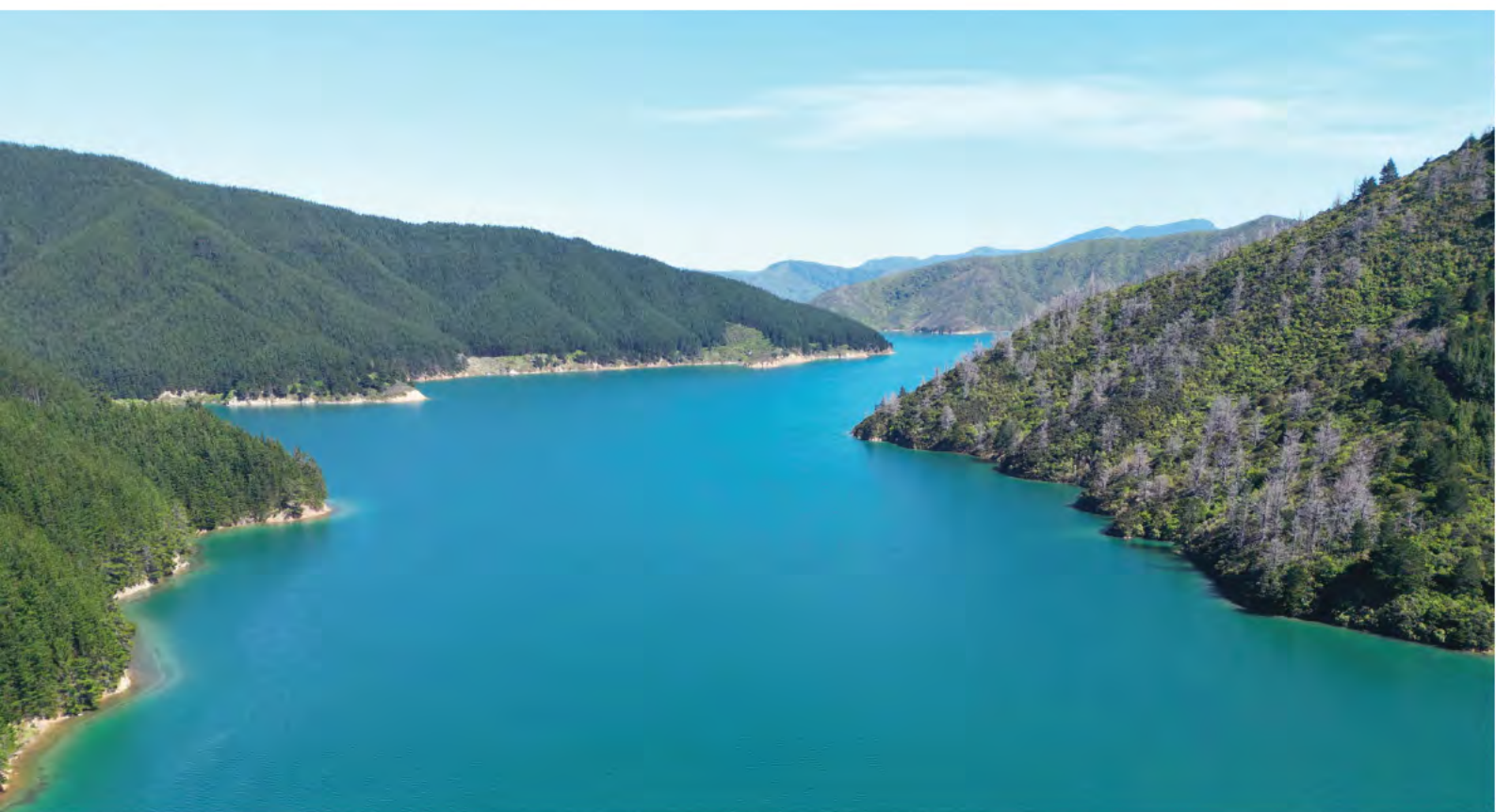


Onapua Bay

Landscape and Natural Character Assessment

Prepared for
Apex Marine Farm Limited

1 October 2026





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Prepared for: Apex Marine Farm Limited

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Executive Summary

- i. This assessment considers the potential landscape, visual and natural character effects of the proposed Onapua Bay marine farm, which forms part of the broader Fast-track approvals process for new aquaculture activities within the Marlborough Sounds. The assessment has been prepared on behalf of Apex Marine Farm Limited.
- ii. Onapua Bay is a semi-enclosed coastal embayment within Tory Channel, forming part of the wider Marlborough Sounds environment. The landscape is defined by steep, enclosing landforms, a simple and legible relationship between land and sea, and a broader pattern of productive land use, including forestry and marine-based activities. Although the bay itself is currently free of aquaculture structures, it sits within a working coastal context rather than a pristine or unmodified environment. The introduction of marine farming structures would introduce new elements into the water surface of the bay, resulting in a visible change to its current composition. However, this change would be localised and would not alter the underlying physical or spatial structure of the landscape. The enclosing landforms would continue to define the character of the bay, and the proposed activity would be perceived as a secondary component within this setting.
- iii. At a broader scale, including the Marlborough Sounds and Tory Channel, landscape and visual effects are assessed as very low to low due to the limited visibility and contained nature of the proposal. Within Onapua Bay, landscape effects are assessed as low to low-moderate, while visual effects range from low-moderate to moderate depending on the viewing location. Effects for marine users within the bay are moderate, reducing to low-moderate where the identified refinement to Block A is adopted.
- iv. The site is located within an area mapped as High Natural Character in the Marlborough Environment Plan. This assessment acknowledges that mapping and considers whether the proposal would result in significant adverse effects on, or otherwise compromise, the values and characteristics that underpin the mapped area. Natural character effects are primarily associated with a localised change to experiential attributes, reflecting the introduction of visible human activity within the coastal marine area. The abiotic and biotic components of the environment remain largely unchanged, and the defining characteristics of the bay are maintained. Overall natural character effects are assessed as low to low-moderate.
- v. Cumulative landscape, visual and natural character effects would be Low within Onapua Bay and Very Low at the wider Tory Channel scale, and would not be significant. Overall, the proposal would result in localised and acceptable effects, and would not compromise the key landscape or natural character values of Onapua Bay.

Introduction

Purpose

- 1 This report provides an assessment of the landscape and natural character of the coastal marine area associated with an area of potential marine farming activity within Onapua Bay, Marlborough Sounds. The primary purpose of this assessment is to support consideration of proposed aquaculture activities within the Marlborough Environment Plan / Fast-track approvals context. The assessment has been prepared on behalf of Apex Marine Farm Limited, who have interests in the continuation and development of marine farming activities within the Marlborough Sounds.
- 2 This report provides a comprehensive assessment of the existing landscape and natural character context of Onapua Bay, and evaluates the extent to which marine farming activities influence the values associated with this environment.

Scope

- 3 This report addresses the following matters:
 - The existing landscape character of Onapua Bay and the surrounding coastal environment;
 - The natural character attributes within the bay;
 - The relationship between marine farming activities and the identified landscape and natural character values of the area; and
 - The landscape, natural character, and visual effects associated with the presence of marine farming structures within the bay.
- 4 This assessment acknowledges the High Natural Character overlay covering part of Onapua Bay and considers whether the proposal is compatible with the values identified by that overlay, having regard to the existing local baseline and the nature, scale and location of the proposed activity.
- 5 I have read the Code of Conduct for Expert Witnesses contained in section 9 of the Environment Court Practice Note 2023 and agree to comply with it. I have complied with the Code in preparing this assessment. Except where I state that I rely on the evidence or advice of another person, the opinions expressed are within my area of expertise. I have not omitted to consider any material fact known to me that might alter or detract from the opinions expressed.

Methodology

Assessment Approach

- 6 This landscape and natural character assessment has been prepared by Josh Hunt, a Registered Landscape Architect (NZILA), and is based on guidance from the NZ Landscape Assessment Guidelines¹, with the intention to determine the nature of effects and identify the degree of those effects, based on the following 7-point scale (Figure 1). The upper row reflects the commonly used NZILA effects rating scale, while the lower row provides a reference to the comparative terminology commonly used within the Resource Management Act (RMA), commonly applied to the section 95 notification test and the section 104D gateway test for non-complying activities.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than minor	Minor		More than Minor		Significant	

Figure 1: Effects rating scale.

- 7 This assessment has been tailored to suit the nature of the issues being considered within the Fast-track approvals process, with particular regard to matters relating to landscape and natural character within the coastal environment of Onapua Bay.
- 8 The methodology follows a structured process which includes:
- Identification of the existing landscape and natural character context of Onapua Bay;
 - Identification of the attributes and values associated with that environment;
 - Consideration of the characteristics of marine farming activity within the bay; and
 - Evaluation of the magnitude of change and resulting landscape and natural character effects.
- 9 This assessment considers both landscape character and natural character within the context of Onapua Bay. While these matters are closely related, they are recognised within the Resource Management Act as distinct considerations, and are therefore assessed using related but separate analytical frameworks.

Landscape Assessment Framework

- 10 The assessment of landscape character follows the commonly applied landscape assessment framework outlined in the NZ Landscape Assessment Guidelines – Te Tangi a te Manu (NZILA, 2022). This framework considers landscape through three broad attribute groups (identified below), which collectively contribute to the overall landscape character of Onapua Bay.

¹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora NZILA, July 2022



Physical Attributes

- 11 These relate to the physical and ecological characteristics of the environment, including:
- coastal landform and landform patterns
 - vegetation cover and patterns
 - marine and coastal ecological characteristics
 - coastal processes.

Associative Attributes

- 12 These relate to the cultural/historical associations connected with the landscape, including:
- cultural associations
 - historical patterns of land use
 - recreational values.

Perceptual Attributes

- 13 These relate to how the landscape is perceived and experienced by people, including:
- perceived naturalness
 - scenic qualities
 - spatial qualities such as enclosure or openness
 - the presence or absence of built structures.

Natural Character Assessment Framework

- 14 The assessment of natural character has been undertaken with reference to section 6(a) of the RMA, Policy 13 of the NZCPS, and the relevant Marlborough Environment Plan provisions relating to natural character within the coastal environment. Particular regard has also been given to the MEP natural character mapping, the Coastal Natural Character Schedule of Values, and the factors for assessing natural character effects contained in Appendix 4 of the MEP. The natural character of Onapua Bay is considered through these components:

Abiotic Factors

- coastal landforms
- geomorphology
- coastal processes
- water bodies and marine characteristics.

Biotic Factors

- indigenous vegetation
- marine habitats and ecological values
- ecological integrity and naturalness.

Experiential Factors

- perceived naturalness
- degree of human modification
- visual and sensory qualities associated with the coastal environment.

Existing Environment

Landscape Context and Scale

- 15 The landscape and natural character context of the Onapua Bay application site is best understood as part of a sequence of nested coastal landscape scales. This provides a structured way of considering the broader Marlborough Sounds and Tory Channel context alongside the more localised characteristics of Onapua Bay and the Site Coastline.
- 16 For this assessment, the receiving environment has been considered across the following five scales (levels):
1. Marlborough Sounds – the broader regional coastal landscape
 2. Outer Marlborough Sounds – the wider landscape
 3. Tory Channel – broader landscape context
 4. Onapua Bay – the local embayment
 5. Site Coastline – the immediate coastal interface adjacent to the proposal area
- 17 Each of these scales contributes to the site's overall landscape and natural character context.

Marlborough Sounds (and the Outer Marlborough Sounds) – Level 1/2

- 18 The Marlborough Sounds comprise an extensive coastal landscape located at the north-eastern tip of the South Island (Attachment 1: Sheet 1). The area is characterised by a complex network of drowned river valleys, creating an intricate pattern of peninsulas, islands, headlands and enclosed waterways. This landscape exhibits several defining characteristics:
- steep coastal hill country rising directly from the sea
 - highly indented coastlines with numerous bays and inlets
 - strong land–sea relationships
 - a mixture of regenerating indigenous vegetation and productive land uses
- 19 The Sounds are widely recognised as a distinctive coastal landscape, where the interaction between the complex coastal landforms and sheltered marine waters creates a highly legible and visually expressive environment.
- 20 Within the wider Sounds landscape, the Outer Sounds represent the more exposed areas closer to Cook Strait. This part of the Sounds is generally characterised by:
- steeper coastal landforms
 - greater exposure to marine influences
 - a more open coastal setting compared with the inner Sounds



- 21 Land use within the Outer Sounds reflects a mixture of activities including pastoral farming, exotic forestry and regenerating indigenous vegetation, alongside marine-based activities.
- 22 These productive land uses contribute to a landscape that has often been described as a working coastal landscape, where natural landforms coexist with long-established resource-based activities.

