

## **RESOURCE CONSENT APPLICATION**

**U241057**

# **Horahora Kakahu Whānau Trust**

Willawa Point, Oyster Bay, Port Underwood

**Submissions Close**

**5.00 pm Wednesday, 29 January 2025**

# Application for Resource Consent

## Applicant details

### Application for Resource Consent

Sections 88 and 145, Resource Management Act 1991

### To

Marlborough District Council

## Applicant

I,

Horahora Kakahu Whanau Trust

PO Box 828  
Blenheim 7240

Unknown

Haysley Kenny MacDonald

PO Box 828  
Blenheim 7240

021570501

[hkmac@tepawines.com](mailto:hkmac@tepawines.com)

### Apply for the following type(s) of resource consent

Coastal

## Agent

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Smart Alliances Ltd

PO Box 546  
Blenheim 7240

Jo Noble

5796211

jo@smartalliances.co.nz

#### Project reference

9304

## Property details

### Site and location details

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The site at which the proposed activity is to occur is as follows:

#### Site address

Willawa Point  
Oyster Bay  
Port Underwood

#### Legal description

Lot 1 DP 10332

Is there locale information in regards to the site?

Yes - there is locale information in regards to the site

## Locale

#### Bay name

Oyster Bay, Port Underwood

#### River name

-

#### Road name

-

### Proximity to any well-known landmarks

North side of Willawa Point

### Grid reference

#### Easting

169382956

#### Northing

542676896

### Site description

#### Description of the site at which the activity is to occur

The site is located on the northern side of Willawa Point, which is between Oyster Bay and Uruti Bay, Port Underwood. Port Underwood Road provides road access to the site.

The applicant owns 11 ha of land which stretches both sides of Willawa Point. The property is between the Sounds Foreshore Reserve and Port Underwood Road.

There is a cluster of residential properties in Oyster Bay most of which are located along Te Tio Terrace. There are several moorings and a community jetty in Oyster Bay. Uruti Bay contains a dwelling with an associated foreshore structure, other than this the Uruti Bay area is unoccupied.

### Owners and occupiers of the application site

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#### Applicant is the only owner and occupier?

No - the applicant is not the only owner and occupier

#### The full name and address, of each owner or occupier (other than the applicant) of the site to which the application relates are as follows:

### Trust details

#### Trust name

Horahora Trustees Limited

PO Box 828  
Blenheim 7240

Owner

## Trustee contact details

Haysley Kenny MacDonald

PO Box 828  
Blenheim 7240

021570501

hkmac@tepawines.com

## Proposed activity

### Description of the activity

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**The activity to which the application relates (the proposed activity) is as follows:**

Resource consent is sought for a new boatshed with associated decking attached to a hinged floating ramp, and a jetty with a linkspan and floating pontoon fronting Lot 1 DP 10332.

Details of this are shown on the attached plan (Ref: Smart Alliances Ltd. MacDonald Jetty & Boatshed. 9304-A00 to A03. 6 November 2024, Rev 2).

### Other activities that are part of the proposal to which the application relates

**Are there permissions needed which do not relate to the Resource Management Act 1991?**

Yes - there are permissions needed which do not relate to the Resource Management Act 1991

**Permissions needed which do not relate to the Resource Management Act 1991**

Building Consent

**Are there permitted activities that are part of this application?**

No - there are no permitted activities that are part of this application

### Additional resource consents

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**Are any additional resource consents needed for the proposal to which this application relates?**

No - no additional resource consents are needed for the proposal to which this application relates

## Consent summary

I apply for the following resource consents.

## Consent information

### Consent type

Coastal

### Subcategory type

Structure

### Description of consent being applied for

Resource Consent is sought to construct coastal structures fronting Lot 1 DP 10332. The structures include:

- Boatshed (8.6m x 10m footprint and 5.16m in height);
- Decking fronting the boatshed (10m x 2m) and then extending on a right angle along the boatshed eastern side (10.6m x 2m);
- Hinged floating ramp (6m wide x 10m long) attached to decking which fronts the boatshed;
- Fixed jetty (12m long x 2m wide) with a safety rail;
- Floating pontoon (15m long x 3m wide);
- Gangway connecting the 3m space between the floating pontoon and jetty (8m long x 1.2m wide).

Details of the structure are shown on the attached plans.

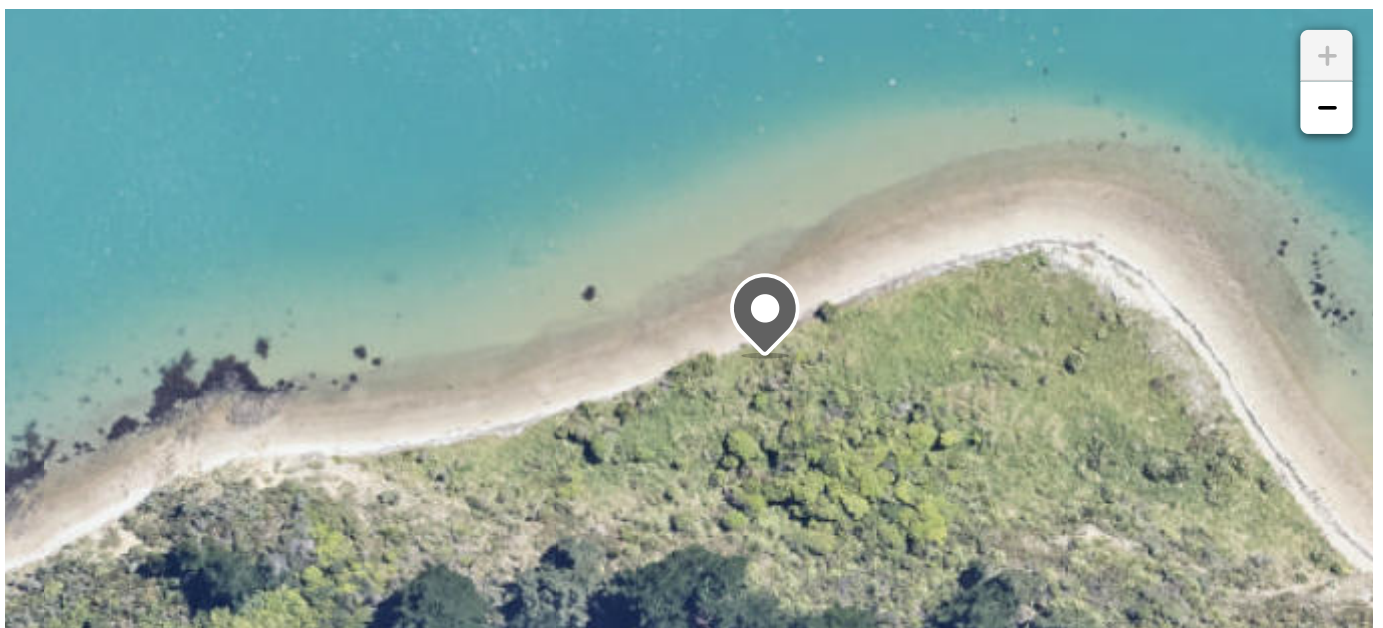
### Location of the consent

#### Easting

1693800.544

#### Northing

5426738.528



# Triggering rules

## Rules which trigger the consent

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I include an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

The assessment under this section must include an assessment of the activity against

- (a) Rules in a document; and
- (b) Any relevant requirements, conditions, or permission in any rules in a document; and
- (c) Any other relevant requirements in a document (for example, in a national environmental standard or other regulations))

### Triggering rules assessment

#### Proposed Marlborough Environment Plan

The majority of the structure will be located in the Coastal Marine Zone with the southern end of the boatshed being in the Open Space Three zone in the Proposed Marlborough Environment Plan. The site is in the Marlborough Sounds High Amenity Landscape.

