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Attention: The Marlborough Environment Plan Hearings Panel  
Company: c/o Marlborough District Council  
Date: 21 January 2019  
From: James Bentley  
Message Ref: Topic 5: Natural Character overlay – Interim Response to Minute 47  
Project No: C16091A

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## **Marlborough Environment Plan – Interim Response to Minute 47 concerning the technical mapping of sub-areas of natural character**

This is an interim response to Minute 47. This interim response outlines a preferred way forward which I consider addresses the concerns of the Hearing Panel regarding natural character labelling and mapping identification.

As noted within Minute 47, the methodology employed to assess the level of natural character has recognised that, when mapped and appraised at a certain scale, the range and combination of attributes that contribute to an area's naturalness, vary. Accordingly, some of the schedules do not easily differentiate between every area mapped on the accompanying plans.

To alleviate this concern, and to ensure that the user of the Proposed Marlborough Environment Plan (PMEP) clearly understands the relationship between the tables and the maps, it is proposed to use the maps as a geographical index to the values identified in the tables. To ensure that there is the utmost clarity, it is proposed to remove the high and very high colourations from the maps and to simply identify those geographical areas relevant to the table row by separate colours. So, for example, the combined areas of high and very high natural character for Area A illustrated on the maps could be a single pink colouration, and Area B could be mauve. By removing the distinct colouration between high and very high will not change the identified status, as the high and very high values that contribute to the area being identified in the first place will still be outlined in the table. It will provide clarity however, to the extent of the mapped reference area.

Policy 13 of the New Zealand Coastal Policy Statement seeks only that areas of high and outstanding natural character are identified. The methodology uses a seven-point scale, between very low and very high, with moderate in the middle. Only areas of high and very high have been identified and mapped. Areas of outstanding natural character are mapped separately.

Also, to ensure a greater level of clarity to the table for each geographic area, I have provided some additional commentary (in blue) overleaf.

A sample map is also included.

Section 42A Report (page 42): Coastal Terrestrial Area 3: Bulwer (Level 4/5 Table)

Map Reference	Sub Area	Rating	Key Values	Additional Comments
A	Land to west of Waitata Reach Eastern facing slopes extending from Reef Point <u>Treble Tree to Bucklands Bay</u>	Very High and High	<p>Whilst some land has been cleared for pasture, there are limited structures on the land, especially around northern Port Ligar and land west of Waitata Reach.</p> <p><u>Advancing regenerating headlands and embayments extending from ridge to foreshore with noticeable lack of modification.</u></p> <p>Of the remaining Much of the indigenous forests within the Area, much appears on more elevated slopes, such as on (Mt. Shewell, Mt. Drew, <del>Bobs Peak, Okuri Peak</del>), however a <u>but with</u> substantial tracts <u>appears</u> at lower coastal altitudes at, especially east and south aspects (Apuau Channel., Fitzroy Bay).</p> <p>Very High perceived naturalness values</p> <p><u>Advancing regeneration of vegetation on lower slopes east of Picnic Bay and east of Woodlands.</u></p>	<p>Many bays contain houses, jetties and wharves</p> <p><u>Modifications within this area include:</u> <u>Occasional area of wilding pines present, Tui Nature Lodge structures and small amount of tracking. No foreshore structures apart two from mussel farms at Treble Tree and two mooring buoys (one at Woodlands Bay and one at Bucklands Bay)</u></p>
B	Maud Island	Very High	<p>Maud Island is distinctive, rare and nationally important due to its predator-free status and nationally threatened fauna.</p> <p><u>Advanced areas of revegetation throughout the island.</u></p>	<p><u>Small areas of pasture and forestry, a jetty, cluster of small buildings, a gun emplacement and tracks.</u></p>
C	Eastern Waitata Reach (Pohuenui), western and southern Forsyth Island, southern slopes of isthmus of northern Beatrix Bay and land south of Allen Strait	High (with small part Very High area at Kauauroa Bay/ upper slopes of Horseshoe Bay and Bird Island/ Duffers Reach)	<p>Relatively low levels of modification and extensive areas of regenerating bush <u>in amongst areas of grazing</u>, especially on Forsyth Island.</p> <p>Largely-intact podocarp-broadleaved forest at Kauauroa Bay.</p> <p><u>High perceived naturalness values</u></p>	<p>Also contains low intensity grazed pastoral land and <u>associated tracks and post and wire fencing.</u></p> <p><u>Includes tracks and powerlines along northern Beatrix Bay and at Allen Strait and Southern Forsyth Island.</u></p>
D	North West Bay	Very High and High	<p>Indigenous forested peninsula at Stafford Point <u>with advanced regenerating vegetation on the upper steep and mid slopes of Miro Bay.</u></p> <p><u>High perceived naturalness values.</u></p>	<p><u>Modification to the immediate north</u></p> <p><u>Modification to lower slopes of te Miro Bay and Wilson Bay include: numerous jetties, boatsheds, private residences, powerlines and tracks</u></p>

