

**IN THE ENVIRONMENT COURT OF NEW ZEALAND
CHRISTCHURCH REGISTRY**

**I MUA I TE KOTI TAIAO O AOTEAROA
OTAUTAHI ROHE**

ENV

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an appeal under clause 14 of Schedule 1 of the Act

BETWEEN **Jeffrey Val Meachen**

Appellant

AND **Marlborough District Council**

Respondent

**NOTICE OF APPEAL ON BEHALF OF JEFFREY VAL MEACHEN AGAINST DECISION ON
THE PROPOSED MARLBOROUGH ENVIRONMENT PLAN**

Dated 8 May 2020

SOLICITOR ACTING: **M HARDY-JONES / K M LAWSON**
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NOTICE OF APPEAL TO ENVIRONMENT COURT AGAINST DECISION ON A PROPOSED PLAN

To: The Registrar
Environment Court
Christchurch

1. Jeffrey Val Meachen appeals against part of the decision of the Marlborough District Council (the **Council**) on the following proposed plan:

Proposed Marlborough Environment Plan (the **Proposed MEP**)

2. The appellant made a submission on the Proposed MEP.
3. The appellant is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991 (the **Act**)
4. The appellant received notice of the decision on 21 February 2020 and on 3 March 2020.
5. The decision was made by the Council.
6. The parts of the decision that this appeal relates to are:
 - (a) Volume 3, Appendix 1, Landscape Schedule of Values and Volume 4, Landscape Maps; and
 - (b) Volume 3, Appendix 2, Coastal Natural Character Schedule of Values and Volume 4, Coastal Natural Character, Natural Character Rating Maps.

Volume 3, Appendix 1 – Landscape Schedule of Values

Reason for appeal

7. The Landscape Schedule of Values in Volume 3, Appendix 1, G – Tawhitinui, fails to recognise the presence of the existing marine farms in Tawhitinui Bay.
8. The Character Description for the District Landscape of G – Tawhitinui incorrectly states that Tawhitinui Bay does not have aquaculture present in the

Bay. There are two existing marine farms in Tawhitinui Bay, the appellant's Marine Farm 8217, and Marine Farm 8216. Resource consent for those farms expire in 2039 and 2026, respectively.

9. The Character Description for G – Tawhitinui needs to be amended to acknowledge the presence of the existing marine farms in Tawhitinui Bay. Marine farming forms part of the characteristics of the Bay.
10. In addition, there should be provision in the Proposed MEP to recognise that marine farms in Tawhitinui Bay do not affect the area's landscape values.

Relief Sought

11. The reference to "Tawhitinui Bay" should be removed from the last sentence of the Character Description in G – Tawhitinui, Volume 3, Appendix 1, as follows:

Aquaculture is present along much of the shoreline, with notable exceptions being around Maud Island, Savill Bay and parts of Garne Bay, Hallam Cove, and Kauauroa ~~and Tawhitinui~~ Bays.

12. The description of "Naturalness" in G – Tawhitinui, Volume 3, Appendix 1, should be amended as follows:

Naturalness: Despite the modification apparent, largely in the form of cleared grazing land to the south, this nested landscape retains large areas with a high level of naturalness, sufficiently natural for some to be considered outstanding.

13. Express acknowledgement in the Landscape Values for G – Tawhitinui, Volume 3, Appendix 1, that marine farms in Tawhitinui Bay do not adversely affect the area's landscape values.

Volume 4, Landscape Map 4 and Volume 3, Appendix 1 – Landscape Schedule of Values

Reason for appeal

14. The land and inshore waters of Tawhitinui Bay are identified in Volume 4, Landscape Map 4, as an outstanding natural feature and an outstanding natural landscape (ONF/ONL).
15. The ONF/ONL overlay in Tawhitinui Bay is too extensive and extends onto the appellant's existing marine farm.

Relief sought

16. The ONF/ONL overlay should be removed from the vicinity of the appellant's existing marine farm in Tawhitinui Bay; and/or
17. There should be an express acknowledgement in the Landscape Values for G – Tawhitinui, Volume 3, Appendix 1, that marine farms in Tawhitinui Bay do not adversely affect the values that attributed to that outstanding classification and do not prevent the area being recognised as an ONF/ONL.

Volume 3, Appendix 2, Coastal Natural Character Schedule of Values and Volume 4, Coastal Natural Character, Natural Character Rating Maps

Reason for appeal

18. The land adjacent to the appellant's marine farm in Tawhitinui Bay is rated as having High Coastal Natural Character in Volume 4, Coastal Natural Character, Natural Character Rating Map 3.
19. The Proposed MEP should recognise that marine farms in Tawhitinui Bay do not adversely affect the values that attributed to the High Coastal Natural Character rating and do not prevent the adjacent land from being recognised as having High Coastal Natural Character.