Tory Channel – Level 3

- 23 Tory Channel forms one of the principal marine passages within the Marlborough Sounds, linking Queen Charlotte Sound / Tōtaranui with Cook Strait. The Channel is characterised by a long, narrow marine corridor approximately 15 kilometres in length and generally between one and one and a half kilometres wide. The surrounding landscape is strongly defined by steep enclosing hill slopes and a complex sequence of headlands and bays, creating a landscape that is both highly legible and strongly enclosed.
- 24 From a marine perspective, Tory Channel is influenced by strong tidal flows originating from Cook Strait. MDC current mapping (Figure 4 below) shows strong tidal currents and mixing with the main channel. Conditions within Onapua Bay are more sheltered, reflecting its position within a partially enclosed embayment.
- 25 The marine environment is characterised by:
- sheltered wave conditions within the Channel
 - cold, saline and nutrient-rich waters
 - reef margins along the Channel edges
 - silty sands and gravels within deeper parts of the Channel
- 26 Ecologically, the Channel supports diverse marine habitats including seaweed and invertebrate communities associated with reef areas and sediments within side bays.
- 27 The surrounding landscape also contains a limited number of coastal dwellings and buildings associated with farming and forestry activities, typically located on coastal margins or within small bays. Settlement within the wider Tory Channel environment is generally sparse and dispersed, reflecting the limited accessibility of the surrounding hill country.
- 28 The landscape character of Tory Channel reflects a mixed and productive environment, including forestry, pastoral land uses, regenerating indigenous vegetation and marine farming activities within some parts of the Channel.

Onapua Bay – Level 4

- 29 Onapua Bay forms one of the side bays located along the southern side of Tory Channel. The bay is defined by a semi-enclosed coastal basin, visually contained by surrounding headlands and steep coastal slopes. These landforms frame views across the bay while maintaining visual connections with the broader waters of Tory Channel (Attachment 1: Sheets 5, 6, 7 & 8). The surrounding landscape exhibits the broader characteristics of the Channel environment, including:
- steep coastal hill slopes
 - a mixture of regenerating indigenous vegetation
 - areas of pastoral farming and forestry
- 30 These patterns reflect the long history of productive land use within parts of the Marlborough Sounds landscape. At present, no marine farming structures are located within Onapua Bay, and the marine environment within the bay remains largely free of built structures.

Site Coastline – Level 5

- 31 At the most local scale, the site coastline comprises the immediate coastal interface between the surrounding landforms and the coastal marine area of Onapua Bay. This coastline is characterised by:
- steep coastal slopes descending toward the shoreline
 - a relatively simple shoreline form typical of sheltered side bays
 - vegetation patterns reflecting a mixture of regenerating indigenous vegetation and productive land uses within the surrounding hill country.
- 32 The immediate coastal environment (Attachment 1: Sheets 19 & 20) therefore reflects the broader landscape characteristics of Onapua Bay (while forming the local receiving environment later in this assessment).

Summary of Existing Environment

- 33 The landscape and natural character of Onapua Bay are shaped by a hierarchy of coastal landscape scales. At the Marlborough Sounds scale, the landscape is defined by an extensive network of drowned valleys and steep coastal landforms. At the Outer Sounds scale, the environment exhibits a mixture of natural coastal landforms and productive land uses.
- 34 At the Tory Channel scale, the landscape is defined by a narrow marine corridor strongly enclosed by surrounding hill country and influenced by strong tidal flows. At the local scale, Onapua Bay forms a semi-enclosed side bay within this channel landscape. Finally, at the site coastline scale, the immediate coastal environment reflects the relationship between the surrounding hill slopes and the sheltered waters of the bay.

Landscape Character Baseline Assessment

35 The assessment of landscape character has been undertaken using the landscape framework outlined in the New Zealand Landscape Assessment Guidelines – Te Tangi a te Manu (NZILA, 2022). Under this framework, landscape character is understood through consideration of three primary attribute groups:

- **Physical attributes** – the physical and ecological characteristics of the landscape;
- **Associative attributes** – the cultural, historical and social associations connected with the landscape; and
- **Perceptual attributes** – how the landscape is perceived and experienced.

36 While the broader landscape context of the Marlborough Sounds and Tory Channel contributes to the overall character of the area, this assessment focuses primarily on the landscape characteristics of Onapua Bay (Attachment 1: Sheets 2 & 3), which forms the immediate receiving environment for the potential marine farming activity.

Physical Landscape Attributes

Coastal Landforms

37 Onapua Bay forms a relatively long and enclosed side embayment located along the southern shoreline of Tory Channel. The bay extends approximately 3.4 kilometres inland from the channel, with an entrance approximately 700 metres wide, defined by the headlands of Katoa Point to the east and a ridgeline descending from Rahotia Peak (611m) to the west.

38 The surrounding landforms comprise steep coastal hill slopes that descend directly toward the shoreline, creating a clearly defined coastal basin within the wider Tory Channel landscape. These enclosing landforms create a strong sense of spatial containment around the bay while maintaining visual connections outward toward the waters of the channel. The landform patterns reflect the broader geomorphological processes that have shaped the Marlborough Sounds landscape, where drowned river valleys have produced a complex sequence of headlands, ridges and sheltered embayments.

Vegetation Patterns

39 Vegetation patterns within the surrounding hill country are strongly influenced by commercial plantation forestry, which forms the dominant land cover across much of the catchment surrounding Onapua Bay. Areas of regenerating indigenous vegetation occur in more limited locations, including within Katoa Point Scenic Reserve, located on the eastern headland of the bay. Other small areas of regenerating vegetation are associated with the margins of rural dwellings and steeper landforms. Overall, the vegetation patterns across the surrounding landscape reflect a productive forestry landscape, interspersed with smaller areas of regenerating indigenous vegetation.

Marine Environment

- 40 The marine environment of Onapua Bay forms part of the wider coastal system of Tory Channel. While the channel itself experiences strong tidal flows and mixing associated with Cook Strait, the waters within Onapua Bay are relatively sheltered due to the partially enclosed nature of the embayment.
- 41 The Onapua Bay seafloor is approximately 15m deep through the centre, which is considerably shallower than the adjacent section of Tory Channel, which is approximately 55m deep adjacent to the Onapua Bay entrance (Figure 2).

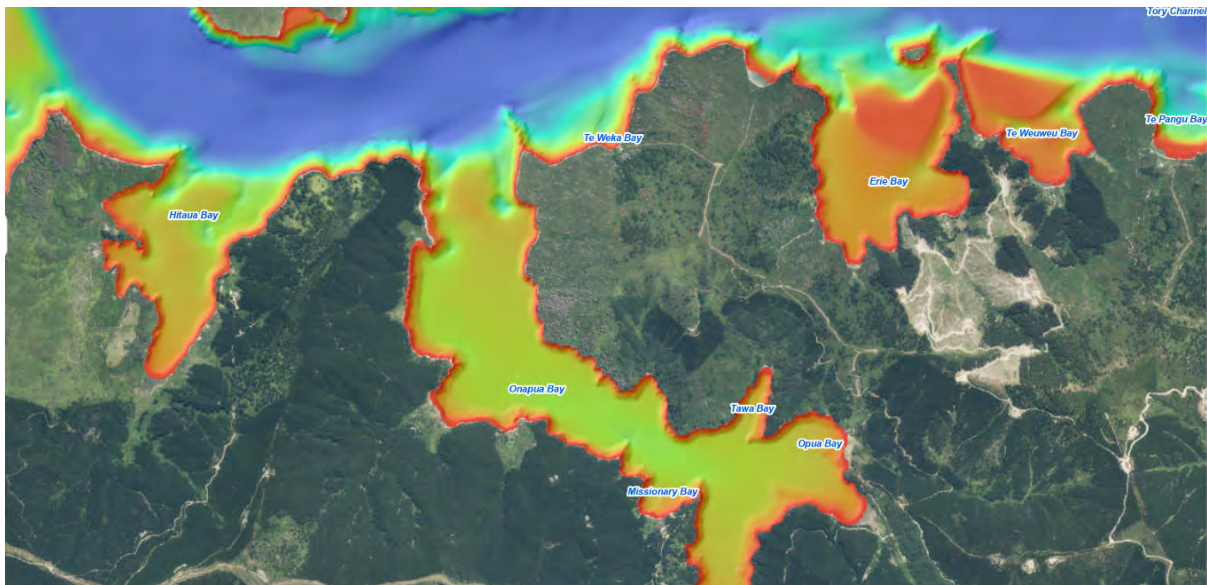


Figure 2: Marlborough Seabed Habitats - Bathymetry (Source Marlborough District Council Smart Maps)

- 42 The marine environment within the bay is visually simple and largely defined by the relationship between the surrounding coastal landforms and the open water surface. At present there are no marine farming structures within the bay, and the water surface remains largely free of built structures aside from small jetties associated with nearby dwellings.

Associative Landscape Attributes

Historical and Cultural Attributes

- 43 The Marlborough Sounds landscape has long been associated with coastal navigation, fishing and maritime activity. The intricate network of channels and bays has historically provided sheltered routes for transport and communication throughout the region. Within the wider Sounds landscape, the coastal environment has also supported a range of productive land uses including farming, forestry and marine-based industries.
- 44 Evidence of early Māori occupation is present throughout the Tory Channel area, with a number of recorded archaeological sites located along the coastal margins of Onapua Bay

(Figure 3), including a historic pā site on the western shore opposite the application site. To date, no specific cultural associations or recorded archaeological sites are identified in relation to the area of water concerning this assessment.

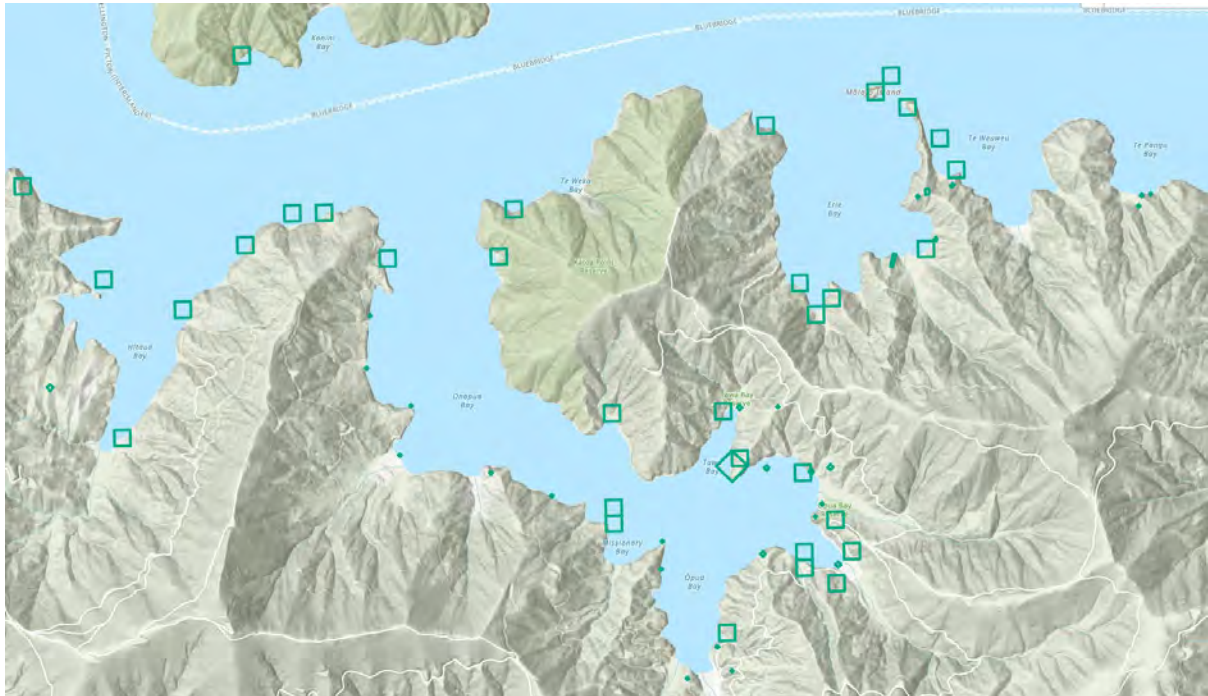


Figure 3: Archsite (Public Map)

Productive Landscape Associations

- 45 The surrounding landscape of Onapua Bay displays clear associations with productive land use activities, particularly commercial forestry, which occupies a substantial portion of the surrounding hill country. These productive land uses contribute to the character of the Outer Marlborough Sounds as a working coastal landscape, where natural landforms and coastal environments coexist with established resource-based industries.

