

Proposed Marlborough Environment Plan

**Section 42A Hearings Report for Hearing Commencing
19 February 2018**

Supplementary Report dated: 11 December 2017

**Report on submissions and further submissions
Topic 5: Natural Character – Technical Mapping,
Values and Overlays**

Report prepared by

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Introduction

This report is an addendum to the report titled “*Report on submissions and further submissions Topic 5: Natural Character – Technical Mapping and Overlays*” and dated 20 November 2017. Following the completion of the original report it was identified that two additional submissions should have been included but were overlooked. Both submissions relate to amendments of the natural character mapping around the waters of Maud Island, Wilson Bay/ Spenser Point and close to Mt. Shewell. They are both made by the same submitter: Sanford Limited.

This addendum report should be considered in conjunction with the report of 20 November 2017, and background, abbreviations and the like have not been repeated for this reason.

Analysis of submissions

Submitter 1140/112 and 1140/113: Sanford Limited

This submitter specifically requests the following:

- Amend the HNC over Maud Island so that it does not extent over coastal waters (i.e. the boundary is MHWS).
- Delete the coastal parts of the VHNC around Wilson Bay/Spencer Point.
- Delete the HNC zone at and near Mt Shewell.

Both submissions request an amendment or deletion to the extent of the natural character overlays. All three of the requests mentioned above appear within the Pelorus Sound Coastal Marine Area (C) and each within different sub-areas of the Sounds, as mapped on page 34 of the Natural Character – Technical Mapping, Values and Overlays report, dated 20 November 2017, with an excerpt of that plan outlined below:

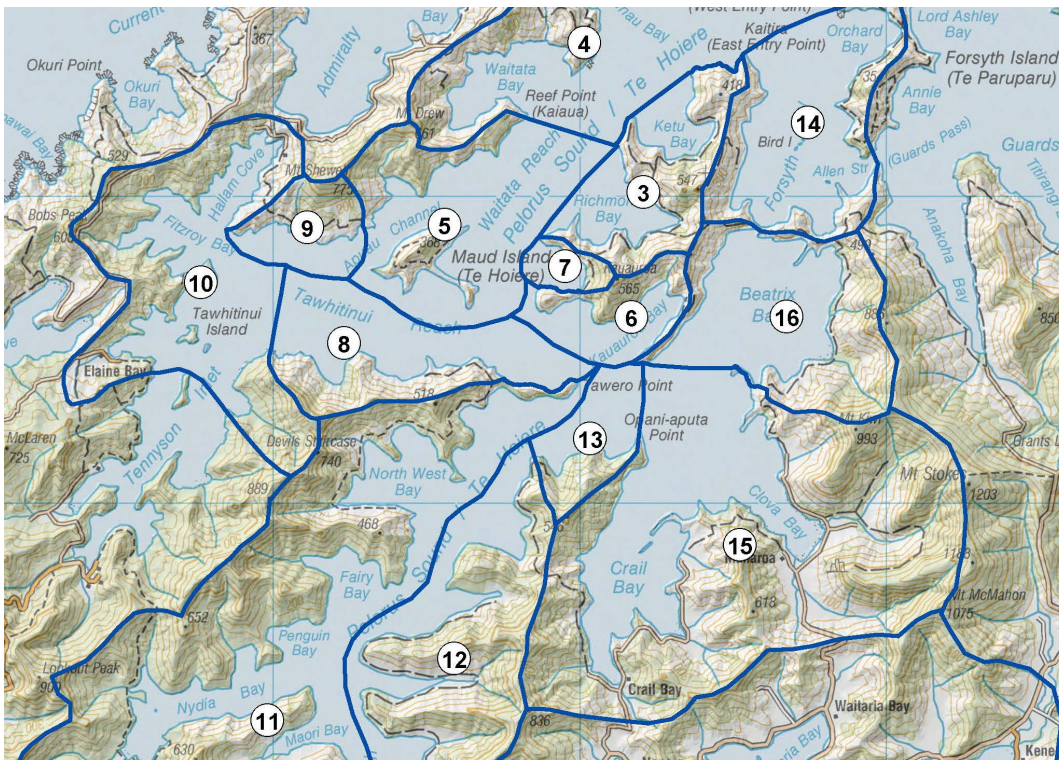


Image: Excerpt of Image 5 illustrated on page 34 of the Natural Character – Technical Mapping, Values and Overlays report, dated 20 November 2017, illustrating the sub-areas of Pelorus Sound relevant to these additional submission points.

