

RESOURCE CONSENT APPLICATION

U240898

Sean Darren Dixon

Double Cove, Queen Charlotte
Sound/Tōtaranui

Submissions Close

5.00 pm Tuesday, 4 February 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,

Sean Darren Dixon

5A Willow Grove
Raumati Beach
Paraparaumu 5032

02727871079

dixonsean8@aol.com

Apply for the following type(s) of resource consent

Coastal, Land use

Agent

Smart Alliances Ltd

PO Box 546
Blenheim 7240

Jo Noble

5796211

jo@smartalliances.co.nz

Project reference

9903

Property details

Site and location details

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

Site address

Double Cove
Queen Charlotte Sound

Legal description

Lot 1 DP 3169

Is there locale information in regards to the site?

Yes - there is locale information in regards to the site

Locale

Bay name

Double Cove

River name

-

Road name

-

Proximity to any well-known landmarks

-

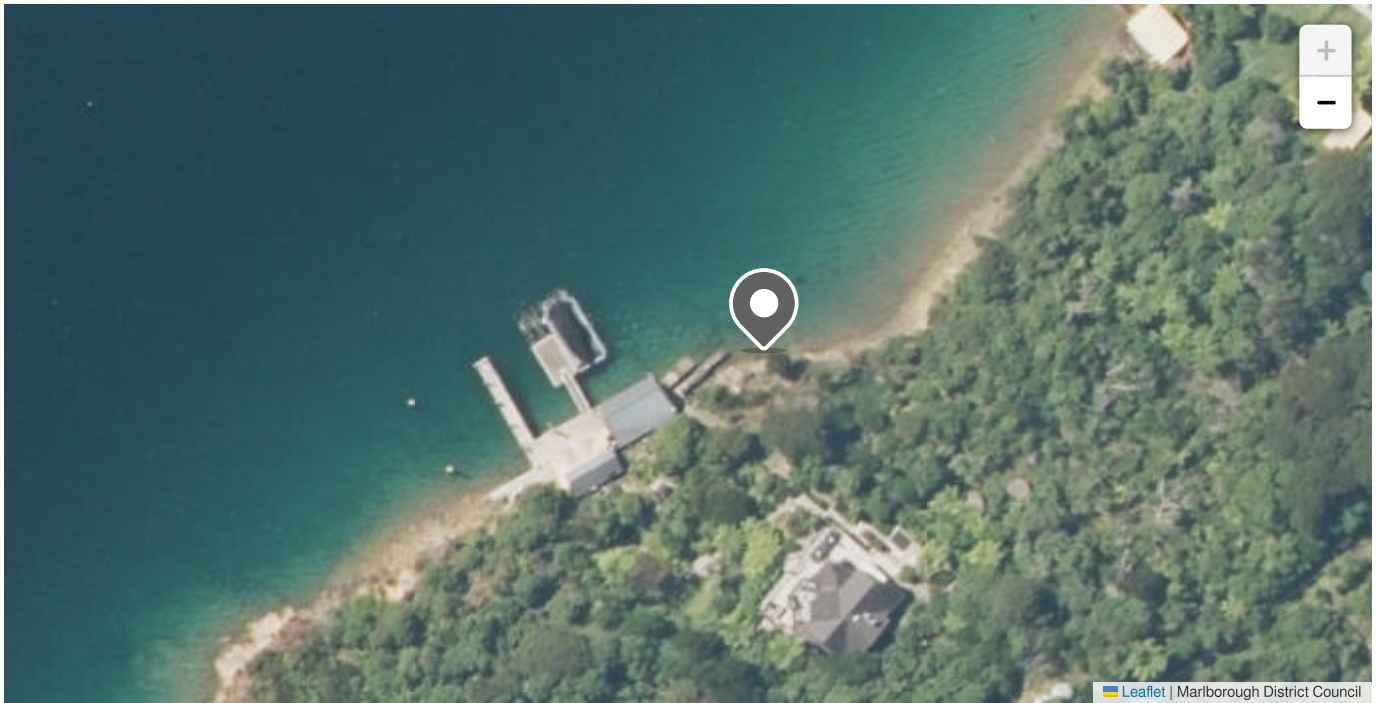
Grid reference

Easting

Northing

1685487.716

5434636.065



Site description

Description of the site at which the activity is to occur

The site associated with the proposed foreshore structures is on the eastern side of Double Cove, Queen Charlotte Sound and does not have road access.

This area of Double Cove contains numerous residential sized property most with associated foreshore structures. There are foreshore structures immediately to the west of the subject site.

The general area is predominantly covered in native vegetation. The Sounds Foreshore Reserve is steep at the subject site. MDC Smart Maps show the slope as being in the 21-90 degree slope range.

There is currently no dwelling on the subject property, however the applicant has plans to build in the near future.

Owners and occupiers of the application site

Applicant is the only owner and occupier?

Yes - the applicant is the only owner and occupier

Proposed activity

Description of the activity

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

Resource consent is sought for a boatshed, two slipways, a walkway, a floating jetty and an access track fronting Lot 1 DP 3169.

The attached concept plan (Ref: Lot 1 DP 3169 Boatshed Concept Plan for Sean Dixon. Date 5th June 2024) and site plan (Ref: Lot 1 DP 3169 Boatshed Location Plan for Sean Dixon. Date 5th June 2024) show the proposal.

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

A Foreshore Licence from the Department of Conservation will be required for a track across the Sounds Foreshore Reserve. Building Consent is also required.

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

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

FS structures

Consent type

Coastal

Subcategory type

Structure

Description of consent being applied for

Resource consent is sought to construct foreshore structures fronting Lot 1 DP 3169. The structures include:

- Boatshed (10m x 12m footprint and 5.2 m in height);
- Two 12m slipways fronting the boatshed.
- Floating pontoon (6x3m) with a 6m gangway, accessed by a 2m wide walkway along the southern side of the boatshed.

The foreshore structures are shown on the attached concept plan.