Relief sought

20. Express acknowledgement in Volume 3, Appendix 2, Coastal Natural Character Schedule of Values, Coastal Terrestrial Area 3: Bulwer, that marine farms in Tawhitinui Bay do not adversely affect the values that attributed to the High Natural Character rating and do not prevent the adjacent land being recognised as having High Coastal Natural Character.

Relief Sought

21. The appellant seeks the following relief from the Court:
- (a) The relief specified in this notice of appeal under each heading "Relief sought"; or
 - (b) Such further, consequential or alternative relief as may be necessary or appropriate to give effect to the relief sought.
22. The appellant attaches the following documents to this notice:
- (a) A copy of the appellant's submission;
 - (b) A copy of the relevant parts of the decision; and
 - (c) A list of names and addresses of persons to be served with a copy of this notice.



M Hardy-Jones / K M Lawson
Counsel for the Appellant

Dated 8 May 2020

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Blenheim 7201

Attention: Kim Lawson
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Advice to recipients of copy of notice of appeal

How to become party to proceedings

You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.

To become a party to the appeal, you must,—

- within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the Court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing or service requirements (see form 38).

How to obtain copies of documents relating to appeal.

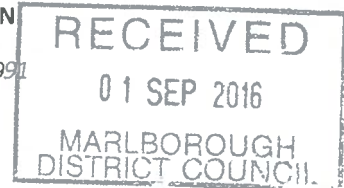
The copy of this notice served on you does not attach a copy of the appellant's submission and the part of the decision appealed. These documents may be obtained, on request, from the appellant.

Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.

SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of First Schedule, Resource Management Act 1991



To MARLBOROUGH DISTRICT COUNCIL

Name of submitter: Jeffrey Meachen [insert name]

- This is a submission on the Proposed Marlborough Environment Plan.
- I/we could not gain an advantage in trade competition through this submission.
- I/we have an interest in the following farms, or farms in the following bays:

8217, 8026, 8038 [List site numbers or bays]

The specific provisions of the proposal that my submission relates to are	My submission is	I seek the following decision from the local authority
Set out in MFA & AQNZ submission	Support MFA & AQNZ submission	As set out in MFA & AQNZ Submission
Vol 4 Coastal Natural Character Maps; Volume 3 Appendix 2	High, very high and outstanding Natural character overlay is too extensive	Remove natural character overlay from the vicinity of the farms or bays listed above; or Record that aquaculture will not affect the relevant values
Vol 4 Landscape Maps; Volume 3 Appendix 1	Outstanding natural feature and landscape overlay is too extensive	Remove outstanding natural feature and landscape overlay from the vicinity of the farms or bays listed above; or Record that aquaculture will not affect the relevant values

- I/we wish(es) to be heard in support of its submission.
- If others make a similar submission, I/we will consider presenting a joint case with them at a hearing.

J. Meachen [signature]

Submitter

Date: 26/8/2016 [date]

Address for service of Submitter: 498 Cissy Bay, RD3, French Pass [address] 7193

Telephone: 021 916 562 [telephone] Fax: _____ [fax]

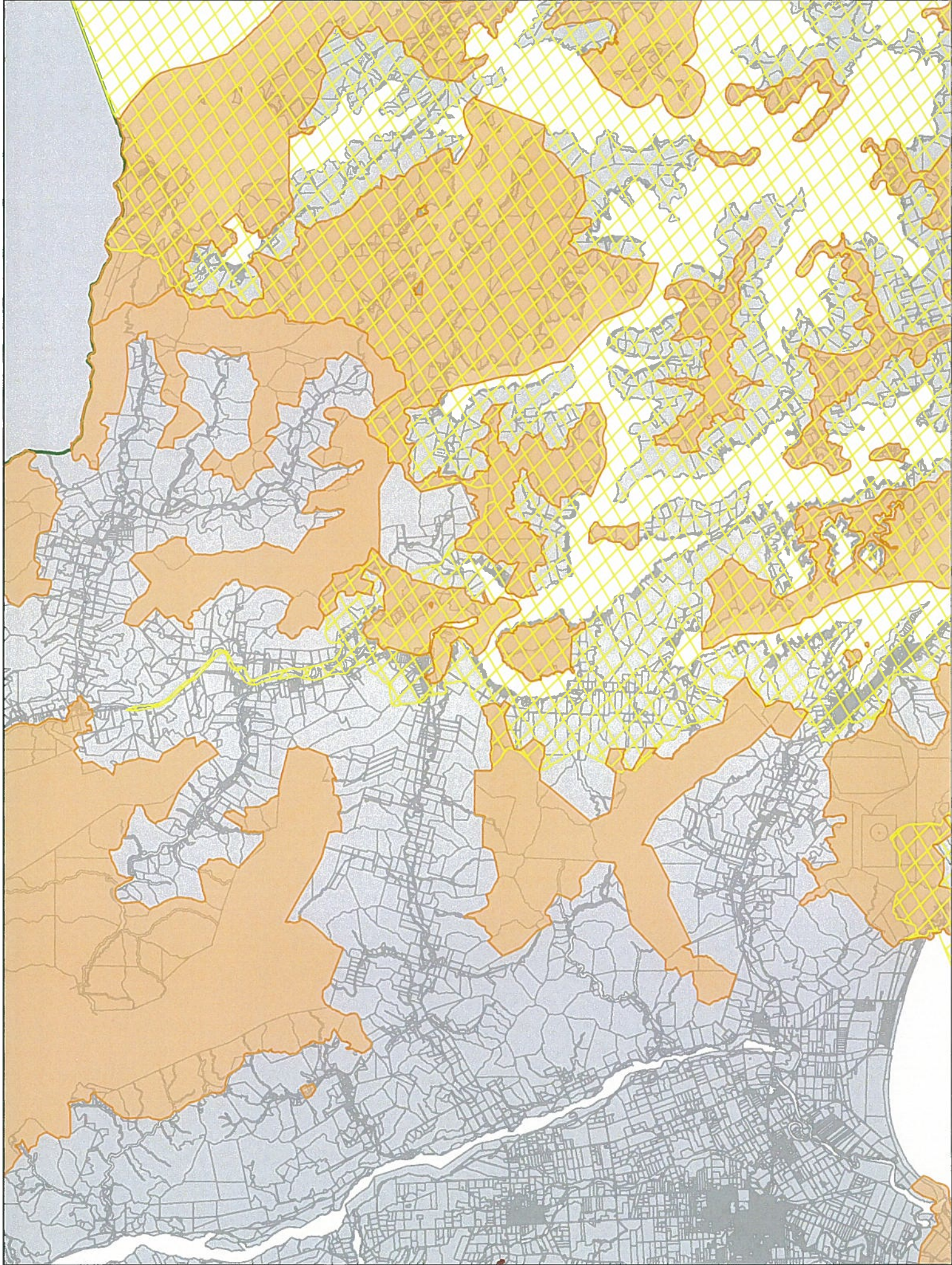
Contact person: Jeffrey Meachen [contact person]

