

## STAFF REPORT

**TO:** Environment & Planning Subcommittee

**FROM:** Ina Holst-Stoffregen, Consent Planner

**REFERENCE:** RM100110

**SUBJECT:** **P HELMS - REPORT REP10-08-15** - Report prepared for meeting of 23 August 2010

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### 1. SUMMARY OF PROPOSAL

The application, lodged by Pamela Helms, RM100110, is for the following activities:

- relocation of an existing three bed-room dwelling to a new location on the site, 25 metres west of its current location, reducing the 50 metre setback from mean high water springs;
- the construction of a 266m<sup>2</sup>, single-storey second dwelling with four bedrooms plus studio, study and a two car internal garage sited over the general footprint of the existing dwelling and within the 50 metre setback from mean high water springs;
- a 56 m<sup>2</sup> sleep-out with two verandas sited over an existing garage within the 50 metre setback from mean high water springs;
- a 50m<sup>2</sup> replacement shed for storage in the Coastal Environment Area.

The landuse consent is tied in with a discharge consent, RM100112, for the discharge of domestic wastewater to land, detailed in a separate report by Mr M Mackiggan.

#### 1.1 Site Description

The application site is located at 98 Tukurua Road, Tukurua, Golden Bay, being legally described as Lot 1 DP 8869, all land contained in the Certificate of Title NL4A/1274. The subject site is accessed via a Right-of-Way that is part of the Tukurua Holiday Park and camp-ground. The 4.23 hectare site is long and narrow with a 100 metre frontage to the Tukurua Beach and has access to the beach via a short track down the bank in front of the dwelling. The site occupies part of a coastal strip developed with a mixture of baches, holiday accommodation providers and permanent homes that is zoned Rural Residential. The property adjoins the Tukurua Holiday Park on the north-western side of and adjoins a property owned by the Koed Family Trust on the south-eastern side.

The site is located in the Coastal Environment Area, Land Disturbance Area 1 and Special Domestic Wastewater Disposal Area under the TRMP rules. The site is situated within a wider area of archaeological significance to local iwi. The site has been owned by the Brown family since the early 1980s. It was first home to the Applicant's parents and subsequently to her sister Sally Brown. Since Mrs Sally Brown has moved to Nelson, the house is primarily used for family holidays during the summer months and for grazing horses. The existing dwelling is an older three bedroom residence that is situated within a rural garden setting and paddocks. The developed area is elevated on a sand dune approximately 6 metres above the beach. Accessory buildings include a barn/implement shed and an old garage. The site is surrounded by amenity plantings and screened to some extent from the beach by existing vegetation. A screen of eucalyptus and macrocarpa forms a dense hedge along the southern boundary.

## 2. STATUS OF APPLICATION

Zoning: Rural Residential;  
 Areas: Coastal Environment Area (CEA), Land Disturbance Area 1 (LDA1),  
 Special Domestic Wastewater Disposal Area (SDWDA);

With regard to the land use component of the application, the proposed activity does not comply with the following TRMP Rules:

Activity	Relevant permitted rule	Applicable rule	Status
Relocating an existing dwelling;	18.11.2.1 (b) - new building in CEA; 18.11.3.1 (b) (iii); reducing the setback to MHWS	18.11.3.2	Restricted Discretionary
Second residence in a Rural Residential Zone within 50 metres of MHWS and exceeding the permitted height limit in the CEA;	17.8.3.1 (b) - more than one dwelling on site in the Rural Residential Zone; 18.11.2.1(b); 18.11.3.1 (b) (iii); 18.11.3.1 (f) (ii) - exceeding permitted height	17.8.3.2 (a)  18.11.3.2	Restricted Discretionary
Sleepout within 50 metres of MHWS and exceeding the maximum size permitted of 36m <sup>2</sup> ;	17.8.3.1(d)- exceeds permitted size for sleepouts of 36m <sup>2</sup> ); 18.11.2.1 (c) (i) - increase floor area by more than 50%; 18.11.3.1 (b) (iii)	17.8.3.2  18.11.3.2	Restricted Discretionary
Construction of a shed within the	18.11.3.1 (b) 18.11.3.1 (b) (iii)	18.11.3.1	Controlled

CEA;			
Discharge of wastewater in a SDWDA;	36.1.5 (discharge of domestic wastewater Special Areas)	36.1.14A	Discretionary

As a result of bundling the consents, the proposal is deemed a Discretionary Activity.

### 3. NOTIFICATION AND SUBMISSIONS

#### 3.1 Written Approvals

Prior to notification written approvals were received from:

- A and C Koed for the Koed Family Trust at 62 Tukurua Road

Pursuant to Section 104(3)(a)(ii) of the Act the decision making panel must not have any regard to any effect on this party.

#### 3.2 Notification

Council processed this application under the provisions of the Resource Management Act 1991 as a limited notified application, as the proposal did not have the support of the one of the two affected parties identified. The application was limited notified and submissions closed on 20 July 2010. One submission was received which is summarised as follows.

The application was limited notified to:

- Robert Perriam, proprietor of the Golden Bay Holiday Park at Tukurua Road, Tukurua, Golden Bay.

#### 3.3 Submissions

Submissions in opposition

Submitter	Reasons	Heard?
R Perriam Neighbour, owner of the Tukurua Holiday Park	<ul style="list-style-type: none"> <li>• Development is too close to the camping ground boundary;</li> <li>• Concerns regarding the effluent disposal;</li> <li>• Concerns regarding the stormwater run-off;</li> <li>• Sees future improvements on the camping ground to be at risk;</li> <li>• Extra height of new dwelling is not necessary and is visible from camping ground;</li> <li>• Tree plantings to mitigate the effects of the development will be hampered by existing</li> </ul>	Yes

	powerlines; <ul style="list-style-type: none"> <li>• Increased traffic volume on the Tukurua road;</li> </ul>	
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These parties' properties are shown in Appendix 1.

### 3.4 Comments on Submissions

In his submission, Mr Perriam raises concerns regarding the location of the wastewater disposal field in relation to the camp-ground boundary and on land that drops down towards his property. He fears that future improvement of the camp-ground facilities may be at risk from the proposed development. The issues relating to wastewater will be addressed in the staff report compiled by Mr Mackiggan.

Mr Perriam is opposed to the extra height of the proposed new dwelling which does not comply with the 5 metres height restriction imposed under the CEA rules. As the site is already elevated he is concerned that the building may have a dominating effect and an adverse impact on the amenity of the area. He states that proposed effort to establish tree plantings as a screen around the area will be hampered by power lines on the property and the required setbacks for line maintenance. As shown on the landscape report the proposed plantings are clear of any power lines. The position of the powerlines has been confirmed by Network Tasman.

Mr Perriam has concerns regarding any possible future commercial use on the subject site. The applicants have not included such intentions in their application and any future commercial use on the subject site would require further resource consents.

Future increase in traffic to the site resulting from the proposed development was also raised by Mr Perriam who owns and maintains the private road over which the applicant has access onto the site via an established right-of-way. He stated that there was no compensation offered by the applicant for the increased use of the road and there has been no consultation regarding any potential increase in the traffic using the privately owned road. There have been problems in the past with ROW holders' contributions to the maintenance of the road as Mr Perriam points out in his submission. As the road is not a Council road, this is a property law matter between Mr Perriam and the applicant. The consultant for the applicant, Ms Jane Hilson, will address this matter at the hearing.

## 4. STATUTORY CONSIDERATIONS

### Section 104

A decision on this application must be made under Section 104 of the Act. The matters for the Council to address are:

- Part 2 (Sections 5, 6, 7 and 8)
- Effects on the environment (positive and negative)
- Objectives and Policies of the TRMP
- Other matters

Because the landuse consent, which is a Restricted Discretionary Activity, is bundled with the discharge consent, the application is deemed a Discretionary Activity in the Rural Residential Zone. As a Discretionary Activity the Council must consider the application pursuant to Section 104(B) of the Resource Management Act 1991.

Section 104B of the Resource Management Act 1991 (as amended) provides:

*After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—*

- (a) may grant or refuse the application; and*
- (b) if it grants the application, may impose conditions under section 108.*

In considering an application for resource consent, Council must ensure that if granted, the proposal is consistent with the purpose and principles set out in Part 2 of the Act.