In the Coastal Marine Area these structures require resource consent as Discretionary Activities in accordance with Rules 16.6.3 (jetty & pontoon), 16.6.4 (boat shed), 16.6.5 (ramp) and 16.6.10 (Any use of the coastal marine area not provided for as a Permitted Activity, Controlled Activity or Restricted Discretionary Activity, or limited as a Prohibited Activity).

In the Open Space Three Zone resource consent is required under Rule 19.4.4 (any activity not provided for as a Permitted Activity or limited as a Prohibited Activity).

## Assessment of Effects on the Environment (AEE)

### Clause 6 - Information required in assessment of environmental effects

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#### 6.1 An assessment of the activity's effect on the environment must include the following information:

6.1(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity

Provision not relevant

6.1(b) an assessment of the actual and potential effect on the environment of the activity

Resource Consent is sought to construct coastal structures fronting Lot 1 DP 10332. The structures include:

- Boatshed (8.6m x 10m footprint and 5.16m in height);
- Decking fronting the boatshed (10m x 2m) and then extending on a right angle along the boatshed eastern side (10.6m x 2m);
- Hinged floating ramp (6m wide x 10m long) attached to decking which fronts the boatshed;
- Fixed jetty (12m long x 2m wide) with a safety rail;
- Floating pontoon (15m long x 3m wide);
- Gangway connecting the 3m space between the floating pontoon and jetty (8m long x 1.2m wide).

The boatshed and the southern portion of decking is located in the Open Space Three zone, with the remainder of the decking being in the Coastal Marine Area. The structure is not located in the Sounds Foreshore Reserve, however the boatshed will be located above mean high water springs. The zoning boundaries does not reflect the boundaries of the Sounds Foreshore Reserve at this location.

The proposed jetty comprises of a standard wooden jetty (12m x 2m), and a floating concrete pontoon (15m x 3m) . The 3m space between the pontoon and jetty is connected by a gangway.

A 3m wide pontoon provides stability and allows it to be safely used in a range of weather conditions. The length of the jetty allows access to deeper water allowing it to be used by larger vessel at low tides. The pontoon is floating and sits on the water and will not be visually obvious.

The exact size of the linkspan is yet to be determined, however the linkspan will not exceed 2m in width. The length of the linkspan will be as short as practical to allow for practical use in changing tide levels. It will be designed so that the gap between the floating pontoon and fixed jetty does not exceed 3m.

The applicants wish to have a boatshed in which to store boats and other marine related equipment. They also require a hinged floating ramp to provide practical means of transporting the boats into the boatshed. The site is yet to be developed for residential purposes, however the applicant has obtained resource consent (Ref: 230620) to excavate to construct an access track from the site of the proposed foreshore structures to the proposed building site. The jetty will provide practical water access to the proposed track which leads to the proposed building site.

The exact colours of the boatshed are yet to be decided, however the colours will non-reflective, natural and blend with the surrounding shoreline. The colours will comply with light reflectance values specified for high amenity landscapes. The boatshed will have metal cladding that is a dark natural colours. The frontage of the boatshed will be vertical cedar. The roller doors will be a dark natural colour. The jetty, decking and ramp will be constructed of natural timber and left to weather.

Windows in the boatshed will provide natural light and encourage drying of equipment within the shed. The windows in the boatshed are small and square (the exact size is yet to be determined). There will be six small roof windows, three windows on the landward southern end, a window on the western side and a window on the eastern side. These windows area small in comparison to the structure and are unlikely to be visually obvious.

Access to the boatshed will be provided by two rollers doors at the seaward end of the boatshed, one roller door at the landward end of the boatshed and a side access door from the jetty. These doors will be solid and coloured to match the exterior of the boatshed.

A 2m wide decking is proposed to provide access to the front of the boatshed, attached to this is a hinged ramp (10m x 6m). The hinged ramp will allow boats to be winched into the boatshed.



There is also a 2m wide jetty along the boatshed east side to provide access.

There are no other jetties in close proximity of the proposed structure. Generally there are few structures along the coastline of Port Underwood, so proliferation is unlikely to be an issue

There is a community jetty at the northern end of Oyster Bay which is approximately 650m from the properties northern boundary and another jetty approximately 55m from the properties southern boundary. As there are no jetties in the immediate area, the proposed jetty will provide public access to this section of the coastline.

The natural character of Oyster Bay has already been compromised by numerous moorings and residential development at the head of the bay. There is no residential development in the vicinity of the proposed structure.

The piles will be driven so disturbance to the seabed during structure is minimised. Once constructed the structures will not adversely impact on ecology, the piles will provide habitat to some marine species.

The proposed structure is located on the northern side of Willawa Point, but not at the end of the point. It is not anticipated that the structure would present a navigational safety hazard. There are a number of moorings in Oyster Bay, however there is adequate space between the proposed structure and existing moorings to allow for their safe usage.

**6.1(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use**

Provision not relevant

**6.1(d)(i) if the activity includes the discharge of any contaminant, a description of the nature of the discharge and the sensitivity of the receiving environment to adverse effects**

Provision not relevant

**6.1(d)(ii) if the activity includes the discharge of any contaminant, a description of any possible alternative methods of discharge, including discharge into any other receiving environment**

Provision not relevant

**6.1(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect.**

Provision not relevant

**6.1(f) identification of the persons affected by the activity,**

Provision not relevant

**6.1(f cont.) any consultation undertaken,**

Provision not relevant

**6.1(f cont.) and any response to the views of any person consulted**

Provision not relevant

**6.1(f cont.) and any iwi consultation undertaken**

A copy of the plans have been forwarded to Te Atiawa o Te Waka-a-Maui Trust and to Te Runanga a Rangitane o Wairau.