Note to person making submission

If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

G– TAWHITINUI	
Regional Landscape: Inner Marlborough Sounds	
District Landscape: G – Tawhitinui	
Method of identification: Visual Catchment	
<p>Character Description: <i>This landscape area encompasses the broad waters of Tawhitinui Reach and the numerous smaller embayments of Kauauroa Bay and Tawhitinui Bay to the east and the frequent small bays and inlets associated with Fitzroy Bay and Hallam Cove to the west. Maud Island is located centrally, partly defining the northern part of this landscape from the waters of Waitata Reach. The eastern part of this landscape is defined by the slender peninsulas of Tawero Point and Whakamawahi Point. This landscape area retains a more open character than other Inner Sounds landscapes due to the broader waters of the Reach (up to 3.5km from Cregoe Point to Picnic Bay) and the generally lower elevated land that contains this area. Much of this area is actively regenerating and retains advanced stands of indigenous bush, including Kaurauora Bay, Tawhitinui Bay and much of Fitzroy Bay. The southern part of this landscape retains an indented coastline and is typically cleared land for pastoral grazing, although patches of native bush are apparent. Aquaculture is present along much of the shoreline, with notable exceptions being around Maud Island, Savill Bay and parts of Garne Bay, Hallam Cove, Kauauroa and Tawhitinui Bays.</i></p>	
<p>Naturalness: Despite the modification apparent, largely in the form of cleared grazing land to the south, this nested landscape retains large areas with a high level of naturalness, sufficiently natural to be considered outstanding.</p>	
<p>Features of this landscape include: Maud Island, slender peninsulas of Tawero Point, Whakamawahi Point and Harter Point on Maud Island, open broad waters of Tawhitinui Reach, more intimate vegetated enclosed bays of Fitzroy Bay and Kauauroa Bay and Tawhitinui Bay.</p>	
Landscape Values	
Biophysical Values	<ul style="list-style-type: none"> - Mt Shewell is nationally significant for <i>Powelliphanta hochstetteri</i> obscura (New Zealand giant snail) and diverse plant species. - Maud Island is internationally significant, as a predator-free island sanctuary, harbouring nationally threatened species of invertebrates, birdlife and the entire population of the Maud Island frog. - Fitzroy Bay - nationally significant beech forest/lowland/coastal broad leaf and internationally significant waters. - Largely intact podocarp-broadleaf forest in Kauauroa Bay (eastern Tawhitinui Reach). - Maud Island largely cloaked in regenerating shrubland and forest. - Remnant indigenous forest on the elevated slopes of Mt Shewell and Mt Drew. - Maud Island is a visually striking, unique landform and holds outstanding natural character. - <u>The open, and unmodified Apuau Channel that physically separates the mainland from Maud Island retains very high levels of naturalness</u> - Fitzroy Bay, Mt Shewell and parts of Kauauroa Bay hold very high levels of natural character due to the indigenous bush cover. The remaining areas hold high levels of natural character.
Sensory/Perceptual Values	<ul style="list-style-type: none"> - Impressive peak and forested ridge of Mt Shewell as it appears from the central waters of Tawhitinui Reach. - Interesting distinct pyramidal form of Maud Island. - Low levels of modification, <u>especially regarding seascapes.</u> - Road to Admiralty Bay/ Te Auriti/French Pass passes through the bush above Fitzroy Bay – contributing to the scenic journey.