#### **4.1 Part 2 Section 5 of RMA - Purpose of the Act**

Part 2 Section 5 sets out the Purpose of the Act, and states:

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*
  - (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

These principles underpin all relevant Plans and Policy Statements, which provide more specific guidance for assessing this application.

##### **4.1.1 Sections 6, 7 And 8**

The following matters are relevant to this application:

##### **Matters of National Importance**

- S.6(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.

- S.6(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

### **Other Matters - Section 7 and 8 of RMA**

Section 7 and 8 of the Resource Management Act sets out the other matters that any person exercising powers or functions must have regard to in relation to managing the use, development and protection of natural and physical resources. Matters that are relevant to this application are as follows:

#### **Section 7**

- a) *kaitiakitanga*;
- aa) *the ethic of stewardship*;
- b) *the efficient use and development of natural and physical resources*;
- c) *the maintenance and enhancement of amenity values*;
- f) *maintenance and enhancement of the quality of the environment*;

#### **4.1.2 Section 8 - Treaty of Waitangi**

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

These other matters have direct relevance and in particular those relating to amenity values and the quality of the environment. These are reflected in the policies and objectives in the Tasman Resource Management Plan and other planning instruments.

## **4.2 New Zealand Coastal Policy Statement**

The New Zealand Coastal Policy Statement (NZCPS) provides guidance to consent authorities in the management of the coastal environment.

The general policy direction of the NZCPS seeks:

- a) *To set national priorities for the preservation of the natural character of the coastal environment.*
- b) *To protect characteristics of the coastal environment of special value to the tangata whenua, in accordance with tikanga Maori.*
- c) *That adverse effects of use or development in the coastal environment should as far as practicable be avoided. Where complete avoidance is not practicable, the adverse effects should be mitigated and provision made for remedying those effects, to the fullest extent practicable.*

The NZCPS policy particularly relevant to this application is

Policy 1.1.1 *“It is a national priority to preserve the natural character of the coastal environment by:*

- a) *Encouraging appropriate subdivision, use or development in areas where the natural character has already been compromised and avoiding sprawling or sporadic subdivision, use or development in the coastal environment;*
- b) *Taking into account the potential effects of subdivision, use, or development on the values relating to the natural character of the coastal environment, both within and outside the immediate location; and*
- c) *Avoiding cumulative adverse of subdivision, use and development in the coastal environment.”*

### **4.3 Tasman Regional Policy Statement**

The Tasman District Council has prepared a Regional Policy Statement in accordance with the provisions of the Resource Management Act and this became fully operative in July 2001. The Regional Policy Statement seeks to achieve the sustainable management of land and coastal environment resources. Objectives and policies of the Policy Statement clearly articulate the importance of protecting land resources from inappropriate land use and development. The Statement takes national policies and refines and reflects them through to the local area, making them appropriate to the Tasman District. Council is required to have regard to the Regional Policy Statement as an overview of resource management issues.

Because the Tasman Resource Management Plan was developed to be consistent with the Regional Policy Statement, it is considered that an assessment under the Plan will satisfy an assessment against Policy Statement principles.

### **4.4 Tasman Resource Management Plan**

#### **Objectives and Policies**

The most relevant Objectives and Policies are contained in:

- Chapter 5 “Site Amenity Effects”
- Chapter 7 “Rural Environment Effects”
- Chapter 8 “Margins of Rivers, Lakes, Wetlands and the Coast”
- Chapter 9 “Landscape”
- Chapter 10 “Significant Natural Values and Historic Heritage”

These chapters establish Council’s key objectives to ensure land uses do not adversely affect local character, including coastal and landscape values and to provide opportunities for a range of activities in urban areas at coastal locations.

#### **4.4.1 Rules of the TRMP**

The most relevant Rules which follow from these imperatives are contained in:

Chapter 17.8 “Rural Residential Zone Rules”  
Chapter 18.11 “Coastal Environment Area”  
Chapter 16.13 “Cultural Heritage”

Details of the assessment of the proposed activity in terms of these matters are addressed through the assessment of key issues, analysis and discussion on the relevant policies and objectives.

## 5. KEY ISSUES

The key issues are:

- 5.1 Permitted Baseline
- 5.2 Amenity of the Tukurua Rural-Residential Area
- 5.3 Rural Environment, Coastal Character and Landscape Issues
- 5.4 Cultural Heritage

### 5.1 Permitted Baseline

The permitted baseline is comprised of the existing environment, what is permitted as of right under the plan and, when appropriate, what is authorised under a current but yet to be implemented resource consent.

The effects of permitted activities are considered on a case-by-case basis and Councils may, rather than must, consider the adverse effects of activities on the environment if a plan permits an activity with those effects. Section 104(2) of the RMA states that - *“When forming an opinion for the purposes of subsection (1)(a) a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect”* - which gives a consent authority the ability to disregard adverse effects of activities that the plan permits, if it so wishes. The permitted base line will not be given priority over consideration of all of the effects of an activity and the plan in its entirety.

Because the site is located in the Coastal Environment Area (CEA), where all building is deemed at least a Controlled Activity, any new building would require a resource consent. The applicants propose to relocate an existing dwelling on site, construct a second dwelling, a sleepout exceeding the permitted 36 m<sup>2</sup> and a replacement shed in the CEA. In this location, the maximum height under the relevant TRMP rules is 5 metres and any building is required to be situated 50 metres from Mean High Water Springs (MHWS). Except for the storage shed, the application does not meet these requirements in the CEA for new buildings situated within the 50m setback from MHWS. The proposed new dwelling also exceeds the height restriction. The storage shed complies with setbacks from MHWS and the height restriction and is deemed a controlled activity. A consented baseline exists only in respect to the storage shed. While the Council cannot decline consent for a controlled activity, conditions can be imposed.

The application does not meet the Rural-Residential Zone Rules, allowing only one dwelling as a Permitted Activity and sleepouts no larger than 36 square metres.



The subject site is located in the Special Domestic Wastewater Disposal Area. The consent for the discharge of wastewater is assessed as a Discretionary Activity because under the relevant TRMP rule for a new discharge in the SWADI, the proposed discharge does not meet the Permitted Activity Standards in Rule 36.1.5. As a result of the bundling of consents, the entire application is deemed to be a Discretionary Activity.

Based on this assessment, it is concluded that in this case the concept of the permitted baseline does not apply.

## **5.2 Amenity of the Tukurua Rural-Residential Area**

The overarching land use issue identified for this application is site amenity. In this case, the main issues relating to amenity include the bulk and intensity of the proposed development, the associated effects such as the visual impact and loss of general amenity values such as privacy and the rural-residential character of the Tukurua area.

Management of the effects resulting from the proposed use must protect the use and enjoyment of other land in the area and retain amenity values.

The following extracts from the introduction, principal reasons and explanations for Chapter 5 of the Tasman Resource Management Plan are considered relevant:

*“Land use frequently has effects which cross property boundaries. Those effects may add to or detract from the use and enjoyment of neighbouring properties. They may also affect natural resource values, such as air and water quality, or common goods such as views or local character.*

*The health and safety of people, communities and property is a significant part of site amenity, both within the site and between sites. Contaminants, including noise, and fire, hazardous substances and natural hazards, are factors in maintaining or enhancing amenity values.*

*Adverse cross-boundary effects are commonly noise, dust, vibration, odour, contamination, shading and electrical interference.*

*Amenity values such as privacy, outlook, views, landscape, character and spaciousness may also be affected.”*

General amenity and the visual impact of the proposed development on the landscape and character of Tukurua are particularly relevant in this case.