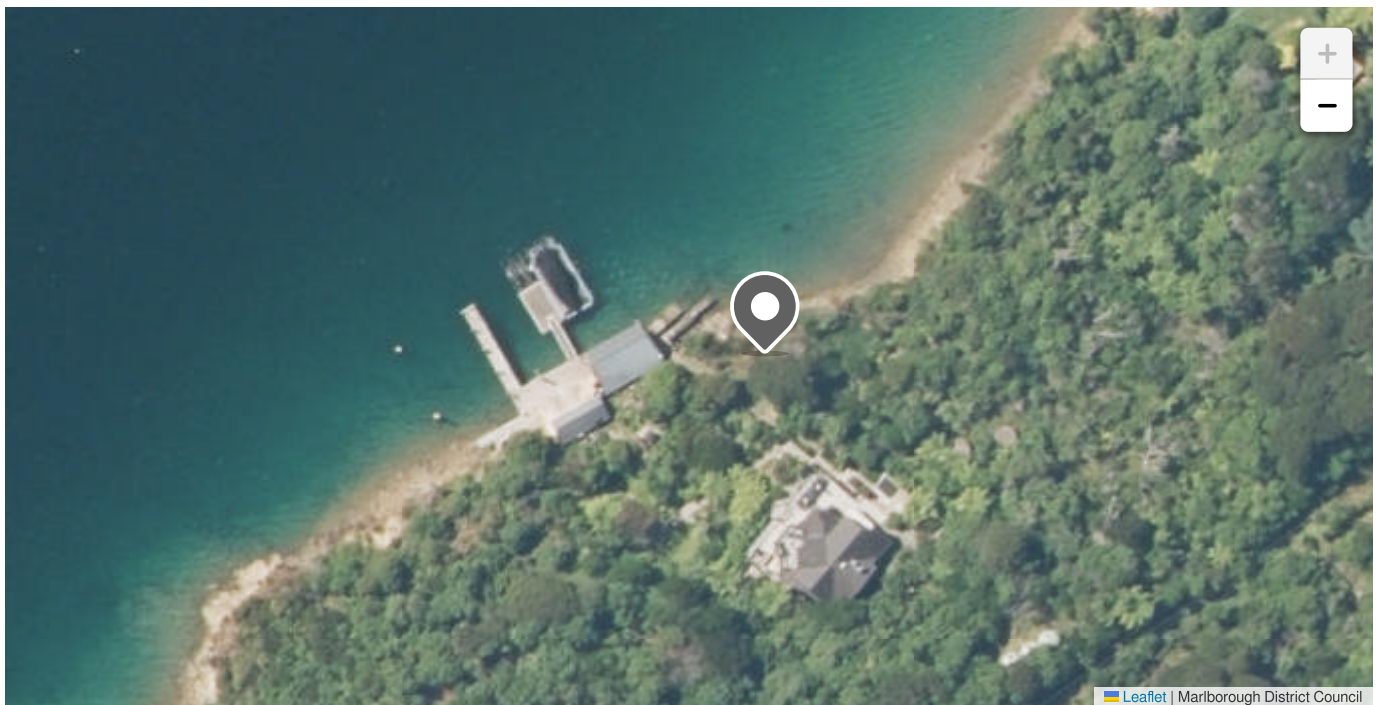
Location of the consent

Easting

1685489.634

Northing

5434628.838



Triggering rules

Rules which trigger the consent

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 site is zoned Coastal Marine in the Proposed Marlborough Environment Plan. The site has a very high coastal natural character rating and is in the Marlborough Sounds High Amenity Landscape.

These structures require resource consent as Discretionary Activities in accordance with Rules 16.6.3 (jetty), 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).

Assessment of Effects on the Environment (AEE)

Clause 6 - Information required in assessment of environmental effects

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

The applicant seeks resource consent to construct the following structures in front of his property (Lot 1 DP 3169):

- Boatshed (10m x 12m footprint and 5.2 m in height);
- Two 12m slipways fronting the boatshed.
- Floating pontoon (6x3m) with a 6m gangway, attached to a 2m wide walkway along the southern side of the boatshed.

A jetty is necessary as there is no road access to the site. A boatshed is required for the applicants 2 boats (9m and 6m), kayaks and other marine related equipment. The foreshore reserve is steep and it is not practical to carry marine related equipment between the proposed dwelling and coastal marine area. The slipways are necessary for relocating boats into the boatshed.

There is a boatshed and slipway immediately to the west of the proposed structures. The proposed structures will impinge on the use of the neighbouring slipway. The owner of these structures has provided their affected party approval for this application. The neighbouring boatshed is used for marine related equipment eg fishing gear etc and small crafts eg kayaks that can be relocated to and from the boatshed without the use of the whole of the slipway.

The boatshed will be clad in bevelback cedar weatherboard and stained charcoal. This colour has been chosen to blend with the existing environment.

There will be a window and glass side door, both of which will have a solid cedar screen. These screens will be pulled when the window and door are not in use to minimise visual impacts,

and to ensure the boatshed blends with the natural environment. The glass will allow natural light to enter the boatshed which promotes drying of equipment.

The natural character of the area has already been compromised by other structures in the bay. Locating the structures adjacent to other structures minimises the sprawl of development in the Marlborough Sounds environment.

The structures have been designed and located so they do not create a navigational safety hazard. The structures are directly adjacent to existing foreshore structures and out of the main area for boat traffic. There is adequate space to allow safe use of the existing structures, with the exception of the slipway as discussed above. There are no moorings that would be impacted by the proposed structures.

Once constructed, the structures will not adversely impact on ecology, the piles will provide habitat to some marine species.

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,

Bruce and Clodagh Barnett (owners of Lot 1 DP 3169) are considered to be potentially adversely effected as the proposed structures impinge on their use of their slipway.

6.1(f cont.) any consultation undertaken,

Bruce and Clodagh Barnett have been consulted.

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

Bruce and Clodagh Barnett have viewed the plans and provided their consent as an affected party (attached).

6.1(f cont.) and any iwi consultation undertaken

The plans for the proposed structures have been forwarded to Te Atiawa o Te Waka-a-Maui Trust. They will also receive information as part of the notification process.

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

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

The colours of the boatshed have been designed to blend with the natural environment.

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

-

Consent information

Track

Consent type

Land use

Subcategory type

Land Disturbance

Description of consent being applied for

To excavate approximately 30m³ to create a track across the Sounds Foreshore Reserve from a foreshore structure to a building site on Lot 1 DP 3169.

The attached Geotechnical Report (Ref: Smart Alliances Ltd. Geotechnical Report. 9903-RPT-Geo-01. Date 17 September 2024) provides details of the track.

