Punga Cove Boat shed Slip Zone Landscape Plan-DRAFT ONLY

To comply with U230120 Decision Document, namely Te Atiawa's initial opposition to the application submission, a landscape and maintenance plan has been drafted for their approval.

Implementing this Landscape plan would address issues of integrating the structure into the landscape and stabilise the bank with the use of locally sourced native shrubs.

It must be noted that the area behind the structure and the bank is designed to be a buffer zone for slip material in heavy rainfall events as advised by our Civil Engineer. It is intended that if slip material does collapse into the area, the foundations of the new structure are not compromised.

Conceptual Images

Through the middle of slip zone is a 100mm Novacoil which is capturing rainwater from the queen charlotte track via Punga Cove reception. The purpose of this is to keep rainwater off the concrete apron adjacent to the jetty.

Shrubs would be planted, as identified with dazzle above @ 1.5metre centres, with topsoil/compost for nutrients and growth. It is intended that drainage chip/pebble is used as a fill over the area with a finished level of 150mm below the existing deck. If use of drainage pebble is rejected, would Te Atiawa prefer bark? Bark does however attract cockroaches.

The proposed finished ground level is to mitigate the possibility of slip material getting onto deck, compromising the integrity of dwelling/foundation. And to exceed building code recommendations of having the finished floor level at least 150mm above the finished level of the ground around the building.

This use of drainage chip/pebble allows ground water to soak through and out to sea without pooling on top of the fill and acts as a filtration for sediments. It must also be noted that rip rap rock has been used between land and sea interface for erosion and sediment purposes.

Proposed Shrubs/Planting Species

Whararíki, Mountain Flax.

8x flax shrubs planted as per the square dazzle marks in conceptual images.

South Island ToeToe

3x ToeToe planted in centre of slip zone area as per the dazzled 'X' in conceptual images

Coastal Silver Tussock

12x Tussock planted around perimeter of other shrubs as per dazzled dots in conceptual images.

Botannical Name	Common Name	Mature Height	Mature Width	Native
Phormium cookianum	Whararíki	1000mm	1200mm	✓
Cortaderia Richardii	South Island Toe Toe	1500mm	1000mm	✓
Poa Cita	Silver Tussock	800mm	800mm	✓

Maintenance plan

Aims/Objectives	To complement the aesthetic values & land use patterns of the surrounding environment. To minimise the visual intrusion of the boatshed on surrounding areas. Strengthen, enhance, and promote local character with the use of native planting.
Responsibility	Maintenance of the Landscape plan will be the responsibility of Punga Cove Maintenance staff and monitored by Punga Cove Operations Manager. Regular inspections of all landscape areas should be undertaken by Operations Manager. This is to ensure that maintenance is carried out according to the plan.
Pruning	Remove dead or dying plant material from planted areas on the site as required. This may become necessary as plantings mature, after damage or adverse environmental conditions. Pruning will be carried out on trees and shrubs that require it to remove the dead and damaged branches and to retain natural shape and to improve health and vigour. Where die-back of plant material has been identified new plants will be planted as soon as possible, using species originally specified.
Weeding	The use of weed mat and gravels is a way of mitigating the use of weed control chemicals near the foreshore. Visible weeds around perimeter of weed matting and base of shrubs can be pulled out by hand when observed.
Pest/Disease Control	Always consider biological and non-chemical controls in favour of chemical controls in the first instance because the margin for error is far smaller with chemicals. For example, most insecticide will also harm beneficial insects as well as the target species. For a comprehensive reference to the identification, diagnosis and control of pests and diseases refer to “What Garden Pest or Disease Is That? Organic and Chemical Solutions for Every Garden Problem” by Judy McMaugh 2000 New Holland. If feral animals become a problem, refer to Marlborough District Council Regional Pest Animal Plan. The plan can be found at the following location: https://www.marlborough.govt.nz/environment/biosecurity/regional-pest-management-plan
Slip Spoils	In the unlikely event that slip spoils fall into landscape area, assumptions would be that there has been a significant weather or seismic event. Spoils will be removed from the area and disposed of at designated disposal sites onsite or offsite depending on significance. Shrubs assessed for repair or replacement and gravels turned over or removed or replaced to remove finer silts or spoils.

