

## HOARE LONG BEACH BAY RESOURCE CONSENT

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**DESCRIPTION:**     **LANDSCAPE ASSESSMENT**  
**AUTHOR:**         **LIZ GAVIN**  
**DATE:**             **24TH JUNE 2015**

### INTRODUCTION

1. My name is Elizabeth Gavin (nee Kidson). I reside in Nelson and work as a landscape architect for Canopy Limited. Prior to April 2007 my landscape practice (Kidson Landscape Consulting) was based in Queenstown. Before this I was employed by Civic Corporation Limited from January 2000 till April 2005. I hold the qualification of a Bachelor of Landscape Architecture (Hons) from Lincoln University, a Bachelor of Arts majoring in Anthropology and a postgraduate Diploma (Distinction) in Anthropology from Otago University. I am a member of the New Zealand Institute of Landscape Architects, the Resource Management Law Association and am on the joint Nelson City Council/Tasman District Council Urban Design Panel.
2. The majority of my work involves providing landscape assessments for resource consents relating activity in the form of either subdivision consents or land use consents. I have provided landscape advice to Councils as an expert witness involving the creation of new zones and landscape classification. I have worked on both Council-led and private plan changes. This work has been in Nelson, Tasman, Marlborough, West Coast, Queenstown and Christchurch.

### SCOPE

3. My brief was to visit the site and provide a landscape assessment on the effects of the proposal on both the visual quality of the Marlborough Sounds (the Sounds) and the integrity of the Marlborough Sounds Resource Management Plan (MSRMP) from a landscape perspective, considering MSRMP and the NZ Coastal Policy Statement (NZCPS) 2010. I visited the site on the 20<sup>th</sup> February 2015, travelling by car to the site from Picton before continuing along the Queen Charlotte Drive to Nelson. This site visit also involved a visibility assessment on the water within Longbeach Bay and walking across the site to gain an understanding of the opportunities and constraints within the site and the bay.

### Context

4. The site is situated within a small bay/cove (Longbeach Bay) on the eastern shoreline of Queen Charlotte Sounds in Grove Arm. Longbeach bay is one of the first bays in Grove Arm west of Shakespeare Bay (see location plan), separated from Shakespeare Bay by Wedge Point. The site is approximately 5km north west of Picton by road that is the main method of travel to and from the site. The secondary method being by boat with two jetties at either end of the bay and a number of moorings within the water of the bay.
5. The landscape of Queen Charlotte Sounds is characterised by sheltered indented bays divided into the "inner" and the "outer" Queen Charlotte Sounds. Grove Arm is located entirely within the inner Sounds. This part of the Sounds has a greater cover of native

vegetation as it is less likely to be farmed and has a higher percentage of holiday houses or baches – especially along Grove arm due to the presence of Queen Charlotte Drive. This road provides vehicle access that has led to an increase in use of this area, making Grove Arm the most popular part of the Sounds for residential activities. Due to this use, a greater density of baches is a notable characteristic of the Queen Charlotte Sounds, as is the presence of boat sheds, jetties and retaining walls within the small coves and bays. Private access roads are visible along the Queen Charlotte Drive that is often situated above the coastline. The drive known for its scenery due to the views out over the sea and the bush clad hills. Grove Arm is also notable due to the windy nature of the road.

6. The site and wider Queen Charlotte Sounds sits within the Kaituna Land Type<sup>1</sup>. Remnant native vegetation includes mixed broadleaf forest including mahoe, five-finger, tree fuchsia, wineberry and putaputaweta. Of note are the numbers of Karaka trees on site as the Maori planted Karaka trees as a food source in garden locations.
7. The pattern of settlement within Queen Charlotte Sounds is scattered along the bays below the Queen Charlotte Drive. This is indicative of the Sounds Residential Zone that is prevalent along the coastal boundary (amidst a smaller proportion of Rural 1 Zoned properties). The conservation zone (approximately a roads width, wider in some areas) generally runs along the seaward edge of these sounds residential properties. This is the case in Longbeach Bay.
8. Longbeach bay is on the Grove Arm side of a ridgeline that extends from Mt Freeth to the south out to Wedge Point, which separates Grove Arm from Shakespare Bay. Longbeach Bay is one of the last bays along Grove Arm, southwest of Iwirua Point. This dominant ridgeline is recognised as a prominent ridge in the MSRMP. This sits well above all the properties contained within the site and will not be impacted on or effected by any activity that is part of the application. Longbeach Bay is approximately 380m wide (from point to point) and approximately 120m deep from the outer waters to the shore.
9. The site contains 11 lots within the bay that are zoned for residential activity, with seven of these already containing some form of residential building. There are two jetties within the bay – at each end of the bay. These are approximately 24m long and 33m respectively. There are four boatsheds within the conservation zone (foreshore reserve) along the edge of the bay. These are small in nature and sit at the edge of the beach. Two of the boatsheds at the eastern end of the bay are more modern in appearance and are grouped together, located at the landward base of the jetty. These are slightly larger than the traditional boatshed.
10. The bay is characterised by golden sand and a relatively shallow beach, with rocky coastline forming the points to the northeast and southwest. A central gully runs down from the prominent ridge above (at the point where Queen Charlotte Drive crests the ridge). This catchment area runs down through the centre of the bay. The majority of Longbeach bay is clad in native bush, with some wilding pines – many of which have recently been felled (on the north east facing flanks) and poisoned within the majority of the bay. The dominant bush cover is broadleaf forest with tree ferns within the gullies and south facing slopes. Exotic species and lawn are more evident at the base of the Bay within the Sounds Residential Zone associated with the established houses
11. I am already familiar with the Sounds, having accessed other sites for resource consent applications, and having flown over the entire Sounds and conducted a series of boat trips in August to October in 2013 as part of a peer review process for the Council. This peer review