**6.1(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved.**

Provision not relevant

**6.1(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).**

Provision not relevant

## **Clause 7 - Matters that must be addressed by assessment of environmental effects**

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### **7.1 An assessment of the activity's effects on the environment must address the following matters:**

**7.1(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects**

Provision not relevant

**7.1(b) any physical effect on the locality, including any landscape and visual effects**

Provision not relevant

**7.1(c) any effect on ecosystems, including effects on plants or animals and any physical disturbances of habitats in the vicinity**

Provision not relevant

**7.1(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations**

Provision not relevant

**7.1(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants**

Provision not relevant

**7.1(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations**

Provision not relevant

**Applicant's proposed conditions for this activity**

## Part 2 RMA

### Matters of national importance (Section 6 Resource Management Act 1991)

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#### 1. Assess your application against the following matters of national importance:

6.1 (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

The natural character of the bay has been compromised by numerous moorings and residential development at the head of the bay.

6.1 (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

Provision not relevant

6.1 (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

Provision not relevant

6.1 (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

The jetty will allow public access to this stretch of coastline.

6.1 (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

Provision not relevant

6.1 (f) the protection of historic heritage from inappropriate subdivision, use, and development:

Provision not relevant

6.1 (g) the protection of protected customary rights.

Provision not relevant

6.1 (h) the management of significant risks from natural hazards.

Provision not relevant

### Other matters (Section 7 Resource Management Act 1991)

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## 1. Assess your application against the following matters:

### 7.1 (a) kaitiakitanga:

Provision not relevant

### 7.1 (aa) the ethic of stewardship:

Provision not relevant

### 7.1 (b) the efficient use and development of natural and physical resources:

Provision not relevant

### 7.1 (ba) the efficiency of the end use of energy:

Provision not relevant

### 7.1 (c) the maintenance and enhancement of amenity values:

The boatshed will allow the applicant to store marine related equipment at the coastline and the jetty provides boat access to their property. This contributes to the applicant enjoyment of their property and their amenity.

### 7.1 (d) intrinsic values of ecosystems:

Provision not relevant

### 7.1 (f) maintenance and enhancement of the quality of the environment:

Provision not relevant

### 7.1 (g) any finite characteristics of natural and physical resources:

Provision not relevant

### 7.1 (h) the protection of the habitat of trout and salmon:

Provision not relevant

### 7.1 (i) the effects of climate change:

Provision not relevant

### 7.1 (j) the benefits to be derived from the use and development of renewable energy

Provision not relevant

## Assess your application against the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)

The principles of the Treaty are embodied in the principles and purposes of the RMA and in the statutory acknowledgement referral procedures.

The referral procedure provides the opportunity for matters of concern to be identified and addressed through the resource consent process.

Any matters arising are expected to be reported through this process which will allow the applicant and consent authority to respond to them in consultation with iwi.

## Statutory instruments

I include an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1) (b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

The assessment under this section must include an assessment of the activity against –

- (a) Any relevant objectives, or policies in a document; and
- (b) Any relevant requirements, conditions, or permission in any rules in a document; and
- (c) Any other relevant requirements in a document (for example, in a national environmental standard or other regulations)

## Statutes that are relevant to your proposed activity

### Assessment under the Resource Management Act 1991

The proposal is in accordance with the RMA's Purpose and Principles.

### Assessment under the New Zealand Coastal Policy Statement

Policies 6, 13, 15, 18, 19 and 25 relate to activities in the coastal environment. These policies seek to enable sustainable development in the coastal environment while ensuring that development is sympathetic to the locality, preserves natural character, landscape and open public space while also providing for public access.

The natural character of the bay has been compromised by numerous moorings. The jetty will provide boat access to a section of the coastline in which there are no other jetties.

### Assessment under the Marlborough Regional Policy Statement

The provisions of the Plan were developed in conjunction with the Marlborough Regional Policy Statement and as such, the MSRMP and PMEP seeks similar environmental outcomes. An assessment of the proposal against the requirements of these plans will determine whether the proposal is consistent with the Regional Policy Statement.

### Assessment under the Proposed Marlborough Environment Plan

#### Chapter 3 - Marlborough Tangata Whenua Iwi

The policies and objectives in Chapter 3 recognise the importance of the Marlborough Sounds to Tangata Whenua and seeks to protect these values.

The application will be forwarded to iwi for comment.

## Chapter 6 - Natural Character

Policy 6.2.5 seeks to encourage development in coastal areas where activities are less likely to result in adverse effects on natural character.

The natural character of Oyster Bay has already been compromised by numerous moorings and residential development at the head of the bay.

## Chapter 13 - Use of Coastal Environments

Policy 13.2.4 – sets out the attributes that may be considered when assessing any effects on coastal amenity value in a particular location include natural character, biodiversity, public access, visual quality, high water quality, recreational opportunities, structures and activities, open space, tranquillity and peacefulness.

The residential development at the head of the bay and the moorings within the bay contribute to a feeling of development in the area, which impacts on natural character.

The jetty will provide access to this stretch of coastline.

Policy 13.2.5 seeks to maintain and enhance the amenities of the coastal environment by clustering together structure and activities.

This will be the only jetty along this stretch of coastline.

Policy 13.10.3 - Efficient use of the coastal marine area can be achieved by using the minimum area necessary for structures.

The applicant requires storage for his boats and other marine related equipment, the ramp is necessary to allow boats to be winched into the boatshed. The jetty provides boat access to his property.

Policy 13.10.4 – Sets out that the erection and use of decking structures:

- (a) by themselves or in conjunction with jetties are regarded as inappropriate and shall be avoided; and
- (b) where proposed in association with a boatshed, shall only be for access between the foreshore and the boatshed. Decking will be limited to two metres wide along only one side of the boatshed and up to two metres wide across the front of the boatshed. Any other decking will be regarded as inappropriate.

The decking along the front and eastern side of the boatshed which is 2 m wide, this allows for practical foot access to the the boatshed.

Policy 13.10.5 – Sets out that when assessing applications to locate structures within and immediately adjacent to the coastal marine area, the following matters will be considered in determining whether the structure is appropriate:

- (a) the proposed reason for the structure and the benefits likely to arise from its use;

The applicant requires storage for his boats and marine equipment, the floating ramp provides access to the boatshed. The jetty provides boat access to the applicant's property and public access to this stretch of the coastline.

- (b) whether the structure would be the first located in the stretch of coastline either side of the proposed site;

This will be the first structure in this area of the coastline.

c) whether the structure is to be sited in a prominent or conspicuous location;

The structure is on the northern side of Willawa Point which obscures its view from those south of this point.

(d) where land-based alternatives to the proposed structure are available, why the coastal marine area location is preferred;

The coastline is the preferred location for the boatshed as it allows for the boats to be easily winched from the water and into the boatshed.

e) whether the structure is for public, multiple or individual use;

These structures are for private use however public will have access over the jetty, decking and hinged floating ramp.

(f) the functional need requiring the structure to be located within the coastal marine area;

The southern end of the boatshed is in the Open Space 3 Zone with the remainder of the structure being in the Coastal Marine Area. Locating the boatshed adjacent to the sea provides for its practical use. To allow for boat access the jetty needs to be in the coastal marine area.

g) what effects the structure will have on:

(i) navigation and safety of other users of the area, including whether the area is used for temporary boat anchoring;

(ii) customary access; and

(iii) the terrestrial environment;

There are no known effects on these matters from the proposed structures.