Maintenance Schedule

Category	Timeframes/Frequency				
	Daily/Weekly	2-4 Week	3-6 Month	As required	Task/Specification
Leaf Litter removal		✓		✓	Remove leaf litter from pathways and accumulated areas.
Pruning/trimming			✓		Remove deadwood/spoilage. Improve plant shape and promote new growth.
Rubbish Removal	✓			✓	Trade rubbish may be blown into area and captured by plants from Northerly winds. Dispose of any waste material in appropriate
Weeding			✓		Hand methods to remove weeds from landscape perimeter and base of shrubs.
Pest and disease control		✓		✓	Check for incidence of fungal and insect attack. Avoid use of chemical sprays. Apply appropriate treatment for fungal and insect attack if necessary. Check for damage by animals, seek specialist advice if persistent damage is observed.
Slip Spoils				✓	Engage with engineer and possibly contractor post slip activity to remove spoils. Replenish area.
Sediment Accumulation				✓	Anticipated annually. Check for sediment accumulation. Sediment should be removed if impeding stormwater free drainage. The removal of accumulated sediment may involve removal and re-establishment of fill.

Restoring native vegetation on Sounds Foreshore Reserve

Function of native vegetation of the foreshore

Native vegetation along the foreshore has several important roles:

- stabilises and buffers the land from coastal margin erosion
- provides shelter, nesting habitat, food and a corridor for wildlife
- protects the coastal habitats from run-off and sedimentation
- provides a visual barrier to land use behind
- provides protection of the scenic and natural features of the foreshore

Restoring Sounds Foreshore Reserve

Restoration is maximized by planting appropriate native species (see planting guide below) at a spacing of 1.5m. Planting at this spacing will improve chances of survival and will suppress weeds. Restoration efforts should be undertaken to achieve a natural character.

Restoration should not include intensive landscaping (benching, paving, seating) or the establishment of a 'garden like' setting. While this might be aesthetically pleasing to some, it creates barrier to the public's ability to access the foreshore by creating the perception of private ownership.

Selecting plants

Eco-sourcing plants

Eco-sourcing refers to the propagation of native plants from local areas and the planting of them back within the same region. Eco-sourcing is used in restoration projects because locally sourced plants are thought to be more likely to survive than those from further away. There can also be genetic differences within the same species between locations, therefore using plants from another location may lead to 'genetic pollution' ie hybridism, and ultimately the loss of unique regional variation and diversity.

While some species are native to New Zealand, they may not be naturally occurring in your location. While you may choose to plant them in your garden, they are not species we want on conservation land in the Marlborough Sounds. Some examples of species which ***should not be used*** in Sounds Foreshore Reserve restoration are:

- Kōwhai (*Sophora microphylla*) is native to the Havelock area, but not throughout the Sounds

Department of Conservation
Te Papa Atawbai

- Rengarenga lily (*Arthropodium cirratum*)was bought to the South Island by migrating Maori
- Karaka (*Corynocarpus laevigatus*) is native to the northern half of the North Island and was bought to the South Island by migrating Maori
- Pōhutukawa (*Metrosideros excelsa*) is native north of New Plymouth/Gisborne. While under threat in its natural range, it often displaces Marlborough Sounds natives, and is treated as a weed by DOC and removed from areas of high conservation value. It is easily spread.
- Kauri, while an iconic NZ species, is only native north of Kawhia Harbour.
- Garden cultivars of native species. There are many species that have been manipulated to change or enhance traits, such as variegated flaxes or various coloured flowers of hebes. These are not appropriate for conservation areas, as will subsequently genetically alter the natural species. You can usually tell they are a cultivar as will have a selling name suchas 'GolfBall' or 'Sunset'.

Suggested plant list

This is a suggested list only. Please check with the nursery to ensure they are appropriate to your location and site conditions and that they have been sourced from the Sounds.