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<sup>1</sup> Page 172 of Marlborough Coastal Study

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related to the landscape overlays in the MSRMP and involved assessing particular areas if land owners were questioning the findings of the Boffa Miskell Study<sup>2</sup>. The landscape overlays identify areas of outstanding natural landscape and outstanding natural features and are intended to be introduced into the MSRMP (The Plan). Currently Grove Arm is not identified as an outstanding landscape<sup>3</sup> in the Plan and the eastern arm does not have an ecology overlay<sup>4</sup>. This current status has not changed in the subsequent landscape study.

## APPLICATION

12. The application is for the following activities:

- To remove the old bach which is currently located on conservation zone.
- Build a new dwelling within Lot 3 DP 464713 adjacent to and to the south west of the existing bach (that is to remain).
- Relocate an annex behind (to the south of) the existing bach within Lot 3 DP 464713 and extend its size.
- To remove an existing boatshed in the conservation zone and replace this boatshed with another that covers approximately the same footprint (as seen from the foreshore), however extending back into the bank behind (south west).

## ASSESSMENT

### Coastal Policy Statement 2010

13. The Coastal Policy Statement (2010) has policies that hold relevance to a landscape assessment, given that I consider the site sits wholly within a coastal environment. In particular, Objective 1, 2 and Policies 6(f) & (h), Policy 13 and 15 are relevant.
14. Policy 6 considers how built development can be introduced into the coastal environment in a manner that responds to the constraints of the coastal environment. I conducted a sensitivity and visibility assessment on the site visit to ensure that the landscape character of the site and surrounding environment would not be adversely affected by the proposed development<sup>5</sup>. Sensitive areas were recognised as the curve of the beach that is largely undeveloped, the regenerating bush and headlands – especially at the north-eastern end of the bay (at the point); and the containing ridgelines of the sides of the bay that can be seen on the skyline.
15. Policy 13 discusses the preservation of natural character and protection from inappropriate subdivision use and development. The landscape analysis identified areas vulnerable or sensitive to change, and development in these areas have been avoided. Natural character values on the site and in the surrounding environment have been affected by domestication and cultural use – through the introduction of the following:
- The access road that winds down the flank of the bay, providing 4wd access to the properties below.
  - The two jetties along the shoreline,
  - The four existing boatsheds along the shoreline.
  - The retaining walls at either end of the bay (an older rock one adjoining the jetty at the south west end of the bay and a wooden retaining wall that runs along the north west side of the access road separating this from the beach

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<sup>2</sup> Marlborough Landscape Study 2009

<sup>3</sup> MSRMP map 76

<sup>4</sup> MSRMP map 71

<sup>5</sup> NZCPS 2010 Policy 6(f) & (h)

at the northern end of the beach<sup>6</sup>. This retaining wall runs in front of the baches to the jetty at the northern end.

- The baches and associated curtilage including sheds, roads, decks, a pool and pathways set amongst a more domesticated landscape (i.e. grass lawns and retaining walls.)

16. Although modified, the landscape still exhibits natural character in the landforms and predominant native bush (albeit weed covered) which forms the main landscape character of the mid to upper flanks of the bay. In terms of effects, the proposed development has been divided into activity within the Sounds Residentially zoned properties owned by the applicant, and the boatshed which is situated on the Conservation Zone.

