
Attention: The Marlborough Environment Plan Hearings Panel
Company: c/o Marlborough District Council
Date: 2 November 2018
From: James Bentley
Message Ref: Topic 5: Natural Character overlay – Response to Minute 36
Project No: C16091A

Marlborough Environment Plan – Response to Minute 36 concerning the technical mapping of sub-areas of natural character

Minute 36 concerns deliberations that the Panel has encountered concerning interpreting the written natural character sub-areas and their mapped extents.

Within Appendix 2, Volume 3 of the Proposed Marlborough Environment Plan (PMEP), values contributing to high, very high and outstanding natural character are tabulated.

The first set of tables concerns Coastal Marine Areas (CMA) and includes eight CMA's in the Marlborough Sounds and two CMA's in South Marlborough. Within each CMA table, are a number of sub-areas where parts of the CMA retain either high or very high levels of natural character. The mapped extent and numbers of sub-areas within each CMA vary, with some CMA's retaining many sub-areas, and some only have one. Each sub-area relates to the mapped extent within the maps of Volume 4 of the MEP.

Following the list of CMA tables, are a list of tables that relate to the land, or Coastal Terrestrial Areas (CTA). As with the CMA's, each CTA includes a number of 'sub-areas'. As with the CMA tables, each sub-area relates to the mapped extent in the maps of Volume 4 of the MEP.

As highlighted in the Minute from the Panel, within the Section 42A Report, some recommendations were made to amend both the extent and classification of mapped natural character areas, as well as amendments to the values in the table that underpin the mapped areas. Furthermore, the Minute highlighted some confusion over the mapped extent of the sub-area referred to as '*Land West of Waitata Reach*' within the Bulwer CTA.

I agree with Minute 38 that further confusion could be had with other areas, especially when the tables that underpin the mapped extent are separate from the maps. I also consider that there may be, in some areas, further written clarification over the extent mapped, therefore capturing other coastal features that describe the area fully.

I recommend that, as similar with the Landscape section, that the tables and maps associated with each CMA and CTA are contained next to each other in the MEP appendices and clearly labelled.

To assist, I have prepared an example, to demonstrate how this could look. I have used the Bulwer Coastal Terrestrial Area as an example and provided an enlargement to the mapping to ease in the cross-referencing. I have included the recommendations from the Section 42A report and cross-referenced these areas to the attached set of maps, so hopefully this should provide a greater level of clarity. Any further suggested text to further describe or capture parts, is contained in [blue text](#).

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 <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, Bobs Peak, Okuri Peak), however a but with substantial tracts appears at lower coastal altitudes at, 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><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	Maud Island is distinctive, rare and nationally important due to its predator-free status and nationally threatened fauna.	
C	Eastern Waitata Reach, Forsyth Island and land south of Allen Strait	High (small part Very High at Kauauroa Bay)	Relatively low levels of modification and extensive areas of regenerating bush, especially on Forsyth Island. Largely-intact podocarp-broadleaved forest at Kauauroa Bay.	Also contains low intensity grazed pastoral land.
D	North West Bay	Very High and High	Indigenous forested peninsula at Stafford Point.	<p>Modification to the immediate north</p> <p><u>Modification to Miro Bay and Wilson Bay include: numerous jetties, boatsheds, private residences, powerlines and tracks</u></p>
E	Land to west of Waitata Reach <u>White Horse Rock, Hamilton Cove, Yellow Cliffs</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, <u>including White Horse Rock, Yellow Cliffs and Hamilton Cove.</u></p> <p><u>Advancing regenerating headlands and embayments extending from ridge to foreshore.</u></p> <p>Of the remaining indigenous forests within the Area, much appears on more elevated slopes (Mt. Shewell,</p>	<p>Many bays contain houses, jetties and wharves</p> <p><u>Modifications within Waihinau Bay and Waitata Bay limit extent of mapping to those identified. Modifications within these mapped areas are restricted to several jetties, a small number of</u></p>

			<p>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><u>private residences, powerlines and tracks. Where aquaculture is present, this has limited the extent of mapping to the terrestrial area only.</u></p>
F	<p><u>Land to west of Waitata Reach Fitzroy Bay Area, French Pass, Okuri Bay, and land at the head of Squally Cove</u></p>	<p>Very High and High</p>	<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><u>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.</u></p> <p><u>Smaller 'pockets' of coastal vegetation are also present around French Pass settlement, Okuri Bay and on land at the head of Squally Cove.</u></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><u>Many bays contain houses, jetties and wharves</u></p> <p><u>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</u></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 look forward to hearing from you.