	<ul style="list-style-type: none"> - Frequent, intimate vegetated bays with sheltered waters, notably Fitzroy Bay/ Savill Bay/ Garne Bay/ Waiona Bay and Kauauroa Bay. - Area typified by slender peninsulas (notably Tawero and Whakamawahi Points) and broad bays. - <u>Very high levels of perceived naturalness of the seascape of Apuau Channel.</u>
Associative Values	<ul style="list-style-type: none"> - Historic gun emplacement on Maud Island. - Peninsulas of Tawero Point and Whakamawahi Point act as gateway features to central Pelorus Sound/<u>Te Hoiere</u>.
<u>Evaluation Overview</u>	<p>Based on the above values, Maud Island, Mt Shewell, Fitzroy Bay and Eastern Tawhitinui Reach (including Kauauroa Bay and the peninsulas of Tawero Point and Whakamawahi Point), have been identified as ONFs due to their exceptional biophysical and associative landscape values and very high sensory landscape values. These ONFs extend into landscape areas E, F and H as well as 09, 10 and 12.</p> <p>The impressive peak of Mt Shewell, the sheltered waters of Apuau Channel and Kauauroa Bay and the intimate coves and inlets of this coastline are highly legible landscape features.</p> <p>Remnant indigenous forests occur on the more elevated slopes in the area, including Mt Shewell, the slopes above Fitzroy Bay, parts of Kauauroa Bay and the western slopes of Waiona Bay. Mt Shewell Scenic Reserve features nationally significant, diverse plant species.</p> <p>Maud Island is an important island sanctuary containing nationally threatened species. The island landform provides a distinctive pyramidal skyline linking to the slender neck of Harter Point. Most of the Island is cloaked in regenerating shrubland and forest.</p> <p>Māori settlement and use of the resources in this part of the outer Sounds is evident in the intense clusters of archaeological remains.</p> <p>Modifications include vegetation clearance, forestry and tracks on Maud Island, buildings, jetties, tracks, and limited moorings adjacent to marine farms around Tawhitinui Reach.</p>



Date: 20/02/2020

Legend

- Outstanding Natural Feature and Landscape
- Marlborough Sounds High Amenity Landscape
- Wairau Dry Hills High Amenity Landscape
- Significant Ridgeline
- Land Parcel

Landscapes



Marine farms – the ‘cookie cutter’ approach

197. Numerous submitters concerned with the retention of marine farms within ONF, ONL and High Amenity Landscape seek amongst others: the level of mapping of ONF, ONL in the vicinity of mussel farms be removed, or request a relief that aquaculture does not affect underlying values;¹¹⁵ a review of the mapped areas against the various policies in the PMEP and that the wording in the values be similar to those listed in Auckland, Northland and Bay of Plenty’s regional plans – they query the fact that the Marlborough Sounds is an ONL in a national sense, and comment on the mapping extent of Marlborough’s ONLs on the other;¹¹⁶ the criticisms and recommendations of Dr Steven be fully recognised and the PMEP should be amended accordingly – also that the overlay be increased with the extension of the ONL seascape to be at least 750 metres from MHWS;¹¹⁷ that the landscape overlays cannot be evaluated without the notified coastal marine farming provisions and marine farming zoning maps for coastal Marlborough – the whole of the PMEP is interrelated and one part cannot be considered without the other;¹¹⁸ the removal of commercial forests from the High Amenity Value Landscape in Marlborough Sounds Landscape;¹¹⁹ withdrawal of the layer of ONL from the PMEP.¹²⁰ Several submitters consider that where there is an existing salmon farm, include the express statement ‘some bays contain existing salmon farms, but this does not compromise current natural values’.¹²¹

Section 42A Report (Bentley)

198. The report writer specifically addresses marine farm issues. He addresses the ‘cookie cutter approach’ to landscape issues, a factor addressed by Mr Hudson, and why some of the farms have been cut out of the ONF/ONL.
199. The ‘cookie cutter approach’ is recommended for rejection by the report writer given how he assessed landscapes in the Sounds. Rather, where areas or clusters of modification were concentrated in certain areas, it was deemed through the mapping evidence, that the marine farming production areas should be excluded. No specific modification was singled out or took a bias over the other, with each area assessed on its merits.
200. The report writer identifies many mussel farms were granted consent prior to the RMA; and therefore lacked the effects assessment process now considered under the legislation. To

¹¹⁵ Murray Waghorn (490.3, .4), Helen Johnson (513.8), John Wilson (839.7-.18), Lewis Wilson (903.17, .18).

¹¹⁶ MFA (401.244), Aquaculture NZ (401.261).

¹¹⁷ FNHTB (716.205).