(h) whether coastal processes will be adversely affected by the structure; and

There are no known coastal processes that will be adversely affected by the structures. The structures are all on piles which allows the continued free movement of the sea around the site.

(i) the operation of any existing activity or any activity that has been granted resource consent.

There are a number of consented moorings in the bay, it is not anticipated the jetty will impact on their use.

Policy 13.10.6 sets out that structures shall be appropriately located and designed to avoid adverse effects on the landscape and amenity values of the area.

The boatshed's colour will blend with the natural environment and meet the light reflectance value of 45% or less required in the Marlborough Sounds High Amenity Landscape area.

Policy 13.10.9 requires that coastal structures be maintained in away that protects public safety.

The proposed structures will be subject to building consent. All structures will need to be inspected regularly with necessary repairs being undertaken to ensure they remain structurally sound.

Policy 13.10.22 – The visual impact of boatsheds on the values of the coastal environment will be reduced by:

(a) ensuring boatsheds are limited to one storey in height, with no internal upper flooring;

(b) requiring boatsheds to be built of materials that are non-reflective or are painted in non-

- reflective colours that blend with the surrounding shoreline or bush;
- (c) avoiding the use of concrete in the external appearance of the boatshed, except where its use is necessary in the footing or foundations of the structure;
- (d) avoiding large windows and glass doors (including glass sliding doors);
- (e) avoiding the use of boatlifts alongside jetties for boat storage;
- (f) avoiding locating lights on boatsheds (other than those required to facilitate access). Where lighting is required for safe access, ensure that the lights are designed to minimise light spill and be fully shielded to prevent any light spillage above the horizontal plane of the light source; and
- (g) avoiding signs on boatsheds other than those assisting emergency services.

The boatshed will be designed to comply with subsections a,b,c,e,f & g of this policy. With regard to subsection d, the boatshed's design includes glass windows. These windows are small. Only 2 of the windows are located on the sides of the boatshed with the remaining window being in the roof and landward end of the boatshed. These windows allow natural light within the boatshed and for drying of equipment.

Policy 13.10.15 – Reduce the visual impact of jetties on the coastal environment where practicable having regard to public and boat safety by:

- (a) limiting the width of jetties to two metres;
- (b) using floating jetties, which tend to have a lower profile than fixed jetties and provide easier access to the shore;
- (c) limiting the size, colour and height of mooring piles associated with the jetty;
- (d) discouraging the use of jetties (or parts of jetties) that run parallel to the shore, as they can cause greater visual impact than jetties perpendicular to the shore;
- (e) avoiding the use of boatlifts alongside jetties for boat storage;
- (f) avoiding locating lights on jetties (other than those required to facilitate access). Where lighting is required for safe access, ensure that the lights are designed to minimise light spill and be fully shielded to prevent any light spillage above the horizontal plane of the light source;
- (g) encouraging new jetties, link spans and piles to be built from materials that are non-reflective or painted in non-reflective colours;
- (h) avoiding the use of highly-coloured fenders; and
- (i) avoiding signs on jetties other than those assisting emergency services.

Generally the application is in accordance with this policy as there is no mooring associated, there is no boatlift, there are no lights, the jetty colours will be non-reflective, there is no highly coloured fender and there will be no signs. The pontoon is perpendicular to the shore line and floating to minimise visual impacts.

There is a fixed jetty proposed, however this is to provide access to the floating jetty. The fixed jetty is 2 m wide which is in accordance with this policy. However, the floating pontoon 3m in width to increase the stability of the structure.

Policy 13.10.21 – The installation of sanitary plumbing within or as part of the boatshed must be avoided.

There will be no plumbing in the boatshed.

Policy 13.10.11 – Where an application is made to construct a new jetty or to alter or extend an existing jetty, the following matters will be considered:

- (a) the necessity for the jetty (or alteration or extension), including whether it will be used for individual or community use or a commercial activity on land;
- (b) the nature of the existing environment, including:
  - (i) the seabed profile at the proposed jetty site (to help determine the appropriate length of the jetty);
  - (ii) the topography between the proposed site and adjacent properties;



- iii) whether there are formed tracks from the proposed site to adjacent properties or whether there will be a need to construct access tracking;
  - iv) whether there is an existing jetty in the vicinity of the proposed site that could provide access; and
- (c) the extent to which the application site needs to be dredged to provide.

The jetty provides boat access to the applicants property. The seabed profile has been taken into account when determining the length of the standard jetty. Resource consent has been granted for a track from the proposed foreshore structure to the building site. There is no other jetties in the vicinity, there is a community jetty on the northern side of the bay. Dredging is not proposed

Policy 13.10.12 – Avoid the cumulative effects of jetties on the values of the coastal environment by:

- (a) giving priority to the sharing of jetties or the development of community jetties; and
- (b) considering whether there is practical road access to an application site, practical access to another jetty and/or access to existing public launching facilities in the vicinity.

The applicant owns land along the entire coastline between Oyster Bay and around Willawa Point and south to Uruiti Bay, as a result it is unlikely that proliferation of structure along this stretch of coastline would occur. There is currently no boat access to the site. The site has road access and there is a community jetty in the bay.

## Additional information

### Applications affected by Section 124 or 165ZH(1)(c) of the Resource Management Act 1991

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Does this application relate to an existing consent held by the applicant which is due to expire, and the applicant is to continue the activity?

No - this application does not relate to an existing consent

### Section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011

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Is the proposed activity to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011?

No - the proposed activity does not occur in such an area

### Additional information required for subdivision consent

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Does your application include one or more consents for subdivision?

No

## Additional information required for application for reclamation

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Does your application include one or more consents for reclamation?

No

## Plans and technical reports

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Report type	Report title	Author	External refere...	Keywords	Document
Site Plan	MacDonald Jetty & Boatshed	Smart Alliances Ltd	9304-A00 to A03. Rev #	-	<a href="#">9304-ARCH-DRG-RC-02.pdf (7 MB)</a>

## Affected person approvals

Have you obtained affected person(s) approvals?

No - I have not obtained affected person(s) approvals

## Iwi

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Have you obtained approvals from iwi?

No - I have not obtained approvals from iwi

## Public notification (Section 95A(2)(b)) of the Resource Management Act 1991

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Is public notification of the application requested by the applicant?

No - public notification of application is not requested

## Lodgement fee

Please see [Marlborough District Council's fees page](#) for more information.

Payment ID Code

0EE6QK

Do you require a GST receipt for a bank payment?

Yes - I do require a GST receipt for a bank payment

**If further charges are incurred, please invoice**

Applicant

**If refunds are applicable, please refund**

Applicant

**Fee comments**

-

## Declaration

**I confirm that the information provided in this application and the attachments are accurate.**

Yes

**Authorised by (your full name)**

Jo Noble

**Authorising person is:**

Person authorised to sign on behalf of the applicant

## Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. If you lodge the application with the Environment Protection Authority, you must also lodge a notice in form 16A at the same time.