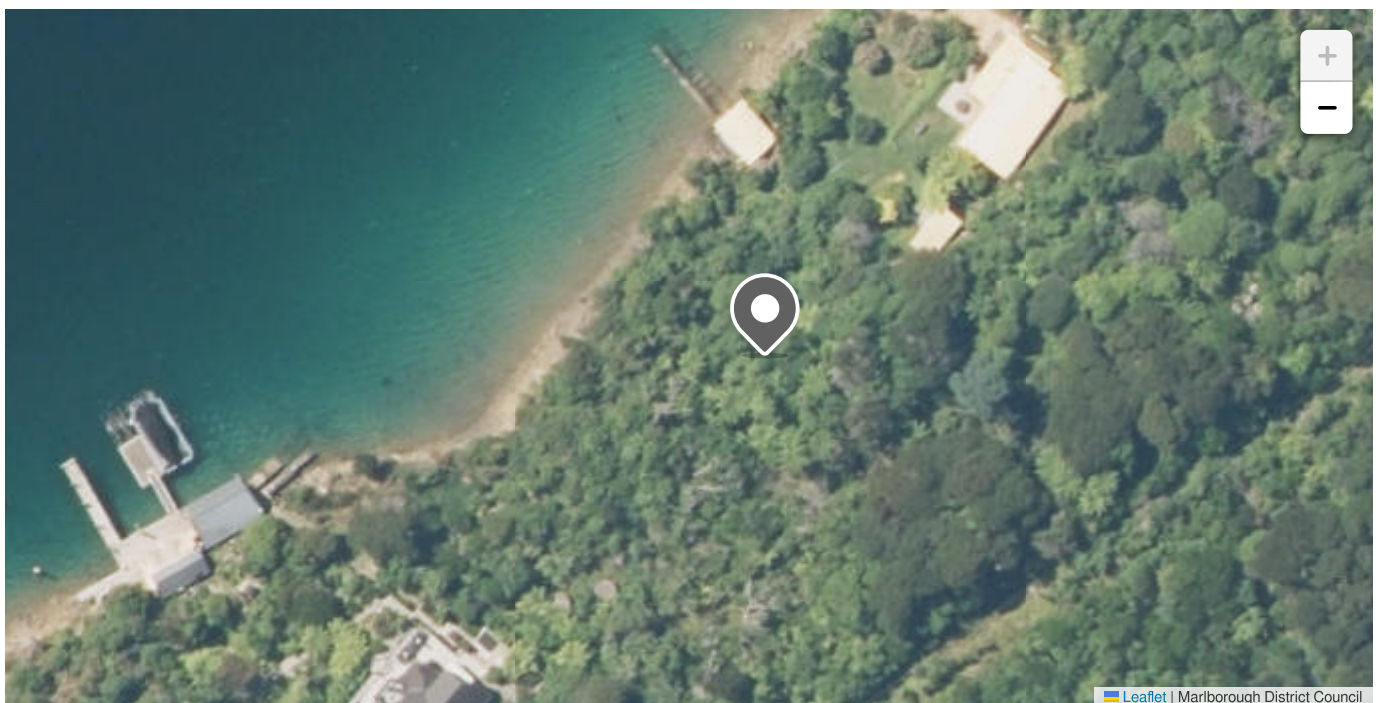
Location of the consent

Easting

1685542.749

Northing

5434648.765



Triggering rules

Rules which trigger the consent

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

The proposed excavation is in the Open Space 3 Zone and the Coastal Living Zone of the Proposed Marlborough Environment Plan (PMEP) and is in the Marlborough Sound High Amenity Landscape Area.

Rule 7.3.9.5 of the Coastal Living Zone and Rule 19.3.5.2 of the Open Space 3 Zone sets out that the excavation must not be on land with a slope greater than 25 degrees.

The excavation is on land that exceeds 25 degrees. The application is therefore a Discretionary Activity pursuant to sections 7.4 and 19.4.

Assessment of Effects on the Environment (AEE)

Clause 6 - Information required in assessment of environmental effects

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

Approximately 30m³ of excavation will be undertaken to create an access track from the proposed foreshore structure to the building platform. This excavation is necessary to allow practical access between the proposed dwelling and the Coastal Marine Area.

The track passes over land that is shown on MDC Smart Maps as being in the 31 - 90 degree slope range.

The access track will be formed as a cut bench with a water table on the inside of the track. There will be timber stairs constructed at the seaward end of the track due to the steepness of the terrain.

An engineer has undertaken a geotechnical assessment and determined that the site is suitable for the proposed track. Details of the engineering assessment are in the attached Geotechnical Report.

Existing vegetation will provide screening of the track.

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.

The engineer has recommended:

- A water table on the inside of the track to manage rain events
- Excavated material be spread, compacted and revegetated.

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

Department of Conservation - Administrators of the Local Purpose Reserve

6.1(f cont.) any consultation undertaken,

A Foreshore Licence will be sought from DOC.

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

The plans for the proposed structures have been forwarded to Te Atiawa o Te Waka-a-Maui Trust. They will be provided with further information as part of the notification process.

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

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

Existing vegetation will provide screening of the track.

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

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Part 2 RMA

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

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:

Provision not relevant

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:

Provision not relevant

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)

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:

Provision not relevant

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

Treaty of Waitangi (Section 8 Resource Management Act 1991)

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.

Double Cove has areas of residential development and associated foreshore structures along its coastline, as a result the natural character of the area has already been compromised. The public will have access over the jetty and walkway up to the applicant's property boundary.

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 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.

Plans have already been provided to Te Atiawa Manawhenua Ki Te Tau Ihu Trust. The application will be forwarded to Iwi for comment as part of the notification process.

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 the area has already been compromised by residential development and their associated foreshore structures in 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 existing residential development and associated foreshore structures within the bay contribute to a feeling of development in the area, which impacts on natural character.

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

The proposed structures will be adjacent to existing structures.

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 2 boats and other marine related equipment. The jetty and walkway provide access to their 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 walkway is 2m in width and provides access to the boatshed and between the property and the jetty. The walkway is in accordance with the policy.

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 a boatshed to store his 2 boats and marine equipment. The slipways are necessary to provide access to the boatshed. The walkway allows access to the boatshed. The walkway and jetty provide sea access to the property.

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

There are already a number of structures along this stretch of coastline and a foreshore structure immediately to the west.

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

The proposed structures are not located in a prominent or conspicuous location.

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

The applicants property is only accessible by boat.

(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 and walkway.

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

The applicant's property is only accessible by boat.

(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.

The proposed structure will impinge on the use of the consented slipway to the west. This slipway is owned by Bruce and Clodagh Barnett who have provided their written approval of this application.

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.

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 a glass window and door, both of which will have cedar shutters which will be shut when not in use.

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;

The design does not include a fixed jetty so is in accordance with (b) of this policy. The floating pontoon is 3 metre in width to increase the stability of the structure. The applicant's requires a stable structure to provide safe access for children and elderly.

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 site does not have road access so a pontoon and gangway are proposed to allow practical boat access. As the site is steep, a track will be constructed from the proposed jetty and boatshed to Lot 1 DP 3169.

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.

There is another jetty to the west of the site, however it would be more practical for the the applicant to have his own jetty.

Chapter 15 Resource Quality (Water, Air, Soil).

Policy 15.4.4.4 - requires regard to be had to:

- (a) the physical characteristics of the site, including soil type, slope and climate;
- (b) any industry standards that are relevant to the activity;
- (c) sediment and erosion control measures required to reasonably minimise adverse effects caused by rainfall events, including the use of setbacks from waterbodies; and
- (d) the proximity of the land disturbance to any fresh waterbody or coastal water and the potential for eroded soil to reach the waterbody or coastal waters.

These matters are all addressed in the attached Geotechnical report. Works will be undertaken by a competent contractor in accordance with best practice.

Additional information

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

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

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

Does your application include one or more consents for subdivision?

No

Additional information required for application for reclamation

Does your application include one or more consents for reclamation?

No

Plans and technical reports

Report type	Report title	Author	External refere...	Keywords	Document
Engineering report	Geotechnical Report	Smart Alliances Ltd	9903-RPT-Geo-01	-	9903-RPT-Geo-01.pdf (2 MB)

Site Plan	-	Wallace Building Contractors	Lot 1 DP3169 Boatshed Location Plan for Sean Dixon	-	S Dixon Boatshed Site Location LOT 1 DP 3169 - 5th June 2024.pdf (268 kB)
Site Plan	Lot 1 DP 3169 Boatshed Concept Plan for Sean Dixon	Wallace Building Contractors	-	-	Boatshed Concept LOT 1 DP- 3169 for Sean Dixon - 5th June.pdf (208 kB)

Affected person approvals

Have you obtained affected person(s) approvals?

Yes - I have obtained affected person(s) approvals

Affected person approval obtained from

Property details of affected person(s)

Lot 1 DP 6973
 Double Cove
 Queen Charlotte Sound
 Marlborough

Person

Bruce Arnold Meville Barnett

Is the affected person an owner, occupier or special interest group?

Owner

Person

Clodagh Maire Barnett

Is the affected person an owner, occupier or special interest group?

Owner

Company name

Wakefields Corporate Trustees Limited

Company contact name

Betsyn Maria McHardy

Is the affected person an owner, occupier or special interest group?

Owner

Document

[APA.pdf \(709 kB\)](#)

Iwi

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

Is public notification of the application requested by the applicant?