#### BOATSHED

17. When viewed from the beach, the Hoare boatshed will be less visible than the current boatshed that it will replace. This is due to the white paint colour of the existing boatshed and its light covered galvanised (unpainted) corrugated iron roof that is not recessive. The footprint of the boatshed in terms of width will cover a very similar area to the existing shed, with the exception of being 2m higher. The new gable is steeper which adds to the height. This will still sit underneath the boughs of the pohutukawa tree. From the beach/bay there will be a low magnitude of change (in terms of the boatshed) that will be an improvement on the existing visual effects. The proposed stained board and batten roof and walls are very recessive and will be reasonably difficult to see from out in the bay due to the camouflaging form of the pohutukawa tree which will need to be limbed up to accommodate the increased height of the boatshed.
18. From the conservation zone, the main visual effect is from a localised area (within 0-20 metres) to the east of the boatshed. This area is characterised by lawn and is open in nature. The boatshed will be highly visible from this localised area and seen as a long shed which extends back into the bank behind. The footprint of the existing bach is currently located in part within this foreshore reserve, with the boundary of the reserve running diagonally through the middle of the bach. This bach is to be removed with the replacement bach being built wholly within the lot boundary. The consent application will result in a reduction of built form within the foreshore reserve, with the net result in an improvement in the natural character of this area of the coast.
19. The lawn area is separated from the beach by an established Akeake/coprosma hedge that runs along the beach edge. No change is planned to this existing hedge. Recessive colours and materials ensure the boatshed development is appropriate in this setting. The longer elevation (being 14 m across) extends away from the coastline into a bank that is to be re-established in native vegetation. The existing Pohutukawa has a canopy that almost reaches ground level, largely obscuring views of the existing boatshed. The proposed boatshed will be located on the same footprint and will be mitigated by the pohutukawa tree to a similar level, with the added benefit of having recessive colours and materials.
20. Due to the viewing angle and presence of mature native vegetation along the shoreline (including the akeake hedge), this length is almost entirely obscured from view, with the exception being views from the immediate locality on the foreshore reserve to the east (in the area of lawn). This area will be improved with the removal of the old existing Bach that has

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<sup>6</sup> See Photo 8

occupied this space for the past 100 years or so, and with some native planting at the southern end of the boatshed to integrate the form into the landscape.

#### Lot 3 DP 464713

21. The new buildings within the Sounds Residential Lot (Lot 3 DP 464713) are all related to each other and the proposed boatshed in terms of architectural form, as well as relating to the existing bach that is to remain. The materials of the existing bach consist mainly of wooden weatherboards with a corrugated iron roof of unpainted galvanised steel. The new buildings retain the use of wood in the form of board and battens, with either dark corrugated iron roofs or a grass roof. Within Lot 3 DP 464713 there will be a new bach built directly behind the position of the existing bach that is to be removed. This is co-joined by a boardwalk and deck with the bach that is to remain, creating a combined length of 31.5m along the northwest façade that faces both the Conservation Zone and the wider bay. The existing bach is single storied and modular with three gables facing towards the beach. The northern most gable infringes on the height control by 1.35m (see Sheet 3 of Architectural set). The height infringement will not affect any private residential view or public view or amenity. This is due to the location of the bach at the base of a large hill mass amongst vegetation that helps to reduce the prominence of the building. Also the placement of the building on site, with the length running away from public view also aids in integrating this height infringement into the site.
22. The proposed bach will be multi levelled, with a single storey room with a flat mono-pitched roof adjacent to the existing bach. The two storey level runs parallel to the bank behind and consists of four steeply pitched gables facing east (towards the existing bach), with the narrow width facing north towards the sea and bay. A wooden batten screen consisting of horizontal battens creates a softening and screening of the façade closest to the northwest boundary. This screen increases privacy between this end of the building and the adjoining foreshore reserve.
23. The annex and games room building sits behind (to the southwest) of both the existing bach and the proposed bach on Lot 3; and will be screened from site by these foreground buildings from the beach and the foreshore reserve. This annex will be visible as part of the buildings on Lot 3 when viewed from the ROW to the south, and the tow Sounds Residential lots in this area (Lots 1 and 2 DP 5015 owned by the Orchard family. The proposed landscape concept plan shows the annex set amongst native bush that will screen views of the annex from both the Orchard family bach and the 4wd access road that runs through Lot 3 and services other lots within the bay.