Recreational and Coastal Use

- 46 The sheltered waters of the Marlborough Sounds are widely valued for recreational boating, fishing and marine transport. While Onapua Bay itself is relatively secluded, it forms part of the wider coastal environment that supports these recreational and maritime activities. Many of the dwellings within Onapua Bay have an associated jetty or boat ramp (10 total), as well as there being a series of 10 moorings throughout the bay. Additionally, there is a log barge loading facility located near the head of Onapua Bay which is used periodically to transfer harvested forestry from the surrounding catchment to marine transport.



Perceptual Landscape Attributes

Spatial Qualities

- 47 Onapua Bay exhibits a semi-enclosed spatial character, created by the surrounding headlands and steep hill slopes that frame the waters of the bay. These enclosing landforms create a strong sense of spatial definition within the bay while maintaining visual connections with the broader waters of Tory Channel.

Visual Simplicity

- 48 At present, the marine environment within the bay exhibits a relatively simple visual character defined primarily by the relationship between the surrounding landforms and the water surface. The absence of marine farming structures means that the water surface remains largely free of built infrastructure, aside from small-scale jetties associated with nearby dwellings.

Working Coastal Landscape

- 49 Despite the relatively simple marine environment within the bay, the surrounding landscape reflects a broader working coastal landscape. Commercial forestry dominates much of the surrounding hill country, while scattered dwellings and associated coastal structures occur within parts of the bay. These patterns of land use contribute to a landscape that reflects both the natural coastal landforms of the Marlborough Sounds and the long-established presence of productive land uses within the surrounding hill country.

Summary of Landscape Character Baseline

- 50 The landscape character of Onapua Bay is defined by the interaction between the distinctive coastal landforms of the Marlborough Sounds and the productive land uses occurring within the surrounding hill country. Key characteristics include:

- steep enclosing coastal landforms typical of the Marlborough Sounds;
- a long, semi-enclosed coastal embayment opening toward Tory Channel;
- surrounding hill country dominated by commercial forestry;
- limited areas of regenerating indigenous vegetation including Katoa Point Scenic Reserve; and
- a relatively simple marine environment (currently free of marine farming structures).

- 51 Together these characteristics create a landscape that reflects both the natural coastal qualities of the Marlborough Sounds and the established working landscape character of the Outer Sounds environment.

Natural Character Baseline Assessment

52 Natural character within the coastal environment of Onapua Bay is assessed with reference to the relevant provisions, mapping and schedules of the Marlborough Environment Plan (MEP), together with the assessment approach in Te Tangi a te Manu. Consistent with that framework, natural character is evaluated through three primary components:

- **Abiotic attributes** – the physical characteristics of the coastal environment, including coastal landforms, geomorphology and marine processes;
- **Biotic attributes** – the ecological characteristics of the coastal environment, including vegetation patterns and marine habitats; and
- **Experiential attributes** – the perceived naturalness and degree of human modification, influencing how the coastal environment is perceived and experienced.

53 While natural character is influenced by attributes operating at a range of spatial scales, this assessment focuses primarily on the natural character of the environment within Onapua Bay. In assessing potential effects on natural character, the MEP also identifies² a range of relevant considerations including the status of the resource, the proportion of the resource affected, sensitivity to change, resilience and cumulative effects.

Abiotic

Marlborough Sounds Coastal System

54 The Marlborough Sounds coastal environment is defined by a complex network of drowned river valleys, which form a distinctive landscape of headlands, inlets, channels and sheltered bays. These landforms are a defining characteristic of the region and contribute strongly to the natural character of the coastal marine area. The interaction between steep coastal hill country and extensive water surfaces creates a highly indented coastline with numerous embayments and sheltered marine environments.

Outer Sounds Context

55 Within the wider Marlborough Sounds landscape, Onapua Bay forms part of the Outer Sounds coastal environment, where the scale of coastal landforms and exposure to Cook Strait influences inform this coastal setting. While the Outer Sounds retain a strong sense of remoteness and naturalness, parts of the landscape have been modified through land use activities including forestry, pastoral farming and scattered coastal settlement.

² Marlborough Environment Plan: Appendix 4: Determining Significant Adverse Effects on Natural Character

Tory Channel Coastal System

- 56 Onapua Bay is located along the southern shoreline of Tory Channel, a narrow channel connecting Queen Charlotte Sound with Cook Strait. Although the channel appears relatively sheltered compared with the open coast, the wider oceanographic influences of Cook Strait contribute to a dynamic marine environment characterised by strong tidal exchange and mixing. The channel margins include numerous smaller bays and embayments, which form sheltered marine environments within the broader channel system. The wider Tory Channel environment also supports a range of coastal activities including marine transport, aquaculture structures in neighbouring bays, and scattered coastal development.

Onapua Bay Embayment

- 57 Onapua Bay forms a relatively long and enclosed embayment extending approximately 3.4 km inland from Tory Channel, with an entrance approximately 700m wide defined by the headlands of Katoa Point and a ridgeline which extends down from the Rahotia Peak (611m). This embayment is enclosed by steep coastal hill country, has a gently indented coastline, and a series of smaller sub-embayments towards the inner (head) part of bay.
- 58 These surrounding landforms are consistent with the broader geomorphological processes that have shaped the Marlborough Sounds landscape, where drowned river valleys have produced a network of deeply indented coastlines and enclosed bays.

Seabed Environment

- 59 The marine environment within Onapua Bay is influenced by the wider Tory Channel coastal system, which experiences strong tidal currents and mixing associated with Cook Strait. However, within the bay itself, the waters are relatively sheltered compared with the main channel, reflecting the partially enclosed nature of the embayment.
- 60 A benthic investigation undertaken within the bay indicates that the seabed environment within the central portion of Onapua Bay is dominated by silt and clay sediments³, reflecting the sheltered hydrodynamic conditions within the embayment. These sediment environments are typical of sheltered bays within the Marlborough Sounds and are associated with relatively slow water movement (Figure 4)⁴ and ongoing sediment deposition, particularly in comparison to the main channel. Nearshore areas include a more varied substrate environment, including cobble and shell sediments⁵.

³ Davidson, RJ (2016). Biological Report for a marine farm application located on Onapua Bay, Tory Channel. Section 4.2

⁴ Marlborough District Council – Tory Channel Flow Data (open-apps.oceanum.io)

⁵ Davidson, RJ (2016). Biological Report for a marine farm application located on Onapua Bay, Tory Channel. Section 4.2



Figure 4: MDC Tory Channel Currents (open-apps.oceanum.io)

- 61 The bay forms part of the wider marine system of Tory Channel but exhibits the characteristics typical of side embayments within the Marlborough Sounds, where sheltered conditions occur alongside the more dynamic channel environment.

Biotic

Terrestrial Vegetation

- 62 The terrestrial environment surrounding Onapua Bay is dominated by commercial plantation forestry, along with an area of indigenous vegetation occurring within Katoa Point Scenic Reserve, located on the eastern headland of the bay. Although protected, parts of the reserve currently contain wilding pines and regenerating vegetation following historical land clearance.
- 63 There are other patches of regenerating vegetation, typically associated with the scattered dwellings throughout the bay, however the presence of commercial forestry remains dominant (Attachment 1: Sheets 9, 18 & 20). The extensive forestry reflects the long history of productive land use within this area of the Marlborough Sounds landscape, alongside areas where indigenous vegetation has regenerated.

Marine Ecology

- 64 Marine habitats within Onapua Bay are predominantly soft-sediment benthic environments typical of sheltered coastal embayments. The Coastal Ecological Impact Assessment (EclA) identifies most of the proposed consent area as Low ecological value⁶. It also identifies a small bedrock reef tip with native *Galeolaria hystrix* tubeworm mounds extending into the central application block as High ecological value. The farm layout retains a 0.068ha exclusion zone at the foot of this reef. Dense *Chaetopterus*-formed habitat on the adjacent shore slopes outside

⁶ Robertson, B. (2026). *Marlborough Sounds Aquaculture Project: Coastal Ecological Impact Assessment*. Robertson Environmental Limited Report REL174582, Version 1.0, sections 3.2.1 and 4.4, Table 3-2, pp. 12, 15 and 28.

the consent footprint is assessed as Moderate ecological value. The taxonomic and biosecurity status of the Chaetopterus remains unresolved, and it is currently regarded as cryptogenic⁷.

- 65 Under the MEP, the identification of ecologically significant habitats is guided by criteria relating to representativeness, rarity, diversity and distinctiveness. Based on the MEP mapping, the nearest scheduled Ecologically Significant Marine Sites are located at the Head of Onapua Bay (Sites 5.3 & 5.4E), within the Tory Channel (Figure 5). The reef tip and Chaetopterus beds described above are discrete ecological features identified by the EclA and are separate from those scheduled sites. Beyond these discrete features, the marine habitat within the proposed consent area is predominantly Low-value soft sediment typical of sheltered bay environments.



Figure 5: MDC Environment Plan Overlays Map – Ecologically Significant Marine Sites

Experiential

Perceived Naturalness

- 66 The coastal environment surrounding Onapua Bay exhibits many of the defining characteristics of the Marlborough Sounds landscape, including steep enclosing landforms, complex coastal indentations and expansive water surfaces. These landform characteristics contribute strongly to the perception of a natural coastal environment. However, the surrounding hill country also displays clear evidence of human modification, particularly through the presence of commercial forestry and areas of historical land clearance.

Settlement and Human Presence

- 67 The wider Tory Channel environment includes marine transport activity and other coastal uses typical of the Marlborough Sounds. Human modification within Onapua Bay is primarily associated with land-based activities within the surrounding hill country, including roading, dwellings and a power line route. The Onapua marine environment currently contains no

⁷ Robertson, B. (2026), p. 12 and footnote 6, drawing on the Ecological Expert Conference and Joint Witness Statement dated 30 March 2026.



marine farming structures (noting that there was formerly a consented marine farm in Missionary Bay – identifiable on 1995 Marlborough District Council, Marlborough Sounds Marine Farms – Sheet 10), and the water surface remains largely free of built infrastructure, with the exception of a number of jetties associated with dwellings (see Figures 7 & 8, and the Visual Effects Assessment).

Summary of Natural Character Baseline

- 68 The natural character of the coastal environment within Onapua Bay reflects the interaction between the natural coastal landforms of the Marlborough Sounds and the presence of productive land uses within the surrounding hill country. Key characteristics include:
- the distinctive drowned valley landforms of the Marlborough Sounds
 - the sheltered embayment environment associated with Tory Channel
- predominantly Low-value soft-sediment marine habitat typical of sheltered coastal bays, together with discrete higher-value reef and biogenic habitat features identified by the EclA
- surrounding hill country that has been modified through forestry and other productive land uses.
- 69 Together these attributes contribute to the natural character of the coastal environment within Onapua Bay and its relationship with the wider landscape of the Marlborough Sounds. While the bay itself currently contains no marine farming structures, the wider Tory Channel environment includes marine transport activity and aquaculture structures within neighbouring bays.
- 70 It is worth noting that, in my opinion, the natural character and landscape descriptions are generally consistent with those in the earlier Hudson Associates⁸ and Boffa Miskell⁹ Assessments for this locality.
- 71 While the broader Marlborough Sounds and Tory Channel environments exhibit strong natural coastal characteristics, the landscape context of individual side embayments such as Onapua Bay reflects a more localised interaction between natural landforms and established productive land uses within the surrounding catchment.

