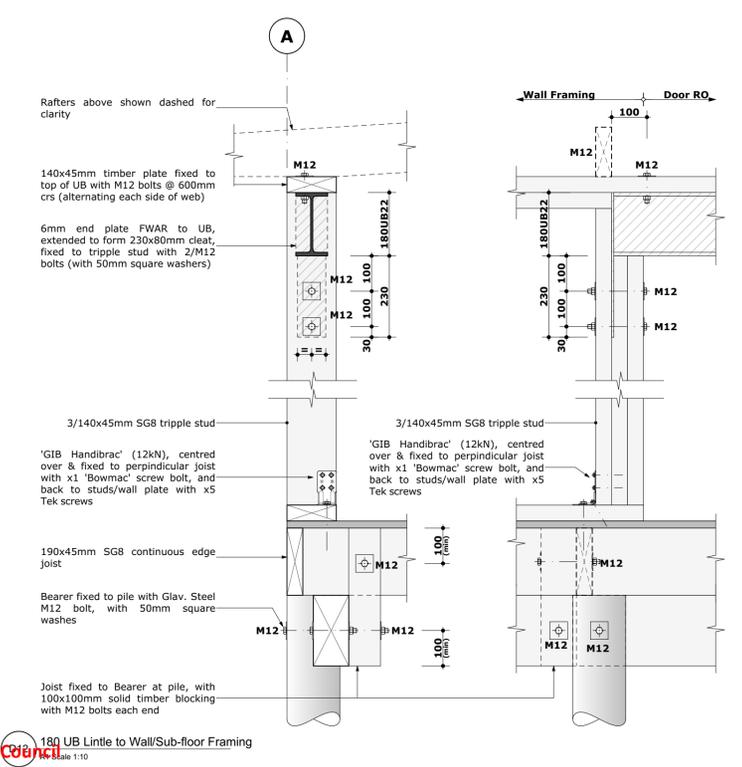
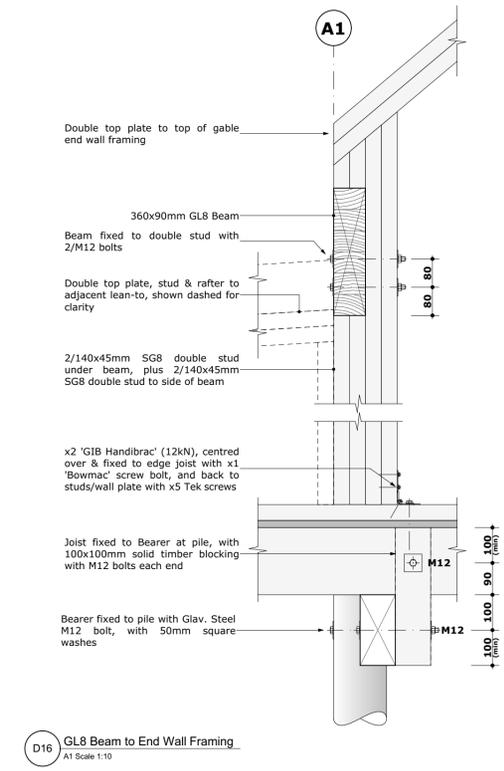
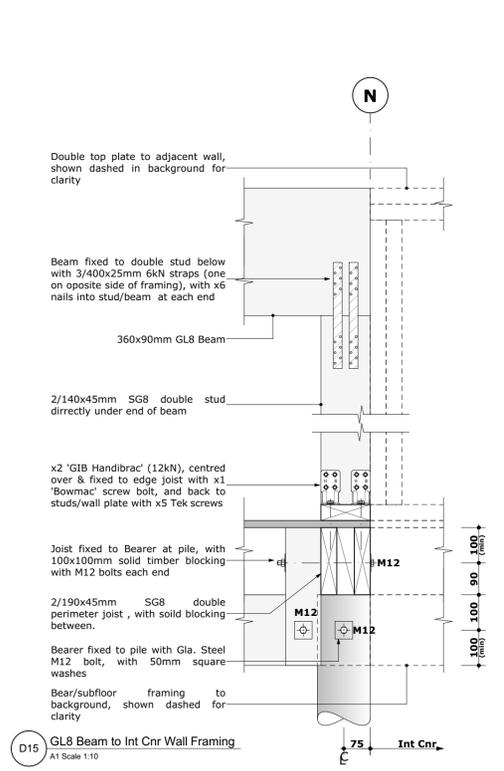
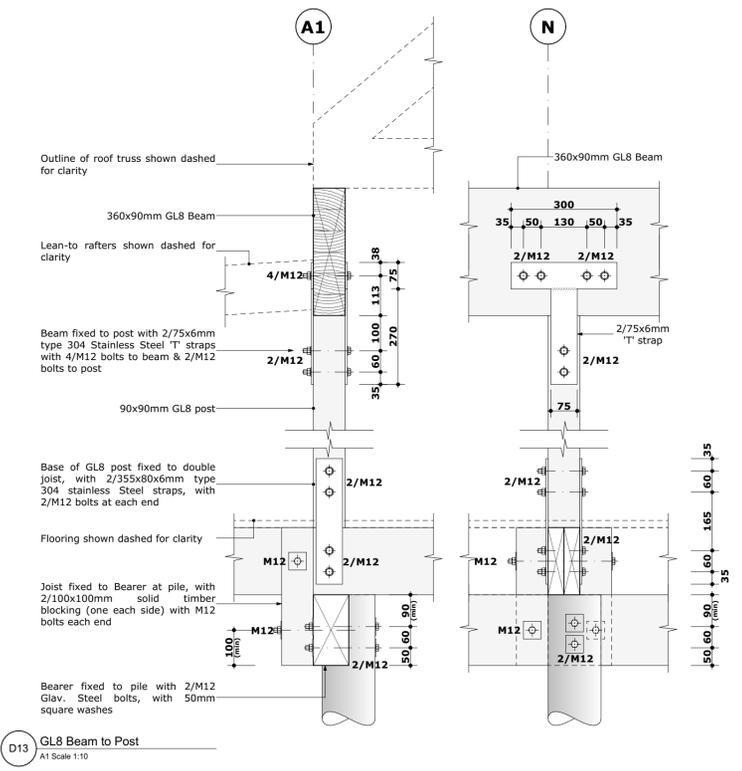
file **824-06-17**