Yes - public notification of application is requested

Lodgement fee

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

Payment ID Code

0PZ5Y5

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).

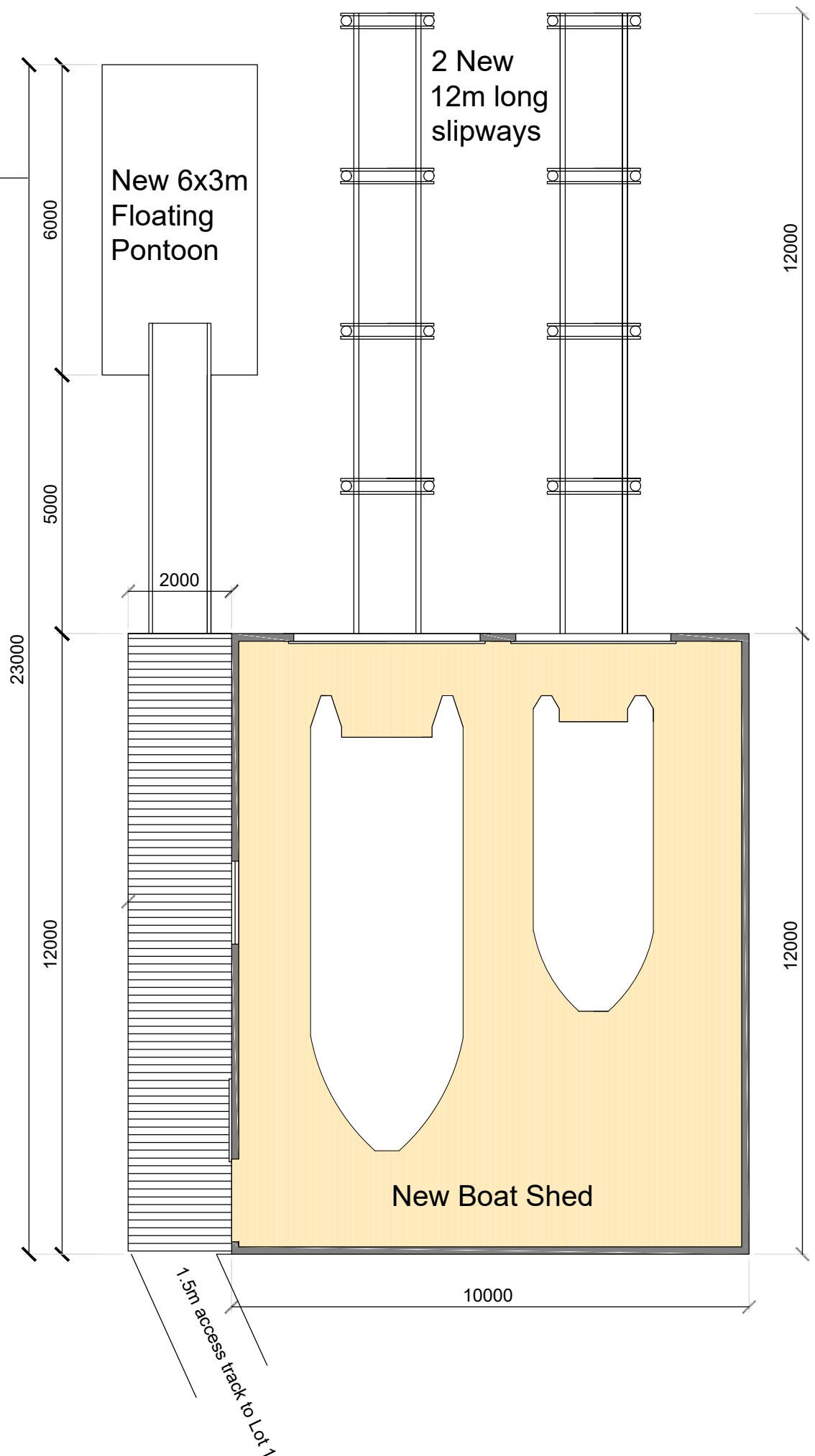
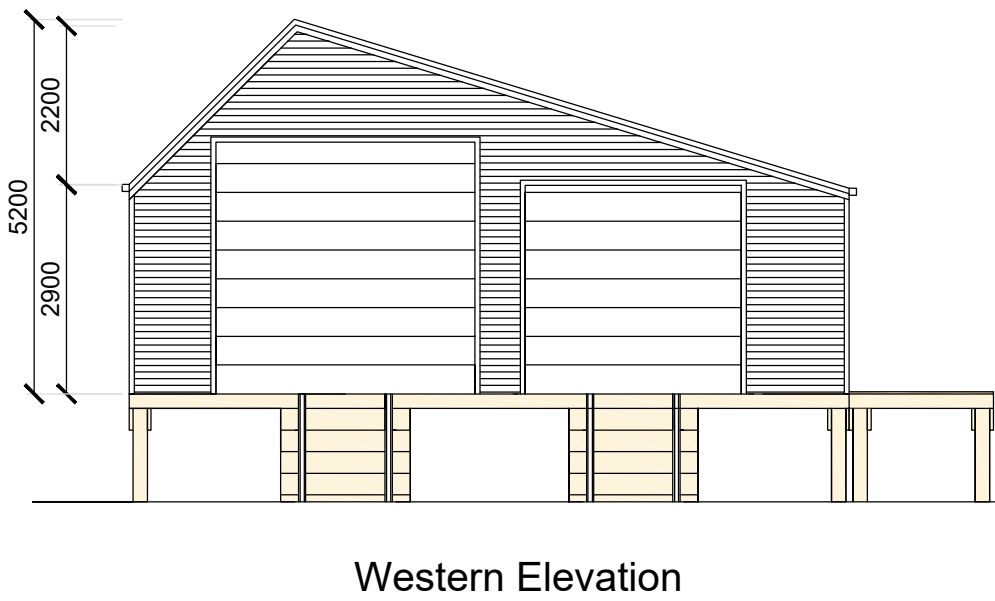
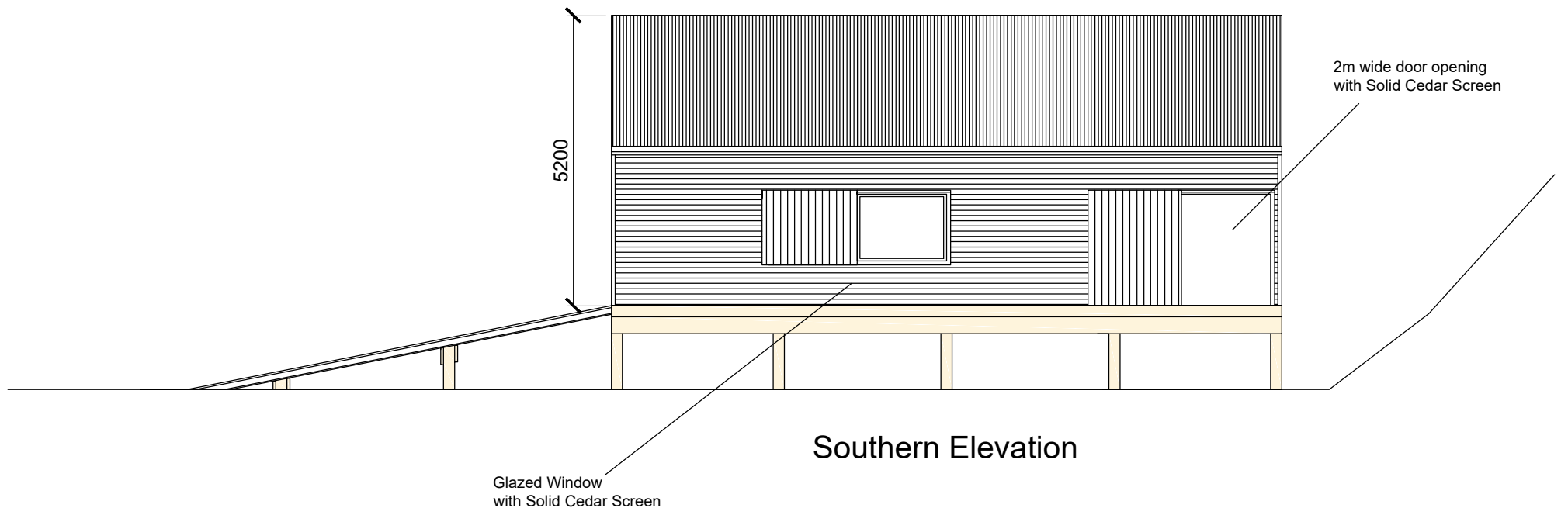
If your application is to the Environment Protection Authority, you may be required to pay actual and reasonable costs incurred in dealing with this matter (see section 149ZD of the Resource Management Act 1991).