#### Natural Character of Longbeach Bay.

24. The proposed application results in the replacement of one building (the old homestead/bach) with a modern two-levelled building located entirely out of the Conservation Zone and in Lot 3 contained within the Sounds Residential Zone. The annex room (currently located behind the old homestead bach) is shifted approximately 20m southeast within the same lot. (Therefore there will be two residential buildings and a sleep out contained within Lot 3. The existing boatshed (located in the Conservation Zone) will be removed and replaced with a contemporary boatshed on a similar footprint (width wise) but extending back into the foreshore reserve bank behind.
25. The net effect of these changes (considering all three resource consent applications) will be a moderate change to the natural and landscape character. The number of buildings will not increase within Lot 3, although the site coverage is greater due to the increase in size and due to the new bach being located wholly within Lot 3. The replacement bach on Lot 3, will be

larger in bulk, being multi levelled, however the new Lot 3 bach has its narrow end facing the beach and its width facing the applicants own property. The bach will also partly screen the existing cut associated with the access road down into Longbeach Bay when viewed from the sea.

26. The boatshed similarly is also larger, although its bulk extends back into the bank and will be partly screened through proposed planting. The new bach replacing the old homestead bach on Lot 3, although taller, extends away from the beach front, and is recessed back further than the old homestead. Both the boatshed and the new bach within Lot 3 are greatly aided in their absorption into the site by the large pohutukawa tree that is situated in the Conservation Zone<sup>7</sup>. The proposed exterior colour of the buildings being cedar stained in a dark natural colour is considerably more recessive as it is not white which is highly reflective. The new bach on proposed Lot 3 also sits behind the large pohutukawa tree located in the foreshore reserve. The proposed landscape concept plan shows how these new buildings will be absorbed into the landscape.
27. All architectural form proposed to be introduced relate to each other and will be seen as a sympathetic and complementary group of buildings with similarities in roof form (being a mixture of either mono pitched or steeply gabled; wall treatment and roof treatment, with the repetitive use of battens as screening elements which also aid in visually linking the buildings. With each building set in to the verdant native bush, the end result will be a sensitive, contemporary and comprehensive redevelopment of the site using best architectural practice and building on the existing native vegetation.
28. The applicant has already been active in felling wilding pine trees from both their own property and the neighbouring conservation area that continues around the shoreline to the north and west of Lot 2 DP 464713. From my site visit and photographs of the bay, it appears a poisoning regime has been in place that has been successful in killing wilding pines. The applicant is keen to aid in regeneration of this area by planting species compatible with the remnant vegetation of the Ecological area. This land is part of the conservation zone, and therefore consent must be gained prior to any planting in this area, however given that such planting would result in a net environmental gain it is hoped this would be seen favourably. The area proposed to be re-vegetated can be seen in the proposed landscape concept plan<sup>8</sup>.
29. The re-vegetation will enhance the natural values of the site (see Policy 14 of the NZCPS), with the aim of maintaining the cultural use of the site in the area already exhibiting a cultural pattern. The pattern of development proposed is consistent with other bays and coves along Grove Arm, where settlement tends to occur where road access, slope stability and amenity allows – generally either along the water's edge, on more stable ridges, and often co-located with jetties.
30. Policy 15 discusses the importance of protecting the natural features and natural landscapes of the coastal environment. As already mentioned, no outstanding natural features or landscapes have been identified on the site in the MSRMP documentation or in any studies since the Plan was produced. The site and wider landscape has been analysed and development within the foreshore reserve carefully considered ensuring that adverse environmental effects are avoided. This was particularly the case with the mature Pohutukawa tree adjacent to the boatshed where careful attention has been paid in ensuring that the current effect on this tree is not increased to a more than minor degree. A

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<sup>7</sup> See Photos 9-12, 19 - 20 and 23-25 in the Photographic attachment.

<sup>8</sup> See Lot 3 & Boatshed landscape concept

recommendation is included to ensure that a qualified arborist carries out any limbing required to fit the taller boatshed under its boughs. In terms of natural features, the earthworks associated with the proposed boatshed will result in changes to the neighbouring hillside. The building proposed will be set into the hillside thereby completely screening the effect of the earthworks. While being visible, the bulk of the building literally will appear to sit into rather than out of the topography, with proposed planting screening the length.