status **Building Consent - Amendment A**

issue **BCA - 28/09/2020**

sheet **A.403.A**

printed **28/09/2020** print size **A1**



MARLBOROUGH DISTRICT COUNCIL
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NEW ZEALAND

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**MARLBOROUGH
DISTRICT COUNCIL**

24 July 2017

File Ref: U161180
Ask For: Cloe Vining



Dear Sir/Madam

Re: Minor Correction to Decision U161180

Please find enclosed amended Decision U161180.

Would you please replace the previous Decision U161180 sent to you on 3 July 2017, with the superseding enclosed document.

Yours faithfully



Yvonne Lamb
**RESOURCE MANAGEMENT
ADMINISTRATION OFFICER**

encl



RESOURCE MANAGEMENT ACT 1991

Decision of Marlborough District Council

RESOURCE CONSENT: U161180

APPLICANT:



LOCATION:



THIS IS THE DECISION ON THE APPLICATION FOR RESOURCE CONSENT:

Undertake construction of a 9.0 metre by 9.0 metre by 4.8 metre high boatshed, with 40 square metres of associated access/rigging/washdown decking in the Sounds Foreshore Reserve area, fronting Lot 2 Deeds 90.

Undertake minor vegetation removal as required for the proposed boatshed.

Undertake excavation within 8.0 metres of the Coastal Marine Area and a watercourse, as required for installation of boatshed foundation piles and rear boatshed extension, fronting Lot 2 Deeds 90.

Undertake construction of a boatshed and associated decking within 8.0 metres of a watercourse on Lot 2 Deeds 90.

DECISION:

Granted

RESOURCE CONSENT ISSUED:

Land Use Consent and Coastal Permit

Certificate of Resource Consent

Consent Holder: [REDACTED]
Consent Type: Land Use Consent and Coastal Permit
Consent Number: U161180
Lapse Date: 1 July 2020
Expiry Date: 1 August 2037



Pursuant to sections 34A(1) and 104B and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Marlborough District Council **grants** resource consent to construct a new boatshed and deck and ramp and undertake the relevant vegetation removal and excavation fronting Lot 2 Deeds 90 in Onahau Bay, subject to the following conditions imposed under section 108 of the Resource Management Act 1991.

Conditions

1. Except insofar as required to comply with other conditions of this resource consent, the activity must be undertaken and remain in accordance with the Application for Resource Consent U161180, in particular drawing number 25942 Sheet R5 Issue D as received by Council on 25 April 2017 and appended in Appendix 1 to this consent.
2. The double doors on the northwest and southwest elevation of the boatshed, and the windows on all elevations except the northwest shall be constructed and maintained as cedar shuttered windows, not as glass.
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:
 - a) Work must cease immediately, the area must be secured and any uncovered material must remain untouched;
 - b) Advice of the discovery must be given within 48 hours to the resource management officer of the relevant iwi, to Council and to Heritage New Zealand; and
 - c) 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, vegetation clearance upon Sounds Foreshore Reserve must be limited to that strictly necessary to construct the approved building. All 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. The extent of earthworks must be limited to that strictly necessary to construct the approved building. Excess spoil must be removed to private land, stabilised and vegetated as necessary to minimise erosion, or otherwise disposed of at a facility authorised to receive such material. In no circumstances may any excess spoil from the activity be deposited on public conservation land or within the Coastal Marine Area.

6. All parts of the facility 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. All other timber parts of the decking must be left unpainted to weather naturally.
7. Prior to the boatshed being first brought into use, the consent holder must submit to the Compliance Manager, Marlborough District Council, not less than ten colour photographs of the entire facility. Such photographs must be taken from different viewpoints around the facility and be of sufficient detail to illustrate compliance with Conditions 1, 2, 4 and 5 above.
8. Following construction, the consent holder must ensure that all parts of the facility are maintained in a tidy, safe and structurally sound condition at all times.
9. Any external lights serving the facility must be hooded and directed downwards.
10. 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. The boatshed must not have internal ablution facilities, kitchen facilities, beds or bunks, indoor recreation equipment, additional windows or other external glazing installed. An external water tap(s) may be provided for wash-down purposes.
11. The consent holder must, at any point during January to March each year for the duration of the consent, provide in electronic format to the Compliance Manager, Marlborough District Council, at least four colour photographs showing 360 degrees of the internal appearance of the boatshed, and four colour photographs of the external decking area captured at any point during the immediately preceding three months. Such photographs must include all of the internal space of the boatshed and be of sufficient resolution and clarity to illustrate the use(s) to which the boatshed is being put.
12. The boatshed and decking authorised by this resource consent must not be used at any time by any person (including the consent holder) in a manner which prevents or unduly hinders any person from passing across the external decking.
13. The decking area must not be used as a storage location for marine craft, recreation equipment, furniture or any other item.
14. The consent holder must allow any person to pass across and lawfully use the external decking without charge.
15. Any portable tracks used for the launching and retrieval of marine craft must be stored in or under the boatshed and not left on the beach area when not in use for launching and retrieval.
16. The land to which the structures relate is presently known as Lot 2 DEEDS 90 (the Land). This coastal permit must not be transferred to any person other than an owner of the Land. In the event that the current consent holder ceases to own the Land, this coastal permit must within three months be transferred to an owner of the Land, failing which the consent must be surrendered to the consent authority. [Note: Council must be notified of any transfer in accordance with section 135 of the Resource Management Act 1991 and paid the applicable administration fee.]