Map Reference	Sub Area	Rating	Key Values	Additional Comments
E	Land to west of Waitata Reach White Horse Rock, Hamilton Cove, Yellow Cliffs	Very High and High	<p>Whilst some land has been cleared for pasture, there are limited structures on the land, especially around northern Port Ligar and land west of Waitata Reach, including White Horse Rock, Yellow Cliffs and Hamilton Cove.</p> <p>Advancing regenerating headlands and embayments extending from ridge to foreshore.</p> <p>Of the remaining indigenous forests within the Area, much appears on more elevated slopes (Mt. Shewell, Mt. Drew, Bobs Peak, Okuri Peak), but with substantial tracts at lower coastal altitudes, especially east and south aspects (Apuau Channel, Fitzroy Bay).</p> <p>Very High perceived naturalness values</p>	<p>Many bays contain houses, jetties and wharves</p> <p>Modifications within Waihinau Bay and Waitata Bay limit extent of mapping to those identified.</p> <p>Modifications within these mapped areas are restricted to several jetties, a small number of private residences, powerlines and tracks. Where aquaculture is present, this has limited the extent of mapping to the terrestrial area only.</p>
F	Land to west of Waitata Reach Fitzroy Bay Area, French Pass, Okuri Bay, and land at the head of Squally Cove	Very High and High	<p>Whilst some land has been cleared for pasture, there are limited structures on within the mapped area, land, especially around northern Port Ligar and land west of Waitata Reach.</p> <p>Advancing regenerating headlands and embayments extending from ridge to foreshore, noticeably from Bobs Peak and Okuri Peak with substantial tracts at lower coastal altitudes in between the numerous embayments of Fitzroy Bay.</p> <p>Smaller 'pockets' of coastal vegetation are also present around French Pass settlement, Okuri Bay and on land at the head of Squally Cove.</p> <p>Of the remaining indigenous forests within the Area, much appears on more elevated slopes (Mt. Shewell, Mt. Drew, Bobs Peak, Okuri Peak), but with substantial tracts at lower coastal altitudes, especially east and south aspects (Apuau Channel, Fitzroy Bay).</p> <p>Very High perceived naturalness values</p>	<p>Many bays contain houses, jetties and wharves</p> <p>Modifications within these mapped areas are restricted to one jetty in Savill Bay, several private residences in Canoe Bay, Garne Bay, small tracks extending from the French Pass Rd into Canoe Bay, Savill Bay and Garne Bay. Agriculture and forestry have restricted mapping to parts of Hallam Cove and Savill Bay. Aquaculture has limited the extent of mapping in Hallam Cove, Canoe Bay and around Camel Point to Elaine Bay</p>

Notes:

'A' is taken from Section 42A Report (page 42): Coastal Terrestrial Area 3: Bulwer (Level 4/5 Table)

'E' is taken from Section 42A Report (page 39): Coastal Terrestrial Area 3: Bulwer (Level 4/5 Table)

'F' is taken from Section 42A Report (page 47/48): Coastal Terrestrial Area 3: Bulwer (Level 4/5 Table)

I trust that this is an effective way forward and seek confirmation from the panel on this before proceeding further.