You must pay the charge payable to the consent authority for a resource consent application under the Resource Management Act 1991 (if any).

If your application is to the Environment Protection Authority, you may be required to pay actual and reasonable costs incurred in dealing with this matter (see section 149ZD of the Resource Management Act 1991).

## Privacy information

The information on this form is required to be provided under the Resource Management Act 1991. A failure to provide this information means the Marlborough District Council will not be able to process your application. Council holds and stores the information, including the form and all associated reports and attachments, on the Council property files and internally by the Council. If you would like to request access to, or correct any details, please contact us.

The details of your application and any related communications will be made available to the public on the Council property files. If there is any communication or information that you would like to remain

confidential, please note this in your communications with Council officers, or contact the Council's Privacy Officer at [privacy@marlborough.govt.nz](mailto:privacy@marlborough.govt.nz). Please note that your (the applicant) main details (name and address) can not be confidential.

For further information on your privacy rights, please see the Councils Privacy Statement.

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# MACDONALD JETTY & BOATSHED

## HAYSLEY MACDONALD

### PORT UNDERWOOD ROAD

#### GENERAL NOTES

UNLESS OTHERWISE INDICATED, ALL DIMENSIONS ARE GIVEN IN MILLIMETERS. DO NOT SCALE OFF DRAWINGS.

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#### PROJECT INFORMATION

Territorial Authority: MDC

#### Reference Numbers

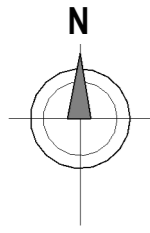
Resource Consent : U-  
Project Information Memorandum: PIM-  
Building Consent: BC-

Legal Description: Lot 1, DP 10332  
Resource Management Plan: MSRMP and WARMP  
Zone: Rural One Zone

**Topographic Class:** T1      **Wind Region :** W  
**Earthquake Zone :** Zone 3      **Wind Zone :** VH  
**Exposure Zone :** D      **Snow Loading:** N3

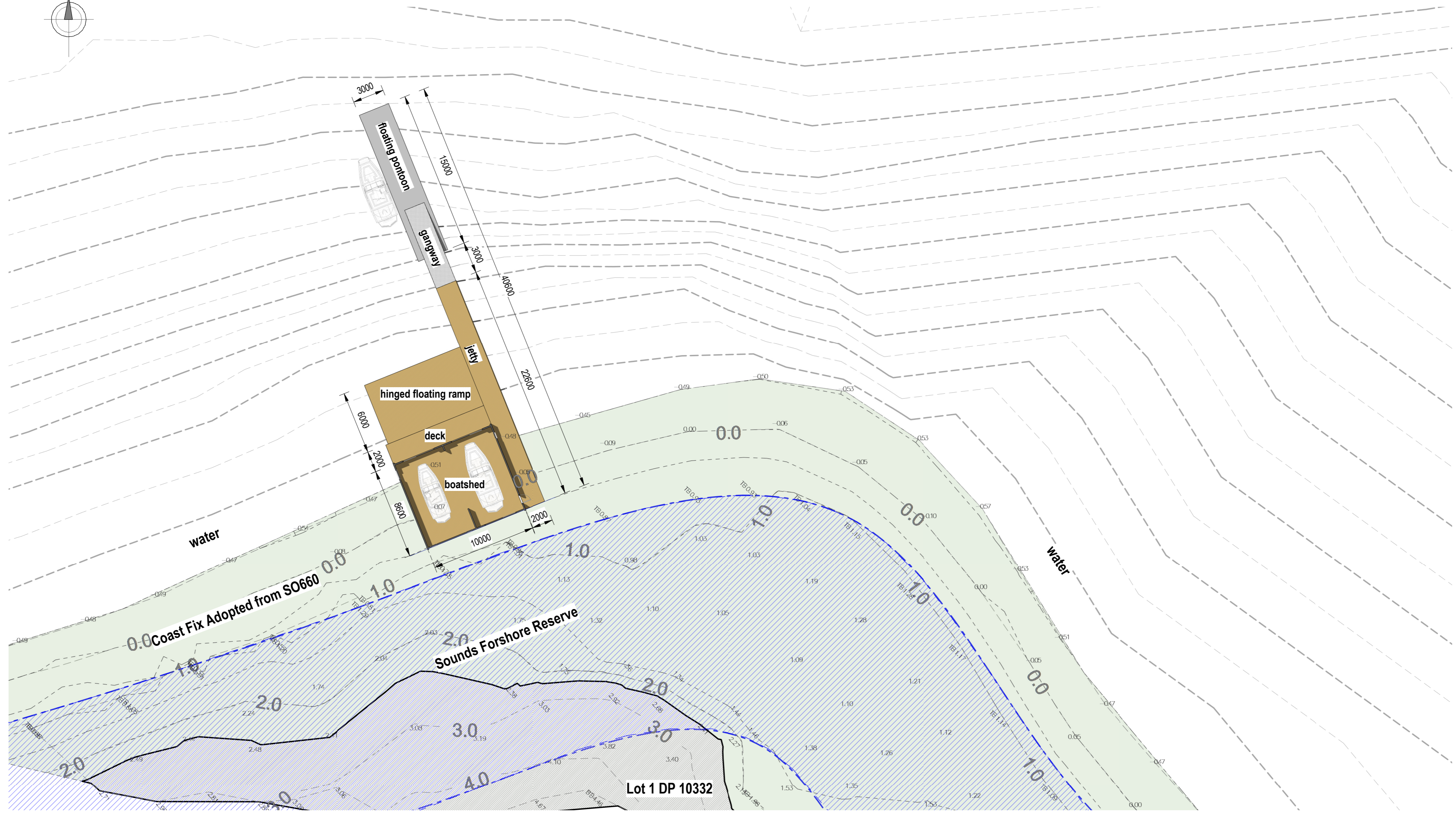
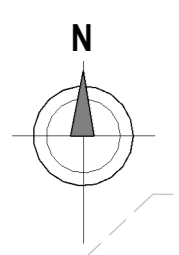
#### Drawing Register

DWG	Sheet Name	Rev	Date	Revision Description
A00	Title Sheet	2	06/11/24	Resource Consent
A01	Site Plan	2	06/11/24	Resource Consent
A02	Plan	2	06/11/24	Resource Consent
A03	Elevations	2	06/11/24	Resource Consent
A04	Elevations	2	06/11/24	Resource Consent



1  
A00 SITE LOCATION  
Scale 1 : 24000

SCALE A2	PROJECT STATUS <b>Concept Design</b>	REVISION DATE 06/11/24	DWG NO. 9304-A00-2
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1  
A01 SITE PLAN  
Scale 1 : 250

Do not scale from this drawing.  
Verify all dimensions on site prior to construction.