17. 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 for the duration of this consent.
18. Unless a replacement resource consent is applied for and granted, the consent holder, at the consent holders' expense, must remove the structures and all associated materials from the coastal marine area and provide written confirmation of this to the Compliance Manager, Marlborough District Council, within three months of any of the following events occurring:
 - a) The expiry of the resource consent; or
 - b) The consent being surrendered or cancelled; or
 - c) The structures becoming derelict or abandoned.



Advice Notes

1. This resource consent does not constitute a building consent nor does it imply that the proposal complies with the Building Code.
2. The consent holder will in the future be required to pay coastal occupation charges if they are imposed through Council's resource management plans.
3. This resource consent does not constitute landowner approval for the project. The separate and independent approval of the Department of Conservation is required for any works and buildings on public conservation land.
4. Pursuant to section 36 of the Resource Management Act 1991 and the Marlborough District Council's schedule of fees, the consent holder will be responsible for all actual and reasonable costs associated with the administration and monitoring of this resource consent.

Reasons

Proposal

1. Andrew Regan and Yvonne McKee (the applicant) seek a resource consent to demolish an existing boatshed, undertake excavation within 8.0 metres of a water course and minor vegetation removal to construct a new boatshed and deck within 8.0 metres of a water course, within the Sounds Foreshore Reserve (SFR) area fronting the residential property Lot 2 DEED 90 in Onahau Bay. The proposed boatshed measures 9.0 metres wide, 9.0 metres long and 4.8 metres high above deck level with a roof/rafter space for marine equipment storage. The northwest and southwest elevations of the boatshed are fronted by a 2.0 metre wide deck, which is 1.5 metres above Mean High Water Springs (MHWS), for use as a wash-down and rigging area for marine craft stored in the boatshed. The southwest elevation of the decking protrudes to the edge of the SFR and Coastal Marine Area (CMA) boundary of MHWS. The applicant proposes to use portable aluminium or steel tracks for launching and retrieving any marine craft from the boatshed and beach area. The tracks would be stored in the boatshed and brought out when required.

Description of Receiving Environment

2. The proposed structure would sit fronting the applicant's property Lot 2 DEEDS 90, within the SFR area, adjacent to a sandy beach within an unnamed embayment on the eastern side of Onahau Bay. The application site is about 7.9 kilometres by sea northwest of Picton. There are two other consented foreshore structures along the beach in the smaller embayment. Resource uses in the locality primarily consist of low density residential settlement, public conservation land and water based recreation.

Activity Status

3. The application site is within the 'Conservation' zone as defined by the Marlborough Sounds Resource Management Plan. The proposal therefore constitutes a discretionary activity which requires resource consent under Rule 38.4 of the Plan.



Notification and Affected Parties

4. The initial application was for a boatshed of the same footprint size, however with a maximum height of 5.1 metres above deck level and three metre wide decking that up to one metre of protruding into the CMA. The application was processed on a limited notified basis with notification being sent to the nine landowners within the unnamed bay, Te Atiawa, and the Department of Conservation. One submission in support and one neutral submission were received. The neutral submission raised concerns regarding the ambiguous proposed use of the boatshed potentially allowing open ended options for the applicant that may affect the amenity of the bay. Specifically, the submitter raised concerns with the proposed portable aluminium tracks for launching and retrieving marine craft as this would protrude on to the beach and restrict the beach accessibility for other users. Concerns were also raised regarding any noise associated with the boatshed and the use of the boatshed not being in accordance with the bay wide culture and expectations.
5. The neutral submitter later withdrew their opposition to any aspects of the proposal from within their submission on the basis that a number of conditions were imposed; these are all included in the conditions above. To further mitigate the submitter's concerns Condition 15 has been imposed to ensure that beach access is restricted as little as possible by the use of the portable launching and retrieval equipment.

Assessment of Effects

6. In terms of the considerations required by section 104(1)(a) of the Resource Management Act 1991, the proposed facility, subject to conditions, is concluded to be likely to have acceptable adverse effects on the existing ecological values, maritime safety, natural character, landscape values, water quality, recreational values (including public access) and amenity values of the immediate locality. In reaching this conclusion it is assessed that the proposed facility would be broadly consistent with the established character and amenity of the immediate locality and would not appear unduly prominent from the public realm or any nearby dwelling. It is further assessed that the proposed boatshed would have some adverse visual effects, including on the natural character and amenity values of the immediate shoreline. Mitigating factors include the positioning of the facility entirely in the SFR and out of the CMA; the reduction of the initially proposed 3.0 metre wide deck to 2.0 metres wide; the number, size and location of existing boatsheds and dwellings in the immediate embayment; and the absence of opposing submissions from nearby landowners.
7. In order to minimise the adverse visual effects of the development, conditions are imposed requiring the use of recessive colours for the boatshed, limits on glazing, limiting the use of the boatshed to what is functionally required, ensuring the decking is free from stored items and accessible to the public, and minimising the clearance of vegetation from SFR.