Regards

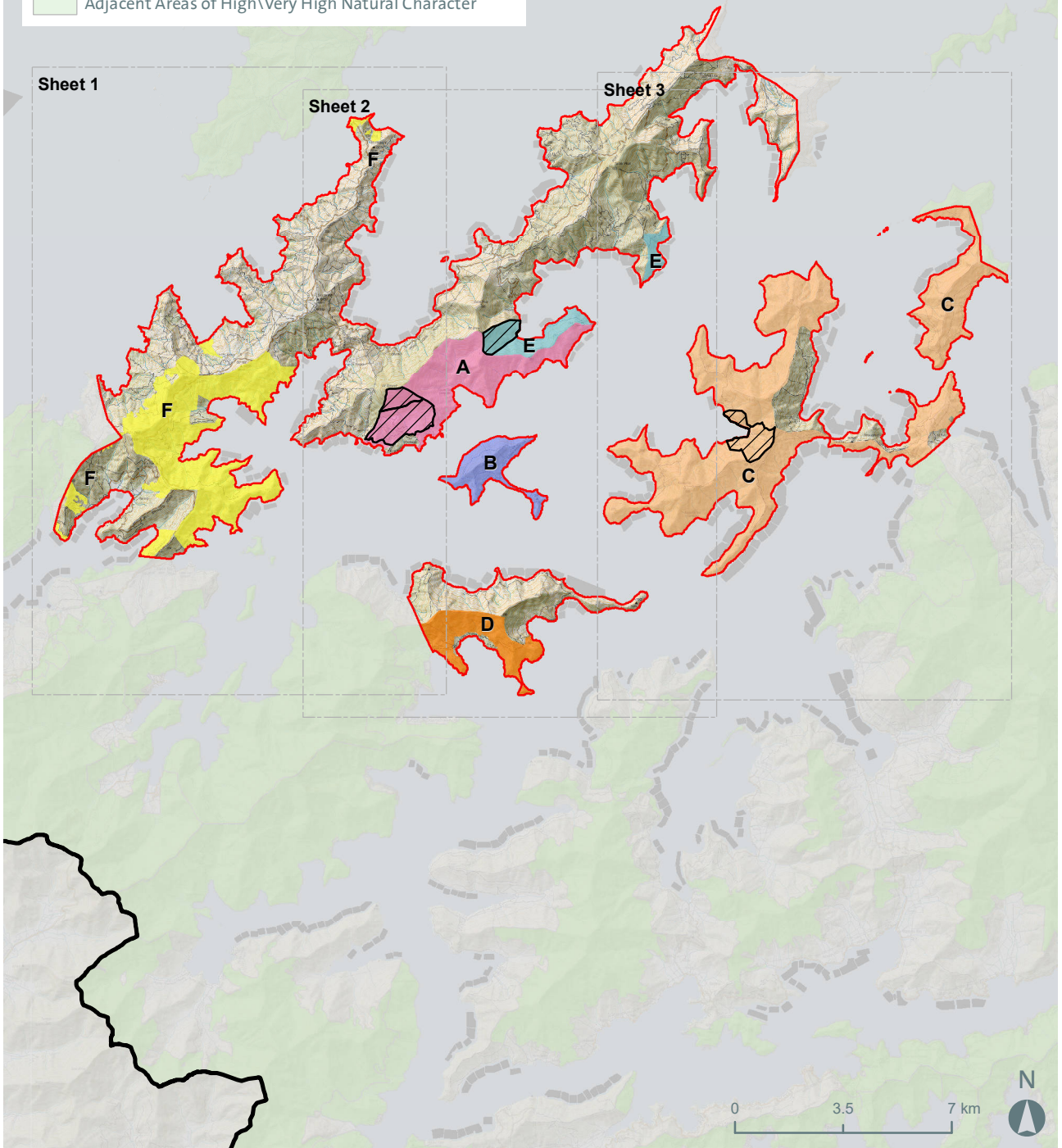
James Bentley

### Legend

- Extent of Coastal Environment
- ▨ Areas Recommended to change under Section 42A Report
- ▭ Bulwer Coastal Terrestrial Area
- Granted and Consented Marine Farms
- Map Enlargements