REV	DATE	DESCRIPTION
0	09/09/24	Resource Consent
1	18/09/24	Resource Consent
2	06/11/24	Resource Consent

**smartalliances**  
ENGINEERING / RESOURCE MANAGEMENT / ARCHITECTURE LTD

1st Floor, River View House, 10 High Street, Blenheim, New Zealand  
Website - [www.smartalliances.co.nz](http://www.smartalliances.co.nz)  
Phone - 03 579 6211

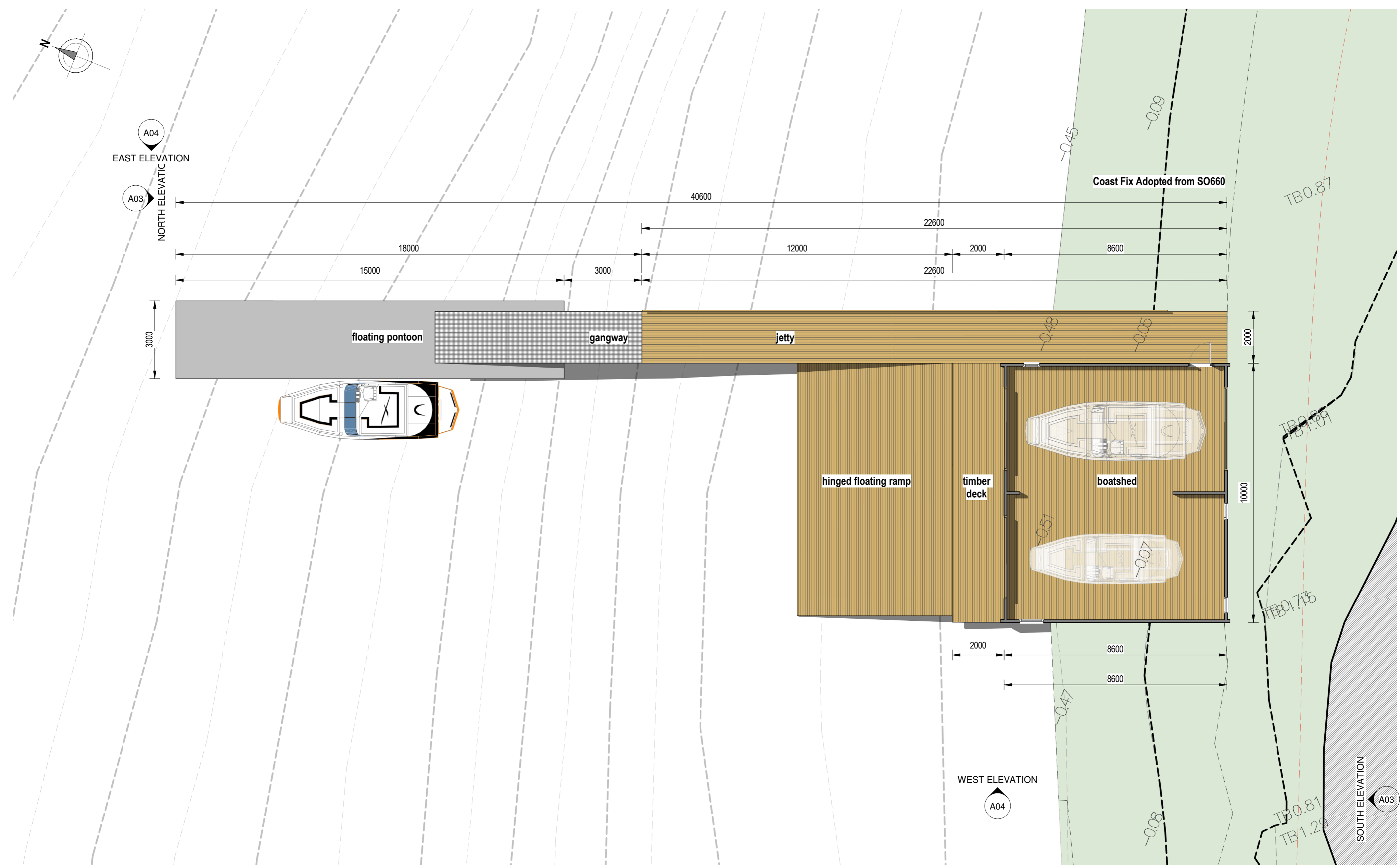
PROJECT  
**MACDONALD JETTY & BOATSHED**  
PORT UNDERWOOD ROAD

CLIENT  
**HAYSLEY MACDONALD**

DRAWING  
**Site Plan**

ORIGIN DATE  
2 April 2024

PROJECT STATUS	
<b>Concept Design</b>	
REVISION DATE	SCALE (A2)
06/11/24	As indicated
DWG NO.	REVISION
9304-A01	2



Do not scale from this drawing.  
Verify all dimensions on site prior to construction.

REV	DATE	DESCRIPTION
0	09/09/24	Resource Consent
1	18/09/24	Resource Consent
2	06/11/24	Resource Consent

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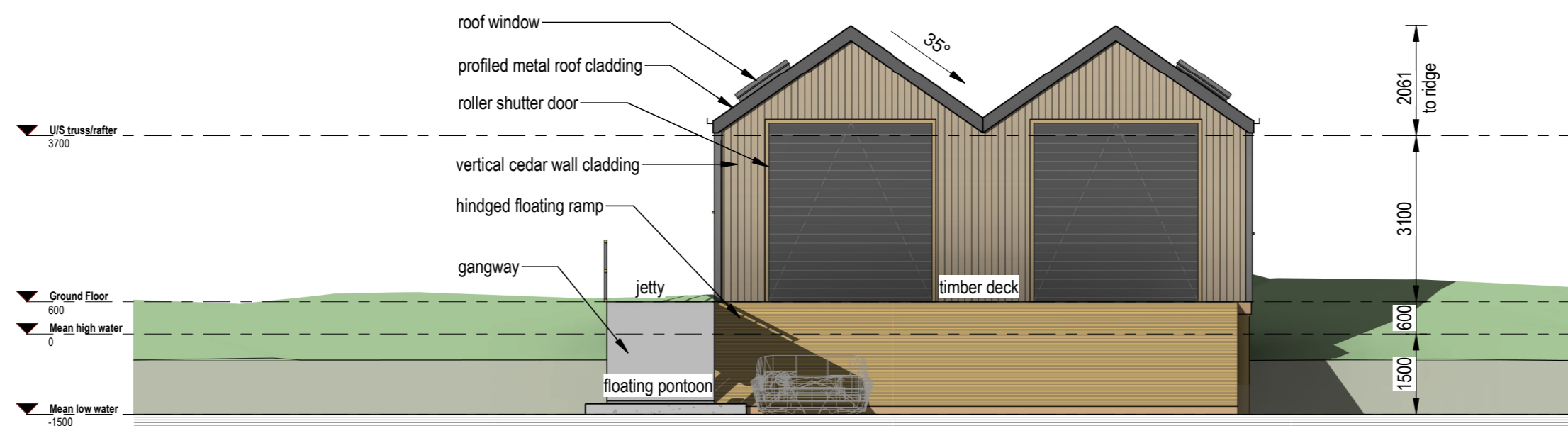
PROJECT  
**MACDONALD JETTY & BOATSHED**  
PORT UNDERWOOD ROAD