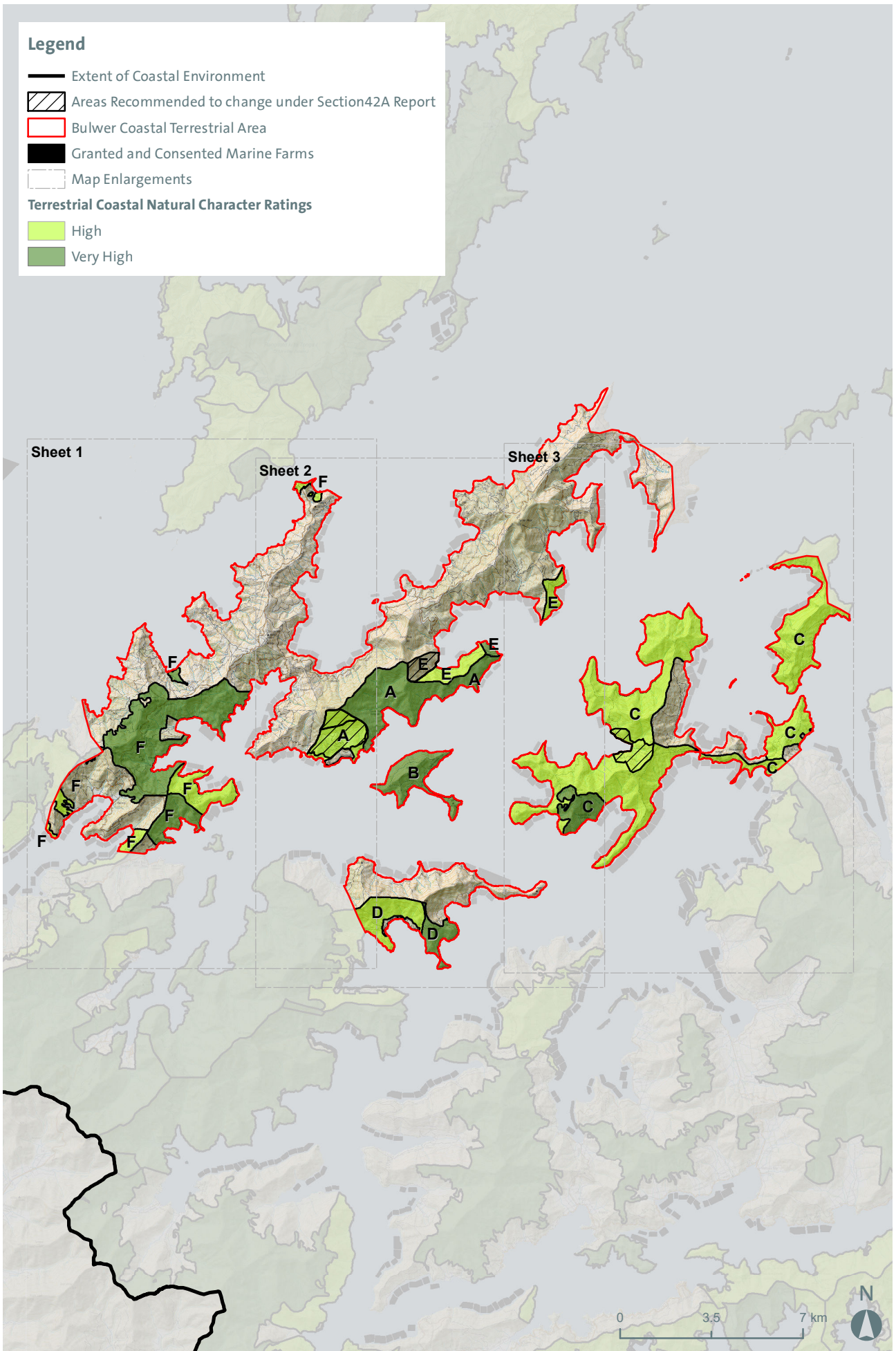
I trust that this is an effective way forward.