⁸ Landscape Assessment for Apex Marine Farm Limited: Onapua Bay (2016). Hudson Associates Landscape Architects.

⁹ Boffa Miskell (2018): Onapua Bay Plan Change – Natural Character, Landscape & Visual Amenity Assessment.

Natural Character Sensitivity

- 72 Natural character sensitivity reflects the susceptibility of the receiving environment to change, having regard to the characteristics and values identified in the preceding sections. Within the coastal environment of the Marlborough Sounds, natural character is influenced by a combination of the region's distinctive drowned valley landforms, the interaction between steep coastal hill country and sheltered marine embayments, and the ecological characteristics associated with the coastal marine area.
- 73 At the regional scale, the Marlborough Sounds landscape exhibits strong natural character attributes associated with the complex pattern of channels, headlands and embayments formed by drowned river valleys. These landforms contribute strongly to the overall natural character of the coastal environment.
- 74 At the Tory Channel scale, the coastal environment reflects a combination of natural coastal processes and human activity. While the channel retains strong natural characteristics associated with its landform structure and marine ecosystems, the presence of marine transport activity, aquaculture structures in neighbouring bays, scattered settlement, jetties and areas of forestry contribute to a landscape that exhibits a mixture of natural and modified attributes.
- 75 Within this broader context, Onapua Bay forms a side embayment within the Tory Channel system. The bay itself is enclosed by steep hill country and retains the distinctive coastal landform characteristics typical of the Marlborough Sounds. However, the surrounding terrestrial environment has been substantially modified through historical land clearance that has primarily resulted in extensive plantation forestry, and the bay contains a limited number of dwellings and associated coastal infrastructure. The marine environment within the bay itself is currently free of aquaculture structures and is predominantly characterised by soft-sediment benthic habitat typical of sheltered coastal embayments, together with the discrete higher-value reef and biogenic habitat features described above.
- 76 Taking these factors into account, the natural character sensitivity of Onapua Bay can be understood as reflecting the interaction between strong underlying natural coastal landforms and a surrounding landscape that has experienced a degree of human modification through land use and settlement patterns. Accordingly, the natural character sensitivity of the coastal environment within Onapua Bay is considered to be moderate, reflecting the presence of identifiable natural coastal characteristics while also recognising the influence of existing modification within the surrounding landscape.

Issues

- 77 Having regard to the landscape and natural character context described in the preceding sections, and the nature of the proposed marine farming activity, the following issues are considered relevant to this assessment.

Natural Character Mapping and Assessment Scale

- 78 Onapua Bay is located within an area mapped as High Natural Character in the Marlborough Environment Plan. A key issue for this assessment is therefore how that mapping should be understood and applied at the more local Onapua Bay and site coastline scales when considering the proposed marine farm.
- 79 The mapped High Natural Character overlay reflects a broader assessment of the coastal environment. However, at the more local bay scale, the receiving environment is influenced by the interaction between the distinctive coastal landforms of the Marlborough Sounds and a modified terrestrial catchment, including commercial forestry and other productive land uses. These existing characteristics influence the local expression of natural character and are relevant when assessing the sensitivity of the receiving environment and the extent to which the proposal may affect the values and characteristics that underpin the mapped High Natural Character area.

Relationship Between Marine Farming and Landscape Character

- 80 A second issue relates to the compatibility of marine farming activities with the landscape character of Onapua Bay and the wider Tory Channel environment. While the marine environment within the bay is currently free of aquaculture structures, marine farming activities occur within other parts of the Marlborough Sounds and are a recognised component of the broader working coastal landscape of the region.
- 81 Accordingly, the issue arises as to whether the presence of marine farming structures within Onapua Bay would materially alter the key characteristics that define the landscape of the bay and its relationship with the wider Marlborough Sounds environment.

Natural Character Effects of Marine Farming

- 82 A further issue relates to the extent to which marine farming activity would influence the natural character of the coastal marine area within Onapua Bay. This requires consideration of the degree to which marine farming structures may affect the abiotic, biotic and experiential attributes that contribute to the natural character of the bay, including the physical coastal landforms, marine habitats, and the perceived naturalness of the coastal environment.

83 In this context, it is also relevant to consider the scale of the bay environment and the extent to which marine farming activity may influence the overall natural character of the bay, rather than simply introducing change to a limited portion of the coastal marine area.

Issues Summary

84 In summary, the key issue for this assessment is whether the potential presence of marine farming within Onapua Bay would materially alter the landscape and natural character values of the bay environment, having regard to:

- the existing landscape character of the bay and surrounding environment;
- the degree of modification already present within the surrounding catchment; and
- the scale and characteristics of marine farming activity within the coastal marine area.

Proposal

85 The matters considered in this assessment arise in the context of the Fast-track approvals process for proposed aquaculture activities within the Marlborough Sounds. The Onapua Bay proposal forms part of that broader application and seeks approval for marine farming activities within defined areas of the coastal marine area.

86 Within Onapua Bay, the proposal would enable the establishment and operation of marine farming structures within three defined blocks. This assessment considers the potential landscape, visual and natural character effects associated with those structures, having regard to the existing receiving environment, the mapped High Natural Character overlay, and the relevant statutory planning context.

87 Marine farming within the Marlborough Sounds typically involves the use of longline aquaculture systems, which comprise a series of surface floats supporting submerged lines used for the cultivation of shellfish species such as mussels. These structures are generally arranged in linear configurations and occupy defined areas of the coastal marine area, while allowing continued use of the surrounding waters for navigation and other marine activities. Marine farming has been a long-established activity within parts of the Marlborough Sounds and forms part of the broader working coastal landscape of the region.

88 For the purposes of this assessment, the proposal comprises three marine farm blocks totalling 15.73 hectares. Block A contains 30 longlines, Block B contains 20 longlines, and Block C contains 16 longlines. The individual backbones range from approximately 61 metres to 215 metres in length, with the lines spaced 10 metres apart. The site is proposed to be used for flat oyster cultivation, but also for Greenshell mussels and/or seaweed species. The farm layout

retains a 0.068-hectare exclusion zone at the foot of the bedrock reef and is configured to avoid the dense *Chaetopterus* tubeworm beds on the adjacent shore slopes¹⁰.

- 89 The assessment therefore considers the potential landscape, natural character and visual implications associated with the presence of marine farming structures within the coastal marine area of Onapua Bay, within the context of the existing landscape and natural character environment described in the preceding sections.

Statutory Provisions

- 90 This section is not intended to provide a comprehensive planning assessment of the proposal against the provisions of the relevant statutory documents. The purpose of reviewing the statutory provisions is to assist in framing the landscape and natural character assessment contained within this report.
- 91 The application is being determined under the Fast-track Approvals Act 2024 (FTAA) rather than the standard RMA resource consent pathway. While there is no requirement to comply with the NZCPS under the FTAA, the RMA, NZCPS and Marlborough Environment Plan remain relevant considerations because they identify the landscape, natural character and coastal environment values that inform the evaluation of effects. Accordingly, this assessment draws on the statutory planning framework to understand the values and characteristics of the receiving environment, while recognising that the application is being considered under the FTAA.

Fast-track Approvals Act

- 92 The proposal is being advanced through the Fast-track Approvals Act 2024. The Fast-track Approvals Act establishes a separate approval pathway for projects with regional or national benefits, including a decision-making framework that requires adverse impacts to be considered in relation to those benefits.
- 93 Under section 85 of the Act, an approval may be declined where the panel forms the view that there are one or more adverse impacts in relation to the approval sought, and those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits, after taking into account any conditions or modifications proposed to address those impacts.

¹⁰ Robertson, B. (2026). Marlborough Sounds Aquaculture Project: Coastal Ecological Impact Assessment, sections 4.4 and 6.1, pp. 28 and 38–39.

Resource Management Act

- 94 Section 6 of the RMA identifies matters of national importance which decision-makers must recognise and provide for. Of particular relevance to this assessment is section 6(a), which requires the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development.
- 95 Landscape values are also recognised within the RMA framework through section 7(c), which requires decision-makers to have particular regard to the maintenance and enhancement of amenity values, and section 7(f) which relates to the maintenance and enhancement of the quality of the environment.
- 96 Within the context of the coastal environment, these provisions establish a statutory framework in which both the natural character of coastal environments and the landscape and amenity values associated with those environments are relevant considerations when assessing proposed activities.

New Zealand Coastal Policy Statement

- 97 The New Zealand Coastal Policy Statement 2010 (NZCPS) provides the national policy direction for the management of the coastal environment. Of particular relevance to this assessment is Policy 13, which addresses the preservation of the natural character of the coastal environment and requires the identification of areas where natural character is outstanding or high. Policy 13 also recognises that natural character may vary across the coastal environment, and that the level of protection afforded to different areas should reflect the degree of natural character present.
- 98 The NZCPS therefore establishes a framework in which the identification and evaluation of natural character values forms an important component of coastal planning and resource management.

Marlborough Environment Plan

- 99 At the regional level, the Marlborough Environment Plan (MEP) provides the primary statutory framework for the management of natural and physical resources within the Marlborough region, including the coastal marine area of the Marlborough Sounds.
- 100 The MEP mapping (Attachment 1: Sheet 4) identifies part of Onapua Bay, including the proposed marine farm area, as High Natural Character. The relevant mapped natural character values are addressed through the MEP Coastal Natural Character Schedule of

Values (Volume 3, Appendix 2), while Appendix 4 provides the factors for determining significant adverse effects on natural character. The Plan also includes provisions relating to the management of aquaculture activities within the coastal marine area.

- 101 Objective 7.1 and its associated provisions address the identification of the degree of natural character within the coastal environment. Objective 7.2 and Policy 7.2.2 address the management of natural character outside areas of outstanding natural character, including the avoidance of significant adverse effects and the avoidance, remediation or mitigation of other adverse effects on the characteristics that contribute to natural character. The Onapua Bay proposal is located within a mapped High Natural Character area rather than an area identified as Outstanding Natural Character, making these provisions directly relevant to the assessment.
- 102 Objective 14.21 seeks to provide for marine farming in appropriate locations while protecting and maintaining the values of Marlborough's coastal environment. Policies 14.21.5, 14.21.6 and 14.21.7 identify matters relevant to the location and assessment of marine farming, including natural character, ecological values, reefs and cobble habitats, recreational and amenity values, cultural values, navigation and public access.
- 103 For the purposes of this assessment, the statutory provisions are relevant in providing the policy context for evaluating the potential landscape and natural character effects associated with marine farming activity within Onapua Bay. A summary of the specific statutory provisions relevant to landscape and natural character is provided in **Appendix 2** of this report.

Landscape Effects Assessment

- 104 'Landscape', as a western concept, can be understood as the interaction between the physical components and processes of the environment, the associations and meanings people attach to those places, and the ways in which landscapes are perceived and experienced. These three dimensions collectively contribute to landscape character and values.

"A landscape effect is an outcome for a landscape value. While effects are consequences of changes to the physical environment, they are the outcomes for a landscape's values that are derived from each of its physical, associative, and perceptual dimensions. Change itself is not an effect: landscapes change constantly. It is the implications of change for a landscape's values that is the effect" ¹¹

¹¹ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines. Page 135, 6.01-6.03.

105 The preceding 'Landscape Character Baseline Assessment' section describes the existing landscape character of Onapua Bay, including the interaction between the distinctive coastal landforms of the Marlborough Sounds and the productive land uses occurring within the surrounding hill country. The following assessment considers the potential landscape effects associated with marine farming structures within Onapua Bay, having regard to the existing landscape character and the statutory framework outlined earlier in this report.

106 Consistent with the scale hierarchy described earlier in this report, landscape effects are considered at two key spatial scale groupings to avoid unnecessary repetition. Firstly, the wider landscape context (Levels 1/2/3). Secondly, at the local bay environment (Levels 4/5).

Landscape Effects at the Wider Landscape Scale

107 At the scale of the Marlborough Sounds and Tory Channel, the introduction of marine farming structures within Onapua Bay would represent a very small component of the wider coastal landscape. The broader Outer Marlborough Sounds landscape is characterised by a combination of strong natural coastal landforms and a range of established marine and land-based activities. These include forestry, pastoral farming, marine transport and aquaculture occurring within parts of the coastal marine area.