Relevant Statutory and Plan Provisions

8. In terms of the considerations required by section 104(1)(b) of the Resource Management Act 1991, Policies 6, 13, 15, 18 and 19 of the New Zealand Coastal Policy Statement 2010; Objectives 7.1.2, 7.1.9, 7.2.7 and 8.1.2 and Policies 7.1.7, 7.2.8, 7.2.10 and 8.1.6 of the Marlborough Regional Policy Statement; Policies 2.2.1.2, 6.1.2.1.4, 8.3.1.2, 9.2.1.1.1, 9.2.1.1.3, 9.2.1.1.10, 12.3.1.4, 19.3.1.4 and 19.3.1.7 of the Marlborough Sounds Resource Management Plan; and Policies 13.10.3, 13.10.4, 13.10.5, 13.10.6 and 13.10.8 of the proposed Marlborough Environment Plan are of relevance to an evaluation of the proposal. Within the context of the site it is concluded that the proposal, subject to conditions, is broadly consistent with the identified provisions.
9. Conditions have been imposed restricting the use of the boatshed and requiring annual internal photographic monitoring to be carried out by the applicant and supplied to Council. This seeks to ensure that the boatshed complies on an ongoing basis with Policy 6(2)(d) of the New Zealand Coastal Policy Statement as well as Policy 13.10.19 of the proposed Marlborough Environment Plan.

Part 2 Resource Management Act 1991

10. Having considered the matters of national importance, other matters and principles of the Treaty of Waitangi as required by Part 2 of the Resource Management Act 1991, it is concluded that the sole purpose of the Act would be better achieved through a grant of resource consent, subject to the conditions specified. In particular, restricting options on glazing and external colouring protects the amenity values of the bay.

Consent Duration and Lapse Date

11. Being a land use consent, no expiry date is required. A three year lapse period allows an ample amount of time to give effect to the consent and accounts for the public and dynamic nature of the coastal environment.



Recommended for approval:



.....
Cloe Vining
Resource Management Officer

Approved:



Anna Eatherley
Marlborough District Council Manager Resource Consents

3rd July 2017
.....
Date



Additional Important Information for Resource Consent Holders

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

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

Commencement of a Resource Consent

Refer to section 116 of the Resource Management Act 1991

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

Lapsing

Refer to section 125 of the Resource Management Act 1991

- If no lapse date is specified in the conditions of this consent, the consent will lapse 5 years after the decision date, unless the consent has been actioned (given effect to).

Conditions of Resource Consent

Refer to section 108 of the Resource Management Act 1991

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

Change or Cancellation of Conditions of Resource Consent

Refer to section 127 of the Resource Management Act 1991

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

Monitoring Fees

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

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

Objections

Refer to section 357 of the Resource Management Act 1991

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

Appeals

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

- The applicant and any submitters have the right to appeal the whole or any part of the Council's decision.
- A notice of appeal must be lodged with the Environment Court and the Council, within **15 working days** of the Council's decision being received (or received by your agent on your behalf). A copy also needs to be served on the applicant and submitters to the application within 5 working days of the notice being lodged with the Environment Court.

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

Subdivision Consents

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

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

Annotation History

Date	Reason for Amendment/Alteration

[REDACTED]

From: Resource Management | Te Atiawa <rm@teatiawatrust.co.nz>
Sent: Wednesday, 2 November 2016 1:53 pm
To: [REDACTED]
Subject: [REDACTED]

Kia ora [REDACTED] thanks for the email on the [REDACTED] application and apologies for the delay.

I pulled the final application off the MDC website and have discussed your mitigation with members of the board.

They are satisfied with your mitigation to the extent that they have authorised the release of an affected party approval form (attached).

Thank you to your client and yourself for taking on board our concerns.

I have spent an additional 30 minutes on this application. I will send you a hard copy of the Affected party approval and the invoice through snail mail.

Please let me know if you require anything else of us.

Nga mihi ki a koe

[REDACTED]

Rohe Manager
Te Ātiawa Manawhenua Ki Te Tau Ihu Trust
Beach Road, Waikawa Marina, Waikawa, Picton 7220
(PO Box 340, Picton 7250)
Phone : 03 573 5170 / 0800 284 292
Fax : 03 573 5180
www.teatiawatrust.co.nz



Our Ref: R8194

6 March 2017

**AMENDMENT TO U161180
APPLICATION FOR LAND USE CONSENTS AND COASTAL PERMIT**

**LOT 2 DEEDS 90
ONAHAU BAY, QUEEN CHARLOTTE SOUND**

1. BACKGROUND

The Applicants own a 2.1 hectare property located on the eastern side of Onahau Bay, Queen Charlotte Sound, being; Lot 2 Deeds 90. The property is separated from the coastal marine area by 10 m – 20 m wide strip of Sounds Foreshore Reserve, being Sec 10 SO 4388.

Refer to Appendix 1, Davidson Group Ltd – *Locality and Site Plan* – Drawing No. 25942 sheet R1 issue 'A'.

The purpose of this application is to obtain the necessary resource consents for the proposed reconfiguration of an existing boatshed and slipway.

The Applicants have an existing application already in process, being; U161180. As well as the proposed reconfiguration of the boatshed, that application included intended works relating to a new dwelling to be built on the property. The Applicants wish to supersede that version with this application which is for the boatshed reconfiguration only.

The works associated with the dwelling will be the subject of a separate application.