### Bulwer Coastal Terrestrial Area Reference

- A
- B
- C
- D
- E
- F
- Adjacent Areas of High\Very High Natural Character



### Legend

 Areas Recommended to change under Section 42A Report

 Bulwer Coastal Terrestrial Area

 Granted and Consented Marine Farms

### Bulwer Coastal Terrestrial Area Reference

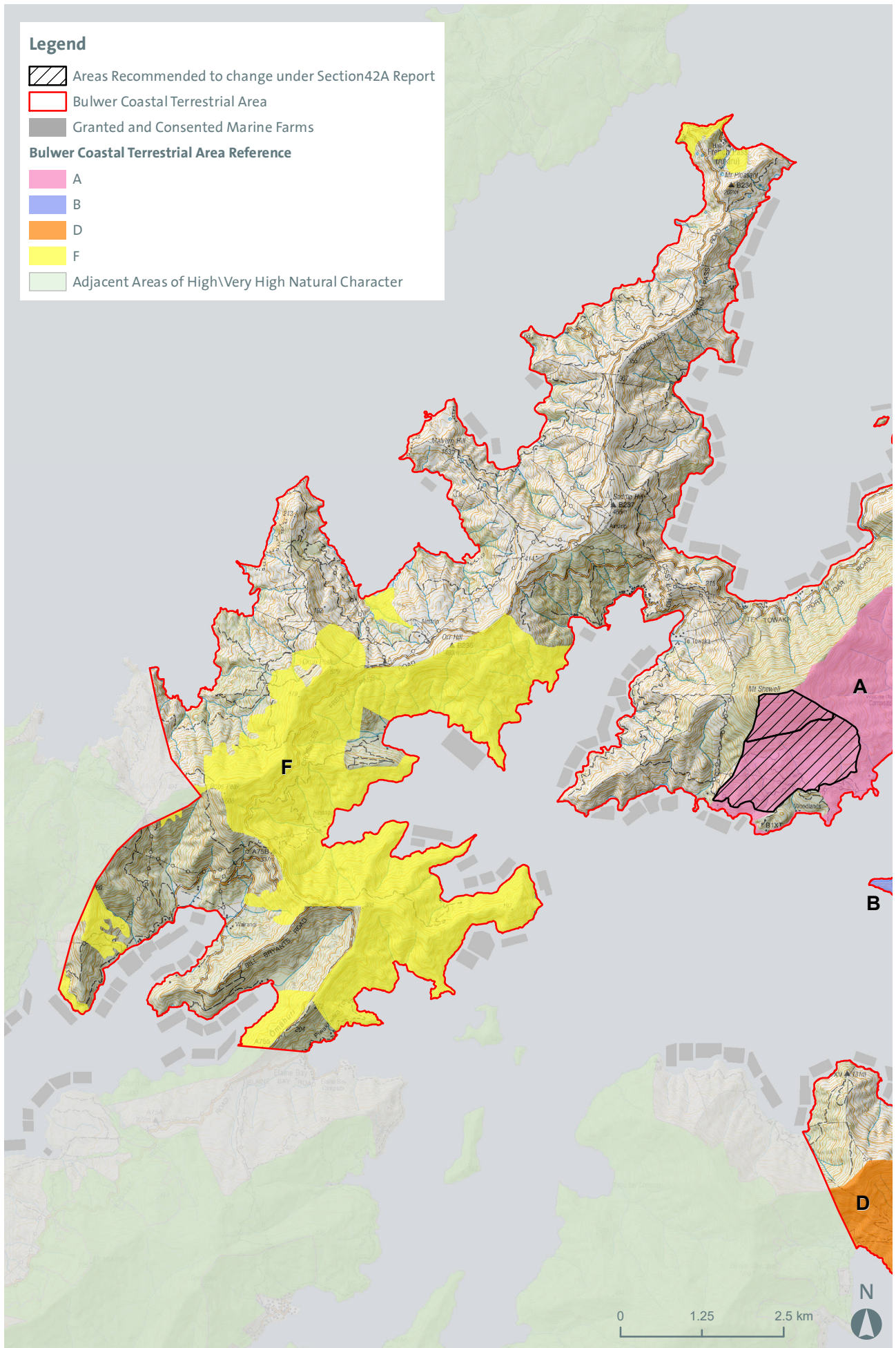
 A

 B

 D

 F

 Adjacent Areas of High\Very High Natural Character



**Legend**

 Areas Recommended to change under Section 42A Report