***The following objectives and policies (a full description of the policies is attached as Appendix 2) are considered relevant:***

***Objective 5.1.2***      *Avoidance, remedying or mitigation of adverse effects from the use of land and enjoyment of other land on the qualities of the natural and physical resources.*

*Relevant ‘Adverse Off-Site Effects’ Policies considered are 5.1.3.1, 5.1.3.4, 5.1.3.6, 5.1.3.8, 5.1.3.9, 5.1.3.12, 5.1.3.13.*

**Objective 5.2.2**      *Maintenance and enhancement of amenity values onsite and within communities throughout the District.*

*Relevant 'Amenity Values' Policies considered are 5.2.3.1, 5.2.3.6, 5.2.6.7, 5.2.3.8.*

**Objective 5.3.2**      *Maintenance and enhancement of the special visual and aesthetic character of localities.*

*Relevant 'Visual and Aesthetic Character' Policies considered are, 5.3.3.3, 5.3.3.5*

## **Comments**

The above TRMP objectives and policies establish the need to protect amenity values and the development on the site should not be at the expense of the natural environment and the amenity of the neighbourhood.

The extent to which the proposal represents efficient use and development of natural and physical resources will depend on the extent of adverse effects arising from the proposal and how these can be avoided, remedied or mitigated having regard to the general direction afforded by the TRMP. Overall, the effects of the proposed developed can be addressed by the imposition of conditions and mitigating measures and are not considered to be contrary to Part 2 or Sections or 7(b),(c) and 7(f) of the RMA.

## **Visual Impact and Design**

The amenity issues discussed in this section relate to adverse effects on visual and general amenity and the loss of character resulting from the proposed development on the immediate neighbourhood and the wider public.

Tukurua is seen as a quiet, low impact area of rural-residential development where growth is slower than in the eastern part of Golden Bay. At present, the immediate environment along the coast consists of a mixture of residential lifestyle activities and commercial tourism ventures on generously sized allotments, typical for lifestyle blocks, along the coastal margin. The properties between the coast and the State Highway 60 consist of a mix of old and new residences and include a number of businesses such as a candle-making business, a gallery, a pottery, a blueberry farm, a tourism accommodation complex and the Golden Bay Holiday Park. Last year, the redevelopment of the camping-ground was consented.

The TRMP acknowledges that second dwellings can alter the character of the Rural-Residential Zone, reduce the amenity level and result in pressure for subdivision. The proposed construction of a second dwelling and an additional sleepout over an existing structure is not anticipated to be a significant change from the existing built environment surrounding the subject site at Tukurua that would significantly alter the current character of the settlement. Any potential adverse effects could be addressed by employing mitigating measures such as the maintenance of existing and establishment of new amenity plantings. If consent is granted, a covenant can be imposed as a condition to be registered on the title stating that the second dwelling shall not provide the basis for future subdivision and that the vegetation screening the site shall be protected.

The proposal to develop the subject site has been approved by one of the affected party, the Koed Family Trust to the south-east. It is opposed by the other affected party to the north-west, Mr Perriam. One of his concerns regarding the land use is the breach of the 5 metre height restriction in the CEA under the TRMP rule and that the extra height of the roof would adversely affect the amenity of the area when viewed from the camping-ground.

Most of the proposed residence has a maximum height of 5 metres, except for the gable on the living room which is 6.5 metres high. Since the proposed dwelling is only a single storey dwelling, as Mr Perriam points out in his submission, there is no identified need for exceeding the 5 metre height restriction which could possibly impact on visual amenity.

The existing residence, which will be relocated, has a relatively dominating visual effect on the coast in its current elevated location. The new dwelling will be set back 8 metres further back and is screened to some extent by a large oak tree to the north-west. The over-height portion of the roof will be partially visible from the camping ground and when viewed from the coast. A height restriction of 5 metres across the whole length of the roof would assist in reducing the visual impact of the new dwelling.

The relocated dwelling will be partially visible from the campground and the coast depending on the management of the screen plantings along the boundary with the Holiday Park and the clearance of any vegetation for view shafts. This can be addressed by a condition.

The sleepout will be constructed over an area currently occupied by an old garage, some 40 metres from MHWS. The purpose of the sleepout is to accommodate people visiting the families. The 56 m<sup>2</sup> sleepout will have a bathroom but no kitchen facilities and a maximum height of 4.5metres. It is screened from the coast by vegetation and from the adjoining property to the south-east. The impact on the visual amenity and the coast is anticipated to be minimal.

A 50m<sup>2</sup> shed for the storage of equipment is proposed to replace the 200m<sup>2</sup> barn on the site. The proposed shed will be in keeping with the other building on the site and will not be visible from the coast. It complies with the TRMP rules for construction in the CEA, including the height and setback from MHWS.

### **Intent of Use**

Mr Perriam raised concerns regarding the use of the proposed development. Ms Helms outlined in the application that the dwelling was built to meet the needs of her husband and herself when visiting Golden Bay while allowing the wider family to use the property for holidays and visits. Any use other than residential use would require further resource consent.

## **5.3 Rural Environment Effects, Coastal and Landscape Issues**

The Tukurua area has a distinctively rural character. It can be best described as a low density rural-residential area in a rural setting on the coast. The current minimum

allotment area without reticulated wastewater in the Rural-Residential Zone of Tukurua is 4 hectares.

The Rural Residential Zone covers a wide range of types of rural areas and meets a range of lifestyle needs. The specific rules for the Rural-Residential Zone take into account rural character and amenity, availability of servicing, landscaping, access, potential visual and ecological impacts of development, development history and other matters that may be particularly relevant to particular parts of the particular zone.

The following extracts from the introduction, principal reasons and explanations for Chapter 7 of the Tasman Resource Management Plan are considered relevant:

*“Rural Residential zones and other zones within the rural are generally associated with less productive land, although some reflect historical development patterns. These are intended to relieve ongoing pressure for fragmentation of the rural land resource.”*

**Objective 7.2.2** *Provision of opportunities to use rural land for activities other than soil-based production, including papakainga, tourist services, rural residential and rural industrial activities in restricted locations, while avoiding the loss of land of high productive value.*

*Relevant ‘Rural Environment’ Policies considered are 7.2.3.1, 7.2.3.2.*

**Objective 7.4.2** *Avoidance, remedying or mitigation of the adverse effects of a wide range of existing and potential future activities, including effects on rural character and amenity values.*

*Relevant ‘Rural Character and Amenity Values’ Policies considered are 7.4.3.3, 7.4.3.4, 7.4.3.5, 7.4.3.6, 7.4.3.9*

## **Coastal Environment**

The Tukurua settlement is also firmly embedded into a coastal environment enjoyed by holiday makers and residents alike. Although the natural character of the coast bears the marks of residential development, it retains coastal values that require protection from further development.

The following extracts from the introduction, principal reasons and explanations for Chapter 8 of the Tasman Resource Management Plan are considered relevant:

*“When considering applications for subdivision and land use consents in areas adjacent to lakes, rivers, wetlands or the coast, Council is required to have regard to natural values as matters of national importance identified in Section 6 of the Act, and to other often conflicting values”.*

**Objective 8.2.2** *Maintenance and enhancement of the natural character of the margins of lakes, rivers, wetland and the coast, and the protection of that character from adverse effects of the subdivision, use, development or maintenance of land or other*

*resources, including effects on landform, vegetation, habitats, ecosystems and natural processes.*

*Relevant 'Natural Character' Policies considered are 8.2.3.1, 8.2.3.4 (nyo),8.2.3.6, 8.2.3.7, 8.2.3.8, 8.2.3.12, 8.2.3.16, 8.2.3.17, 8.2.3.18, 8.2.3.21*

## **Landscape**

The following extracts from the introduction, principal reasons and explanations for Chapter 9 of the Tasman Resource Management Plan are considered relevant:

*"The principal landscape issue is to decide what is appropriate subdivision, use and development of land in relation to the protection of the outstanding landscapes, natural features, natural character and amenity of the District."*

*Objective 9.1.2      Protection of the District's outstanding landscapes and features from the adverse effects of subdivision, use or development of land and management of other land, especially in the rural area and along the coast to mitigate adverse visual effects.*

*Relevant 'Landscape' Policies considered are 9.1.3.1, 9.1.3.3, 9.1.3.4, 9.1.3.5, 9.1.3.6. 9.1.3.7(nyo).*

*Objective 9.1.2      Retention of the contribution rural landscapes make to the amenity values and rural character of the District, and protection of those values from inappropriate subdivision and development.*

*Relevant 'Landscape' Policies considered are 9.2.3.1, 9.2.3.3, 9.2.3.4, 9.2.3.5.*

## **Comments**

The above objectives and policies establish the need to address rural environment issues such as infrastructure and services within the coastal environment as well as the need to provide for rural-residential development without further land fragmentation. The pressure for residential development along the coast in Golden Bay has been addressed by zoning to avoid further land fragmentation and loss of productive land. Rural-Residential type development along the coast raises a number of issues relating to the management and protection of the coastal environment, its natural character and landscape.