¹¹⁸ Kroon, Hanneke and Jansen, Joop (808.5).

¹¹⁹ MFIA (962.52, .55).

¹²⁰ Sanford (1140.90-.100).

¹²¹ Multiple submitters (218, 544, 750, 764, 842, 874, 890, 997, 1150, 1160).

isolate marine farms generally from other developed modifications such as jetties, moorings, dams in the seascapes and houses, forestry tracks, power lines in the terrestrial landscapes, does not, in the report writer's recommendation, create good resource management outcomes. It is how these modifications read as one, interact with each other or how they are collectively appreciated in the landscape that is important. Singling out one type of development is wrong. Meanwhile, large parts of the Sounds retain marine farming and are not part of ONF/ONL mapping.¹²²

Consideration

201. The Panel questioned whether existing farms should be regarded as part of an outstanding seascape or landscape, or must they be regarded as modifying the quality of a seascape or landscape as outstanding to such a degree that they may no longer be so in particular locations.
202. The report writer in his response considers the effects on ONFLs are a question of scale, viewing range and landscape value. Ms Gilchrist added a number of other factors, including the scale of other modifications in the landscape.¹²³
203. The Panel agrees it depends on the factors of the particular landscapes and scale of the built infrastructure it has to accommodate.
204. At Whangatoetoe Bay, Port Underwood for example it is the geologic form of the peninsula that provides the landscape characteristic unaffected by the existing landcover and adjacent marine farms, that is, it is a case of landscape landform rather than land/seascape cover.
205. The Court of Appeal decision *Man O' War* identified earlier points to the validity of retaining and encompassing some existing uses within an ONL instead of deleting them. This follows the *King Salmon* Supreme Court decision which makes it clear that what is being protected is the issue.¹²⁴
206. An issue for the Panel was whether it was appropriate to leave the Landscape chapter relating to aquaculture to await the release of the aquaculture component.
207. We concluded that compliance with the RMA and NZCPS provisions (s 6(b) RMA and NZCPS Policy 15) on landscape issues requires they are addressed here. We defer answering the question of whether it is appropriate to include other provisions protecting renewal rights of existing scale and intensity for the new aquaculture chapter as well as marine farm overlaps

¹²² S42A Report (Bentley), Reply to Evidence, pages 8, 15-16.

¹²³ S42A Report (Bentley), page 42. Aquaculture Industry, Sophie Gilchrist Evidence, paragraphs 5.15-5.16.

¹²⁴ *Man O War Station Limited v Auckland Council* [2017] NZCA [24].

with outstanding natural landscape. Renewals depend on spatial allocation and status of renewal activity.

208. The provisions of the proposed NES for Marine Aquaculture seek to clearly delineate exactly which marine farms require an assessment of the adverse effects on the values and factors that make an area outstanding when applying for a replacement consent. It does this by applying as a matter of discretion only to farms located within an identified ONF and ONL within which there are 70 existing farms currently located.¹²⁵

209. A number of considerations arose in the evidence of the witness for MPI which the Panel found helpful to identify two here:

Is there a need for a new policy addressing cumulative effects on landscapes? Could this be resolved by way of a spatial plan?

*Obviate the need for consenting on a site by site basis.*¹²⁶

210. The issue of cumulative effects and the possibility of spatial plan requires addressing by way of a plan change or the new aquaculture chapter if the parties see this as a way forward. We have addressed this above.

211. In terms of consenting on a site by site basis, several of the landscape architects, namely James Bentley and John Hudson, as does the Panel, see the nested catchments method as a solution by which to address this issue. The detail provided in the amendments to Landscape and the unscrambling of some of the concepts outlined in the Section 42A Report (Bentley) should assist. All of the landscape architects in their assessments and amendments were very clear in seeking to avoid consenting of future marine farms on a case by case basis if that could be avoided.

212. Ms Gilchrist included a number of factors that can be considered in relation to determining mussel farming in relation to amenity values. These are worth assessing in any application for marine farm consents.¹²⁷

Decision

213. The Panel has decided no amendments to the Plan are required in respect of this issue. The mapping provided in the Section 42A Report (Bentley) reinforced the opinion the Panel arrived

¹²⁵ Ibid.

¹²⁶ MPI, Michael Nielson, Evidence, paragraphs 4.1-4.5.

¹²⁷ Proposed National Environmental Standard for Marine Aquaculture Discussion Document, June 2017, page 29.

at in assessing whether there had been no deliberate ‘cookie cutting’ to separate out marine farms from the seascape/landscape/natural feature interface.

Landscape Overlays

214. The landscape overlays are confusing. The submissions seek to make overlays sharper and clearer and at a larger scale.¹²⁸ This prompted requests to the Section 42A Report writer, Mr Bentley, identified in Panel Minutes 8 and 9.
215. The Marlborough Sounds Coastal Landscape applies to urban zonings to which no landscape provisions apply.¹²⁹ The report writer recommends removal of the coastal overlay from the urban zonings.¹³⁰
216. The legend to Landscape Overlay incorrectly includes the references ‘Marlborough Sounds Coastal Landscape’ and ‘Wairau Dry Hills Landscape’ for the s 7 RMA Amenity Landscapes.

