

# **Proposed Marlborough Environment Plan**

**Section 42A Hearings Report for Hearing Commencing  
Monday 26 February 2018**

**Addendum to Report dated 20 November 2017**

**Report on submissions and further submissions  
Topic 5: Landscapes – Issues, Objectives,  
Policies, and Methods**

**Report prepared by:**

**Maurice Dale**

**Consultant Senior Planner, Boffa Miskell Ltd**

# Introduction

This report is an addendum to the report titled “*Report on Submissions and Further Submissions, Topic 5: Landscapes*” and dated 20 November 2017. Following the completion of the original report it was identified that an additional submission logged against the General Provisions topic, should have instead been addressed in the Landscape topic. The submission relates to the standards in the MEP that any paint applied to the exterior cladding of a building or structure have a light reflectance value (LRV) of 45% or less in specific ONFL’s and high amenity landscapes.

This addendum report should be considered in conjunction with the report of 20 November 2017.

## Analysis of additional submission

The submission of **Jessica Bagge (222/1)** seeks amendments/alternatives to the light reflectance value concept used in the MEP landscape rules. The submission notes that applying a light reflectance value of 45% to buildings and structures has the effect of excluding calmer/plain colours and tones, while still allowing some brighter colours. The submission notes the intention to present options to the Hearings Panel.

Several submissions were received on the light reflectance value standards for buildings and structures in ONFL’s and high amenity landscape, which have been addressed in Section 5.28 of the report dated 20 November 2017. The other submissions received generally sought to:

- Apply restrictions on size and light reflectance values for painted building and structures to all coastal ONFL’s.
- Amend the restrictions on light reflectance values for painted buildings and structures, to also capture unpainted exterior cladding materials, and reduce light reflectance value to 36% in the Coastal Living Zone.
- Include a colour palette for buildings and structures in the Marlborough Sounds Coastal Landscape.

As noted in the report of 20 November 2017, the light reflectance value of 45% has been selected to provide a reasonable safeguard against buildings which are overtly visible or have colours of a tone which would provide a strong contrast to the identified landscape values. This is while at the same time providing for a range of colours that would allow buildings and structures to be integrated into the wide range of landscape types that exist in Marlborough, for example exposed grassed headlands versus mountain slopes comprising dense indigenous vegetation. The 45% value also provides flexibility between ensuring buildings are well integrated into the landscape, and ensuring buildings are sufficiently visible for other purposes; for example, enabling the colour of boat sheds to be readily identified for safe navigation in the coastal marine area.

Recognising this, it is considered that the 45% value provides an appropriate balance between ensuring landscape values are maintained and buildings are visible. It should also be noted that the 45% reflectance value works in combination with the non-regulatory colour palette that has been developed by the Council, and which is recognised in MEP method of implementation 7.M.5. No change is therefore recommended as a result of the additional submission as this time, noting that the submitter intends to present alternative options to the current standards, to the Hearings Panel.

## Recommendation

Retain the MEP as notified, except as recommended to be modified in response to other submissions considered in the report of 20 November 2017.

## Appendix 1 (addendum): Recommended decisions on decisions requested

| Submission Number | Submission Point | Submitter     | Volume | Chapter | Provision | Recommendation |
|-------------------|------------------|---------------|--------|---------|-----------|----------------|
| 222               | 1                | Jessica Bagge | 2      | all     |           | Reject         |