#### Marlborough Sounds Resource Management Plan

31. The following are comments relating to assessment matters I have been asked to address from the MSRMP (Marlborough Sounds Resource Management Plan) which are included as Appendix A. Keeping a consideration of the relevant landscape and visual matters identified in the Marlborough Sounds Resource Management Plan.
32. The design of the boatshed has referenced both the existing boatshed and the existing bach located behind with a gabled roof<sup>9</sup>. The use of cedar will blend in to the surrounding bush in a recessive manner, with the new design under the height control of 7.5m at 5m high.
33. The boatshed and replacement bach on Lot 3 have been designed to be very conscious of the locality and landscape setting<sup>10</sup>. The design is placed on the site in the best location to maximise solar aspect whilst minimising adverse effects associated with both earthworks and amenity on the wider community (i.e. views from private residences).
34. Similar to the existing boatshed, the proposed boatshed building has its narrow elevation facing the sea, with the length extending back (south eastwards) into the site. The dense native vegetation along the bays edge screen views of this length from all views with the exception of a small, localised area characterised by grass. The ake ake/griselinea hedge to the northeast largely screens the boatshed, as does the impressive pohutukawa that partly covers the boatshed to the west. The lawn area to the east of the boatshed contained within the foreshore reserve is approximately 30m long and 15m wide, with the length parallel to the shore edge. From the lawn area contained within the foreshore reserve, the boatshed will read as a narrow wooden building that extends at ground level into the base of the bank behind. The length is approximately 14m long, and the building width 5.5m wide, and 5m high this doubles the length of the existing boatshed, however the external treatment of the replacement boatshed will be very recessive.
35. The landscape concept plan introduces additional native planting that will screen some of the length of the proposed boatshed and integrate the three built forms together that are seen from the foreshore reserve.
36. In terms of earthworks, there will be a retaining wall behind the boatshed to enable the form of the boatshed extending back into the site. This area newly occupied by the proposed boatshed is a steep bank with no current potential for public use. There will be a light re-contouring of the lawn area to enable the face of the boatshed to occasionally open for ease of access. Other than this, the grassy lawn area will remain unchanged. Given the extent of existing and proposed mitigation, and the small area of foreshore reserve where the boatshed will be visible, I consider that the boatshed building is an appropriate scale and site location for the site. There will be a moderate level of change to the landscape character evident as a result of the replacement boatshed. This statement considers the change to the bulk and materials of the boatshed and also the positive change associated with the removal of the

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<sup>9</sup> MSRMP General Assessment Criteria 30.4.1.1.5.4 page 30-15

<sup>10</sup> MSRMP General Assessment Criteria 30.4.1.1.5.4 page 30-15

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white painted single storey old bach formerly located half within the foreshore reserve which will be removed and re-grassed to be in an undeveloped state. The location of the old bach and its associated deck occupied a large area of Conservation Zone that will now be vacant of built form. New planting on the foreshore reserve closer to the jetty (if consent is obtained by the Department of Conservation) will improve the natural character of this section of the coast.

37. When viewed from the sea there will be a level of change perceived, which (due to the removal of the existing white bach and replacement of the white boatshed) will result in a reduction in visibility in terms of built development. (See Architectural rendering).
38. The only the level of change to the bay is most apparent when in the vicinity of the Hoare jetty at the western end of the bay. Natural topography and vegetation screen the proposed changes along the length of bay. When viewed looking back towards shore from directly in front of Lot 3, the proposed bach on Lot 3 will be visible as part of the mixed pattern of both cultural activity and native bush. The architect has considered the visual effect of this front on and direct view from the sea. Vertical screens have been utilised to reduce both the visual effect of the proposed building and any issue of privacy between jetty/mooring users and the dwelling.
39. The proposed site is being looked at holistically, with the management of the site considered. From talking to the applicants and the architect, there was a clear directive to have a sympathetic and recessive design response, retaining the existing vegetation along the shoreline, with minimal change to the foreshore reserve in terms of new development, and a wish to reduce the effect of the existing bach and boatshed. The steep bank contained partly within the foreshore reserve and partly within the applicants land holdings will be progressively cleared of weeds and re-vegetated in native species<sup>11</sup> suited to the site (if consent gained from Department of Conservation). The applicants are committed to this happy to have this as a condition of the proposed resource consent.
40. A strong interrelationship between the two lots owned by the extended family of the applicants is to be established with a comprehensive landscape concept plan<sup>12</sup>. This concept plan builds on the native broadleaf species that are endemic to the area and use these to create a structural framework within the site. The planting reduces visibility of the proposed buildings from the right of way that cuts through the applicant's property and provides access to all baches within the bay. The steep bank between the Lot 3 new bach and neighbouring Lot 2 (also owned by the Hoare family) and the boatshed will be replanted in natives. Other than slight re-contouring and re-grassing and native vegetation on the lawn area and some paving stones there will be no change to the landscape character of the lawn area of the foreshore reserve. In terms of landscape treatment within the foreshore reserve, only native species consistent with those already present and those to be planted to revegetate the bank will be introduced. These plantings are not required for mitigation, but are seen as a logical landscape treatment for the lower flanks of the bank that would benefit the ecology of the wider area.
41. With the exception of the boatshed, the area chosen for redevelopment is contained within a zone created for a certain level of residential development (i.e. Sounds Residential). Given my knowledge of the Marlborough Sounds and other areas of development that have occurred within it, I consider the proposal to be consistent in character with what could be

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<sup>11</sup> See Lot 3 and Boatshed Landscape Concept Plan

<sup>12</sup> See Lot 3 and Boatshed Landscape Concept Plan



anticipated to occur within this Zone. The development has been kept off skylines, prominent slopes or ridges and is situated in an area that has already been compromised by development<sup>13</sup>. I do not consider the proposed building to significantly alter the character of the site, or to be in conflict with the intentions of the MSRMP.