Hardy sub canopy trees

Common Name	Botanical Name	Common Name	Botanical Name
kānuka	*Kunzea ericoides*	tree fuchsia	*Fuchsia excorticata*
kōhūhū	*Pittosporum tenuifolium*	five finger	*Pseudopanax arboreus*
lemonwood	*Pittsporum eugenioides*	karamū	*Coprosma robusta*
akeake	*Dodonaea viscosa*	saltmarsh ribbonwood	*Plagianthus divaricatus*
akiraho	*Olearia paniculata*	mingimingi	*Coprosma propinqua*
tītoki	*Alectryon excelsus*	puka	*Griselinia lucida*
shining karamū	*Coprosma lucida*	marbleleaf, putaputāwētā	*Carpodetus serratus*
mānuka	*Leptospermum scoparium*		

Hardy low growing plants0.5 – 1.5m

Common Name	Botanical Name	Common Name	Botanical Name
whararīki, mountain flax*	*Phormium cookianum*	harakeke, swamp flax*	*Phormium tenax*
koromiko	*Hebe stenophylla*	native iris	*Libertia ixioides*
koromiko	*Hebe stricta*	coastal shrub daisy	*Olearia solandri*
coastal silver tussock. wī	*Poa* aff. *cita*	South Island toetoe*	*Cortaderia richardii*
kiokio	*Blechnum novae-zelandiae*	turutu, blueberry	*Dianella nigra*
tauhinu	*Ozothamnus leptophyllus*		

* Good for erosion control

A more extensive plant list is provided
http://www.marlborough.govt.nz/Environment/Biodiversity/Biodiversity-Publications-Reports/-/media/Files/MDC/Home/Environment/Land/North%20Marlb%20The%20Plant%20Lists%20%20Using%20this%20Guide%20%20Part%204.ashx

http://www.nzpcn.org.nz/

Planting Guide

The following are brief guidelines to assist plant survival.

- Plant in early winter when soil moisture is high and drought risk is low
- Grass is a major competitor for moisture and sometimes light. Spot spray 1m areas 6 weeks before planting. Once planted mulch plants using old woollen carpet, bark or newspaper. Trees may need to be hand-cleared of weeds 1-2x a year until established.
- Plant in clusters so plants shelter one another as they grow, with tree spacings of 1.5m.

More detail can be found: http://www.marlborough.govt.nz/Environment/Biodiversity/Biodiversity-Publications-Reports/-/media/Files/MDC/Home/Environment/Land/North%20Marlb%20How%20to%20Plant%20Ensuring%20Plant%20Survival%20Part%203.ashx

To ensure you get eco-sourced plants we recommend
Morgans Road nursery (Blenheim): www.morgansroadnursery.co.nz/
Kenny Kyle's nursery (Rai Valley): kenkyle@xtra.co.nz; 03 5716371

Garden waste

Garden waste is not to be dumped on Sounds Foreshore Reserve, or any other public area. Garden waste often harbours weed seeds and fragments of garden plants that become invasive into natural areas. Such plants inhibit growth and regeneration of native forests and other habitats, which becomes costly and often impossible to control.

From:	[redacted]
To:	Trish Gill
Subject:	RE: 111388-OTH and 111389-OTH Marlborough Sounds Investments Ltd - application processing acknowledgement.
Date:	Friday, 29 November 2024 4:35:20 pm
Attachments:	image001.png Findlaters PS3- Greywater holding tank.pdf Asset List - Updated November 2024.xlsx 230127 service (1).JPG 20230307_pwr 9149.jpg image001.png image002.png Punga Cove Boatshed Landscape Plan.pdf

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Hi Trish,
At the time of application the upgrade work to an existing but small greywater tank on the SFR was in the process of being designed when I lodged the applications, hence the reason I noted on plan in pen. I now **attach** Findlaters PS3 confirming position along with some photos showing high standard of workmanship. Note, for some reason Findlater's have scribbled over the Primary Tank location on the foreshore on their hand drawn layout plan attached to the PS3. I think this is an error. To my knowledge, the pump and primary septic tanks are pretty much sited at that location and they are shown on the Survey Plan provided with the applications you are assessing.
You will note that the photographs also confirm power route alongside the chiller to the pump in the new greywater tank.
Findlater's PS3 also includes sewer line location between the new greywater tank and the laundry/toilets so I have **annotated** a copy of the Site Plan DOC already holds on file to confirm sewer line route. Prior to now we had taken an educated guess on approximate sewer alignment between greywater tank and laundry. Once I receive permission from Barbara I will ask the surveyor to update their Survey Plan set, but depending on their workload we might not get a revised plan back until the New Year. I trust we can continue with process using the annotated Surveyors "All Services Plan" attached for the time being to keep things moving.
I agree that the 1,000L Devan water tank acting as the greywater tank should be included on the Asset List. This tank covers 1-2 sqm. I **attach** updated Asset List. In time the area will be planted out with native species.
For completeness, I also **attach** a copy of the Landscape Plan that MSIL has prepared to show the proposed planting in the area.
Thanks again for getting on with this application process.
I will be in touch asap.
Regards
[redacted]