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
- Terrestrial Coastal Natural Character Ratings**
 - High
 - Very High



Legend

 Areas Recommended to change under Section 42A Report

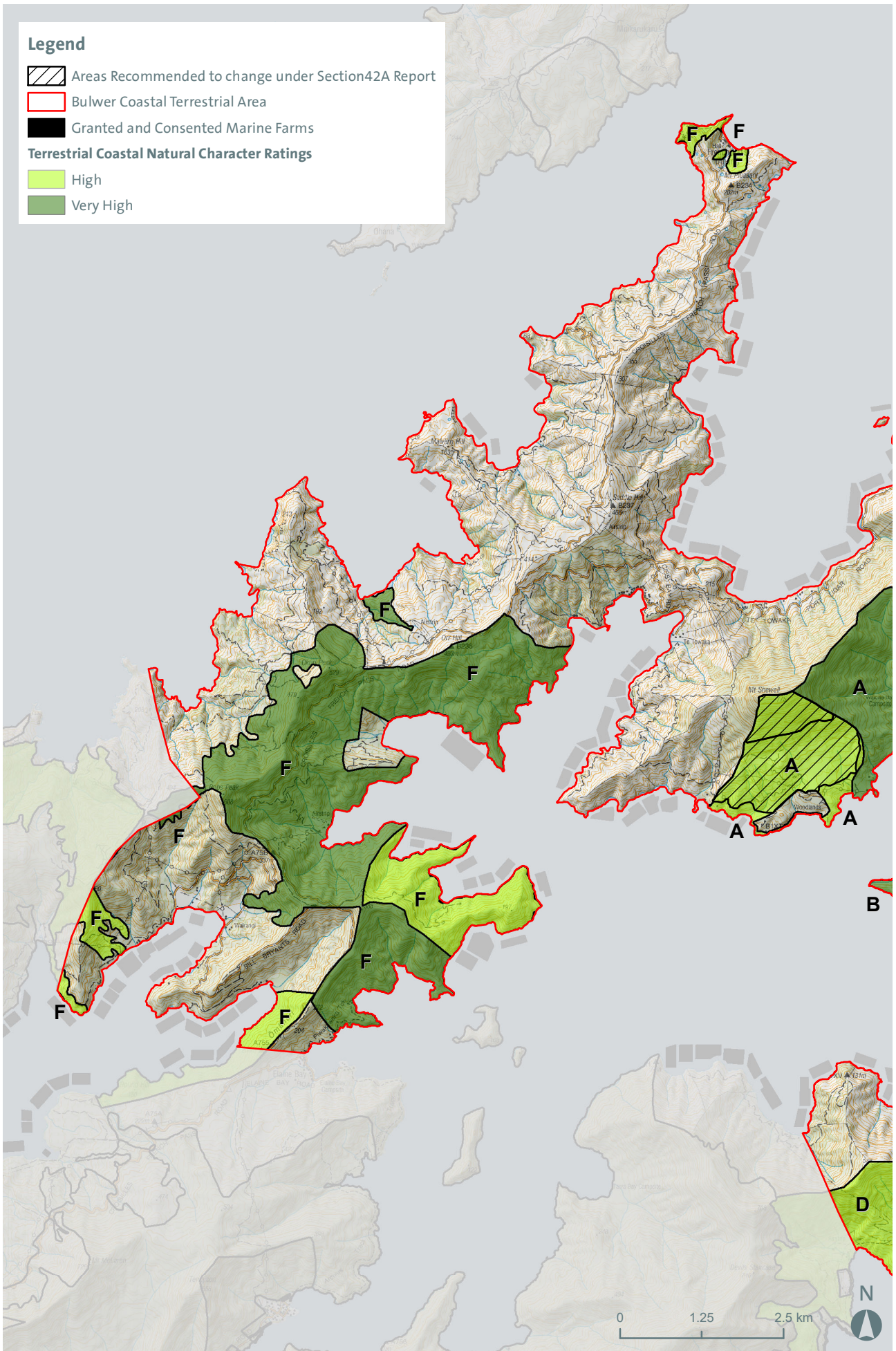
 Bulwer Coastal Terrestrial Area

 Granted and Consented Marine Farms

Terrestrial Coastal Natural Character Ratings

 High

 Very High



Legend