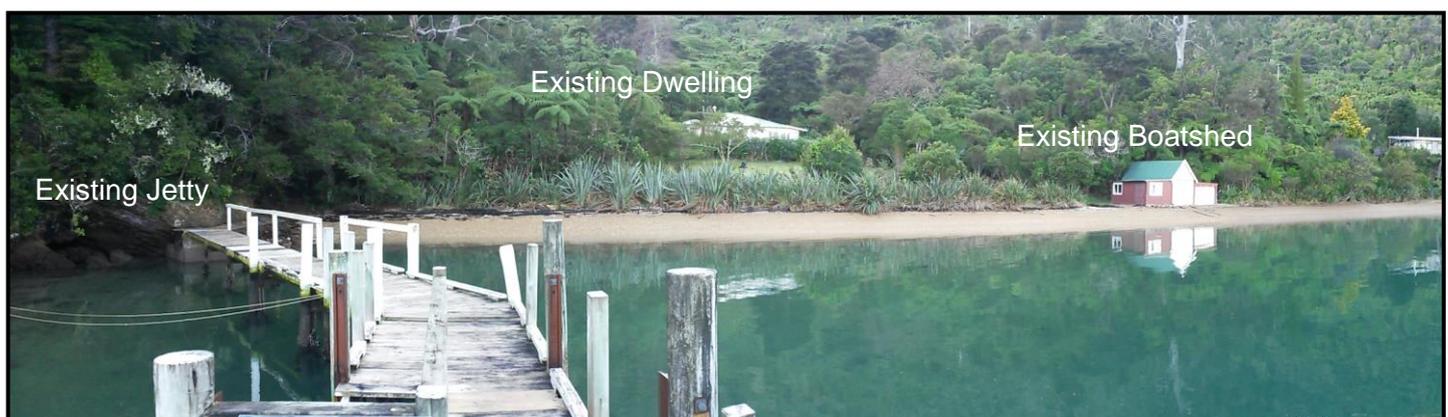
With regard to the plans included with this application at Appendix 1 – 3, please note that any reference to the proposed dwelling is indicative only.

2. SITE DESCRIPTION

The locality is characterised by moderately steep slopes covered in regenerating native forest (in the past the area was cleared and farmed), interspersed with pockets of residential development along the coastline.

The property is located within a gully bound by two prominent ridges. Compared with typical steep land / sea interfaces in the area, the foreshore and beach adjoining the subject property and immediately to the east have a relatively gentle slope gradient (refer to Figure 1a).

FIGURE 1a: Applicants' Existing Jetty, Seawall, Dwelling & Boatshed, Onahau Bay



Established flax and riparian vegetation extend along the approximate Mean High Water Springs (MHWS) level terminating just east of the boatshed to allow a small intermittent watercourse which runs through the property, to drain into the coastal marine area.

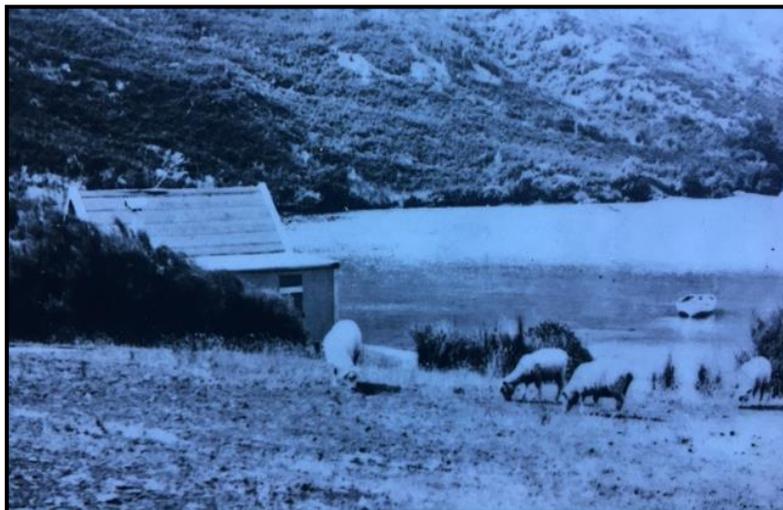
The property is boat access only. Accordingly, there are active coastal permits in place for both the existing associated jetty and mooring.

Ownership also includes an existing boatshed and rail iron slipway located towards the south eastern corner of the property, refer to Figure 1b. The boatshed was built in circa 1922, refer to Figure 1c. There are no consents on Council record for the boatshed or slipway.

FIGURE 1b: Existing Boatshed & Slipway



FIGURE 1c: Existing Boatshed (Circa 1920s)



The following relevant active resource consents are linked to the subject property:

- **U951141** - Coastal Permit held by [REDACTED] to erect a low seawall some 16 m in length on Sounds Foreshore Reserve. This consent has an expiry of 30 January 2031.

- **U040244** - Coastal Permit held by [REDACTED] for a mooring (M2055) for the benefit of the owners of Lot 2 Deeds 90 (the subject property). This consent has an expiry of 22 July 2029.
- **U160613** – Coastal Permit held by [REDACTED] to replace an existing fixed jetty (authorised under U980997) with a new fixed and floating jetty. This consent has an expiry of 1 August 2036.

The Marlborough Sounds Resource Management Plan (the Plan) identifies the subject property as 'Sounds Residential' zone, with the adjacent sounds foreshore reserve (SFR) zoned 'Conservation' and the coastal marine area (CMA) as 'Coastal Marine Zone 1'.

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

The Proposed Marlborough Environment Plan (the Proposed Plan), notified on 9 June 2016, identifies the subject property as 'Coastal Living' zone, with the adjacent SFR zoned 'Open Space 3', and the CMA as 'Coastal Marine' zone.

As with other large tracts of the Marlborough Sounds, the Proposed Plan identifies the SFR and the CMA adjacent to the subject property as being subject to a 'Coastal Natural Character Overlay'. The overlay rates the SFR as having 'High' natural character value and the CMA as 'Very High'.