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. 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.

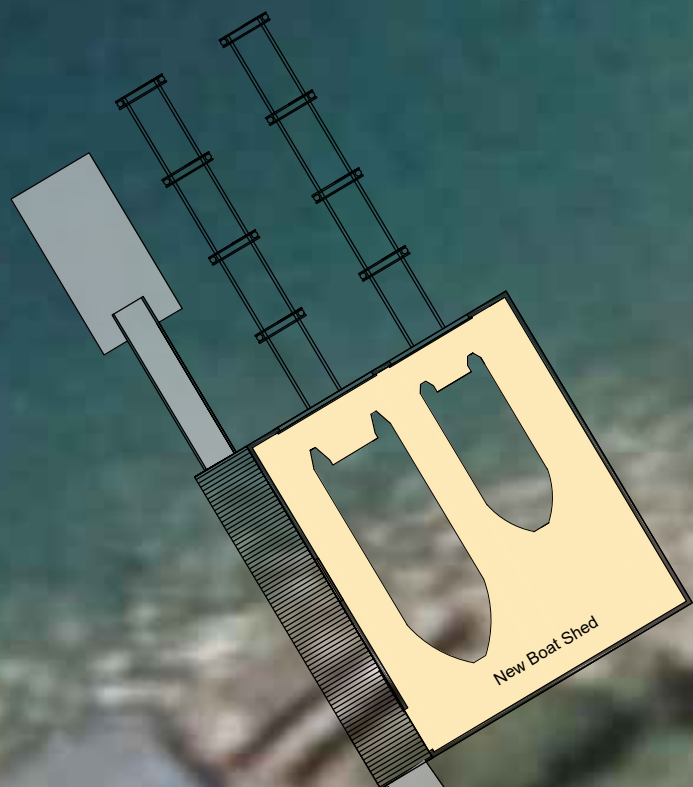


Boatshed Notes

- Boatshed built to house Lot 1 DP3169 owners 9m and 6m RIBs
- Shed to be clad in Bevelback Cedar weatherboards stained charcoal.
- Aluminum Sectional Doors
- Cedar screens to cover glazing of window and access door
- No Windows to North and East elevation.
- Decking no wider than 2m
- Floating pontoon with chain anchor system and 6m aluminum gangway for water taxi unloading
- 2 x 12m slipways with railway irons. Partly submerged at all tides.

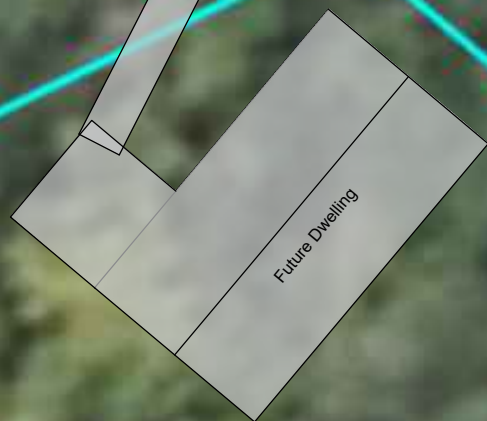
LOT 1 DP 3169 Boatshed Concept Plan for Sean Dixon
Date: 5th June 2024

LOT 1 DP 3169 Boatshed
Location Plan for Sean Dixon
Date: 5th June 2024
Scale 1:250



New Boat Shed

Proposed 1.5m access track to Lot 1



Future Dwelling

LE COVE



17 September 2024

Sean Dixon
Double Cove,
Queen Charlotte Sound / Totaranui
Sent via email:

Dear Sean,

Geotechnical Report – Foreshore Access, LOT 1 DP 3169, Double Cove, Queen Charlotte Sound / Totaranui
Our ref: 9903-RPT-Geo-01

With reference to the proposed new access from foreshore leading to the proposed building site on LOT 1 DP 3169 Double Cove, Queen Charlotte Sound / Totaranui. Smart Alliances Ltd have carried out a geotechnical investigation to address ground bearing capacity and provide comments on the stability of the track route and the liquefaction potential and lateral spread of the site.

The site is dominated by moderately to steeply sloped ground with vegetation cover of mature trees and native shrubs.

The proposed access track will run from the foreshore adjacent to the western corner of the property, upslope in an easterly direction to the eastern corner of the property and double back to enter the property approximately midway along the northern boundary. Plan C01 is attached.

The subsurface conditions relating to the route have been determined by a desktop review of the available site information, the conducting of one Scala Penetrometer tests labelled PT1, and review of the exposed soil/ rock surfaces on the area.

The GNS Science New Zealand Geology Web Map (1:250k) indicates that the site is underlain by Undifferentiated Pleistocene to Holocene landslide deposits consisting of landslide deposits ranging from coherent shattered masses of rock to unsorted fragments in a fine-grained matrix. The site is located within close proximity to the geological contact Undifferentiated Caples Terrane TZIII schist, consisting of strongly foliated schist with incipient segregation laminae. A review of the available investigation data for the area, and analysis through exposed soil cut face indicates the site consists of silty CLAY loam with SCHIST. No groundwater was encountered during the site investigation.

According to the Marlborough District Council Liquefaction Assessment Guideline, the site is located within Liquefaction Investigation Zone F (LIZ F). The potential for seismically induced liquefaction is most often recognised in geologically recent, saturated, uniformly graded fine-grained sands and coarse silts.

Based on quantitative investigations completed in the surrounding area, and the site-specific geotechnical work undertaken, it is considered that the risk of liquefaction in the CLAY loam underlying this site is less than minor.

The results of the Scala Penetrometer tests were interpreted using the procedure presented by MJ Stockwell in 'Determination of Allowable Bearing Pressure Under Small Structures' – NZ Engineering, June 1977. The testing indicated that the subsoil profile exhibited a soil bearing resistance of 200kPa (ultimate bearing capacity) at depths from 150mm below ground

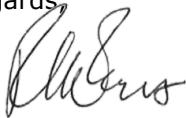
level; the 300kPa (ultimate bearing capacity) was encountered at 850mm from the ground surface. A full set of the Scala Penetrometer results is attached.