> On 28/11/2024 16:23 NZDT [redacted] wrote:
> Hi Trish,
> I will have a look and come back to you first thing tomorrow with explanation.
> Regards
> [redacted]
>
> > On 28/11/2024 14:17 NZDT Trish Gill <tgill@doc.govt.nz> wrote:
> >
> > Hi [redacted],

I also just wanted to check with you about the new greywater tank highlighted in red pen on the survey plan.

It doesn't correspond, that I can see, with the SFR structures plan (the one above in the application documents) or in the asset register.

Am I missing something?

Thanks,

Trish

From: Trish Gill
Sent: Thursday, 28 November 2024 12:40 pm
To: [redacted]
gavin.cooper@xtra.co.nz
Subject: 111388-OTH and 111389-OTH Marlborough Sounds Investments Ltd - application processing acknowledgement.

Hi [redacted],

Please find attached a formal letter acknowledging the applications lodged last year. You will note that the application processes will be consolidated into one, therefore, just quote 111388-OTH in any correspondence regarding the applications.

The process team meet earlier this week. Just one straightforward clarification point contained within the letter. If you have any questions regarding the letter or the clarification point, please let me know.

I look forward to hearing from you.

Ngā mihi nui,

Trish Gill (She/Her)
Permissions Advisor | Kaitūtohu
Christchurch | Ōtautahi Office
Phone: [redacted]