CLIENT  
**HAYSLEY MACDONALD**

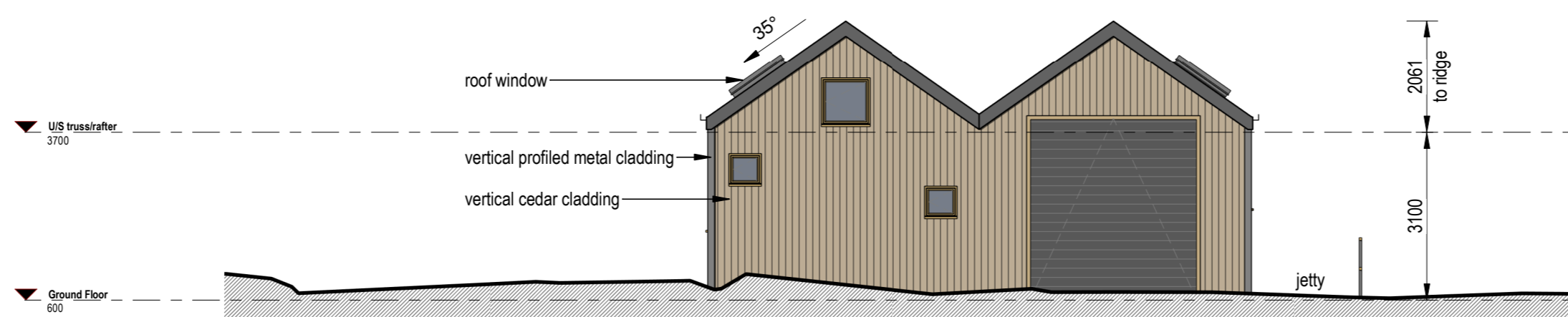
DRAWING  
**Plan**

ORIGIN DATE  
2 April 2024

PROJECT STATUS	
<b>Concept Design</b>	
REVISION DATE 06/11/24	SCALE (A2) 1 : 100
DWG NO. <b>9304-A02</b>	REVISION <b>2</b>



1 NORTH ELEVATION  
Scale 1 : 100



2 SOUTH ELEVATION  
Scale 1 : 100

Do not scale from this drawing.  
Verify all dimensions on site prior to construction.

REV	DATE	DESCRIPTION
0	09/09/24	Resource Consent
1	18/09/24	Resource Consent
2	06/11/24	Resource Consent



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PROJECT  
MACDONALD JETTY & BOATSHED  
PORT UNDERWOOD ROAD

CLIENT  
HAYSLEY MACDONALD

DRAWING  
Elevations

ORIGIN DATE  
2 April 2024

PROJECT STATUS  
**Concept Design**

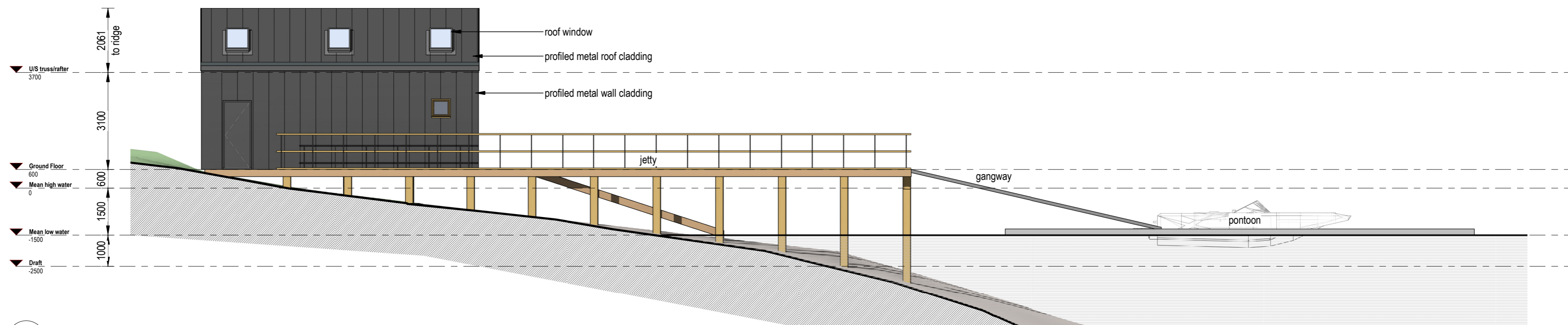
REVISION DATE  
06/11/24

SCALE (A2)  
1 : 100

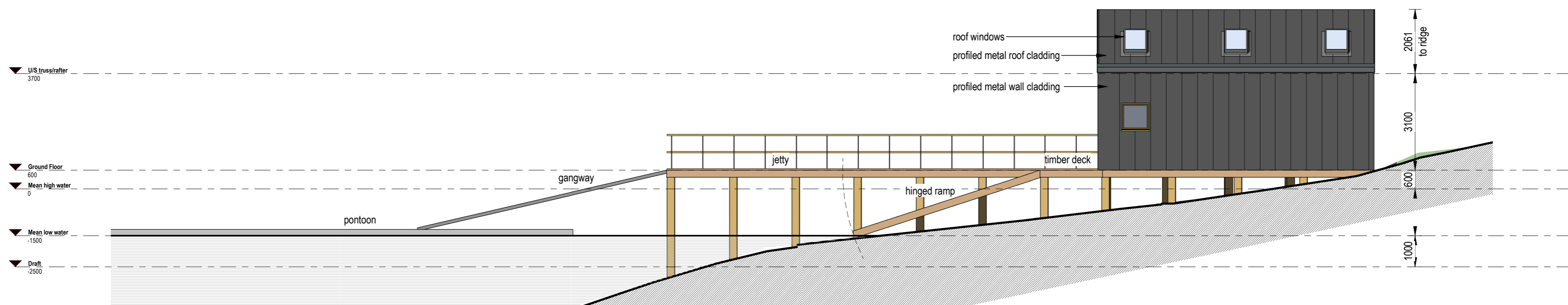
DWG NO.  
9304-A03

REVISION  
2





1 EAST ELEVATION  
Scale 1 : 100



2 WEST ELEVATION  
Scale 1 : 100

Do not scale from this drawing.  
Verify all dimensions on site prior to construction.