108 Within this wider context, the potential presence of marine farming structures within Onapua Bay would represent a localised modification within a much larger coastal landscape system. The fundamental characteristics of the wider landscape (including the distinctive drowned valley landforms, extensive coastal waterways and strong land-sea relationships that define the Marlborough Sounds) would remain unchanged.

109 Accordingly, potential adverse landscape effects at the Marlborough Sounds and Tory Channel scale are considered to be **very low**.

Landscape Effects at the Local Bay Scale

110 At the local scale of Onapua Bay, the introduction of marine farming structures would introduce new elements within the coastal marine area and would modify the currently simple visual composition of the bay environment. However, landscape effects arise from the consequences of this change for the landscape values identified earlier, rather than from the presence of change itself. In this case, the relevant landscape values relate primarily to:

- the strong enclosing coastal landforms of the bay;
- the semi-enclosed spatial character of the embayment; and
- the relatively simple marine environment that currently characterises the bay.

- 111 The following sections consider how marine farming activity may influence these landscape values, recognising that the physical, perceptual and associative dimensions of landscape character often interact.

Physical Landscape Effects

- 112 The key physical landscape value associated with Onapua Bay relates to the strong coastal landform structure that defines the bay, including the steep enclosing hill slopes and headlands that create a clearly defined embayment within the wider Tory Channel environment.
- 113 Marine farming structures would introduce new physical elements within the water surface of the bay, resulting in a modification to the currently simple marine environment. However, these structures would not alter the underlying landform framework that defines the character of the bay. The enclosing coastal slopes, the headlands that define the entrance to the bay, and the broader geomorphological patterns of the Marlborough Sounds would remain unchanged.
- 114 Accordingly, the consequence for landscape value is that the fundamental physical structure of the landscape would be maintained, with marine farming structures representing an additional element within the existing coastal setting rather than altering the landform patterns that define the bay.
- 115 For this reason, the magnitude of physical landscape effects is considered to be **low to low-moderate**, reflecting the introduction of new elements within the marine environment while recognising that the defining physical characteristics of the landscape would remain intact.

Perceptual Landscape Effects

- 116 Perceptual landscape values relate to the perception and experience of the bay environment, including its semi-enclosed spatial qualities and the currently simple visual composition of the marine environment. The introduction of marine farming structures would introduce visible elements on the water surface, which would modify the currently uncluttered marine environment within the bay. However, several characteristics of the landscape influence the extent to which this change would affect experiential landscape values.
- 117 Firstly, the bay is visually enclosed by surrounding headlands and steep coastal slopes, which limit the spatial extent from which marine farming structures would be visible. Secondly, the scale of the bay environment is relatively large, meaning that marine farming structures would occupy only a limited portion of the overall marine surface. Thirdly, marine farming structures

are typically low in height and visually recessive, sitting close to the water surface and generally following the horizontal plane of the sea.

- 118 Within this context, the consequence for experiential landscape values is that marine farming structures would modify the visual simplicity of the bay environment, but would not fundamentally alter the overall spatial character or sense of enclosure that defines the landscape. Accordingly, the experiential landscape effects associated with marine farming activity within Onapua Bay are considered to be **low–moderate**.

Associative Landscape Effects

- 119 The associative landscape values of the Marlborough Sounds are strongly linked to the long-standing relationship between coastal communities and marine-based activities, including navigation, fishing and aquaculture. Marine farming has become an established activity within parts of the Marlborough Sounds and contributes to the working coastal landscape character that is evident throughout the Outer Sounds environment.
- 120 Within this context, the introduction of marine farming structures within Onapua Bay would be consistent with the broader pattern of marine-based resource use. The consequence for landscape value is therefore not the loss of associative landscape values, but rather the continuation of the productive coastal landscape character that already exists within the Marlborough Sounds.
- 121 Accordingly, the associative landscape effects associated with marine farming activity within Onapua Bay are considered to be **low**, reflecting that the activity would align with the broader cultural and functional associations within the existing coastal environment.

Landscape Effects Summary

- 122 Taking these matters together, the introduction of marine farming structures within Onapua Bay would introduce new elements within the coastal marine area and would alter the currently simple visual composition of the bay. However, the underlying landform structure of the bay, the surrounding vegetation patterns and the broader coastal landscape context would remain unchanged.
- 123 Within the context of the Outer Marlborough Sounds as a working coastal landscape, marine farming activity already represents an established component of existing landscape character. While the introduction of marine farming structures within Onapua Bay would introduce a localised modification within the bay environment, this would not fundamentally alter the

landscape character of the area. Overall landscape effects are therefore considered to be **low** to **low–moderate** at the scale of Onapua Bay, and **very low** at the wider landscape scale.

Visual Effects Assessment

- 124 *“A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects.”¹²*
- 125 The following assessment considers the potential visual effects associated with marine farming activity associated with the Marlborough Aquaculture Fast-track proposal within Onapua Bay. The assessment identifies the areas from which such structures may be visible (the visual catchment), the groups of people who may experience these views, and the nature and magnitude of visual effects that may arise. Representative photographs are included in Attachment 1.
- 126 As described in the Existing Environment section, Onapua Bay forms a semi-enclosed embayment within the wider Tory Channel landscape, with surrounding hill slopes and headlands limiting the extent of outward views toward the bay.
- 127 Marine farming structures typically comprise low-profile surface floats and associated cultivation lines, arranged in linear configurations within the coastal marine area. These structures would introduce visible elements on the water surface within the bay environment and would therefore modify the currently simple visual composition of the marine environment.
- 128 However, several characteristics of the receiving environment and proposal influence the extent to which these changes would affect visual amenity (i.e. the sensitivity to change).
- 129 Firstly, the scale of the bay environment means that marine farming structures would occupy only a limited proportion of the overall water surface, at what is a reasonable separation distance.
- 130 Secondly, the enclosing landforms surrounding the bay limit the spatial extent from which these structures would be visible. Thirdly, marine farming structures are typically low in height and visually recessive, sitting close to the water surface and generally following the horizontal plane of the sea.

¹² Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines. Page 135, 6.08.

- 131 Within this context, the presence of marine farming structures would introduce a change within parts of the bay environment but would not dominate views or obscure the surrounding coastal landforms that define the character of the bay.
- 132 Recent Environment Court commentary in *Stormhaven Ltd v Waikato Regional Council* is relevant as general context when considering the visibility of marine-farming structures. In that case, the Court was not persuaded that the identified characteristics of the mussel farms around Motukopake reliably demonstrated a dominating influence at distances beyond 250 metres. It also accepted that, at most locations within the receiving environment considered, the water and islands remained the dominating influences, with the marine farms having a significantly less prominent influence until the viewer was close. That was a fact-specific finding rather than a universal visibility threshold. Nevertheless, it supports the general proposition that visual dominance is influenced by proximity, viewing angle, the scale and form of the receiving environment, and the prominence of surrounding water and coastal landforms.

13

Visual Catchment and Viewing Audience

- 133 The potential visual catchment for marine farming structures within Onapua Bay is relatively contained by the surrounding coastal landforms. The photographs contained within Attachment 1 provide useful context. The enclosing hill slopes and headlands that define the bay limit the extent of visibility from the wider Marlborough Sounds environment. As a result, views toward the interior of the bay are generally limited to:
- A limited number of residents with dwellings located around the margins of the bay
 - o Residents and visitors associated with these properties may experience views across the bay waters toward the marine environment.
 - Marine users passing the entrance to the bay within Tory Channel
 - o Vessels travelling along Tory Channel may obtain views toward the entrance of Onapua Bay. However, due to the orientation of the bay and the surrounding headlands, views toward the interior of the bay from the main channel are limited.
 - People travelling within the waters within Onapua Bay
 - o People travelling within the waters of Onapua Bay, including recreational boat users and those accessing coastal properties (where there are jetties), may experience views across the bay environment.

¹³ *Stormhaven Ltd v Waikato Regional Council* [2026] NZEnvC 170 (Interim Decision) at [187]–[188]

Resident/Dwellings Assessment

- 134 A limited number of dwellings are located around the margins of Onapua Bay. These properties represent the primary private viewing audience for marine farming activity within the bay. Previous landscape assessments prepared by Hudson Associates (2016) and Boffa Miskell (2018) identified four principal residential viewpoints within the bay. Site observations confirm that these dwellings remain the key residential viewing locations. In addition, a new dwelling has been constructed further south since the earlier assessments were prepared. The potential visual effects experienced from each property (Figure 6) are described below.



Figure 6: Dwellings located on western Onapua Bay shoreline

DWELLING 1 – LOT 1 DP 2065



Figure 7: Dwelling 1 Photograph

- 135 This dwelling is located within a small indentation along the north-eastern shoreline of Onapua Bay and occupies a slightly elevated position. The property has a jetty and shed

located near sea level, and the dwelling is nestled into a revegetating hillside that is surrounded (at a higher elevation) by pine plantation (Figure 7). The dwelling has three levels, with the ground and upper levels having limited viewing opportunities out toward the proposal location.

- 136 Due to the containment provided by the surrounding landform, with the enclosing minor spur situated east of the dwelling limiting the lateral extent of views across the wider bay environment, the prominent views from the dwelling appear orientated toward the south-east (essentially toward the Dwelling 5 location).
- 137 The primary viewing opportunities are therefore obtained from the mid-level of the dwelling, which incorporates a greater extent of glazing and an external deck area (located at approximately 14m amsl). Due to the containment provided by the surrounding landform (the minor spur located to the east of the dwelling, which restricts the lateral extent of views across the wider bay) the principal outlook from the dwelling is directed toward the south, generally in the direction of Dwelling 5. A view from the adjacent water is provided (Attach. 1: Sheet 11).
- 138 Despite the nearest corner of proposed 'Block A' being approximately 570m away, the landform containment obscures the nearest section of the marine farm from view. From this location (Dwelling 1) the marine farming structures would likely be visible within more distant views across the bay of between 800m and 1400m. Outside of this distance range, the farm is unlikely to be visible from the key views, but even when seen, the structures would be seen at a considerable distance and within a broad marine setting, where the surrounding coastal landforms remain the dominant landscape element.
- 139 Although I have not been onto this private property (nor any of the other dwellings considered below), it is noted that the Marlborough District Council has commissioned survey data (LiDAR) of the area and representative views based on the 3d information provide a useful analysis tool (Appendix 3). The landform containment can be observed for Dwelling 1 within Appendix 3 - Figure 2, which allows the location of the proposal blocks to be inferred.
- 140 The consequence for visual amenity is therefore a limited modification to the currently simple marine environment, rather than a loss of the defining landscape characteristics of the bay. Accordingly, the adverse visual effects experienced from this dwelling are considered **low**.

DWELLING 2 – LOT 2 DP 2065



Figure 8: Dwelling 2 Photograph

- 141 Dwelling 2 is located along the western shoreline of Onapua Bay, with a jetty, retaining wall and boat shed adjacent to the shore. This dwelling is orientated to look eastward, toward the proposed 'Block A', at a distance of over 600m from where marine farming activity may occur. The dwelling is somewhat sheltered within the surrounding landform and regenerating native scrub, as it is backdropped by an established pine plantation, and has a mound immediately north of the curtilage area obscuring views toward the northern extent of proposed 'Block A'. The containment afforded along the northern boundary can be observed for Dwelling 2 within Appendix 3 - Figure 3. The dwelling is not considered to be elevated (floor level approx. 4m amsl) and views are primarily directed across the water toward the eastern side of the bay.
- 142 From this location (Attachment 1: Sheet 13), marine farming structures would likely be visible within mid-distance views across the bay, particularly where views are oriented toward the central water body. The presence of aquaculture structures would therefore introduce new visible elements within the water surface, altering the currently simple visual composition of the bay. It is also noted that there is a commercial component to this property, as it is listed as a rental on 'Bookabach'.
- 143 However, the surrounding headlands, coastal slopes and the broader spatial form of the bay would remain the prominent visual elements within the landscape. Accordingly, the adverse visual effects experienced from this dwelling are considered to be **moderate**, reflecting the potential for noticeable change within some views across the bay.