The proposed access track will be formed as a cut bench into the slope with a water table/drain formed on the inside of the track. Approximately 30m³ of excavation will be required to construct the track. The excavated material will be spread and compacted on site west of the dwelling site and re-vegetated to ensure long term stability. Timber stairs will be required at the boatshed end of the track as the foreshore cliff is too steep to traverse with a track. A view of the track route from the stair position is shown below:



Please do not hesitate to call if you have any queries.

Regards,



Richard Evans

Chartered Professional Engineer

Reference:

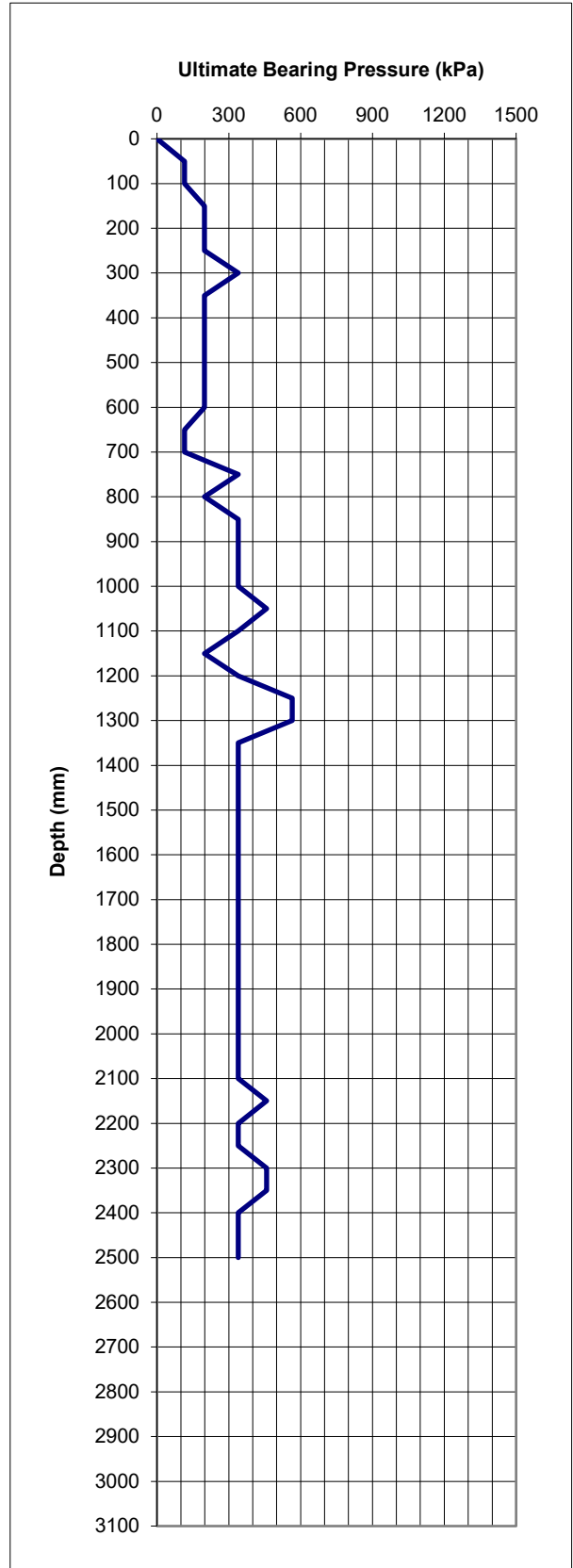
- Begg, J.G. and Johnston, M.R. (compilers) 2000. Geology of the Wellington Area. Institute of Geological and Nuclear Sciences, 1:250,000 Geological Map 10. Lower Hutt, New Zealand.
- Brown, L.J., 1981. Late Quaternary geology of the Wairau Plan, Marlborough, New Zealand, *New Zealand Journal of Geology and Geophysics*, 24:4, pp 477 – 489. DOI: 10.1080/00288306.1981.10422739
- NZ Geotechnical DataBase.
- Marlborough District Council - Liquefaction Assessment Guidelines Version – FINAL September 2021.
- Blenheim Urban Growth Study Geotechnical Evaluation Interpretive Report.

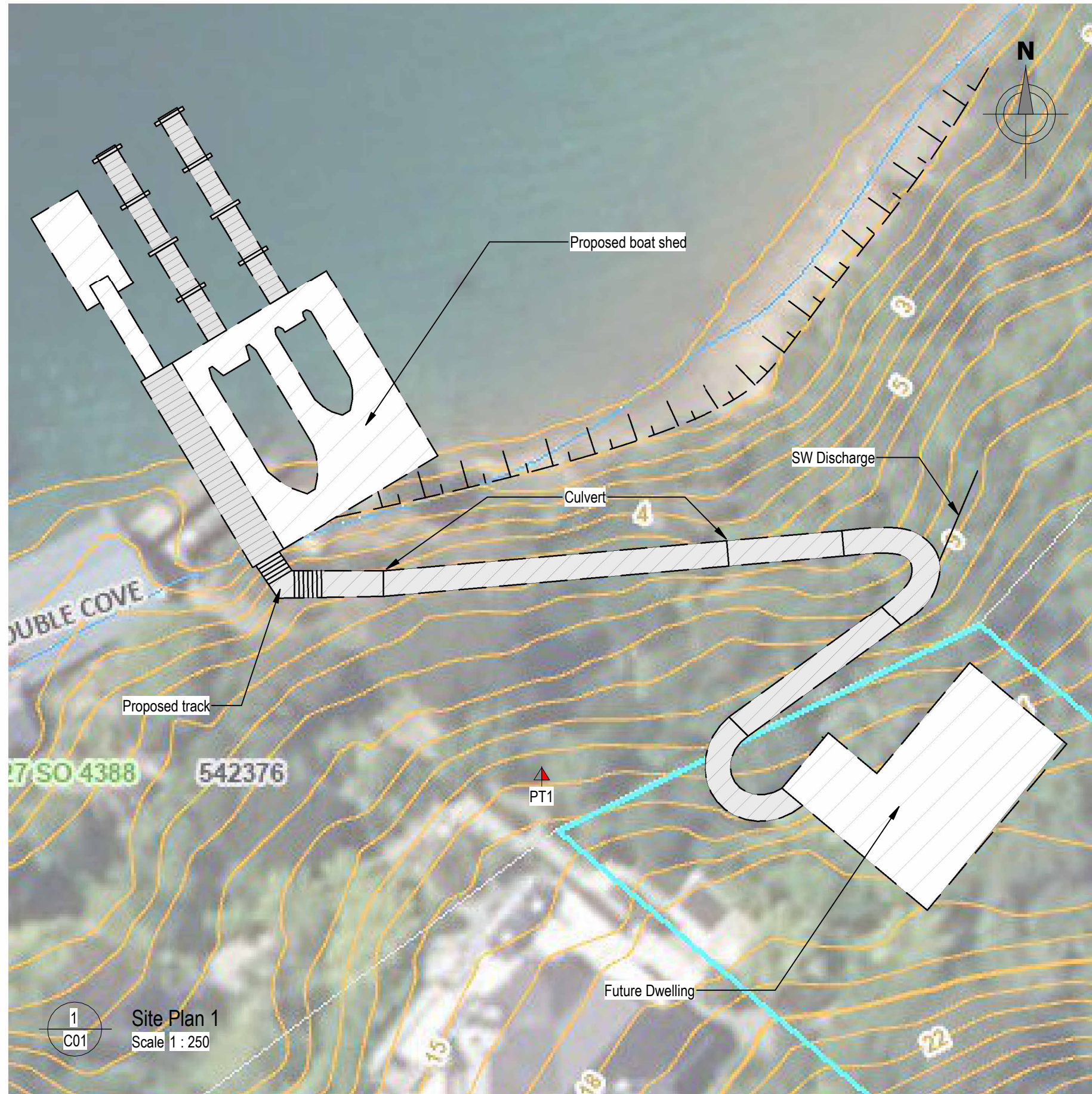
Project:	Dixon Boat Shed		
Client:	Sean Dixon		
Ref:	9903	Eng:	JY
Penetrometer Test Number:			PT1
Date:	9/08/2024	Sheet:	