42. Considering all changes proposed, with the increase in height and length of the boatshed, offset by the limited visibility and recessive exterior materials, the retention of the important mitigating elements of the native trees along the water's edge including the large Pohutukawa combined with additional native planting against the new buildings within Lot 3; and the re-vegetation/planting proposed, I consider that the application on balance will have positive effects on the natural character of the site and amenity values of the wider landscape.
43. There will still be built form along the waterfront at a slightly increased scale, however the original building and proposed building have been placed in a location that is suited to development due to the flat nature of the site – which is probably why it was zoned Sounds Residential. The boatshed location is logical considering the importance of proximity to the sea for boat storage. The footprint of the old boatshed is largely followed to ensure no adverse effect on the roots/drip line of the large Pohutukawa tree.
44. All new buildings use recessive materials and (with the exception of the height infringement on the gable of the new bach<sup>14</sup>) sit below the controlled height of buildings in Sounds Residential.
45. From the water within the Bay, the proposed buildings are similarly of medium to low visibility from all locations apart from within the bay itself and a small area of sea in front of (at the western end) of the Bay either on or in the vicinity of the Hoare Jetty.
46. The existing bach (set back behind the boatshed) has low to moderate visibility from on the water of the bay with the topography screening views to the west. The scale is in keeping with the neighbouring house to the east (the Hill house), however the design treatment is more recessive. The two-storey element of the new bach sits at the base of a bank and recedes in to the site away from the coastline, whereas the Hill house has the length following the coast (see architectural render).
47. From mid distant views (250m – 2km distance) the collections of buildings sits in the bay as part of the larger settlement and appear congruent with this pattern. All land-based buildings will be set amongst native vegetation. Views from this distance are unobtrusive.
48. There are no natural features within the site that have been identified within Appendix 2 Volume One of the MSRMP. The design has limited earthworks and no additional tracks will be required to access the site.
49. The proposal will not compromise the habitat of any indigenous species<sup>15</sup>. Particular regard was had to the Pohutukawa tree neighbouring the boatshed in terms of its root structure, with the length of the new boatshed extending away from the tree. The goal is to have a net environmental gain proposed through weed removal, and planting of native species from the re-vegetation guideline both in terms of a re-vegetation area and through amenity planting to bind the proposed and existing buildings together.

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<sup>13</sup> MSRMP Chapter 2.1

<sup>14</sup> See Sheet 3 Architectural set.

<sup>15</sup> MSRMP 30.4.1.1.5.3

## CONCLUSION

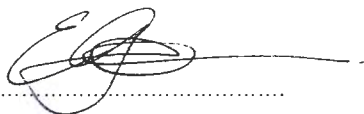
50. Resource consent is sought for the redevelopment of Lot 3 within Longbeach Bay in a Sounds Residential Zone; the redevelopment of a boatshed on the adjoining Foreshore Reserve. Two existing buildings will be removed – a boatshed (located wholly in the Foreshore Reserve) and an old bach which straddles the boundary of the Foreshore Reserve – located half within and half outside of the Sounds Residential Zone. This will greatly decrease the extent of built form occupying the Conservation Zone, limited now to the proposed boatshed replacing the old boatshed. This site is not identified as an outstanding landscape within Map 170 and does not contain a significant ridgeline within the development area.
51. I have assessed the site against Table 4 and Table 5 of MSRMP Appendix one (see Appendix C) and consider that the proposed development area is not overly vulnerable and have been sited in an area already compromised by development. The boatshed location has low visibility as it is not visible from any of the areas listed in Tables 4 and 5 (i.e. state highway, scenic route, country road, principle access route to national parks/forest parks or major recreational area or major camping; areas or population centres; rail routes; walkways and walking tracks; settlements; major recreation areas e.g. camping or water sports.)
52. I have conducted my own visibility analysis based on the methodology attached in Appendix B and concluded that the site has only a very limited effect on a localised area. Based on the Criterion for visibleness in Table 5 of Appendix One of the MSRMP, the site and scores consistently as moderate in terms of the landscape quality of the overall landscape unit in terms of Table 4 of Appendix One of the MSRMP.
53. Considering all changes proposed, with the increase in height and length of the boatshed, offset by the limited visibility and recessive exterior materials, the retention of the important mitigating elements of the native trees along the water's edge combined with additional native planting against the new building and the re-vegetation/planting proposed, the newly introduced buildings and the removal of the white painted old bach located half in the Foreshore Reserve, I consider that the application on balance will have a negligible effect on the natural character of Longbeach Bay which if anything will tilt towards a positive effect and will not change the cultural character and settlement pattern of Longbeach Bay and the wider Grove Arm. There will still be built form along the waterfront at a slightly decreased scale (within the Conservation Zone). This is appropriate given that Longbeach Bay has a large area of Sounds Residential, (with the exception of the boatshed) the proposed development sits within. New planting will incorporate all new buildings together as will their shared architectural traits. All buildings have been placed in a location that is suited to development.
54. In conclusion the proposed redevelopment of the site has less than a minor effect on the landscape qualities of the site and surrounding environment.