Within the Proposed Plan, both the subject land and the adjacent SFR and CMA are included within a 'Coastal Landscape Overlay' which covers the entire Marlborough Sounds.

There are no registered archaeological sites or listed heritage sites on the property.

With regard to the proposed land disturbance, the site is not included on the Marlborough District Councils 'Sites at Risk' register or identified as ever containing a potentially hazardous activity or industry.

RNZN Chart NZ6153 shows the area to be clear of subaqueous cables.

2. **DESCRIPTION OF PROPOSED ACTIVITY**

The Applicants have recently purchased the subject property and intend to reconfigure the existing boatshed and slipway, refer to Appendix 2, Davidson Group Ltd – *Site Plan – General Layout* – Drawing No. 25942 sheet R2 issue 'C', and Appendix 3, Davidson Group Ltd – *Plans, Elevations & Section* – Drawing No. 25942 sheet R5 issue 'B', as well as Figures 2a and 2b below:

FIGURE 2a: Existing Site



FIGURE 2b: Concept Image of Site Following Proposed Works
(Note this image depicts a previous version and is indicative only; dwelling position and style may change, the current boatshed proposal will not have a ramp and is set back into the hill approximately 2 m further than shown).



The existing boatshed is located entirely above MHWS with a footprint area of 61 m² and roof peak height of 5.0 m above ground level. The existing rail iron slipway occupies approximately 15 m² of the CMA.

As per the Appendix 2 plans, the reconfigured boatshed will be in the same general location, but pushed further back from the coastal marine area. It will be erected on pile foundations and raised 1.1 m to accommodate future sea level rise and therefore will have a roof peak height of 6.2 m above ground level. As with the existing structure, the proposed boatshed will be located within 8 m of the small, intermittently flowing, unnamed watercourse.

It is intended to extend the rear wall 1.5 m to the north (rear) giving the reconfigured shed a footprint area of 81 m². The rear extension will require excavation of 5 m³ – 6 m³ of material which will be removed to the Applicants property, some minor vegetation removal (no large mature trees) and installation of a short length of 1.5 m high timber retaining wall.

The reconfigured shed will also include a 3 m wide strip of timber decking for access, vessel rigging and gear washdown around the western and southern sides of the shed. The total area of access / rigging / washdown deck will be 63 m², of which approximately 36 m² will be located within the CMA.

The Applicants propose to remove the existing rail iron slipway. There will be no replacement of this structure.

2.1 Required Resource Consents

To undertake the works described above, the Applicants seek resource consent for the following:

a. Coastal Permit

- **Construct 36 m² of timber access decking within the coastal marine area fronting Lot 2 Deeds 90.**

b. Land Use - Activity

- **Undertake construction of a 9.0 m x 9.0 m x 5.1 m high boatshed, with 27 m² of associated access / rigging / washdown deck, within 20 m of the Coastal Marine Area, fronting Lot 2 Deeds 90.**

- Undertake minor vegetation removal as required for rear boatshed extension,
- Undertake excavation within 8 m of the Coastal Marine Area and a watercourse, as required for installation of boatshed foundation piles and rear boatshed extension, fronting Lot 2 Deeds 90.
- To undertake construction of a boatshed and associated decking within 8 m of a watercourse on Lot 2 Deeds 90.

2.4 Volunteered Conditions of Consent

The Applicants volunteer inclusion of the following conditions within all the required consents:

- *All earthworks shall be undertaken in accordance with recommendations and specifications as set out in the engineering report prepared by Davidson Group Ltd: [REDACTED] Site Works, Onahau Bay, Silt Control and Earthworks Methodology - Job Ref 25942, dated 17 October 2016. Refer to Appendix 4.*
- *The Consent holder shall notify the Te Atiawa Manawhenua Ki Te Tau Ihu Trust in writing as soon as dates have been confirmed for commencement and completion of any excavation works authorised by this consent.*
- *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:*
 - 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 to the resource management officer of the relevant iwi, to Council and to Heritage New Zealand; and*
 - Work may not recommence until the approval of the relevant local iwi, Heritage New Zealand and Council are all obtained.*

The Applicants volunteer inclusion of the following consent specific conditions. It is noted that Council will also include other standard conditions as required.

a. Coastal Permit – Boatshed Decking

1. *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 Resource Consent U161180.*
2. *Following construction, the consent holder must ensure that the structure is maintained in a tidy, safe and structurally sound condition at all times.*
3. *All parts of the structure must be coloured or finished in such a manner so as to minimise their contrast with the surrounding environment. Such a finish may include natural timber left to weather.*
4. *The land to which the approved moorings relate is presently known as Lot 2 Deeds 90 (the Land). This coastal permit must not be transferred to any person other than an owner of the Land. In the event the Land is sold or otherwise transferred to a new owner, this coastal permit must as soon as practicable be transferred to a current owner of the Land, failing which the consent must be surrendered to the consent*

authority. Such a transfer shall have no effect until Council is notified in accordance with section 135 of the Resource Management Act 1991.

b. Land Use (Activity) – Construction of Boatshed and Decking, Excavation and Vegetation Removal