DWELLING 3 – LOT 3 DP 2065



Figure 9: Dwelling 3 Photograph

- 144 Dwelling 3 is located further south along the western shoreline of Onapua Bay, within a small embayment, and occupies a relatively low-lying position close to the water's edge. The dwelling is orientated to look north-eastward across the bay toward the central water body, at a distance of over 600m from where marine farming activity may occur. The property is partially contained by the surrounding coastal landform and areas of regenerating vegetation, although the degree of enclosure is less pronounced than that experienced at Dwelling 2. As a result, the dwelling obtains more open views across the bay, particularly toward the central and eastern portions of the embayment (proposed 'Block A').
- 145 The dwelling is not elevated (floor level 1m amsl), and views are primarily experienced from a low vantage point across the water surface, with this being illustrated by Appendix 3 – Figure 4. The structure is also notably more utilitarian than the other dwellings being assessed (i.e. limited glazing and surrounding amenities within the curtilage area), indicating a potentially reduced level of sensitivity to the proposed aquaculture activity. From this location (Attachment 1: Sheet 14), marine farming structures would likely be visible within mid-distance views across the bay and may form a noticeable component of views where the outlook is directed toward the centre of the embayment. The presence of aquaculture structures would therefore introduce new visible elements within the water surface, modifying the currently simple composition of the bay.

- 146 However, the backdrop of plantation forestry, dominant coastal landforms, and the broader spatial framework of Onapua Bay would remain the prominent visual features within the landscape. Accordingly, the adverse visual effects experienced from this dwelling are considered to be **low-moderate**, reflecting the potential for noticeable change within views across the bay while recognising that the underlying landscape character would remain intact.

DWELLING 4 – LOT 4, 11 DP 302567



Figure 10: Dwelling 4 Photograph

- 147 Dwelling 4 is located along the western shoreline, approximately 2km from the entry into Onapua Bay, with a jetty and shed near the shore. This dwelling is positioned within a small coastal indentation, set back over 70m from the shoreline at a slightly elevated position (8m amsl) within a well-manicured sloping lawn area, and backdropped by a pine plantation. The dwelling is orientated to look north across the bay toward the central water body, at a distance of approximately 570m from the nearest extent of the proposed marine farming area.
- 148 The property is partially contained by the surrounding coastal landform, with a notable landform feature to the east of the dwelling obscuring views toward proposed 'Block C' and most of 'Block B' (landform containment indicated on Appendix 3 – Figure 5). As a result, views from the dwelling (Attachment 1: Sheet 15) are primarily directed toward the central portions of the bay (including parts of proposed 'Block A'), rather than the full extent of the potential marine farming area.

- 149 The dwelling is not considered to be ‘perched’ or elevated enough to be looking down on the proposed marine farm, although it benefits from a modestly raised vantage point relative to the immediate shoreline. The dwelling also appears to be used for short-term visitor accommodation, being listed as a rental on ‘Bookabach’ which suggests a potentially transient viewing audience.
- 150 From this location, marine farming structures would be visible within mid-distance views north across the bay, particularly where views are oriented toward the central water body. The presence of aquaculture structures would therefore introduce new visible elements within the water surface, modifying the currently simple visual composition of the bay. However, the extent of visibility would be reduced by the partial screening effects of the surrounding landform, particularly in relation to the eastern portions of the proposed marine farming area.
- 151 Notwithstanding this, the enclosing coastal landforms, plantation forestry backdrop, and the broader spatial framework of Onapua Bay would remain the prominent visual elements within the landscape. Accordingly, the adverse visual effects experienced from this dwelling are considered to be **moderate**, reflecting the partial containment of views and the moderate distance to the proposed activity, while recognising that marine farming structures would still form a noticeable component of some views across the bay.

DWELLING 5 – SECTION 13-14 BLOCK, ZIII ARAPAWA SURVEY DISTRICT



Figure 11: Dwelling 5 Photograph

- 152 Dwelling 5 is located within Missionary Bay, a sub-bay of Onapua Bay, approximately 3km from Tory Channel. While all 5 of the assessed dwellings appear to have track access through the forestry blocks (based on NZ Topo Maps), Dwelling 5 is the only one (of these 5) with clear formed vehicle access, indicating a higher level of accessibility relative to the other dwellings. There is a shed located near the ridgeline, while the dwelling occupies an elevated position above the shoreline (floor level approximately 38m amsl) and is orientated to look northward across the bay toward the central water body.
- 153 Due to its elevated position, the dwelling obtains expansive views across the inner waters of Onapua Bay. The access to this dwelling passes through approximately 10km of pine plantation (heading back to Port Underwood), has pine trees flanking both sides of the site, and obtains views across the bay to the plantation forest located on the hillside above proposed 'Block C' (the Crown Forestry Block to the east of Katoa Scenic Reserve). There is a notable degree of screening provided by the western spur of Missionary Bay (refer Appendix 3 – Figure 6), which completely obscures views toward 'Block A' and most of 'Block B'. While the water of Missionary Bay and the central waters of Onapua Bay remain the most prominent aspect of the surrounding waters, 'Block C' will be in view across the bay, at a distance of over 600m from the nearest extent of the proposed marine farming area.
- 154 To assist in understanding the nature of potential views from this location, a drone-based viewpoint was obtained from above the coastline adjacent to this property (not from within private property), providing a representative indication of the viewing context and visual relationship between the dwelling and the proposed marine farming area (Attachment 1 – Sheet 21). A photograph from the adjacent water is also included (Attachment 1: Sheet 17).
- 155 From this location, marine farming structures would likely be visible within mid to long-distance views across the bay, and due to the elevated vantage point, may be perceived across a wider portion of the water surface than from other dwellings. The presence of aquaculture structures would therefore introduce new visible elements within the bay, modifying the currently simple visual composition of the marine environment.
- 156 However, the scale of the bay that 'Block C' is positioned within, the distance to the proposed activity, the extensive presence of plantation forestry, and the low-profile nature of marine farming structures would limit their visual prominence to only a small component within the overall view. While marine farming structures may be a noticeable visually prominent component from this elevated viewing location, they would remain subordinate to the dominant coastal landforms that define the character of Onapua Bay.

157 Accordingly, the adverse visual effects are considered to be **moderate**, reflecting the elevated viewing position and wider visual catchment, balanced against the separation distance and the dominance of the existing landscape framework.

Marine Users (Including Jetty-Associated Identified Dwellings)

158 Marine users within Onapua Bay include recreational boat users, visitors accessing private jetties, and occupants of dwellings located around the margins of the bay, including those properties with established jetty structures and those located further inland within the bay catchment. These users experience the bay from within the coastal marine area itself, typically at low elevation and in close proximity to the water surface. As a result, views are generally horizontal and immediate, with the surrounding coastal landforms forming a strong enclosing backdrop and defining the spatial experience of the bay (Attachment 1: Sheets 9, 10, 16 & 18).

159 For marine users, the key experiential value of the bay relates to the sense of enclosure and the relatively simple, uncluttered marine environment where the relationship between the water surface and the enclosing landforms is a dominant characteristic.

160 The introduction of marine farming structures would introduce new floating elements within the water surface, which would be directly experienced by marine users navigating through or within the bay. For users accessing the four dwellings with jetties, as well as those travelling further into the bay toward additional residential properties or barges utilising the forestry loading platform at the head of the bay, marine farming structures may become a noticeable component of the immediate visual environment, particularly where travel routes pass in proximity to the proposed farm areas.

161 However, several factors moderate the extent of visual effects:

- marine farming structures are low-profile and follow the horizontal plane of the water;
- the scale of the bay provides sufficient space for structures to occupy only a portion of the marine environment; and
- the enclosing coastal landforms and plantation landcover remain the dominant visual features, maintaining the overall spatial definition and productive character of the bay.

162 The consequence for visual amenity is therefore a modification to the experiential quality of the marine environment, rather than a loss of the defining landscape characteristics of the Bay. Accordingly, adverse visual effects experienced by marine users are considered to be **moderate**, reflecting the direct interaction with marine farming structures within parts of the bay, while recognising that the broader landscape framework and sense of enclosure would remain intact.

People Travelling through Tory Channel

- 163 People travelling through Tory Channel include recreational and commercial vessel users, as well as passengers on larger vessels (Attachment 1 – Sheet 12) transiting through the wider Marlborough Sounds. From this context, views toward Onapua Bay are typically experienced as oblique or transient, with the orientation of the channel and the presence of enclosing headlands limiting direct views into the interior of the bay.
- 164 The key visual value experienced from Tory Channel relates to the broader coastal landscape of the Marlborough Sounds, including the distinctive drowned valley landforms, expansive water bodies, and the interplay between land and sea at a regional scale. The introduction of marine farming structures within Onapua Bay would have almost imperceptible visibility from the main channel (Attachment 1 – Sheet 5), with any views toward the proposed activity generally confined to partial or filtered glimpses toward the bay entrance, rather than direct views into the central bay environment.
- 165 Where visible, marine farming structures would appear as small-scale, low-profile elements within a much larger coastal setting and would not interrupt or dominate the broader landscape patterns that define the Tory Channel environment.
- 166 The consequence for visual amenity is therefore minimal, with the presence of marine farming activity within Onapua Bay having little influence on the overall viewing experience from the channel. Accordingly, visual effects for people travelling through Tory Channel are considered to be **low** to **very low**, reflecting the limited visibility, distance, and transient nature of views.

Visual Effects from Navigational Lighting

- 167 Marine farming structures within Onapua Bay would require the installation of navigational lighting to ensure safe passage for marine users, particularly during periods of low light or at night. Such lighting typically comprises low-intensity marker lights affixed to surface structures, designed to be visible to marine users while remaining functional rather than decorative in nature.
- 168 The visibility of navigational lighting, like other components of marine farming activity, is influenced by a range of factors including distance, atmospheric conditions, viewing angle, and the level of ambient darkness. As such, while lights may be discernible under certain conditions, their visibility is not constant and must be understood within the broader context of the receiving environment.

- 169 The introduction of navigational lighting would result in new point-source light elements within the night-time environment of the bay, where existing lighting is currently limited and generally associated with isolated dwellings and occasional marine activity.
- 170 For residents around the bay, including those dwellings with a direct line of sight toward the proposed marine farming area, navigational lighting would be visible as small, discrete points of light within the marine environment. However, at distances generally exceeding 500m, these lights would remain visually minor elements within the wider night-time setting and would be substantially less visually prominent than lighting associated with existing dwellings.
- 171 The consequence for visual amenity is therefore a limited modification to the night-time character of the bay rather than a reduction in the underlying values associated with natural darkness. In particular, the scale, intensity, and spacing of navigational lighting would not result in a perceptible change to the overall darkness of the night sky nor would they introduce a level of lighting that is inconsistent with the existing working coastal environment.
- 172 For marine users within the bay, navigational lighting would provide a functional benefit, improving safety and legibility within the coastal marine area, and would be experienced as part of the operational character of the environment. From the wider Tory Channel, navigational lighting within Onapua Bay would be barely perceptible or experienced as distant, isolated points of light, due to the separation distance and the enclosing landforms of the bay.
- 173 Accordingly, the visual effects associated with navigational lighting are considered to be **very low**, reflecting their limited intensity, functional purpose, localised visibility, and their negligible influence on the overall visual amenity and night-time character of Onapua Bay.

Visual Effects Summary

- 174 The preceding assessment has identified that the potential visual effects associated with marine farming activity within Onapua Bay would vary depending on viewer location, elevation, orientation, and degree of enclosure, but would remain localised to the bay environment.
- 175 For people travelling through Tory Channel, views toward Onapua Bay are typically oblique, distant, and transient, with the enclosing headlands limiting visibility into the interior of the bay. Where marine farming structures are visible, they would appear as small-scale, low-profile elements within a much larger coastal setting. Visual effects for this viewer group are therefore considered to be **low to very low**.