The following sub areas relevant are:

- Sub Area 5: Coastal Marine Area C: Treble Tree and Maud Island Area
- Sub Area 9: Coastal Marine Area C: Northern Tawhitinui Reach (Picnic Bay Area)
- Sub Area 11: Coastal Marine Area C: Nydia Bay to Fairy Bay to Tawero Point

I will comment on each point under each of the relevant geographic headings:

Coastal Marine Area C: Treble Tree and Maud Island Area

Discussion

I refer to my commentary outlined in my discussion on page 40 of my main assessment¹:

'Parts of this area retain some very notable areas of naturalness. Maud Island, is noted for its outstanding levels of natural character and these values and characteristics are outlined on page 276 of the Coastal study. The tract of land extending from Reef Point in the north to Bucklands Bay in the south is also a significantly advanced area of regenerating indigenous bush. This terrestrial area lacks any form of structures other than small areas of wilding pines, the Tui Nature Lodge structures on the ridge and a small amount of tracking. No foreshore structures are apparent, apart from a consented mussel farm at Treble Tree² (currently mostly undeveloped) and two mooring buoys (one at Woodlands Bay and one at Bucklands Bay). The consent for a marine farm at Treble Tree, does not significantly affect the mapping at the scale at which the marine environment has been mapped'.

Although significant areas of dredging and trawling have occurred in this area, there is limited modification apparent within Apuau Channel, which is associated with Maud Island's north-western coastline. The remainder of the waters around Maud Island are classified as high as no structures are apparent in this area, despite some dredging that has occurred in the past.

Based on this, I conclude that the waters around Maud Island should remain as high natural character and that no deletion of the mapping should occur. Indeed, I recommend extending the natural character overlay in relation to Maud Island as set out in my discussion on pages 40-43 of my main assessment.

Recommendation

That the HNC associated around the waters of Maud Island are not deleted.

Coastal Marine Area C: Northern Tawhitinui Reach (Picnic Bay Area)

Discussion

I refer to my commentary outlined in my discussion on page 45 of my main assessment³:

'This part of northern Tawhitinui Reach retains a mosaic of differing land uses as well as having aquaculture along much of its shore. Therefore, limited natural character mapping of high and above is apparent. The

¹ Natural Character – Technical Mapping, Values and Overlays report, dated 20 November 2017

² Refer to Marlborough District Council for current understanding of the marine farms at this location. Decision dated 20 February 2017 confirmed approval of 8104 and rejection of 8105 and 8106.

³ Natural Character – Technical Mapping, Values and Overlays report, dated 20 November 2017

mapped area of high natural character is associated towards the east of Picnic Bay'.... 'This tract of land is similar in character to the land further west, retaining a mosaic of land uses, and lower than high levels of natural character. Based on this, I consider that this area has been incorrectly mapped, and that the land be considered as holding less than high levels of natural character (and therefore unmapped). The remaining properties to the west are not included within any overlay'.

'There is a fringe of relatively high naturalness along the foreshore of this area, however this is interrupted by jetties, a few houses and tracks. Also, I have reviewed the upper parts of Mt. Shewell, and consider that this be very high, due to the mature indigenous vegetation present'.

'Based on this, I recommend that an amendment be made to this part of the natural character overlay. I recommend that the easterly tract of land (to Picnic Bay and the Submitter properties mentioned above) highlighted as high, be unmapped to better capture the mosaic of land uses on this land. Through this review, I also recommend that the upper part of Mt. Shewell be mapped reclassified as very high, from high natural character to reflect the mature indigenous vegetation present'.

Recommendation

I refer to my commentary outlined in my discussion on page 45 of my main assessment:

*'I therefore recommend that the area of high natural character east of Picnic Bay be unmapped based on its level of modification and that the upper part of Mt. Shewell be considered very high. This is reflected on **Figure G: Natural Character Mapping Change 7: Northern Tawhitinui Reach**'.*

Coastal Marine Area C: Nydia Bay to Fairy Bay to Tawero Point

Discussion

The submitter requests deletion of the coastal parts of the VHNC around Wilson Bay/Spencer Point. On page 48 of the Natural Character – Technical Mapping, Values and Overlays report, I commence the discussion in this area. Other submitters seek similar requests within this area, with Submitters 842 and 1160 also seeking a similar relief in terms of removing the VHNC of the seascape south of Tawero Point and Wilson Bay.

The tenor of my discussion focussed on the very high levels of natural character evident within this part of the Inner Marlborough Sounds. The area of VHNC within the coastal marine area is mapped at the Level 4 scale, and whilst there are small areas of modification, these have not directly affected the broad mapping of this stretch of coastal water to any degree that these areas should be excluded. Based on this, I am comfortable with the natural character mapping in this area at the scale undertaken.

Recommendation

That no change occurs to the natural character mapping around the coastal parts of the VHNC around Wilson Bay/Spencer Point

Appendix 1: Recommended decisions on decisions requested

| Submission Number | Submission Point | Submitter | Volume | Chapter | Provision | Recommendation |
|-------------------|------------------|-----------------|--------|--------------|-----------|----------------|
| 1140 | 112 | Sanford Limited | 4 | Overlay Maps | | Reject |
| 1140 | 113 | Sanford Limited | 4 | Overlay Maps | | Reject in part |