 Areas Recommended to change under Section 42A Report

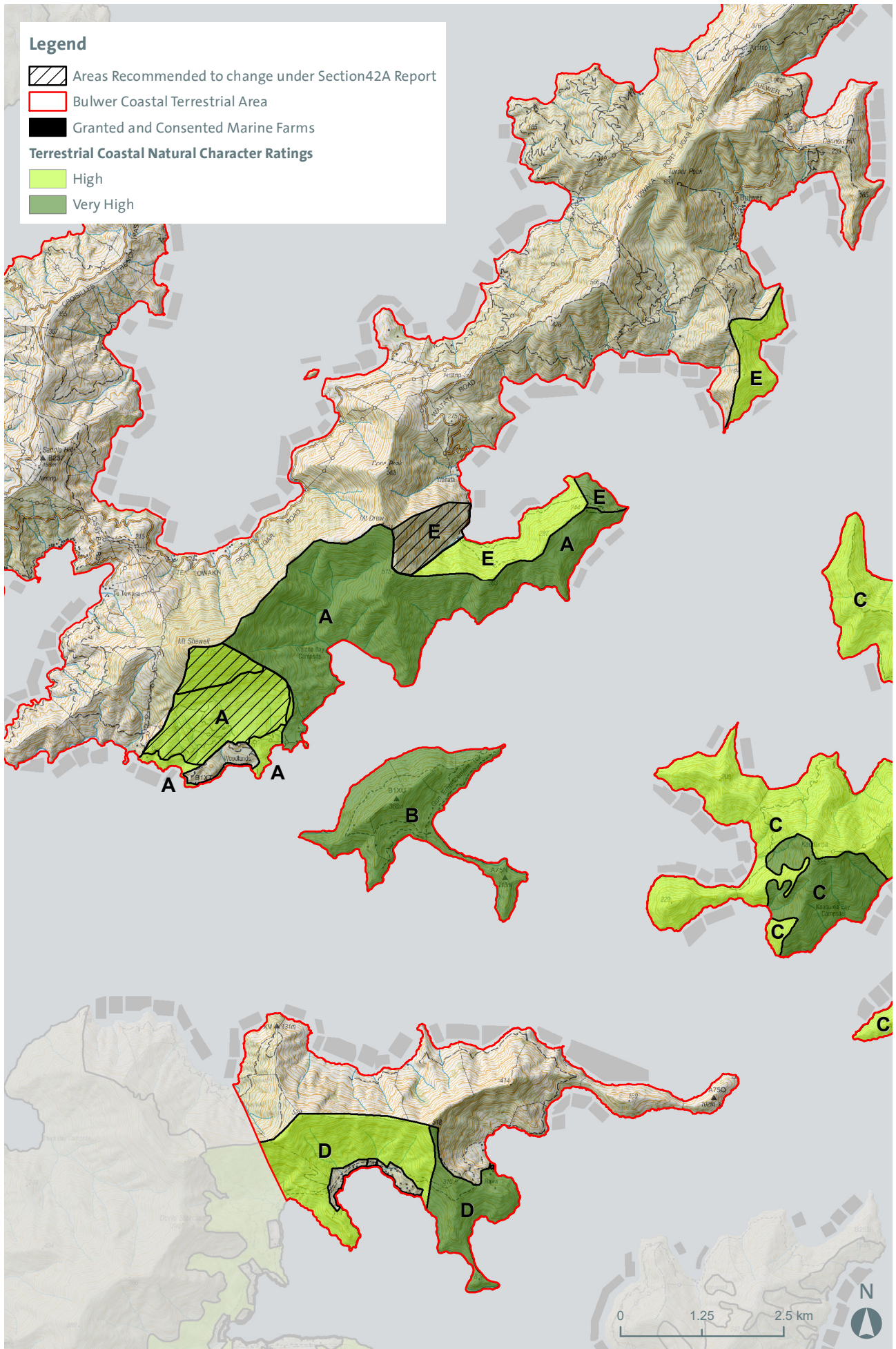
 Bulwer Coastal Terrestrial Area

 Granted and Consented Marine Farms

Terrestrial Coastal Natural Character Ratings

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 Very High



Legend

 Areas Recommended to change under Section 42A Report

 Bulwer Coastal Terrestrial Area

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