## RECOMMENDATIONS

1. A suitably required arborist must do any limbing up required of the Pohutukawa tree to accommodate the increased height of the proposed boatshed. Limbing will be kept to an absolute minimum required to incorporate the boatshed building.
2. All planting shall be indigenous and if possible locally sourced and in keeping with MSRMP plant guidelines.
3. All exterior lighting (including access lighting) shall be capped and downward facing to prevent unnecessary light spill. The exception to this relates to any safety lighting deemed necessary for the functioning of the Jetty.

4. A planting plan for re-vegetation area will be submitted to Council for approval. The plan shall follow best management practices for re-vegetation, be locally sourced where practicable and will be in keeping with Native Vegetation for Marlborough a Planting & Restoration Guide<sup>16</sup>
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SIGNED:



LIZ GAVIN  
DIRECTOR  
CANOPY LANDSCAPE ARCHITECTURE

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<sup>16</sup> This is a joint publication with MDC and Doc, which can be accessed from the MDC website.

## APPENDIX A

Excerpts from MSRMP (pages 30-14-30-15)

30.4.1.1.5 The likely effects of the proposal on:

30.4.1.1.5.1 The locality and wider community and in particular:

- a) Whether the proposal will enhance or maintain the amenity values of the Sounds Residential Zone.
- b) ...
- c) Whether the proposal contributes to the character of the surrounding area and helps maintain the cultural values of the community;
- d) ...
- e) The landscape and natural features of the locality and water environment; and the need for landscape planting or treatment to supplement the existing landscape or to compensate for any expected change in the landscape; and
- f) ...

30.4.1.1.5.2 The amenities of the area and in particular that any proposal does not have any significant effects on:

- a) Views of surrounding hills and of the sea enjoyed from nearby residential properties;
- b) The privacy and residential amenities enjoyed on nearby residential properties and on the applicants own site;
- c) ...
- d) ...
- e) ...
- f) Detract from any view or vista which contribute to the aesthetic coherence of a locality

30.4.1.1.5.3 Any significant environmental features and in particular that the proposal does not:

- a) Adversely affect any habitat of any indigenous species; or
- b) Compromise the integrity of any terrestrial or maritime ecosystem;
- c) Diminish the natural character of the locality, having regard to the natural character areas identified in Appendix Two, Volume One,.

30.4.1.1.5.4 Natural and physical resources so that any proposal:

- a) Compliments any building or other feature constructed by people in the locality which contributes to the character of the locality;
- b)...
- c)...
- d)...
- e)...

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## APPENDIX B: VISIBILITY/VISUAL ABSORPTION ANALYSIS METHODOLOGY

The visibility of the Study Area was considered in terms of:

- High Visibility
- Medium Visibility
- Low Visibility
- No Visibility.

This was determined by a combination of:

1. Viewer location relative to the site:
  - a. The elevation and distance between the viewer and the site. Distance can be broken down to
    - Close proximity 50 metres or closer.
    - Local views 50 metres to 250 metres.
    - Mid distant views 250metres – 2km.
    - Distant views – greater than 2km.
  - b. Whether the view forms a foreground, mid-ground or background view.
2. Topographical aspect: Whether the site or parts of the site forms a skyline, ridgeline or prominent slope.
3. Topographical context: topographical containment and screening afforded on site or in the surrounding landscape. Amount of site visible from a particular viewpoint (majority/small area/none).
4. Viewing context: Whether the view is transient (from a moving vehicle) or static; whether the view is intermittent or constant; and/or is central or oblique to the viewer. Context of the viewer (i.e. travelling on a road, cycling, walking).
5. Receiving environment: The permitted baseline and the existing or consented development located within the landscape.