- 176 For marine users within Onapua Bay, including those accessing the four dwellings with jetties and properties further within the bay, marine farming structures would be experienced more directly within the coastal marine area. While these structures would introduce new visible elements within the water surface, modifying the currently simple visual composition of the bay, the scale of the receiving environment, the low-profile nature of aquaculture structures, and the enclosing coastal landforms would ensure that the overall landscape framework remains prominent. Visual effects for marine users are therefore considered to be **moderate**.
- 177 For residents and visitors within the bay, visual effects vary between individual dwellings:
- Dwelling 1: low
 - Dwelling 2: moderate
 - Dwelling 3: low–moderate
 - Dwelling 4: moderate
 - Dwelling 5: moderate
- 178 Across these properties, marine farming structures would be visible within mid-distance views across the bay and would introduce a modification to the visual simplicity of the marine environment. However, the surrounding coastal landforms, plantation forestry backdrop, and the broader spatial framework of Onapua Bay would remain the prominent visual features. While marine farming structures may be a visually prominent component of some views, they would remain subordinate to the dominant coastal landforms and landcover that define the character of Onapua Bay. As a result, visual effects for residential viewers are generally **low–moderate** to **moderate**, depending on the specific viewing context.
- 179 In addition, navigational lighting associated with marine farming structures would be visible as small, discrete points of light at night, however these would be low in intensity and localised in extent and would not result in a perceptible change to the overall darkness or visual amenity of the bay. Associated visual effects of navigational lighting are therefore considered to be **very low**.
- 180 Overall, while marine farming activity would be visible to a limited number of viewers within Onapua Bay, the effects would remain localised and generally moderate or less and would not result in a fundamental change to the visual character of the bay or the wider Tory Channel landscape (i.e. not a significant adverse effect).

Natural Character Effects Assessment

- 181 The existing natural character of Onapua Bay has been described earlier in this assessment, having regard to the abiotic, biotic and experiential attributes that contribute to the character of the coastal environment. The proposed marine farm is located within an area mapped as High Natural Character in the Marlborough Environment Plan. This mapping is acknowledged in the following assessment (despite my own opinion that this overlay should not have extended into the Onapua Bay waters). The key question is whether the proposal would adversely affect the values and characteristics that underpin that mapped area, having regard to the local Onapua Bay receiving environment and the nature, scale and location of the proposed activity.
- 182 The following effects assessment considers the extent to which the potential establishment of marine farming structures within Onapua Bay may influence these natural character values, and characteristics identified above. Consistent with the natural character assessment framework set out earlier, and having regard to the relevant MEP provisions and the factors identified in Volume 3, Appendix 4, effects are considered under the following headings:
- Abiotic attributes (physical and geomorphological characteristics)
 - Biotic attributes (ecological and vegetation characteristics)
 - Experiential attributes (perceived naturalness and human influence)

Abiotic Attributes Effects

- 183 The abiotic natural character of Onapua Bay is primarily defined by the drowned valley landforms of the Marlborough Sounds, the steep enclosing coastal slopes, and the marine processes operating within the bay and wider Tory Channel environment. Marine farming structures would be located within the coastal marine area at the water surface and would not alter the underlying geomorphological processes or landform patterns that define the bay.
- 184 There would be no modification to coastal landforms, no reclamation, and no alteration to coastal processes such as tidal movement, wave action, or sediment transport at a scale that would influence the abiotic character of the bay. Sediment transport and deposition within Onapua Bay are influenced by a range of factors including catchment inputs, coastal processes, and wider hydrodynamic conditions. Any suggestion that sedimentation effects can be spatially attributed to a discrete area of marine farming activity requires evidence-based delineation, which is not apparent.
- 185 Accordingly, the consequence for abiotic natural character is that the underlying physical and geomorphological framework of the bay would be maintained, with marine farming structures

representing a surface-level modification that does not alter the defining abiotic characteristics of the environment. The magnitude of adverse effects on abiotic natural character is therefore considered to be **very low**.

Biotic Attribute Effects

- 186 The biotic natural character of Onapua Bay is influenced by the marine ecological environment, together with the vegetation patterns along the surrounding coastal margins, including areas of regenerating indigenous vegetation and modified land cover associated with forestry. The Coastal Ecological Impact Assessment assesses potential construction and operational effects at Onapua Bay as Very Low across the ecological domains considered, including benthic and pelagic habitat, wild fish, seabirds and marine mammals. It also assesses Project-scale cumulative ecological effects as Very Low. These findings rely on the embedded siting and management measures described in the EclA, including the reef exclusion and avoidance of the shore-slope tubeworm habitat¹⁴. I rely on those ecological findings and have not undertaken an independent ecological effects assessment.
- 187 Importantly, the presence of marine farming structures does not result in the removal of indigenous vegetation, the clearance of coastal habitats, or the fragmentation of terrestrial ecological patterns that contribute to the natural character of the coastal margin.
- 188 Having regard to the EclA findings, the consequence for biotic natural character is limited. The higher-value reef and shore-slope habitat features are avoided, and the predicted ecological effects remain Very Low and localised, rather than resulting in a broader change to the ecological character of the bay. Accordingly, the magnitude of effects on biotic natural character is considered to be **low**.

Experiential Attribute Effects

- 189 Experiential natural character relates to the perception of naturalness, including the degree to which the coastal environment appears modified by human activity. The introduction of marine farming structures within Onapua Bay would introduce visible evidence of human use within the coastal marine area, which would modify the currently simple and relatively unoccupied marine environment.
- 190 However, the Marlborough Sounds are widely recognised as a working coastal environment, where natural coastal processes and landforms coexist with established human activities, including forestry, marine transport and aquaculture.

¹⁴ Robertson, B. (2026). Marlborough Sounds Aquaculture Project: Coastal Ecological Impact Assessment, sections 4.4, 5.2–5.4 and 6.1, Table 5-2, pp. 28 & 31–39.

191 In this context, the presence of marine farming structures would not be inconsistent with the broader pattern of human use within the Sounds and would be perceived as part of the ongoing use and occupation of the coastal marine area, rather than a departure from its established character. While marine farming structures may be visually apparent (and at times prominent) within parts of the bay, they would remain subordinate to the dominant coastal landforms and the enclosing spatial framework of the bay (defined by its headlands, coastal slopes, and semi-enclosed embayment) which underpin the natural character of the environment.

192 The consequence for experiential natural character is therefore a modification to the perceived naturalness of the bay at a localised scale, without fundamentally altering the overall character of the coastal environment. Accordingly, the magnitude of effects on experiential natural character is considered to be **low–moderate**.

Natural Character Effects Summary

193 Taking these matters together, the introduction of marine farming structures within Onapua Bay would result in a localised modification to the experiential attributes of natural character, associated with the presence of visible human activity within the coastal marine area. However, the abiotic framework of the bay would remain unchanged, and effects on biotic attributes would be limited and localised.

194 The defining characteristics of the coastal environment, including the strong enclosing landforms, the marine processes operating within the bay, and the broader spatial relationship between land and sea, are considered to remain intact.

195 Although the proposal is located within a mapped High Natural Character area, the effects are primarily localised and experiential. The proposal would not alter the abiotic framework of the bay, would not materially affect biotic attributes, and would not compromise the values and characteristics that underpin the mapped High Natural Character area. Accordingly, overall effects on natural character are assessed as **low** to **low–moderate**.

Cumulative Effects

196 Cumulative effects have been considered at the local Onapua Bay scale and the wider Tory Channel scale. Although there are no existing marine farms within Onapua Bay, the principal local cumulative consideration is the combined experience of Blocks A, B and C, including associated navigational lighting. The three blocks may be visible together from some locations and would collectively introduce a new working marine component to Onapua Bay waters.

- 197 However, that combined change is already reflected in the landscape, visual and natural character ratings set out above. The blocks are separated, low profile and contained within a bay where the enclosing landforms, complex shoreline and broader water surface would remain dominant. The Coastal Ecological Impact Assessment separately assesses Project-scale cumulative ecological effects as Very Low, which I rely on in relation to biotic natural character.
- 198 At the wider Tory Channel scale, views into Onapua Bay are limited, oblique and transient. Existing aquaculture elsewhere in Tory Channel is generally contained within separate bays and separated by intervening headlands. Although marine users may experience these activities sequentially, the Onapua Bay proposal would not increase the perception of an extensive aquaculture landscape along the channel.
- 199 Overall, cumulative landscape, visual and natural character effects are assessed as **Low** at the local Onapua Bay scale and **Very Low** at the wider Tory Channel scale. In my opinion, these cumulative effects would not amount to significant adverse effects on the values and characteristics of the mapped High Natural Character area.

Mitigation Discussion

- 200 The assessment identifies the limited number of residential dwellings along the western shoreline, together with marine users, as the most sensitive potential receivers of change within Onapua Bay. In this context, consideration has been given to whether refinements to the configuration of marine farming structures, particularly within Block A, could further reduce potential adverse effects should the Fast-track Panel deem it necessary. As outlined in the preceding assessment, particularly the Visual Effects assessment, Block A is located within the northern portion of Onapua Bay, and is characterised by:
- setback distances exceeding 500 metres from the nearest residential dwellings;
 - partial screening and containment provided by intervening coastal landforms; and
 - a position within the bay where the activity is read in the context of the broader coastal marine environment, rather than as a dominant foreground element.
- 201 From the principal residential viewpoints assessed:
- views toward Block A are broadly oblique, or partially contained;
 - the activity would be perceived within a mid-distance context, rather than occupying the immediate foreground; and

- the enclosing landforms (ridgelines and peaks) of the bay remain a dominant visual reference, with marine farming structures forming a secondary layer of visual information that is primarily observed against an intricate shoreline backdrop.

202 On this basis, the presence of Block A is not considered to result in unacceptable visual effects, nor does it compromise the underlying landscape or natural character values of the bay.

Potential Refinement

203 Notwithstanding the above, a targeted refinement has been considered that may further reduce the 'presence' of the proposed marine farm at the bay scale. This refinement involves the removal of the outer groupings of longlines within Block A, comprising a total of 10 longlines (approximately 1,630 metres, or 15% of the total longline length proposed within Onapua Bay).



Figure 12: Potential Mitigation/Refinement to Block A

204 The primary effect of this refinement would be to:

- reduce the lateral spread of marine farming structures toward the centre of the bay;

- increase the separation between the activity and the visual envelope experienced from the western shoreline dwellings; and
- create a more contained and visually coherent outer edge to the marine farming area.

205 For the residential dwellings assessed, it is unlikely that any reduction in marine farm extent would alter the degree of adverse visual effect sufficiently to reduce the effects rating (e.g. reduce from moderate to low-moderate). It is more likely the presence of the farm is objectionable, rather than the overall width of individual farm blocks.

206 For marine users within Onapua Bay (including residential occupants who access their property by boat), the refinement would provide a benefit by reducing the perceived footprint of the marine farm when entering and traversing the bay, and by improving the legibility and simplicity of the overall farm layout. In this context, visual effects for marine users would be reduced from moderate to **low–moderate**, reflecting a more contained and coherent arrangement of structures within the bay.

207 The proposed refinement does not materially alter the underlying landscape or natural character conclusions of this assessment. In particular, the abiotic framework of the bay remains unchanged, effects on biotic attributes remain localised, and the experiential attributes of natural character continue to reflect a working coastal environment, where marine-based activities are an established component of the broader setting.

208 While the refinement reduces the visual extent of structures, it does not change the fundamental finding that marine farming activity within Onapua Bay would remain subordinate to the dominant coastal landforms and enclosing spatial structure of the bay. It would, however, specifically result in a reduced level of adverse effect on the experiential component of visual effects for marine users traversing the Onapua Bay waters.

Conclusion

209 This assessment has considered the landscape, visual and natural character effects associated with the proposed marine farming activities within Onapua Bay, as part of the broader Marlborough Aquaculture Fast-track approvals process for new aquaculture within the Marlborough Sounds.

210 Onapua Bay forms part of the wider Marlborough Sounds coastal environment, which is characterised by a distinctive combination of steep, enclosing landforms, sheltered marine waters, and a well-established pattern of productive land uses. While the bay itself is currently

free of aquaculture structures, it is not a pristine or unmodified environment and is more appropriately understood as part of a broader working coastal landscape where natural and productive elements coexist.