The proposed development is not considered to be contrary the provisions of the NZCPS or Section 6(a) and 7(c) of the RMA. The existing amenity qualities of the coastal environment can be maintained on the subject site provided the recommendation for the enhancement and maintenance of the vegetation as proposed in the landscape plan are followed and conditions imposed that can mitigate any potential adverse effects.

## **Landscape and Coastal Amenity**

The current level of development, including the mix of existing land uses and associated vegetation, in the Rural-residential zone of Tukurua is such that a residual natural character values along the coastal margin has been maintained.

The landscape report submitted by the applicant addresses the landscape issues and associated visual effects in relation to the proposed development. It is considered that established vegetation on the site will soften the impact of the proposed development to some extent, both when viewed from the coast and from the Tukurua Road.

**The Relocated Dwelling** - The site to which the existing dwelling is relocated is 30 metres away from the new holiday units on the Camping-ground. It will be visible from the adjoining camping ground, but will not impede the sea views from those holiday units and additional plantings are proposed in the landscape plan submitted with the application along the north-western part of the property to provide further screening. Mr Perriam is concerned that the proposed plantings could interfere with the existing 11,000 Kv powerlines (see Landscape Report, Sheet 5a, showing powerlines and proposed plantings). As advised by Network Tasman, there are no required setbacks for vegetation planted close to powerlines and it is entirely the property owner's responsibility to keep the vegetation clear of the powerlines. The proposed additional plantings are shown clear of any powerlines in the landscape report (Sheet 5a) by Mr Carter.

The relocated dwelling is proposed to be sited further from the coast and is not expected to adversely affect the coastal character or be viewed from the coast as long as the coastal vegetation is maintained and enhanced. The proposed view shafts need to be managed appropriately as suggested by Mr Carter. This requires the view shafts to be planned and developed as part of the enhanced vegetation in areas 1 and 2 using a mix of lower growing coastal plantings. A covenant to maintain the vegetation on the subject site is suggested to give that principle an effect.

The application states that the relocated dwelling will remain relocatable in case the applicant wishes to remove this building in the future.

**The New Dwelling** - The new dwelling will be constructed partly over the old house site. The new dwelling will be positioned 8 metres further back than the existing house and will be tucked in behind an existing oak tree. This is expected to reduce the visual impact of the dwelling. If the height of the roof is reduced to comply with the height restriction to lessen the visual effect, it is not expected to have an adverse effect on the natural character of the coast. Again, the plantings along the coast in front of the new dwelling will assist to soften the effect of the building on the coast and the recommendation in the landscape report should be followed.

**The New Sleepout** - The proposed sleepout, built over an existing structure and increasing the footprint of an old garage, is largely screened from the coast by existing tall pohutukawa trees. It complies with the permitted height rule in the CEA. The boundary on the south-east is screened by existing vegetation maintaining the privacy and amenity of the neighbouring property.

**The Storage Shed** - The proposed shed will replace a much larger barn and the shed's site is not visible from the coast and is screened to some extent by established plantings.

The landscaping on the Tukurua road side of the proposed development is an important part of the application. When viewed from the west, a screen planting has been provided on the road boundary and along the boundary with the camping-ground. This is well established and while it was primarily established as a wind break, it provides a visual screen of the subject site when viewed from the Tukurua Road and the holiday park.

### **Wastewater and Stormwater Disposal**

The proposal includes an application for wastewater discharges in a Special Domestic Wastewater Area. This is being reported on by Council staff for consideration by the Committee. It is not intended to comment any further on this consent application, other than that it has been acknowledged that the submitter is concerned with the risk of pollution from wastewater disposal, with the wastewater disposal field being located in the north-western corner and close to the camping-ground boundary. Mr Perriam has also expressed his concerns regarding any potential effects resulting from the increase in hard surfaces on stormwater disposal. Stormwater disposal is required to comply with TRMP rules and requirements. Any appropriate system proposed for the site will be required to cope with year-round as well as seasonal demands.

### **Water Supply**

The water supply will be sourced from the Tukurua water scheme by connecting to the water supply of the existing dwelling or the capture and storage of rainwater. In any case, a 23,000 litre water storage tank is required for fire fighting to comply with the TRMP rule 17.8.3.1(m).

### **Traffic Effects**

Mr Perriam also raised the effect of the increased traffic volume on the privately owned road. In relation to the second dwelling on the property, the traffic volume is not expected to average more than ten traffic movements per day (estimated on an annual basis) and is for domestic purposes rather than for commercial or tourism purposes. The intended use of the property is seasonal and will be used for holiday accommodation by the extended family as the applicants do not reside in Golden Bay. Any discussions relating to the maintenance of the road and the contributions paid to Mr Perriam are a private matter between the two parties. The access from the State Highway 60 has been considered and the effect on the intersection was considered to be less than minor by the slight increase in use as compared to the traffic volume generated by the holiday accommodation providers and other businesses located along Tukurua Road.

### **Coastal and Natural Hazards**

The subject site is well elevated above MHWS and is not exposed to seawater inundation. Both, the new residence as well as the relocated dwelling will be setback

further from MHWS. There is no evidence of advanced erosion or flooding in the area.

## 5.4 Cultural Heritage

The subject site is located in an area of cultural and archaeological significance and there are known cultural sites in the wider Tukurua area. Local iwi were consulted and a preliminary archaeological investigation was undertaken of the site.

The following extracts from the introduction, principal reasons and explanations for Chapter 10 of the Tasman Resource Management Plan are considered relevant:

*For sites of significance to Maori, the Act requires that particular attention be paid to the relationship of Maori and their culture and traditions with their ancestral lands, water, sites wahi tapu and other taonga. Also relevant is the general obligation under the Act to take into account the principles of the treaty of Waitangi.*

**Objective 10.2.2** *Protection, enhancement and, where appropriate, the management of historic heritage sites, including cultural heritage site; heritage buildings and structures; and protected tree, for their contribution to the character, identity, wairua and visual amenity of the District.*

*Relevant 'Historic Heritage' Policies considered are 10.2.3.2, 10.2.3.3 and 10.2.3.4*

### Comments

The investigation found an archaeological area with an unrecorded midden 80 metres from the house site and Dr Charles Sedgwick was consulted on how to proceed. It was concluded that due to the hard pan of the new house site a formal archaeological assessment was not required at this stage and that it was sufficient to have an iwi monitor on site during earthworks. In case any cultural material will be discovered an Authority from the Historic Places Trust will be required.

In addition to the archaeological issues associated with this site, it is important to address the cultural issues associated with an identified occupation site. The Sections 5 - 8 of the Resource Management Act are relevant in this respect and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga is a matter of national importance under Section 6 of the RMA.

## 6. SUMMARY OF ISSUES

This report has been compiled to provide a synthesis of issues to be presented to the committee for consideration in order to make a decision in terms of Section 5 of the Act and to determine whether granting consent would promote the sustainable management of natural and physical resources.

The application is a Discretionary Activity in the Rural-Residential Zone. One of the major issues considered for this application is the effect of the proposed development on the general and visual amenity of the Tukurua area and the coastal environment. The proposal seeks to add a second dwelling to the site, to construct a sleepout over the site of an old garage and a replacement shed for storage. In this case, the



adverse effects from an increase in the built environment on the physical environment and visual amenity have been considered and the mitigating measures such as amenity planting to screen the new developments on this coastal site, as proposed by the applicant in the landscape report, have been evaluated.

Considering the surrounding environment and the use of the buildings exclusively for family and residential purposes, it is anticipated that the general disturbance from any related activities will not result in increasing levels of noise or any related parking and traffic issues affecting various aspects of rural-residential amenity.