APPENDIX C: TABLE 4 AND 5 FROM MSRMP V1 App One (overleaf)

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**Hoare Property**  
LONG BEACH BAY, MARLBOROUGH

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## NOTES:

- 1 EXISTING VEGETATION - MIX OF NATIVE & EXOTIC  
Undertake weed control as required.
- 2 EXISTING COASTAL VEGETATION RETAINED  
*C. repens*, *D. viscosa*, *G. littoralis*, Gum.
- 3 EXISTING POHUTUKAWA TREE RETAINED
- 4 NATIVE REVEGETATION - BROADLEAF  
Clear existing weed species & plant with native coastal broadleaf species (see proposed plant palette).
- 5 NATIVE REVEGETATION - SHRUB  
Clear existing weed species and plant with lower growing hardy native coastal shrub and tree species.
- 6 STEPS TO LAWN
- 7 AMENITY PLANTING  
Predominantly native species to frame building, deck and outdoor living spaces.
- 8 NEW RAISED LAWN AREA
- 9 FRUIT TREES
- 10 DECKING AREA
- 11 OUTDOOR FIREPLACE
- 12 GRAVEL PEDESTRIAN PATHWAY CONNECTION  
Formed on existing road cut to provide pedestrian access to adjoining property to west.
- 13 EXISTING GRAVEL PATH
- 14 EXISTING TASMANIAN BLACKWOOD TREE TO BE REMOVED

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## LEGEND:

- SITE BOUNDARY
- EXISTING VEGETATION
- GRASSES & SHRUBS
- NIKAU PALM GROUPS
- FLAX & SHRUBS
- 5 NATIVE SHRUBS & SMALL TREES
- 4 BROADLEAF TREES
- SCULPTURAL LIGHT FEATURES





TREES



*Hedecarya arborea*  
Porokaiwhiri / Pidgeonwood



*Corynocarpus laevigatus*  
Karakā



*Knightia excelsa*  
Rewarewa / Honeysuckle



*Dodonaea viscosa*  
Akeake



*Griselinia littoralis*  
Papaumu



*Kunzea ericoides*  
Kanuka



*Alectryon excelsus*  
Titoki



*Cordyline australis*  
Ti Kouka / Cabbage tree



*Dysoxylum spectabile*  
Kohekohe



*Beilschmiedia tawa*  
Tawa



*Melicope ternata*  
Wharangi

TREES & LARGE SHRUBS



*Phyllocladus trichomanoides*  
Tanekaha / Celery Pine



*Pseudopanax ferox*  
Fierce lancewood



*Sophora molloyi*  
Cook Strait Kowhai



*Macropiper excelsum*  
kawakawa



*Myoporum laetum*  
Ngaio



*Rhopalostylis sapida*  
Nikau Palm



*Olearia paniculata*  
Akiraho



*Melicytus ramiflorus*  
Maahoe



*Pittosporum eugenioides*  
Tarata lemonwood



*Pittosporum tenuifolium*  
Kohuhu



*Pseudopanax arboreus*  
Five finger

SHRUBS & GRASSES



*Weinmannia racemosa*  
Kamahi



*Coprosma propinqua*  
Mingimingi



*Coprosma lucida*  
Shining karamu



*Coprosma repens*  
Taupata



*Coprosma robusta*  
Karamu



*Dicksonia squarrosa*  
Whēki



*Hebe stricta*  
Koromiko



*Melicytus ramiflorus*  
Mahoe



*Muehlenbeckia astonii*

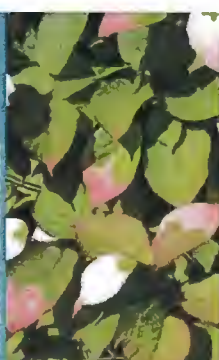


*Leptospermum scoparium*  
Manuka



*Coprosma rhamnoides*  
Twiggy coprosma, Mingimingi

AMENITY & EDIBLES



*Actinidia kolomikta*  
Hardy Kiwi



*Arthropodium cirratum*  
Rengarenga, Renga lily



*Cortaderia richardii*  
South Island toetoe



*Libertia ixioides*  
Native iris



*Phormium cookianum*  
Wharariki, Mountain flax



*Phormium tenax*  
Harakeke, Lowland flax



*Dianella nigra*  
Blueberry, Turutu



*Carex testacea*  
Purei



*Citrus spp.*  
Lemon, Lime, Orange



*Acca sellowiana*  
Fijoa



*Cyphomandra betacea*  
Tamarillo