 Bulwer Coastal Terrestrial Area

 Granted and Consented Marine Farms

**Bulwer Coastal Terrestrial Area Reference**

 A

 B

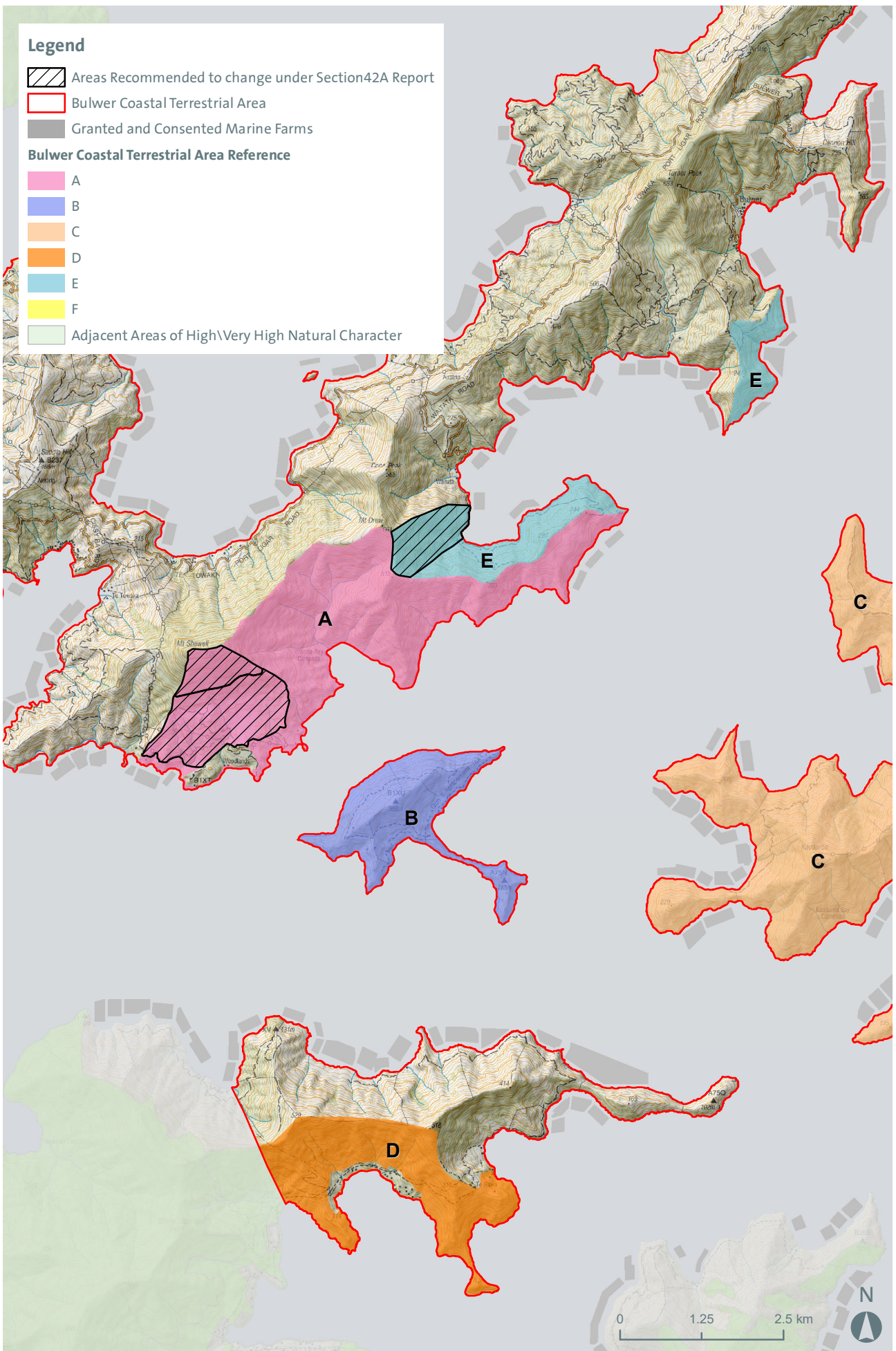
 C

 D

 E

 F

 Adjacent Areas of High\Very High Natural Character



**Legend**

 Areas Recommended to change under Section 42A Report

 Bulwer Coastal Terrestrial Area

 Granted and Consented Marine Farms

**Bulwer Coastal Terrestrial Area Reference**

 C

 E

 Adjacent Areas of High\Very High Natural Character