The Rural-Residential zone provides for a range of housing types and non-productive land use. Land-fragmentation and loss of productive land is not an issue in this case.

It is inevitable that coastal areas in Golden Bay will be further developed over a period of time and there are illustrations of that happening at present. The proposed development is well elevated above the coast and set back further than the existing dwelling and there are no immediate issues with sea water inundation and coastal erosion. In the long-term, issues may arise from sea level rise which are uncertain at this stage.

The activity, which is predominantly residential, is not considered to result in the loss of rural residential character on the site and in the vicinity of the site. The buildings will be clustered so that the character of the site and the surrounding area will remain dominated by open space or vegetation rather than by buildings and areas of hard surfacing.

## **7. SECTION 5 AND RECOMMENDATION**

After weighing up all of the relevant considerations in terms of Section 5 of the Act, I consider that a grant of consent **would** promote the sustainable management of natural and physical resources and, on balance, I **RECOMMEND** that the application be **GRANTED**, subject to conditions.

## **8. CONDITIONS, ADVICE NOTES, PLANS**

### **CONDITIONS**

#### **General**

1. The development shall be undertaken in accordance with the documentation submitted and as shown on the attached plans marked RM100110 (A-F) and dated with the decision date. Where there is any apparent conflict between the information provided with the application and any condition of this consent, the conditions shall prevail.

#### **Iwi Monitor**

2. The Consent Holder shall engage the services of a representative of Manawhenua ki Mohua to be present during any earthworks. The Consent Holder shall contact Manawhenua ki Mohua representative Chris Hill, Washbourne Road, Onekaka, on 03 5258760 at least ten working days prior to commencing any earthworks and advise it of the commencement date of the earthworks. In the event of Maori

archaeological sites (e.g. shell midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga) or koiwi (human remains) being uncovered, activities in the vicinity of the discovery shall cease. The Consent Holder shall then consult with the New Zealand Historic Places Trust's Central Regional Office (PO Box 19173 Wellington, phone (04) 801 5088, fax (04) 802 5180), and shall not recommence works in the area of the discovery.

## **Height**

3. The proposed new sleepout and storage shed shall not exceed the 5 metres in height restriction. The maximum height for the new dwelling shall be decided by the Hearing Panel.

## **Setbacks**

4. All buildings shall be set back no closer to MHWS than indicated on the plans submitted. The new dwelling shall be no closer than 48 metres and the new sleepout no closer than 40 to MHWS. The relocated dwelling shall be repositioned as indicated on the submitted site plan.

## **Existing Buildings**

5. The existing barn shall be demolished and replaced with a shed as shown on the site plan not exceeding the proposed 50m<sup>2</sup>. The existing dwelling shall be relocated to the site as shown on the site plan.

## **Landscaping**

6. The area of development shall be landscaped according to the landscape report and plan submitted with the application marked RM100110 (F) and dated with the decision date. Vegetation shall be used that is appropriate to the Coastal Environment Area in Tukurua.

## **Colours**

7. The exterior of the buildings, including the new dwelling, the sleepout, the relocated house and the shed, shall be finished in colours that are recessive and blend in with the immediate environment. The Consent Holder shall submit to the Council for approval prior to applying for building consent the following details of the colours proposed to be used on the walls and roof of the buildings:
  - (a) the material to be used (eg, paint, Colorsteel);
  - (b) the name and manufacturer of the product or paint;
  - (c) the reflectance value of the colour;
  - (d) the proposed finish (eg, matt, low-gloss, gloss); and
  - (e) either the BS5252:1976 (British Standard Framework for Colour Co-ordination for Building Purposes) descriptor code, or if this is not available, a sample colour chip.

The buildings shall be finished in colours that have been approved by the Council.

As a guide, the Council will generally approve colours that meet the following criteria:

Colour Group*	Walls	Roofs
Group A	A05 to A14 and reflectance value $\leq 50\%$	That the roof colour is complementary with the rest of the building/s and is no greater a percentage than 15 per cent reflectance value.
Group B	B19 to B29 and reflectance value $\leq 50\%$	
Group C	C35 to C40, reflectance value $\leq 50\%$ , and hue range 06-16	
Group D	D43 to D45, reflectance value $\leq 50\%$ , and hue range 06-12.	
Group E	Excluded	
<b>Finish</b>	Matt or Low-gloss	Matt or Low-gloss

\* Based on BS5252:1976 (British Standard Framework for Colour Co-ordination for Building Purposes). Where a BS5252 descriptor code is not available, the Council will compare the sample colour chip provided with known BS5252 colours to assess appropriateness.

The Consent Holder should engage the services of a professional to ensure the exterior cladding and colour selection are compatible with the long-term durability of the building material in the subject environment and in accordance with the requirements under the Building Act 2004.

## Carparking

- Each of the dwellings shall be provided with at least two car parks formed to an all-weather surface in accordance with Council's Engineering Standards 2008 or to the satisfaction of the Council's Engineering Manager.

## Financial Contributions

- The Consent Holder shall, no later than the time of uplifting the building consent for the proposed development, pay a financial contribution to the Council. The amount of the financial contribution shall be assessed as a percentage of the value of the building consent component in accordance with the following:

<b>Financial Contribution - Building</b>	
<b>Component</b>	
Building Consent (\$0 to \$50,000 value)	0%
Building Consent (\$50,001 to \$200,000 value)	0.5%
Building Consent (above \$200,001 value)	0.25%
<b>Notes:</b>	
(1) The financial contribution is GST inclusive.	
(2) The building consent value is GST exclusive.	
(3) The contribution due on a building should be identified separately from other contributions set for any resource consent for an activity that includes buildings	
(4) The financial contribution shall be determined by taking the total estimated value of the work required for a building consent and applying each component identified in the table to that value and the contribution is the sum of the components.	

## **Water Supply for Firefighting**

10. The proposed development shall be provided with on-site water storage of not less than 23,000 litres and fitted with an accessible 100mm female thread coupling to enable connection with firefighting equipment. The dwellings and sleepout shall be connected to a reticulated supply that is capable of supplying a potable water supply, or if such a supply is not available, the dwelling is supplied from a rainwater supply, a surface water source or a groundwater source that is both reliable and potable.

## **Effluent Disposal**

11. All works required under Discharge Consent RM100112 shall be fully complied.

## **Covenant - Existing Vegetation**

12. A covenant shall be entered on the title for the protection and enhancement of the existing vegetation on the site and shall be in accordance with the landscape plan submitted with the application and marked RM100110.

A covenant under Section 108 of the Resource Management Act 1991 be entered into and registered against the title on CT NL4A/1274.

The covenant shall state that:

- (a) the existing vegetation, screening the site from the surrounding properties and the coast, shall be enhanced and maintained;

The covenant is to be registered by the applicant's solicitor, with all costs being met by the applicant. Evidence that the covenant has been registered shall be forwarded to the Council within 4 months from the date of this consent.

The Consent Holder shall advise Council when the activity this consent authorises commences so monitoring of conditions can be programmed.

## **Covenant - Second Dwelling**

13. A covenant under Section 108 of the Resource Management Act 1991 be entered into and registered against the title on CT NL4A/1274.

The covenant shall state that:

- (a) the use of the buildings is limited to residential activity only;
- (b) the buildings shall not provide a future basis for subdivision of the property.

The covenant is to be registered by the applicant's solicitor, with all costs being met by the applicant. Evidence that the covenant has been registered shall be forwarded to the Council within 4 months from the date of this consent.

The Consent Holder shall advise Council when the activity this consent authorises commences so monitoring of conditions can be programmed.

## ADVICE NOTES

1. This consent is issued pursuant to the Resource Management Act 1991 and the Tasman Resource Management Plan. It does not constitute building consent and if the project involves any form of building, consent should be sought pursuant to the Building Act 2004.
2. Monitoring of this resource consent will be undertaken by the Council, as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should monitoring costs exceed the initial fee, Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.
3. This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
4. The Consent Holder is liable to pay a development contribution in accordance with the Development Contributions Policy found in the Long Term Council Community Plan (LTCCP). The amount to be paid will be in accordance with the requirements that are current at the time the relevant development contribution is paid.