REV	DATE	DESCRIPTION
0	09/09/24	Resource Consent
1	18/09/24	Resource Consent
2	06/11/24	Resource Consent



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PROJECT  
MACDONALD JETTY & BOATSHED  
PORT UNDERWOOD ROAD

CLIENT  
HAYSLEY MACDONALD

DRAWING  
Elevations

ORIGIN DATE  
2 April 2024

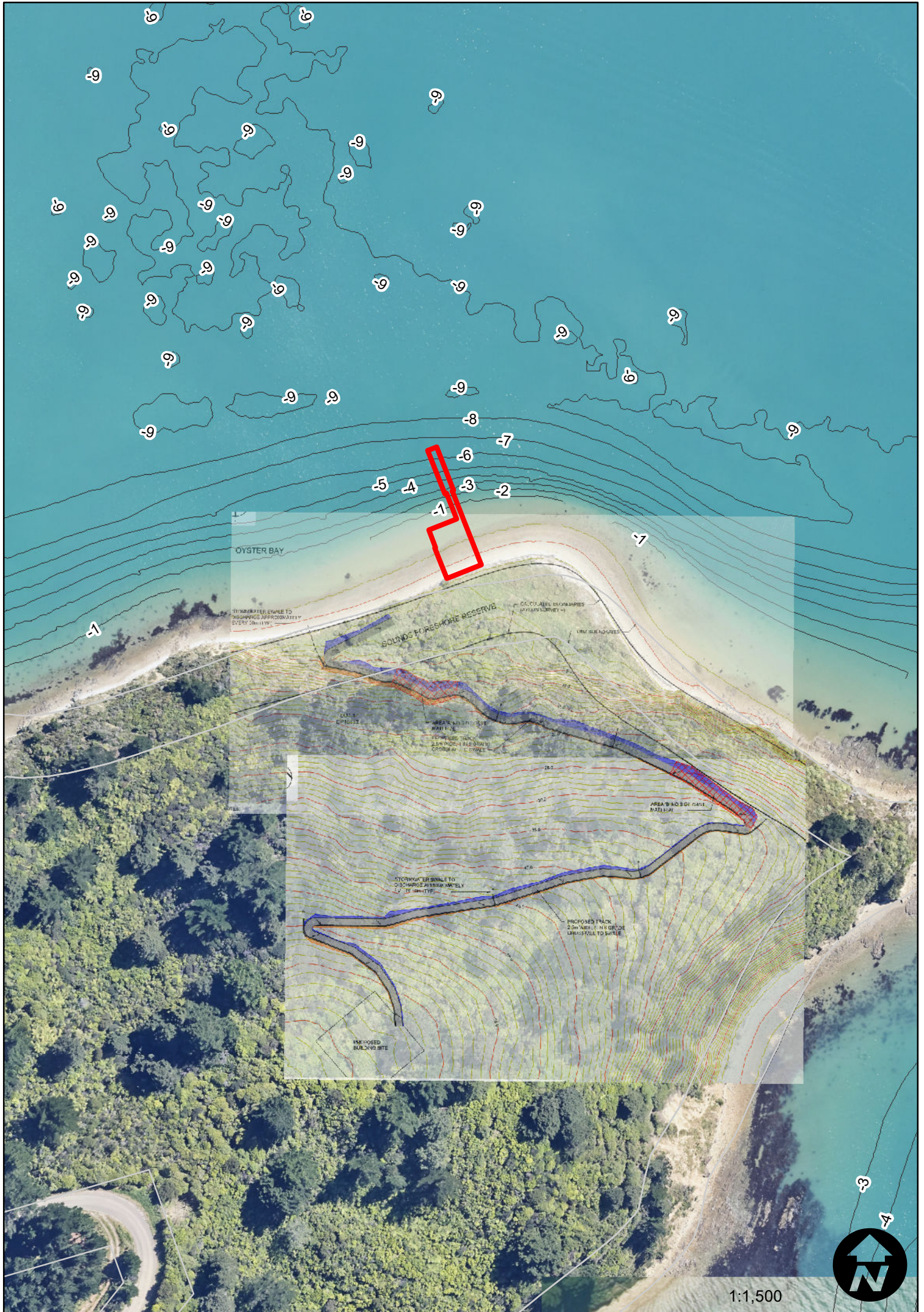
PROJECT STATUS  
**Concept Design**

REVISION DATE  
06/11/24

SCALE (A2)  
1 : 100

DWG NO.  
9304-A04

REVISION  
2



To: Marlborough District Council  
PO Box 443  
Blenheim 7240



ISO 9001:2008  
Document Number:  
RAF0010-C11921

## SUBMISSION ON APPLICATION FOR A RESOURCE CONSENT

### 1. Submitter Details

Name of Submitter(s) in full \_\_\_\_\_

Electronic Address for Service (*email address*) \_\_\_\_\_

Postal Address for Service (*or alternative method of service under section 352 of the Act*) \_\_\_\_\_

Primary Address for Service (*must tick one*)

Electronic Address (*email, as above*)  or, Postal Address (*as above*)

Telephone (*day*) \_\_\_\_\_ Mobile \_\_\_\_\_ Facsimile \_\_\_\_\_

Contact Person (*name and designation, if applicable*) \_\_\_\_\_

### 2. Application Details

Application Number \_\_\_\_\_ U \_\_\_\_\_

Name of Applicant (*state full name*) \_\_\_\_\_

Application Site Address \_\_\_\_\_

Description of Proposal \_\_\_\_\_

### 3. Submission Details (*please tick one*)

I/we support all or part of the application

I/we oppose all or part of the application

I/we are neutral to all or part of the application

- I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991
- I am directly affected by an effect of the subject matter of the submission that:
  - a) adversely affects the environment; and
  - b) does not to relate to trade competition or the effects of trade competition
- I am NOT directly affected by an effect of the subject matter of the submission that:
  - a) adversely affects the environment; and
  - b) does not to relate to trade competition or the effects of trade competition
- I am NOT a trade competitor for the purposes of section 308B of the Resource Management Act 1991

The specific parts of the application that my/our submission relates to are *(give details, using additional pages if required)*

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The reasons for my/our submission are *(use additional pages if required)*

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The decision I/we would like the Council to make is *(give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required)*

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**4. Heard in Support of Submission at the Hearing**

- I/we wish to speak in support of my/our submission
- I/we do not wish to speak in support of my/our submission

OPTIONAL: Pursuant to section 100A of the Resource Management Act 1991 I/we request that the Council delegate its functions, powers, and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Council. *(Please note that if you make such a request you may be liable to meet or contribute to the costs of commissioner(s). Requests can also be made separately in writing no later than 5 working days after the close of submissions.)*

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## 5. Signature

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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## 6. Important Information

- Council must receive this completed submission before the closing date and time for receiving submissions for this application. The completed submission may be emailed to [mdc@marlborough.govt.nz](mailto:mdc@marlborough.govt.nz).
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the section 42A hearing report.
- If you are making a submission to the Environmental Protection Authority, you should use form 16B.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
- If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.
- Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
  - it is frivolous or vexatious;
  - it discloses no reasonable or relevant case;
  - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
  - it contains offensive language;
  - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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## 7. Privacy Information

The information you have provided on this form is required so that your submission can be processed under the Resource Management Act 1991. The information will be stored on a public file held by Council. The details may also be available to the public on Council's website. If you wish to request access to, or correction of, your details, please contact Council.