PENETROMETER TEST RESULTS

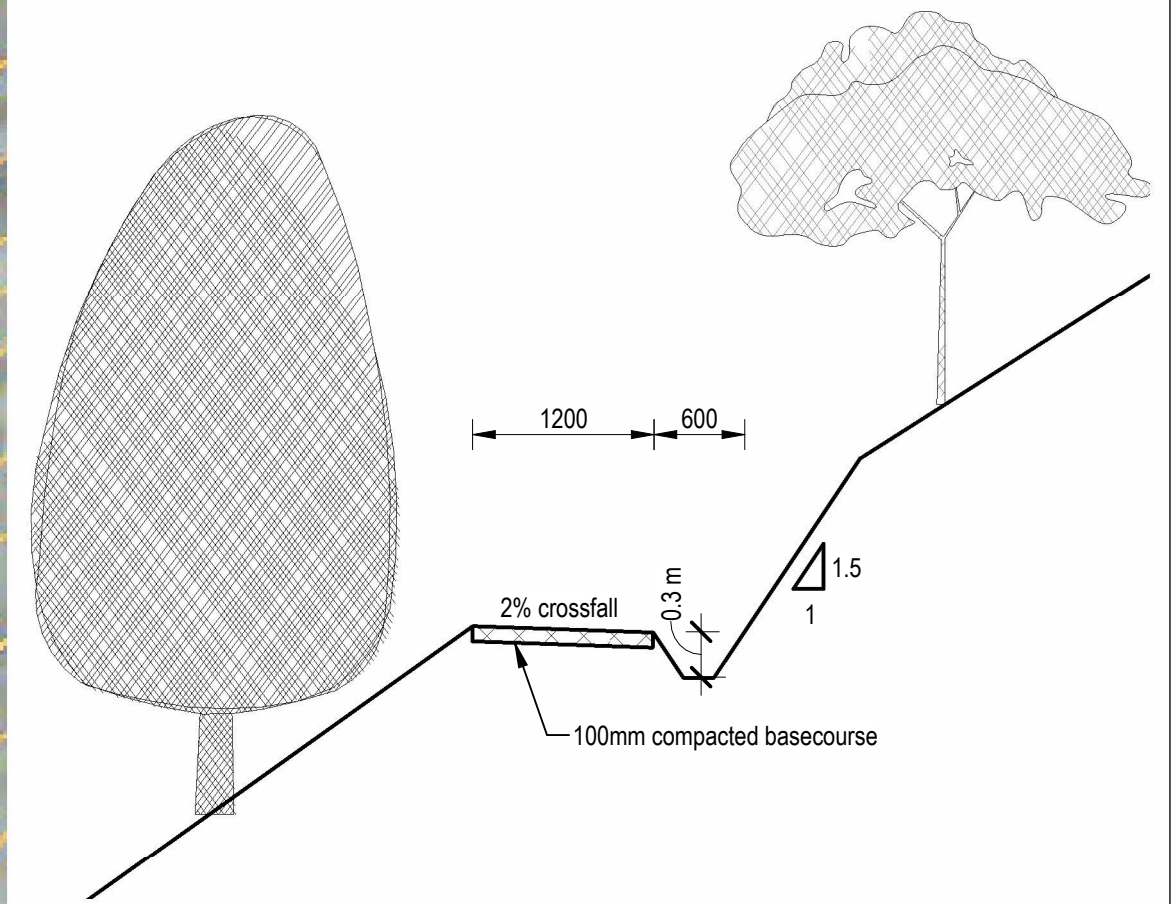
Notes: No groundwater encountered. Stockwell Method 1977 used to determine Ultimate Bearing Capacity - Allowable Bearing Capacity with a factor of safety of 3 applied.

No. of Blows	e (mm/blow)	Soil bearing resistance (kPa)	Depth (mm)
0	0	0	0
0.5	100	115	50
0.5	100	115	100
1	50	198	150
1	50	198	200
1	50	198	250
2	25	339	300
1	50	198	350
1	50	198	400
1	50	198	450
1	50	198	500
1	50	198	550
1	50	198	600
0.5	100	115	650
0.5	100	115	700
2	25	339	750
1	50	198	800
2	25	339	850
2	25	339	900
2	25	339	950
2	25	339	1000
3	17	458	1050
2	25	339	1100
1	50	198	1150
2	25	339	1200
4	13	565	1250
4	13	565	1300
2	25	339	1350
2	25	339	1400
2	25	339	1450
2	25	339	1500
2	25	339	1550
2	25	339	1600
2	25	339	1650
2	25	339	1700
2	25	339	1750
2	25	339	1800
2	25	339	1850
2	25	339	1900
2	25	339	1950
2	25	339	2000
2	25	339	2050
2	25	339	2100
3	17	458	2150
2	25	339	2200
2	25	339	2250
3	17	458	2300
3	17	458	2350
2	25	339	2400
2	25	339	2450
2	25	339	2500





1
C01
Site Plan 1
Scale 1 : 250



2
C01
TYPICAL TRACK CROSS SECTION
Scale 1 : 50

LEGEND:

▲ Scala Penetrometer Test

PROPERTY INFORMATION:

Address: Double Cove Queen Charlotte
Sound / Tootaranui
Legal Description: LOT 1 DP 3169 BLK IV
LINKWATER SD

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

REV	DATE	DESCRIPTION
0	31/07/24	Report

smartalliances
ENGINEERING / RESOURCE MANAGEMENT / ARCHITECTURE LTD
1st Floor, Riverview House, 10 High Street, Blenheim, New Zealand
Website - www.smartalliances.co.nz
Phone - 03 579 6211

PROJECT
DIXON BOAT SHED
DOUBLE COVE, QUEEN CHARLOTTE
SOUND
CLIENT
SEAN DIXON

DRAWING
SITE PLAN

ORIGIN DATE
31/07/24

PROJECT STATUS	
REPORT	
SCALE (A3)	REVISION DATE
As indicated	31/07/24
DWG NO.	REVISION
9903-C01	0

Written Approval of Person(s) Likely to be Adversely Affected



**MARLBOROUGH
DISTRICT COUNCIL**

ISO 9001
Document Number:
RAF0001-CI2273

Section 95E(3), Resource Management Act 1991
Form 8A Resource Management (Forms, Fees and Procedure) Regulations 2003

PLEASE READ THE ATTACHED IMPORTANT INFORMATION BEFORE YOU COMPLETE AND SIGN THIS FORM OR RETURN IT TO COUNCIL VIA THE ELECTRONIC EMAIL ADDRESS YOU HAVE NOMINATED ABOVE FOR SERVICE

Resource Consent Application Number

U						
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This is written approval for the following activity that is the subject of a resource consent application

Resource Consent Application Details [To be completed by the applicant(s)]

Applicant's Name:
[Full Legal Name]

--

Description of activity(s) applied for:

--

Site location details:
[Street Address]

--

[Legal Description]

--

Affected Persons Details [To be completed by person(s) or organisation giving approval]

Full Name(s) of Person or Organisation:

Bruce and Clodagh Barnett on behalf of The Barnett Family Trust

Owner(s)
 Occupier(s) [tick which applies]
 Other Affected Person(s)

[Both the owner, occupier or other affecter person must provide written approval. A separate form may be used.]