www.doc.govt.nz

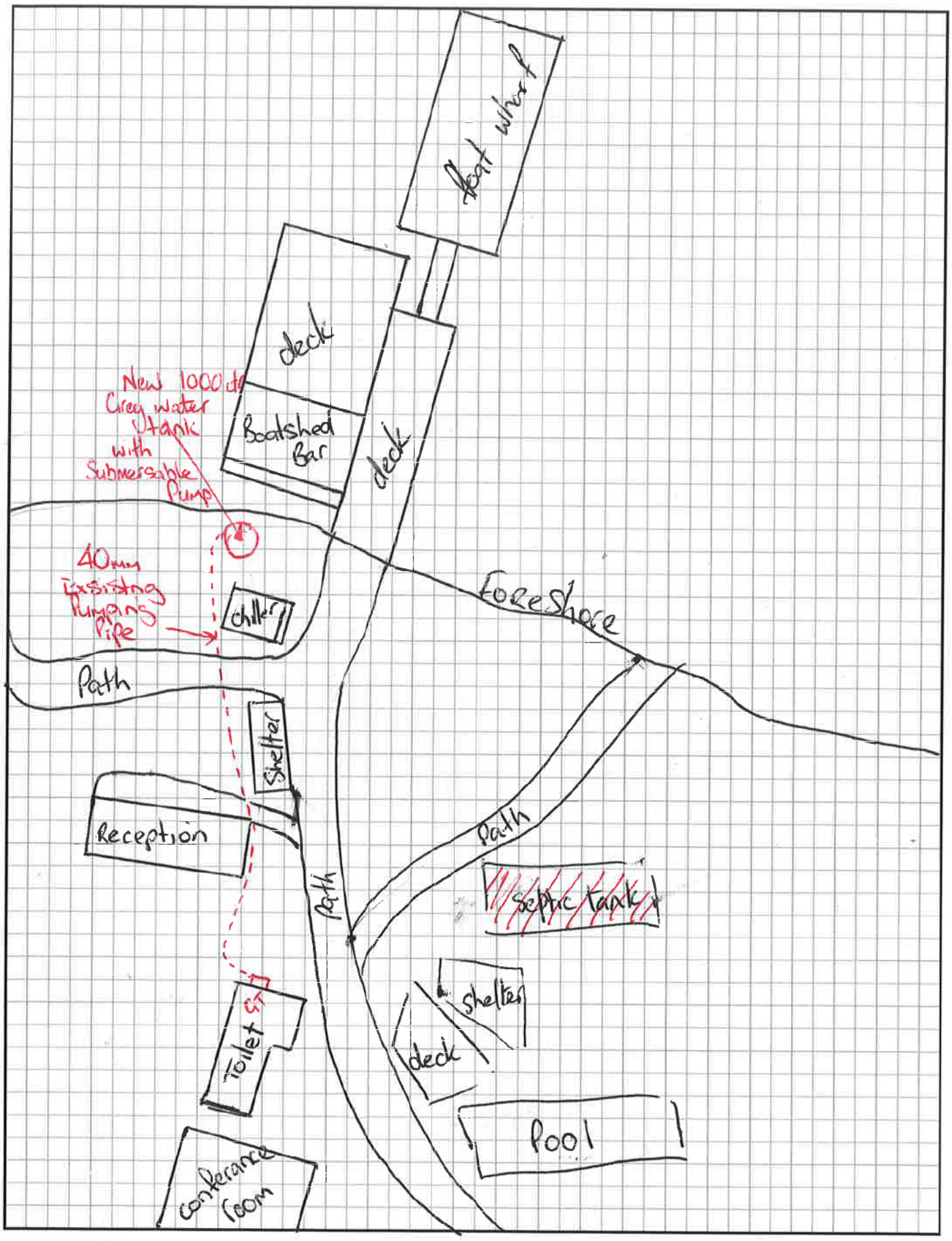
Office Use Only

Date of Inspection: _____

Plan Verification

Inspector's Name: _____

Inspector's Signature: _____



FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION
At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

ISSUED BY: Findlater Construction Ltd
(Building Contractor)

TO: Marlborough Sounds Investments Limited
(Owner/Principal)

IN RESPECT OF: Grey Water tank new boatshed bar
(Description of Contract Works)

AT: Lungs Cove Resort / Endeavor Inlet / Queen Charlotte Sound
(Address)

T/A: Marlborough District Council **BUILDING CONSENT No:** RI 230504
(Territorial Authority / Building Consent Authority)

The above Building Contractor has contracted to the above Owner/Principal to carry out and complete certain building works in accordance with the contract, titled

Grey Water tank installation new boatshed bar ("the contract")
(Title of building contract)

I [redacted] a duly authorised representative of the
(Builder's Authorised Agent)

above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed

☐ All ☑ Part only as specified in the attached particulars

of the building works in accordance with the contract.

[redacted]
(Signature of Authorised Agent on behalf of the Building Contractor)

11/10/2023
(Date)

[redacted]
(Address)

This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.

Work covered by this statement should have been supervised and checked by suitably qualified trades-persons.

The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.

As Laid Plan for Building Consent Number ~~BC~~ RI 230504

Owner Name:
Marlborough Sounds Investments Ltd

Project Location:
Street Number / Rural ID: _____ **Address:** Punga Cove
Locality: Akerdooms Rd / Endeavour Inlet / Queen Charlotte Sound.

Plumber and Drainlayer Details:
Plumber: _____ **Registration Number:** _____
Drainlayer: Findlater Construction **Registration Number:** 15622

Draw plan in ballpoint on graph section.

1. If drawing in colour use these:

   Sewer - red

   Stormwater - green

   Water - blue

Use these abbreviations:	
SS - Sanitary Sewer	IY - Inspection Y Junction
SW - Stormwater	IP - Inspection Pipe
GT - Gully Trap	AAV - Air Admittance Valve
TV - Terminal Vent	DP - Downpipe
BV - Back Vent	MH - Manhole
PV - Pan Vent	IC - Inspection Chamber
IB - Inspection Bend	BUS - Bubble Up Sump
	C - Cover

Plan is to show:

2. All drains in correct position relative to building and boundaries. Grade to be indicated.
3. All vents, gully traps and downpipes.
4. The road frontage
5. Depth of drains at connection points and key points such as top end, bottom end and inspections.
6. All foul water and stormwater drains.
7. All inspections opening points accurately dimensioned with at least two measurements.
8. All buildings and boundaries.
9. External main water lines and the source of supply.
10. North pointer or arrow.

Please refer to example on previous page as a guide to requirements.