1. *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 Resource Consent U161180.*
2. *Other than the removal of exotic species, any vegetation clearance 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.*
3. *The extent of any earthworks must be limited to that strictly necessary to construct the boatshed and decking. Excess spoil must be removed to private land, stabilised and vegetated as necessary to minimise erosion, or otherwise disposed of at a facility authorised to receive such material. In no circumstances may any excess spoil from the activity be deposited on public conservation land or within the coastal marine area.*
4. *During earthworks and construction of the boatshed, all practicable erosion control measures, including removal rather than stockpiling of excess soil, shall be undertaken on the building site to ensure that sediment laden water does not enter the coastal marine area.*
5. *As soon as practicable following completion of the retaining wall, all areas of bare soil above the retaining walls must be replanted with locally occurring indigenous shrub or tree species positioned at not more than 1 metre centres.*
6. *All parts of the boatshed and deck must be coloured or finished in such a manner so as to minimise their contrast with the surrounding environment. Such a finish may include natural timber left to weather. 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. *The land to which the approved moorings relate is presently known as Lot 2 Deeds 90 (the Land). This coastal permit must not be transferred to any person other than an owner of the Land. In the event the Land is sold or otherwise transferred to a new owner, this coastal permit must as soon as practicable be transferred to a current owner of the Land, failing which the consent must be surrendered to the consent authority. Such a transfer shall have no effect until Council is notified in accordance with section 135 of the Resource Management Act 1991.*

3. REQUIREMENT FOR RESOURCE CONSENT

Section 104(1)(b)(vi) of the Resource Management Act 1991 (the Act) states that a consent authority must have regard to a plan or proposed plan when considering an application for resource consent.

Section 86B(3)(a) of the Act sets out where rules in a proposed plan have immediate legal effect. These are noted below.

3.1 Coastal Permit – Boatshed Decking

Section 12(1)(b) of the Act states no person may erect 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.

Section 12(2)(a) of the Act provides that no person may, unless expressly allowed by a national environmental standard, a rule in a regional coastal plan or in any proposed regional coastal plan for the same region, or a resource consent, occupy any part of the common marine and coastal area.

Rule 35.4 of the the Marlborough Sounds Resource Management Plan (the Plan) specifies that structures which impound or effectively contain the coastal marine area, such as the portion of the proposed decking, is a **discretionary** activity.

It is noted that, although it does not currently have legal effect under Section 86B(3) of the Act, Rule 16.6.6 of the Proposed Marlborough Environment Plan (the Proposed Plan) specifies that occupation of the CMA (except by a marine farm), not associated with any permitted activity in the coastal marine zone, is a discretionary activity.

3.2 Land Use (Activity) – Construction of Boatshed, associated Decking, Excavation and Vegetation Removal

Section 9 of the Act 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.

Only the rules and standards associated with land disturbance (with regards to this proposal) are given immediate legal effect under Section 86B(3)(a) of the Act.

Under Proposed Plan Rules 19.3.5.3(a) and 19.4.1 any excavation within the Open Space 3 zone within 8 m of a watercourse or the CMA is a **discretionary** activity.

With regard to undertaking building construction within the Conservation Zone, the Marlborough Sounds Resource Management Plan still has legal effect. Rule 38.4 and Table 1 of Appendix I state that building construction, excavation and vegetation removal within 20 m of the CMA is a **discretionary** activity.

Table 1 of Appendix I also states that streams and rivers not listed in the Appendix I Schedule (such as the subject stream) do not have a specified riparian management zone width.

4. ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Coastal Permit – Boatshed Decking

4.1.1 Marine Ecology

The site of the proposed access / rigging / washdown deck is not identified in the Plan or relevant publications as having any particular biological, fisheries or conservation importance.

The proposed structure will have no more than minor effect on marine ecology.

4.1.2 Foreshore Dynamics

The proposed deck will be constructed on piles that will allow the continued free movement of water. Therefore, it is not expected to create any immediate, potential or ongoing adverse effect on foreshore dynamics.

4.1.3 Recreational Values

The proposed deck will not have any significant adverse effect on recreational values or public access in the area beyond the existing structure.

4.1.4 Navigational Safety

The proposed structure is located entirely within the intertidal zone and will not extend into any recognised navigational route or conflict with any other existing consented structures or moorings.

4.1.5 Amenity / Aesthetic Values

As demonstrated by Figures 2a and 2b, the reconfigured boatshed will be less intrusive than the existing structure and will blend in with the existing the land and seascape.

The facilities 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 Bay.

4.2 Land Use (Activity) – Construction of Boatshed and associated Decking.

Construction of the boatshed within 8 m of an intermittently flowing watercourse will not exacerbate any potential flood risk or have any more than minor effect riparian ecology.

As demonstrated by the Figures 2a and 2b, the proposed works reduce the visual influence of the existing foreshore structures and represent an efficient and minimal approach.

As per volunteered conditions of consent, the reconfigured boatshed 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 current boatshed structure has existed on the site for over 90 years and is an accepted part of land and seascape. Although the reconfigured boatshed and associated decking will be larger, its visual influence will be significantly less when viewed from the main navigational route into the Bay, refer to Figures 4.2a and 4.2b.

FIGURE 4.2a: Existing Site



FIGURE 4.2b: Concept Image of Site Following Proposed Works

(Note this image depicts a previous version and is indicative only; dwelling position and style may change, the current boatshed proposal will not have a ramp and is set back into the hill approximately 2 m further than shown).



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 concept images, ensures that it will not be visually intrusive and that it will sit appropriately within the wider coastal environment.

Overall, the proposed works are consistent with the character, general development and use of the area and will improve the aesthetic coherence of the Bay.

4.3 Earthworks and Vegetation Removal.

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.

To minimise sediment runoff, all intended machinery work covered by this application will take place during dry weather and no machinery will operate in seawater or flowing freshwater water. Additionally, standard precautions will be taken to avoid contamination of the CMA or freshwater body from machinery oil leaks and fuel spills.