Council will not issue a Code Compliance Certificate until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

5. This consent is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents "attach to the land" and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to "Consent Holder" in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent, as there may be conditions that are required to be complied with on an ongoing basis.
6. The Consent Holder should note that this resource consent does not override any registered interest on the property title.



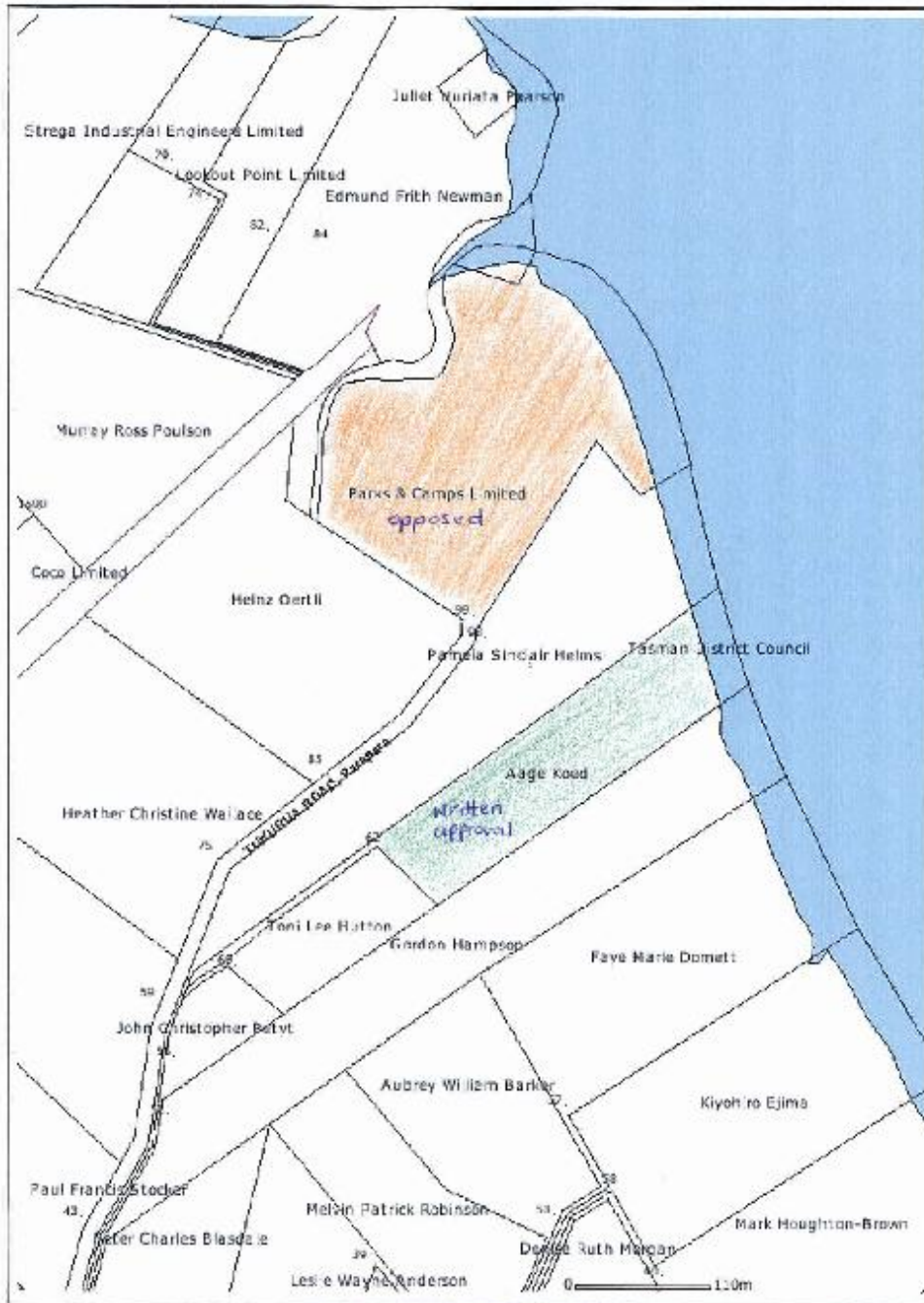
Ina Holst-Stoffregen  
**Consent Planner**

# APPENDIX 1

## Map Showing the Locations of the Written Approval, The Submission in Opposition and the Applicant's Property

Map Output

Page 1 of 2



**10/8/2010 DISCLAIMER:**

This map is derived from ExploreTasman and has generally been compiled from data generated by and supplied to the Tasman DC. It has no legal status and is known to be incomplete. To ascertain the exact location of any item, Tasman DC advises that the customer arrange onsite verification. Tasman DC will not be liable for any damages or loss whatsoever suffered from the use of this information.

Cadastral sourced from Land Information New Zealand (LINZ) data. Crown Copyright reserved.

<http://tsrvims-9/Servlet/com.esri.esriimaps.ExriMap?ServiceName=ExploreTasman&CLI...> 10/08/2010

**Chapter 5 - Site Amenity Policies**

- 5.1.3.1 To ensure that any adverse effects of subdivision and development on site amenity, natural and built heritage and landscape values, and contamination and natural hazard risks are avoided, remedied, or mitigated.
- 5.1.3.4 To limit the intensity of development where wastewater reticulation and treatment are not available.
- 5.1.3.6 To limit the use of on-site domestic wastewater disposal systems in the Special Domestic Wastewater Disposal Areas (SDWDAs) where cumulative adverse effects including degraded receiving water quality, health risks, nuisance odours, and overland flows of wastewater are likely or have been identified because of increasing system density.
- 5.1.3.8(Proposed) Development must ensure that the effects of land use or subdivision activities on stormwater flows and contamination risks are appropriately managed so that the adverse environmental effects are no more than minor.
- 5.1.3.9 To avoid, remedy, or mitigate effects of:  
(a) noise and vibration;  
(b) dust and other particulate emissions;  
(c) contaminant discharges;  
(d) odour and fumes;  
(e) glare;  
(f) electrical interference;  
(g) vehicles;  
(h) buildings and structures;  
(i) temporary activities;  
beyond the boundaries of the site generating the effect.
- 5.1.3.12 To protect the natural character of coastal land from adverse effects of further subdivision, use or development, including effects on:  
(a) natural features and landscapes, such as headlands, cliffs and the margins of estuaries;  
(b) habitats such as estuaries and wetlands;  
(c) ecosystems, especially those including rare or endangered species or communities;  
(d) natural processes, such as spit formation;  
(e) water and air quality;  
having regard to the:  
(i) rarity or representativeness;  
(ii) vulnerability or resilience;  
(iii) coherence and intactness;  
(iv) interdependence;  
(v) scientific, cultural, historic or amenity value;  
of such features, landscapes, habitats, ecosystems, processes and values.
- 5.1.3.13 To avoid, remedy, or mitigate adverse effects of urban use and development on rural activities at the interface between urban and rural areas.
- 5.2.3.1 To maintain privacy in residential properties, and for rural dwelling sites.
- 5.2.3.2 To ensure adequate daylight and sunlight to residential properties, and rural dwelling sites.

- 5.2.3.6 To maintain and enhance natural and heritage features on individual sites.
- 5.2.3.7 To enable a variety of housing types in residential and rural areas.
- 5.2.3.8 To avoid, remedy or mitigate the adverse effects of traffic on the amenity of residential, commercial and rural areas.
- 5.3.3.3 To avoid, remedy or mitigate the adverse effects of the location, design and appearance of buildings, signs and incompatible land uses in areas of significant natural or scenic, cultural, historic or other special amenity value.
- 5.3.3.5 To maintain and enhance features which contribute to the identity and visual and aesthetic character of localities, including:
  - (a) heritage sites and buildings;
  - (b) vegetation;
  - (c) significant landmarks and views.
- 5.4.3.1 To enable a variety of housing types, recognising different population growth characteristics, age, family and financial circumstances and the physical mobility of, or care required by, residents.