Decision

217. The phrases ‘Marlborough Sounds Coastal Landscape’ and ‘Wairau Dry Hills Landscape’ in the legend to the Landscape overlay maps are amended to ‘Marlborough Sounds High Amenity Landscape’ and ‘Wairau Dry Hills High Amenity Landscape’, consistent with other previous decisions of the Panel.
218. The Marlborough Sounds High Amenity Landscape is removed from urban zonings.

Landscape Area 6 : Maud Island, Mt Shewell, Fitzroy Bay and Eastern Tawhitiui Reach

Sub area 4: Mt Shewell, Apuau Channel, Treble Tree and Yellow Cliffs, and Maud Island area¹³¹

219. Several submitters seek: the overlay is removed from the vicinity of marine farm 8181 and 8179 in Picnic Bay, or record that aquaculture will not affect relevant values;¹³² the ONL include the coastal marine area within 300 metres of Maud Island, include the whole of Apuau Channel between Buckland Bay and Treble Tree Point, to connect Mount Shewell Reserve and Treble Tree Peninsula with Maud Island;¹³³ remove the ONL overlay from Reef Point/Yellow Cliffs or record that aquaculture will not affect the relevant values;¹³⁴ remove the northern extent of the ONL overlay from the ridgeline above Waiona Bay.¹³⁵

¹²⁸ S42A Report (Bentley), pages 18-21.

¹²⁹ S42A Report (Bentley), pages 11-15.

¹³⁰ S42A Report (Bentley), page 15.

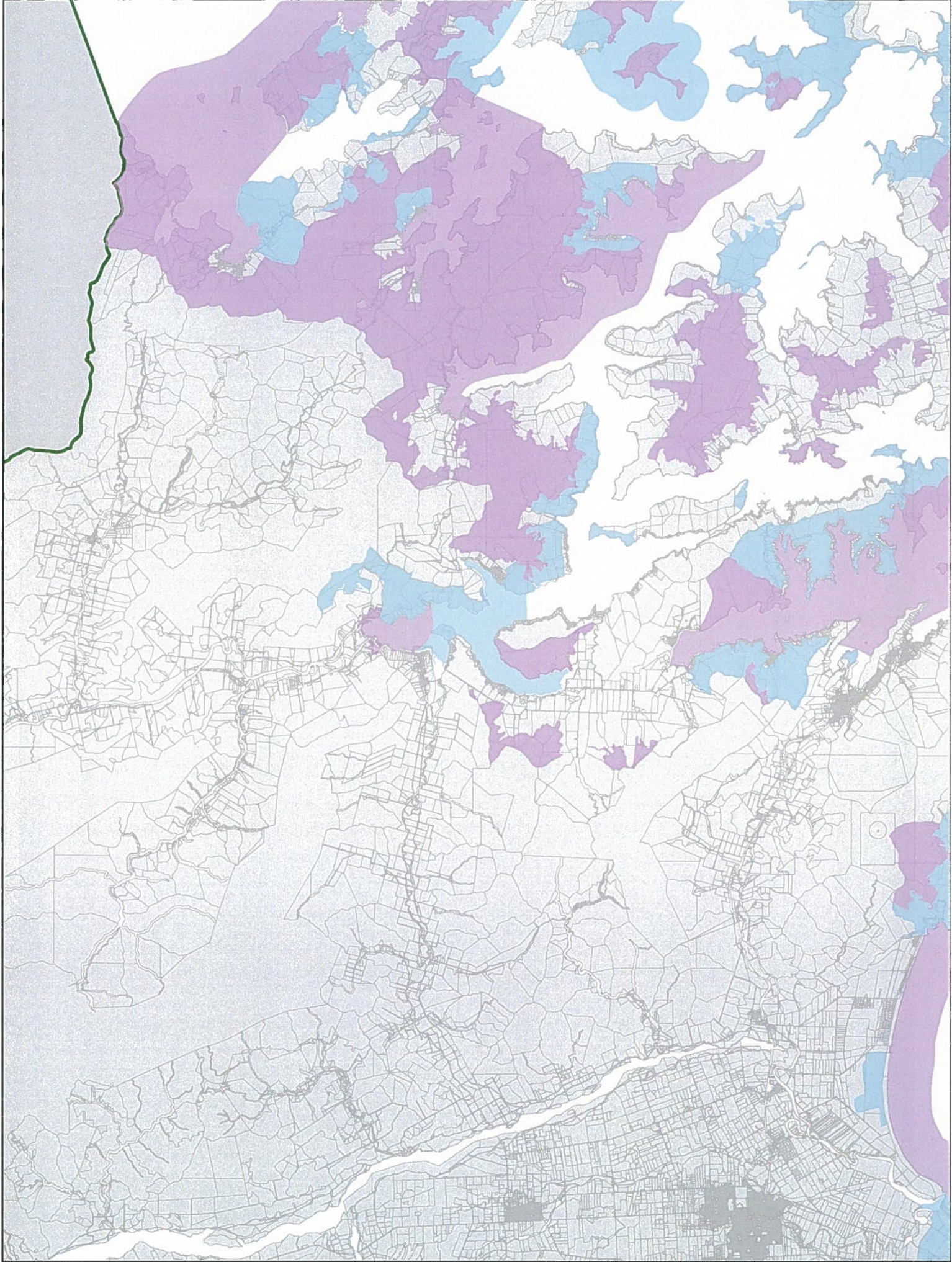
¹³¹ Sub-areas as defined in the Section 42A Report (Bentley) page 27