There will be some temporary disturbance and visual influence associated with initial earthworks. However, these effects will be no more than minor and not ongoing.

The proposed 1.5 m extension to the rear of the shed will require excavation of 5 m³ – 6 m³ of material. Any excavated material not utilised on site will be removed to the Applicants property. Any exposed areas of ground will be re-planted.

Some existing vegetation at the rear of the boatshed, will be removed and / or trimmed to accommodate the extended shed, these works are expected to be very minor and will not involve removal of any large mature trees. As per volunteered conditions of consent, the area will be replanted and any cut vegetation will be removed from the Conservation zone.

With adherence to the volunteered conditions, the proposed excavations and vegetation removal associated with the boatshed will be no more than minor.

4.4 Potentially Affected Parties

4.4.1 Te Atiawa Manawhenua Ki Te Tau Ihu Trust.

Pre-application discussions were held with Te Atiawa Manawhenua Ki Te Tau Ihu Trust regarding the entire proposal, including the proposed dwelling and associated works. Relevant to the boatshed component, Te Atiawa requested the following:

- *Sediment mitigation measures and practices are implemented.* The recommendations in the Appendix 5 report have been included as volunteered conditions of consent.
- *Accidental discovery protocols are included.* An accidental discovery protocol has been included as a volunteered condition of consent for all works.
- *That notification be given to the Te Atiawa office prior to and post completion of any excavation works.* An appropriate condition of consent has been volunteered.

4.4.2 Department of Conservation

The Applicant is aware that the proposal involves works and building within public land (Conservation zone) which is administered by the Department of Conservation. Accordingly, on approval of this consent, they will seek a Licence to Occupy the Sounds Foreshore Reserve from the Department of Conservation.

4.4.3 Neighbouring Property Owners

The Applicants have discussed the proposed boatshed with adjacent neighbours and other property owners in the Bay. As a result, an intended boat ramp was removed from the design and the shed was shifted back from the CMA.

5. ASSESSMENT OF STATUTORY PROVISIONS

5.1 New Zealand Coastal Policy Statement 2010 (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]* 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.

5.1.1 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 Onahau Bay environment, it is not expected that any aspects of the proposed works will create significant adverse effects on the SFR. Any adverse effects on the existing aesthetic coherence of the site will be mitigated by the sympathetic design of the reconfigured boatshed and volunteered conditions, including a recessive colour scheme.

5.1.2 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 reconfigured boatshed will not negatively impact on the natural character or natural landscape values. The design and volunteered conditions, ensure the structure will not be out of place and will sit within the land / seascape appropriately.

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

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

The most relevant RPS policies seek to avoid, remedy or mitigate the reduction of coastal water quality by contaminants (5.3.5); enhance amenity values (7.1.7); ensure appropriate use of the coastal environment (7.2.8); protect public access to and recreational use of coastal space (7.2.10); and preserve the natural character of the coastal environment (8.1.6).

The proposal will not be inconsistent with these provisions of the RPS.

5.3 Marlborough Sounds Resource Management Plan – Relevant Objectives and Policies

Only the provisions of the Marlborough Resource Management Plan relating to required setbacks from the CMA which retain legal effect have been assessed. The following objectives

and policies of the Plan are relevant in considering this application for the land use (setback from watercourse) and coastal permit components of the proposal:

5.3.1 Chapter 2 - 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 Onahau 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 reconfigured boatshed 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.

5.3.2 Chapter 8 - 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 subject property has no road access, and is not within an area that is subject to high public usage.

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 proposed boatshed reconfiguration with associated decking will increase the existing occupation of the CMA. However, there will be no more than minor effects on public access and recreation.

5.3.3 Chapter 9 - Coastal Marine

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 9.2.1.1.9

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

The proposed 36 m² of access decking occupying the CMA will have no more than minor effect on recreation values.

5.4 Proposed Marlborough Environment Plan – Relevant Objectives and Policies

5.4.1 Chapter 15 – Resource Quality (Water, Air, Soil)

Policy 15.4.4 sets out the matters to which must be had when considering any land use consent application to undertake land disturbance. Relevantly, these include:

- a) The physical characteristics of the site, including soil type, slope and climate;
- 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 of this chapter under issues 15A to 15C; and
 - ii) The likely degree of compliance with water quality standards set for the waterbody;

The proposed excavations associated with the reconfigured boatshed have been assessed by a chartered professional engineer, the works will be for a short duration and adherence to volunteered conditions will minimise sediment runoff.

With regard to issues 15A (*the discharge of contaminants to water can adversely affect the life supporting capacity and the community's use of Marlborough's coastal waters and rivers*) and 15C (*The mauri of wai (water) has been degraded due to the lack of understanding about its spiritual significance*) any sediment runoff from the excavations that is not filtered by beach material is expected to be so minimal that the effects on riparian and coastal habitat, recreational values and cultural values will be no more than minor.

5.5 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 allowing the Applicants to undertake improvements to existing foreshore structures associated with their coastal property 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.

Sections 6(a), 6(d), 7(b), 7(c) 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 occupation of the coastal marine area by the two moorings 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.

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APPENDICES

1. Davidson Group Ltd – *Locality and Site Plan* – Drawing No. 25942 sheet R1 issue ‘A’.
2. Davidson Group Ltd – *Site Plan – General Layout* – Drawing No. 25942 sheet R2 issue ‘C’.
3. Davidson Group Ltd – *Plans, Elevations & Section* – Drawing No. 25942 sheet R5 issue ‘B’.
4. Davidson Group Ltd - , *Site Works, Onahau Bay, Silt Control and Earthworks Methodology* - Job Ref 25942, dated 17 October 2016.