## **Chapter 7 - Rural Environment Policies**

- 7.2.3.1 To enable activities which are not dependent on soil productivity to be located on land which is not of high productive value.
- 7.2.3.2 To enable sites in specific locations to be used primarily for rural industrial, tourist services or rural residential purposes (including communal living and papakainga) with any farming or other rural activity being ancillary, having regard to:
  - (a) the productive and versatile values of the land;
  - (b) natural hazards;
  - (c) outstanding natural features and landscapes, and the coastal environment;
  - (d) cross-boundary effects, including any actual and potential adverse effects of existing activities on such future activities;
  - (e) servicing availability;
  - (f) the availability of specific productive natural resources, such as aggregates or other mineral sources;
  - (g) transport access and effects;
  - (h) potential for cumulative adverse effects from further land fragmentation;
  - (i) maintaining variety of lot size;
  - (j) efficient use of the rural land resource;
  - (k) cultural relationship of Maori to their land.
- 7.4.3.3 To provide for the maintenance and enhancement of local rural character, including such attributes as openness, greenness, productive activity, absence of signs, and separation, style and scale of structures.
- 7.4.3.4 To exclude from rural areas, uses or activities (including rural-residential) which would have adverse effects on rural activities, health or amenity values, where those effects cannot be avoided, remedied or mitigated.
- 7.4.3.5 To exclude from rural-residential areas, uses or activities which would have adverse effects on rural-residential activities, health or amenity values, where those effects cannot be avoided, remedied or mitigated.
- 7.4.3.6 To ensure that adequate physical or spatial buffers or other techniques are applied when allowing new allotments or buildings primarily or exclusively for residential purposes in rural areas, so that productive land use opportunities are not compromised.
- 7.4.3.9 To avoid, remedy or mitigate servicing effects of rural subdivision and development, including road access, water availability and wastewater disposal.



## **Chapter 8 - Margins of Rivers, Wetlands, and the Coast Policies**

- 8.2.3.1 To maintain and enhance riparian vegetation, particularly indigenous vegetation, as an element of the natural character and functioning of lakes, rivers, the coast and their margins.
- 8.2.3.4(proposed) To avoid, remedy or mitigate adverse effects of buildings or land disturbance on the natural character, landscape character and amenity values of the margins of lakes, rivers, wetlands or the coast.
- 8.2.3.6 To adopt a cautious approach in decisions affecting the margins of lakes, rivers and wetlands, and the coastal environment, when there is uncertainty about the likely effects of an activity.
- 8.2.3.7 To ensure that the subdivision, use or development of land is managed in a way that avoids where practicable, and otherwise remedies or mitigates any adverse effects, including cumulative effects, on the natural character, landscape character and amenity values of the coastal environment and the margins of lakes, rivers and wetlands.
- 8.2.3.8 To preserve natural character of the coastal environment by avoiding sprawling or sporadic subdivision, use or development.
- 8.2.3.12 To enable the maintenance of physical resources for the well-being of the community, where those resources are located in riparian or coastal margins, subject to the avoidance, remedying or mitigation of adverse effects on the environment.
- 8.2.3.16 To manage the location and design of all future buildings in the coastal environment to ensure they do not adversely affect coastal landscapes or seascapes.
- 8.2.3.17 To pursue and encourage restoration and enhancement of coastal and riparian areas where natural character has been degraded by past human activities.
- 8.2.3.18 To avoid, remedy or mitigate adverse effects on natural coastal processes of the subdivision, use or development of land, taking account of sea-level rise.
- 8.2.3.21 To protect historic and cultural sites in riparian margins and the coastal environment.

## **Chapter 9 - Landscape Policies**

- 9.1.3.1 To encourage broadscale land uses and land use changes such as plantation forestry and land disturbance to be managed in a way that avoids or mitigates the adverse effects on natural landform, surrounding natural features and on visual amenity values.
- 9.1.3.3 To ensure that structures do not adversely affect:
- (a) visual interfaces such as skylines, ridgelines and the shorelines of lakes, rivers and the sea;
  - (b) unity of landform, vegetation cover and views.
- 9.1.3.4 To discourage subdivision developments and activities which would significantly alter the visual character of land in outstanding landscapes (including adjoining Abel Tasman, Nelson Lakes and Kahurangi national parks).
- 9.1.3.5 To promote awareness and protection of landscape (including seascape) values.
- 9.1.3.6 To manage activities which may cause adverse visual impacts in the general rural area.
- 9.1.3.7(nyo) To ensure that land disturbance including vegetation removal and earthworks does not adversely affect landscape character and rural amenity value in the Coastal Environment Area in locations of public visibility, particularly where there are distinctive natural landforms.

- 9.2.3.1 (proposed) To integrate consideration of rural landscape values into any evaluation of proposals for more intensive subdivision and development than the Plan permits.
- 9.2.3.3 (proposed) To retain the rural characteristics of the landscape within rural areas.
- 9.2.3.4 (proposed) To encourage landscape enhancement and mitigation of changes through landscape analysis, subdivision design, planting proposals, careful siting of structures and other methods, throughout rural areas.
- 9.2.3.5 (proposed) To evaluate, and to avoid, remedy or mitigate cumulative adverse effects of development on landscape values within rural areas.



TASMAN DISTRICT  
 ISSUED PURSUANT TO  
 DELEGATED AUTHORITY  
 ON BEHALF OF  
 COUNCIL

*RF*  
 RM 100110/F

**Coastal Vegetation Enhancement and View Shafts**

P Helms

9.6.10 Not to scale

LANDSCAPE ARCHITECTS  
 tasman Carter  
 LIMITED

**Sheet 5a**

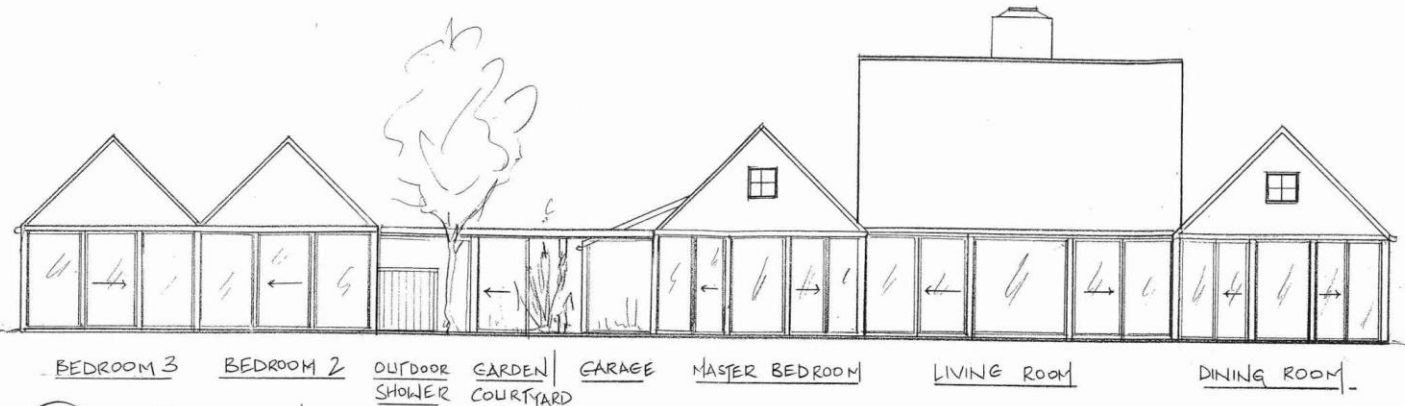


TASMAN DISTRICT  
ISSUED PURSUANT TO  
DELEGATED AUTHORITY  
ON BEHALF OF  
COUNCIL

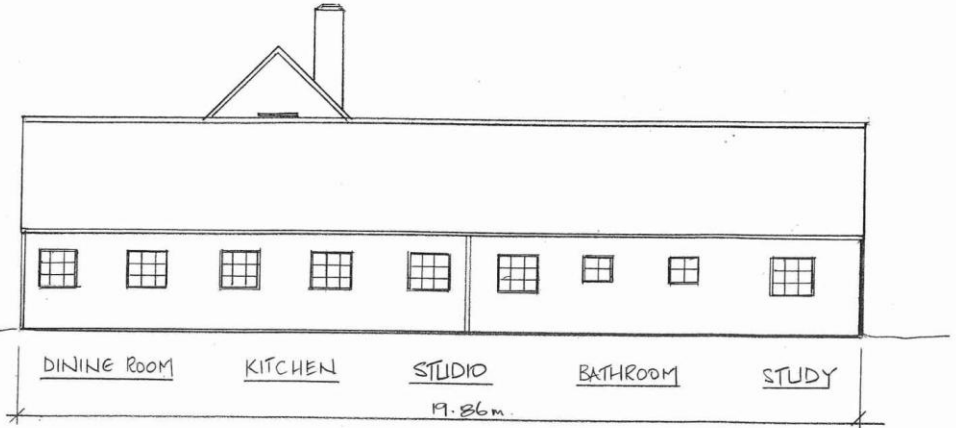
RM 100110/A  
24



A PROPOSED HOUSE FOR  
BROWN FAMILY PROPERTY,  
TUKURUA ROAD,  
GOLDEN BAY.



