

Proposed Marlborough Environment Plan

Minute of the Hearing Panel

Minute 36

To: Section 42A Report Writer – Natural Character Technical Mapping, Values and Overlays

1. The purpose of this Minute is to address an issue which has arisen during the Panel's deliberations arising from suggestions made in your original Section 42A report entitled *Natural Character - Technical Mapping, Values and Overlays*, dated 20 November, 2017, as to amendments of some areas of high or very high natural character in Appendix Two. As part of those recommended amendments you provided a volume of maps to accompany the report.
2. In its deliberations the Panel has encountered some difficulties as to the boundaries of the amended areas where you have recommended a redefinition of areas of high or very high natural character. The difficulty lies in reconciling the descriptors of the amended areas, given in words in your report, with the areas listed in the 'Sub Area' column of Appendix 2 of the PMEP. The problem which has arisen is best illustrated by using an example.
3. At the bottom of page App 2-10, Volume 3 of the PMEP, as notified, the Terrestrial Area described in the header as "Coastal Terrestrial Area 3: Bulwer". The left hand column header to that table was "Sub Area". The first description under that header was described as being "Land to west of Waitata Reach". That Area 3 is depicted in map form on the second of the Maps at the end of Appendix Two (page 2-28) as being Area "03 Bulwer" within the Legend to the Terrestrial Unit Guide to that map.
4. In the Coastal Natural Character Overlay, in the illustrative material accompanying the Section 42A Report¹, the very high natural character overlay encompassed the area from the north of the spur ridge running down into Waitata Bay right around to the south to the spur ridge running down into Apuau Channel to the west of Bucklands Bay.

¹ Natural Character Mapping Recommendations. Dated 20 November 2017.

5. In the Section 42A report, at page 42, that Sub Area was recommended to be amended with the first sub-area being described as “Treble Tree to Bucklands Bay.”
6. The Panel raised the following concerns:
 - (i) The Panel has taken the reference to ‘Treble Tree’ to be a reference to ‘Treble Tree Point’, i.e. all the land lying to the south of Treble Tree from Bucklands Bay to the south.
 - (ii) That leaves out the area to the north of Treble Tree Point around past Reef Point and Yellow Cliffs to the ridge running down into Waitata Bay.
 - (iii) That distinction is not shown on the Map Figure F accompanying the report.
 - (iv) Moreover, in the additional comments column on the right hand side of the Table, at the top of page 42, there is reference to two mussel farms “at Treble Tree”, whereas the marine farm structures are in fact north of Treble Tree Point.
7. As a consequence the Panel has struggled in its deliberations to identify where the Section 42A Report recommendations encompass that area north of Treble Tree Point.
8. Similar difficulties have been encountered where other descriptors have been recommended to be amended.
9. From the Panel’s perception the solution may well be to amend the Coastal and Terrestrial Unit Guide maps, which are currently located at the end of Appendix 2, to reflect the recommended sub-area changes accurately – and more accessibly for the public.
10. However, at this stage the Panel has no fixed views as to how the concerns are best addressed in map form, other than to express the tentative view that the amended sub-area descriptors need mapping, both for ease of reference and to provide confidence as to accuracy.
11. The Panel seeks your views and/or explanations as to how that is best done. In considering your response, the Panel asks that you check carefully all recommended amendments to sub-areas to ensure no portions of amended areas are accidentally omitted from the Table identification of values.

12. The Panel requests your response by 31 October, 2018 or your advice of another date to which it can work if that causes problems.

Dated 2 October 2018

A handwritten signature in black ink, appearing to read 'T Hook', followed by a period.

Councillor Trevor Hook

Chair of the MEP Hearing Panel