Property details of affected persons:
[Street Address and Legal Description, e.g. Lot and DP number, Record of Title number, etc]

LOT1 DP 6973 DOUBLE COVE LODGE QUEEN CHARLOTTE SOUND MARLBOROUGH SOUNDS 7282
--

Contact details:

Electronic address for service:	clodagh@personneltouch.co.nz
---------------------------------	------------------------------

Postal address:

Phone: <small>[Daytime]</small>	02108270749	Phone: <small>[Mobile]</small>	02108270749

If you are an owner of the property please list the full names and contact details of ALL other registered owners

Bruce Barnett Mobile:0212786824 bruce@personneltouch.co.nz Clodagh Barnett Mobile:02108270749 clodagh@personneltouch.co.nz

OR

If you are an occupier of the property please list the full names and contact details of ALL other occupiers aged over 18 years who live at the property

--

Affected Person's Written Approval and Declaration

I confirm:

- I have been given, read and understood the full application for resource consent, which includes an assessment of effects on the environment, site plans and the following documents:

Document Name	Date of Document	Number of Pages of Document	Version of Document (if amended) / Reference Number
Application			
Assessment of Environmental Effects			
Site Plans			

**Copy of first page of each document attached to this approval form.*

- I have read and understood the Notes to Affected Person attached to this form.
- I do not oppose the proposed application (as detailed in the application form referred to above) and give written approval in terms of the provisions of the Resource Management Act 1991.
- In signing this written approval or returning it by way of my nominated electronic email address for service, I understand that the consent authority **must** decide that I am no longer an affected person, and the consent authority **must not** have regard to any adverse effects on me (section 104(3)(a)(ii) and 104(4) of the Resource Management Act 1991).
- I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.
- Where I have signed this written approval I authorise the applicant to give this written approval to the Marlborough District Council; and
- I have read and understand the information contained in which is detailed below, 'Important Notes for Affected Persons'.

Signed: _____

Name and Organisation Name: _____

or

Person authorised to sign on behalf of owners/occupiers of the property:

Clodagh Barnett



Full name of authorised person:

Clodagh Barnett

Bruce Barnett

Date: 25.06.2024

A signature is not required if you give your written approval by electronic means

- All parties with an interest in the affected property must sign or be signed for "on behalf of"
- If you are completing this form on behalf of a trust or company please provide additional evidence that you have signing authority.

Important Information to Applicants:

It is very important that a full and accurate description of the activity is stated. If this description does not cover all aspects of the proposal, the Council may require you to amend this form and re-obtain all the approvals.

Further if you amend your proposal during the course of processing you will be required to seek further written approval from the affected person. This will be done by way of a further copy of this form with the amended documents clearly identified in the relevant table on page 2 of this form.

Please ensure that a copy of all documents referred to in the table is provided to the affected person.

Please also ensure that a photocopy of the first page of each document referred to in the table is attached to this form so that they may be easily identified.

The affected person is not required to initial or sign the copies provided to them or the photocopies of the first pages attached. They are required to sign this form however or provide it electronically from their nominated email address for service as evidence they have read and understood those documents and further unconditionally do not oppose your proposal.

Please seek advice from a Council Environmental Planner if you are unsure whether this part of the form has been filled in correctly.

You should only sign this form if you support or have no opposition to the granting of the resource consent for the application referred to above.

If you do not understand any part of this process, please contact an Environmental Planner at the Marlborough District Council as signing this form will prevent Council from having regard to any effects of the activity on you or your property.

Both the owner and occupier must provide written approval. A separate form may be used.

Owner includes all trustees of any trust owning a property and all members of any body corporate authorised to manage a property. It will include all members of any partnership or syndicate owning the property. It will also include any person(s) or entity that has entered into an agreement to purchase or lease the property. When signing you must also provide evidence to confirm you have authority to sign on this entity's behalf.

Important Information to Affected Persons

The applicant has sought your written approval as they wish to undertake an activity for which they must have resource consent and they believe you are an affected person. If granted, a resource consent will set limitations as to the scope of the activity and conditions to manage any adverse effects that arise from the activity. Where a proposed activity affects another person they may be deemed a special legal status (affected person) under the Resource Management Act 1991.

An affected person may participate in the resource consent application process by lodging a submission with Council. This action provides them a new legal status (submitter) which enables them to be heard at any hearing and to make their concerns and views known to Council.

In either case, as an affected person or as a submitter, Council must consider the adverse effects upon that person when determining whether to grant the consent and what conditions should be used to monitor and manage the adverse effects.

It is important to note that although the applicant may consider you an affected person, the power to determine who is an affected person lies with the Environmental Planner processing your application. They must determine whether you are or are not an affected person in accordance with the terms and process set out within the Resource Management Act 1991.

An applicant will often seek the written approval of a person to confirm that they understand the activity proposed in the resource consent application and that they do not oppose it. If the affected person provides this approval Council cannot consider any adverse effect upon them when determining whether to grant the consent and what conditions to include. The affected person will also not be involved in the application process from that point and has no right to be heard.

There are two exceptions to the ceasing of any further involvement once a written approval has been provided to Council by an affected person:

- (a) The affected person withdraws their written approval prior to the hearing or determination of the application in which case any adverse effect upon them must be considered by Council when determining the application; or
- (b) If the applicant amends the application the affected person will be notified of the application, provided a copy of both the original documents and with the amended versions replaced. They will be invited to give written approval again. Effectively it is as if the process starts afresh with their prior written approval no longer being valid.

Upon receiving a request to sign a written approval Council recommends you:

- (a) Read all of the documents provided and ensure they are listed and described correctly on the written approval form.
- (b) Discuss with the applicant or their agent any concerns or questions you have. You may also call Council to discuss with the Environmental Planner your concerns or questions.
- (c) If you are satisfied that either the proposal will not result in adverse effects for you or your property, or you find those adverse effects acceptable, you may choose to sign the written approval or return it electronically from the email address nominated as your email service address.
- (d) If you choose not to sign the form or return it to Council electronically you should inform the applicant or their agent that you do not intend to do so.

It is important to note that any written approval provided cannot be conditional, that is, you cannot include restrictions, limitations, variations or requests for some action etc in return.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Resource Management Act 1991, your written approval cannot be withdrawn if this process is followed instead.

Lastly, there is no requirement to provide your written approval or give an explanation to anyone, including the applicant or Council, as to why you choose not to.

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 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 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)*

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

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)*

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.)*

5. Signature

Signature _____ Date _____

Signature _____ Date _____

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.
- 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.

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.