3 EAST ELEVATION  
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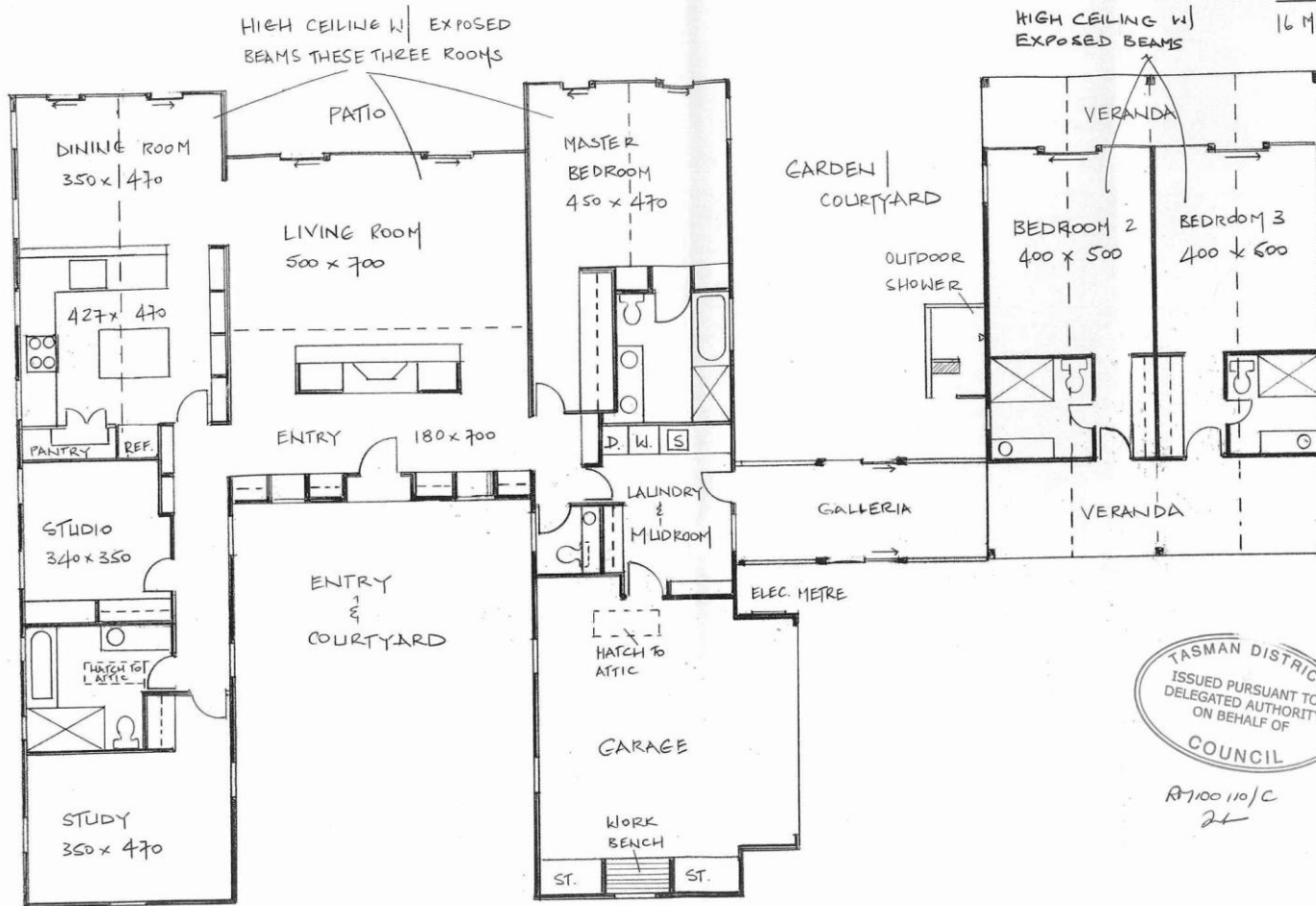


4 NORTH ELEVATION  
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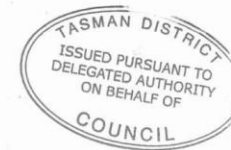
TASMAN DISTRIC,  
ISSUED PURSUANT TO  
DELEGATED AUTHORITY  
ON BEHALF OF  
COUNCIL

RM 100110/6  
21

A PROPOSED HOUSE FOR  
BROWN FAMILY PROPERTY,  
TUKURLIA ROAD,  
GOLDEN BAY



5 FLOOR PLAN  
1:100



R7100 110/C  
24

A PROPOSED HOUSE FOR  
BROWN FAMILY PROPERTY,  
TUKURUA ROAD  
GOLDFI RAY

16 MARCH 2009

REVISED:  
7 MARCH 2010

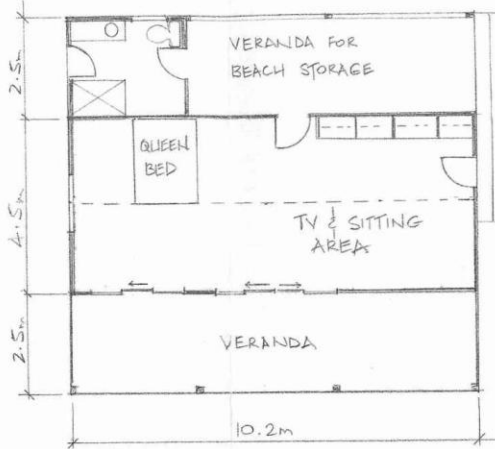
LINE OF TRANSLUCENT  
CORRUGATED ROOFING  
BEHIND WOOD FRAME



BATHROOM MAIN ROOM VERANDA

6 EAST ELEVATION

1:100



7 FLOOR PLAN

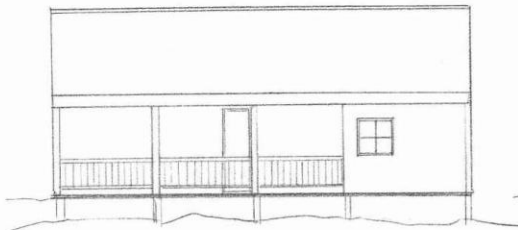
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VERANDA MAIN ROOM VERANDA & BATHROOM

8 WEST ELEVATION

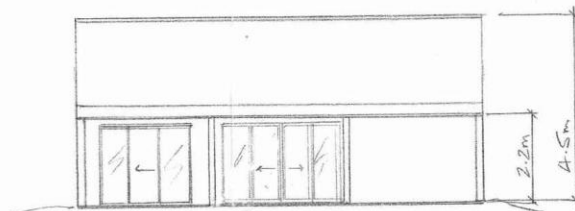
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VERANDA FOR STORAGE BATHROOM

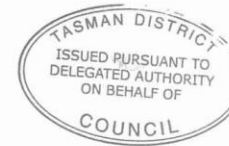
9 SOUTH ELEVATION

1:100



10 NORTH ELEVATION

1:100



R1100110 /D  
27

B ONE ROOM SLEEP-OUT BUILT  
ON FOUNDATION OF EXISTING  
GARAGE - TOOLSHED

BROWN FAMILY PROPERTY,  
TUKURUA ROAD, GOLDEN BAY