¹³² Christopher Peter Womersley (626.4, .5, .6).

¹³³ FNHTB (716.206-.201).

¹³⁴ Goulding Trustees Limited (750.6-.8).

¹³⁵ United Fisheries Holdings Limited (1204.4).

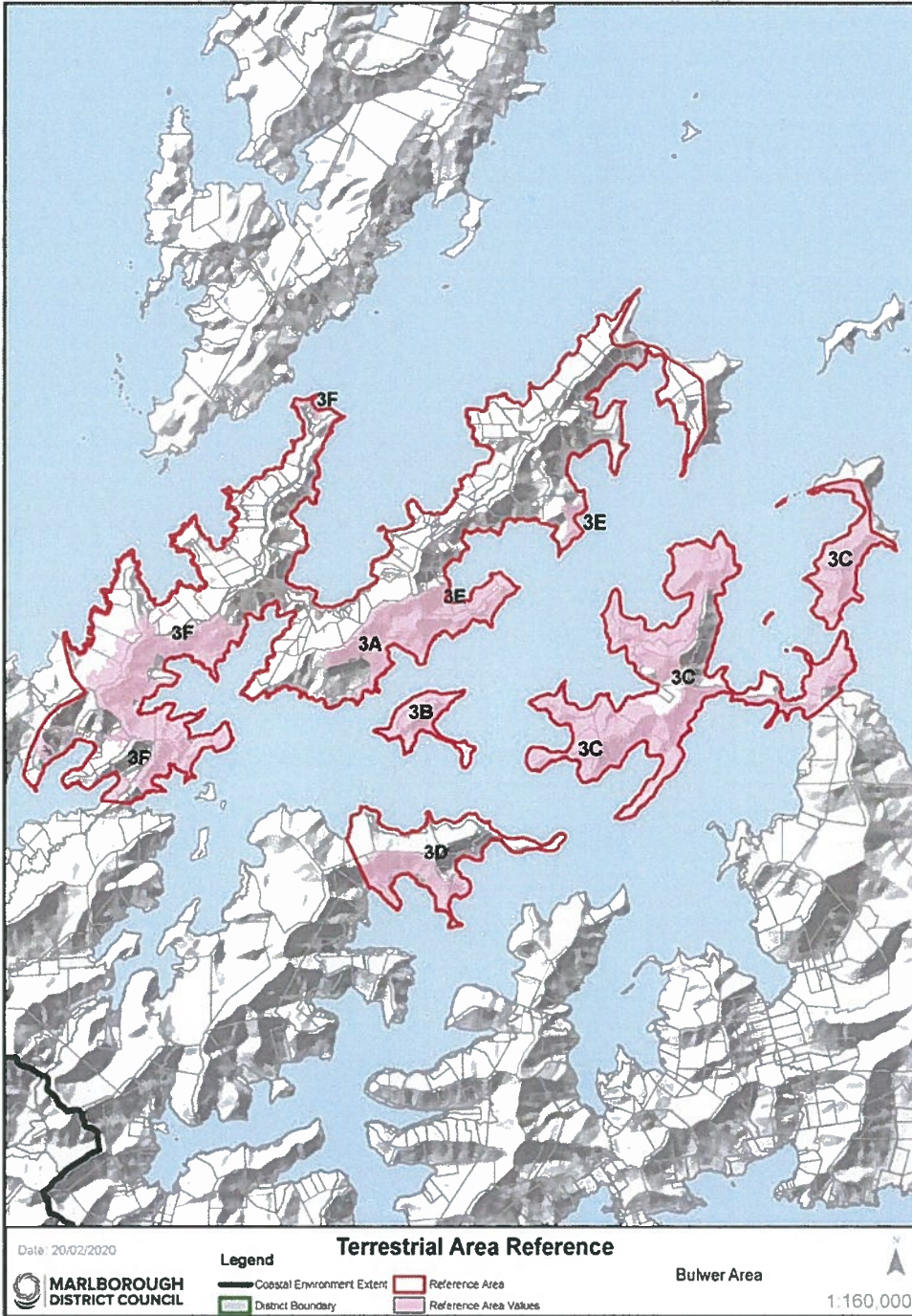


Date: 20/02/2020

Legend
Coastal Natural Character Rating
 High
 Very High
 Land Parcel

Coastal Natural Character

Coastal Terrestrial Area 3: Bulwer



Map Reference	Sub Area	Key Characteristics Values	Additional Comments <u>and</u> <u>noted modifications</u>
3A	Land to west of Waitata Reach <u>Eastern facing slopes extending from Reef Point Treble Tree to Bucklands Bay</u>	<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>Advancing regenerating headlands and embayments holding very high biotic and abiotic values characteristics extending from ridge to foreshore throughout much of this area with noticeable lack of modification.</p> <p>Of the remaining Much of the indigenous forest holding very high natural character values characteristics 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 <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>Advancing regeneration of vegetation on lower slopes east of Picnic Bay and east of Woodlands.</p>	<p>Many bays contain houses, jetties and wharves</p> <p>Modifications within this area include: 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)</p>
3B	Maud Island	<p>Maud Island is distinctive, rare and nationally important due to its predator-free status and nationally threatened fauna.</p> <p>Advanced areas of revegetation throughout the island.</p> <p>An Outstanding Natural Character overlay applies to this sub-area. Refer to Table ONC7 and accompanying Maps for further information.</p>	<p>Small areas of pasture and forestry, a jetty, cluster of small buildings, a gun emplacement and tracks.</p>
3C	Eastern Waitata Reach (Pohuenui), western and southern Forsyth Island, southern slopes of isthmus of northern Beatrix Bay and land south of Allen Strait	<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 holding very high natural character values characteristics.</p> <p>Very High natural character values characteristics associated with Bird Island and Duffers Reach rock stacks due to undisturbed presence of habitats.</p> <p>High perceived naturalness.</p> <p>values</p>	<p>Also contains low intensity grazed pastoral land <u>and associated tracks and post and wire fencing</u>.</p> <p>Includes tracks and powerlines along northern Beatrix Bay and at Allen Strait and Southern Forsyth Island.</p>
3D	North West Bay	<p>Indigenous forested peninsula at Stafford Point <u>with advanced regenerating vegetation on the upper steep and mid slopes of Miro Bay</u> holds very high natural character</p>	<p>Modification to the immediate north</p> <p>Modification to lower slopes of to</p>

Map Reference	Sub Area	Key Characteristics Values	Additional Comments and <u>noted modifications</u>
		<p>values characteristics.</p> <p><u>High perceived naturalness values characteristics due to lack of structures and regenerating vegetation evident around mid and upper slopes of Miro Bay, within northern North West Bay.</u></p>	<p>Miro Bay and Wilson Bay include: <u>numerous jetties, boatsheds, private residences, powerlines and tracks</u></p>
3E	<p>Land to west of Waitata Reach White Horse Rock, Hamilton Cove, Yellow Cliffs</p>	<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 <u>White Horse Rock, Yellow Cliffs and Hamilton Cove.</u></p> <p><u>Advancing regenerating headlands and embayments extending from ridge to foreshore around Hamilton Cove and White Horse Rock.</u></p> <p><u>Very high abiotic and biotic natural character values characteristics at Yellow Cliffs due to lack of modification.</u></p> <p><u>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 (Apau Channel, Fitzroy Bay).</u></p> <p><u>Very High perceived naturalness values experienced throughout.</u></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 private residences, powerlines and tracks. Where aquaculture is present, this has limited the extent of mapping to the terrestrial area only.</u></p>
3F	<p>Land to west of Waitata Reach Fitzroy Bay Area, Te Aumiti/French Pass, Okuri Bay, and land at the head of Squally Cove</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, slopes and embayments extending from ridge to foreshore and holding very high levels of natural character, noticeably from Bobs Peak and Okuri Peak with substantial tracts at lower coastal altitudes around northern Hallam Cove, Garne Bay, Savill Bay, northern Elaine Bay and southern Okuri Bay.</u></p> <p><u>Smaller 'pockets' of coastal vegetation retaining high levels of natural character are also present around the Te Aumiti/French Pass settlement, parts of the western slopes of Wairangi Bay and the eastern slopes of Whakakitenga Bay.</u></p> <p><u>Of the remaining indigenous forests within the Area, much appears on more elevated slopes (Mt. Shewell, Mt. Drew, Bobs Peak, Okuri</u></p>	<p>Many bays contain houses, jetties and wharves</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 Te Aumiti/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</u></p>

Map Reference	Sub Area	Key Characteristics Values	Additional Comments <u>and noted modifications</u>
		<p>Peak), but with substantial tracts at lower coastal altitudes, especially east and south aspects (Apau Channel, Fitzroy Bay).</p> <p>Very High perceived naturalness values around the slopes extending from ridge to shore at northern Hallam Cove, Garne Bay, Savill Bay, northern Elaine Bay and southern Okuri Bay.</p>	<p><u>extent of mapping in Hallam Cove, Canoe Bay and around Camel Point to Elaine Bay</u></p>

Address for Service of Persons to be Served

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