- 211 The introduction of marine farming structures would result in a discernible change to the visual composition of the bay through the presence of structures on the water surface. However, this change would remain localised in extent and would not alter the underlying physical framework of the landscape. The enclosing coastal landforms, which define the spatial structure and identity of Onapua Bay, would continue to be the dominant component of the landscape, with marine farming activity forming a secondary and subordinate layer.
- 212 In landscape terms, effects are **very low** at the scale of the Marlborough Sounds, Outer Sounds and Tory Channel, reflecting the limited visibility and contained nature of the proposal. At the scale of Onapua Bay, effects are characterised as **low** to **low-moderate**, recognising that while the activity would be visible and would introduce a new element into the bay, it would not compromise the key characteristics or values of the landscape.
- 213 A similar pattern is evident in relation to visual effects. From Tory Channel, views toward the proposal are limited and transient, resulting in **very low** to **low** effects. Within the bay itself, marine users would experience a more noticeable change, with potential for **moderate** adverse effects (reducing to **low-moderate** should the proposed refinement to Block A be adopted). For the small number of residential dwellings along the western shoreline, visual effects vary depending on orientation and degree of enclosure but generally fall within the **low-moderate** to **moderate** range. In all cases, while marine farming structures may be visually apparent, they would remain subordinate to the dominant landform and land use pattern of the bay.
- 214 The proposal is located within an area mapped as High Natural Character in the Marlborough Environment Plan. The assessment of natural character identifies that the abiotic and biotic components of the environment would remain largely unaffected. The primary change relates to experiential attributes, through the introduction of visible human activity within the coastal marine area. This change is localised and does not alter the defining characteristics of the bay, including its enclosing landforms, marine processes, and the fundamental relationship between land and sea. Overall effects on natural character are therefore assessed as **low** to **low-moderate**, and would not compromise the values and characteristics that underpin the mapped High Natural Character area.

- 215 A targeted refinement involving the removal of the outer longlines within Block A would provide a modest reduction in visual effects, particularly for marine users (and to a lesser extent some residential viewpoints) by reducing the lateral spread of structures and improving the coherence of the farm layout. However, it is important to emphasise that the proposal, including Block A as currently configured, is appropriate within the receiving environment, and the conclusions of this assessment do not rely on this refinement.
- 216 Cumulative landscape, visual and natural character effects are assessed as Low at the local Onapua Bay scale and Very Low at the wider Tory Channel scale. These cumulative effects would not amount to significant adverse effects on the values and characteristics of the mapped High Natural Character area.
- 217 In overall terms, the proposal would result in localised and acceptable landscape, visual and natural character effects. While some change would occur within the immediate bay environment, this change would be consistent with the established character of the Marlborough Sounds as a working coastal landscape. In my opinion, the proposed marine farm can be accommodated within Onapua Bay without materially compromising the key landscape, visual amenity or natural character values of the receiving environment, including the values associated with the mapped High Natural Character areas.

Joshua Hunt
Registered NZILA Landscape Architect



Appendix 1: Effects Scale

The following table outlines the scale of effects used within this assessment. Rather than duplication of this table for Landscape Effects, Visual Amenity Effects and Natural Character Effects, the conjunction 'or' has been used within the table to provide for all three effects assessment categories. It is noted that while the primary consideration is typically in relation to negative effects of a proposal, effects can also be neutral or positive.

Very High	Total loss/modification of key elements / features / characteristics, i.e. amounts to a fundamental change	Significant Effect
High	Major loss/modification or loss of most key elements / features / characteristics, i.e. substantial change to the pre- development environment	Significant Effect
High-Moderate	Loss/modification of several key elements / features / characteristics of the baseline, i.e. the pre-development environment remains evident but is distinctly changed.	More than Minor Effect
Moderate	Partial loss/modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving environment	More than Minor Effect
Low-Moderate	Minor loss/modification to one or more key elements / features / characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving environment.	Minor Effect
Low	No material loss/modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic and integrates seamlessly within the receiving environment.	
Very Low	Little or no loss/modification to key elements / features / characteristics of the baseline, i.e. approximating a 'no change' situation that is barely discernible.	
		Less than Minor Effect



Appendix 2: Relevant Statutory Provisions

The following statutory provisions are relevant to the landscape and natural character matters addressed within this assessment. The purpose of this appendix is to identify the key provisions that provide the statutory context for the landscape assessment.

FAST -TRACK APPROVALS ACT 2024

The Fast-track Approvals Act 2024 establishes a separate approval pathway for eligible projects with regional or national benefits. The Act includes provisions for the consideration and determination of substantive applications, including the circumstances in which an expert panel must or may decline an approval.

Section 85

(3) A panel may decline an approval if, in complying with Section 81(2), the panel forms a view that –

- a) there are 1 or more adverse impacts in relation to the approval sought; and
- b) those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits that the panel has considered under section 81(4), even after taking into account-
 - i. any conditions that the panel may set in relation to those adverse impacts; and
 - ii. any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset or compensate for those adverse impacts.

RESOURCE MANAGEMENT ACT (1991)

Section 5 - Purpose

- (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 well-being 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.

Section 6 – Matters of National Importance

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 recognise and provide for the following matters of national importance:

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



Section 7 – Other Matters

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 have particular regard to:

- (c) the maintenance and enhancement of amenity values;
- (f) maintenance and enhancement of the quality of the environment:

NEW ZEALAND COASTAL POLICY STATEMENT (2010)

Policy 6 – Activities in the coastal environment

- (2) Additionally, in relation to the coastal marine area:
 - (c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;

Policy 13 – Preservation of Natural Character

- (1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:
 - (a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and
 - (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;
- including by:
- (c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and
 - (d) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.

Policy 15 – Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

- (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and
- (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;

MARLBOROUGH ENVIRONMENT PLAN (VOLUME 1)

Objective 7.1 – Establish the degree of natural character in the coastal environment, and in lakes and rivers and their margins

Policy 7.1.2 – The extent of the coastal environment is identified in the Marlborough Environment Plan to establish the areas of land and coastal marine area to which management may need to be applied in order to protect the natural character of the coastal environment from inappropriate subdivision, use and development.



Objective 7.2 – Preserve and promote the restoration of the natural character of the coastal environment, and lakes and rivers and their margins, and protect them from inappropriate subdivision, use and development.

Policy 7.2.2 – Avoid the significant adverse effects of subdivision, use or development, and otherwise avoid, remedy or mitigate adverse effects on the characteristics that contribute to natural character, having regard to the factors in Appendix 4, within:

- (a) all areas of the coastal environment outside of areas of outstanding natural character; and
- (b) lakes and rivers, and their margins of high and very high natural character.

Objective 8.2 – Protect outstanding natural features and outstanding natural landscapes from inappropriate subdivision, use and development and maintain and enhance landscapes with high amenity value.

Policy 8.2.1 – Control activities that have the potential to degrade those values contributing to outstanding natural features and outstanding natural landscapes by requiring activities and structures to be subject to an assessment of effects on landscape values through the resource consent process.

Additional Assessment Frameworks (Appended to the MEP)

- Volume 3: Appendix 1 – Landscape Schedule of Values
- Volume 3: Appendix 2 – Coastal Natural Character Schedule of Values
- Volume 3: Appendix 4 - Determining Significant Adverse Effects on Natural Character

Objective 14.21 – Provide for marine farming in appropriate locations while protecting and maintaining the values of Marlborough's coastal environment.

Policy 14.21.5 – AMAs established through Variation 1 (other than ASAs) provide for existing marine farms within the Enclosed Water CMUs. AMAs within the Enclosed Waters CMUs are generally located:

- (a) In the coastal ribbon between 100 and 300 metres from mean low water (other than those AMAs that provide for intertidal marine farms or those marine farms set out in ai)) to protect natural, recreational and amenity values of the coastal marine area of the Marlborough Sounds;
- (b) In the same location as the existing marine farm in the Admiralty Bay CMU, Port Ligar CMU, Forsyth Bay CMU and Port Underwood CMU when a seaward move into the coastal ribbon in (a) may have adversely affected the ecological values within those CMU;
- (b) To reflect a similar consented area to accommodate the same or shorter total consented length of backbone or intertidal structures;
- (c) 20m from reefs (including cobble habitat);
- (d) 20 metres from sites that met Policy 9.1.1 and the ecological significance criteria in Appendix 3, including ecologically significant marine sites identified in Appendix 25 and shown on the Volume 4 planning maps, except where the installation or operation of the marine farm is consistent with Policy 9.3.1;



- (e) Away from residences, publicly accessible boat launching facilities, jetties, publicly accessible beaches, moorings, anchorages of refuge and recognised navigational routes where this is necessary to maintain and enhance the recreational and amenity values of the Marlborough Sounds, by taking into account existing and future public need;
- (f) To recognise and provide for the traditional and continuing relationship of Marlborough's tangata whenua iwi with the moana and sites of significance;
- (g) Outside areas identified as having high, very high or outstanding levels of natural character in Appendix 2, and outside areas identified as outstanding natural features and outstanding natural landscapes in Appendix 1, (both shown on the maps in Volume 4), where this is necessary to avoid adverse effects on the characteristics and values of those areas;
- (h) To avoid significant adverse effects on natural character, or on natural features and natural landscapes;
- (i) To avoid significant adverse effects on the areas, habitats and ecosystems set out in Policy 11(b) of the NZCPS; and
- (j) Away from significant feeding or breeding habitat for New Zealand King Shag, elephant fish, dolphins and other important species except where the installation or operation of the marine farm is consistent with Policy 9.3.1.

Policy 14.21.6 – Additional AMAs in the Enclosed Waters CMUs, and AMAs in Near-shore CMUs, and marine farms in the offshore CMU are not appropriate in:

- (a) Queen Charlotte Sound CMU to protect the particularly high recreational, scenic, and amenity values present in that area;
- (b) The National Transportation Corridor;
- (c) Areas identified as outstanding natural character in Appendix 2, if the AMA and any resulting marine farm would have adverse effects on the values and characteristics of that area;
- (d) Areas identified as high or very high natural character in Appendix 2, if the AMA and any resulting marine farm would have significant adverse effects on the values and characteristics of that area;
- (e) Areas identified as outstanding natural features or outstanding natural landscapes in Appendix 1, if the AMA and any resulting marine farming would have adverse effects on the values and characteristics of that area; and
- (f) Ecologically significant marine sites identified in Appendix 25 and shown on the Volume 4 planning maps except where the installation or operation of the marine farm is consistent with Policy 9.3.1.

Policy 14.21.7 – Unless already considered inappropriate under Policy 14.21.6, the appropriateness of additional AMAs in the Enclosed Waters CMUs and AMAs in the Near-shore CMUs will be assessed considering adverse effects on any of the natural and human use values of the coastal marine area and may be provided only where Policy 14.21.5 is met and:



- (a) an assessment of the seafloor beneath a proposed AMA and its immediate environs has been completed which shows that there are;
 - (i) no areas that meet Policy 9.1.1 and the ecological significance criteria in Appendix 3 as having significant marine biodiversity value underneath or within 20 metres of the AMA that may be adversely affected by the installation or operation of a marine farm;
 - (ii) no reefs (including cobble habitats), biogenic habitats, or indigenous algae beds within 20 metres of the AMA that may be significantly adversely affected by the installation or operation of a marine farm;
- (b) the location, installation and/or operation of the marine farm avoids significant adverse effects on areas, habitats and ecosystems set out in Policy 11(b) of the NZCPS;
- (c) the location of an AMA and subsequent marine farm will not unreasonably adversely affect navigation that would be caused by introducing speed restrictions across the majority of a bay;
- (d) public access for recreational opportunities is maintained;
- (e) the operation of the subsequent marine farm would have no more than minor adverse effects on amenity values, including visual amenity, resulting from lighting and noise;
- (f) the AMA is located away from areas with significant cultural values where that is necessary to protect the relationship of Marlborough's tangata whenua iwi with those places.

Appendix 3: Potree Viewer LiDAR 3D Model

Based on the available LiDAR information (Marlborough District Council LiDAR Aerial Survey, 2020-2022), it was possible to set up representative viewpoint locations for analysis purposes (as I have not trespassed onto private land). This data also identified the relative ground level of each dwelling (NZVD2016). Below are five snapshots, an overview oblique image as well as one from each dwelling location.

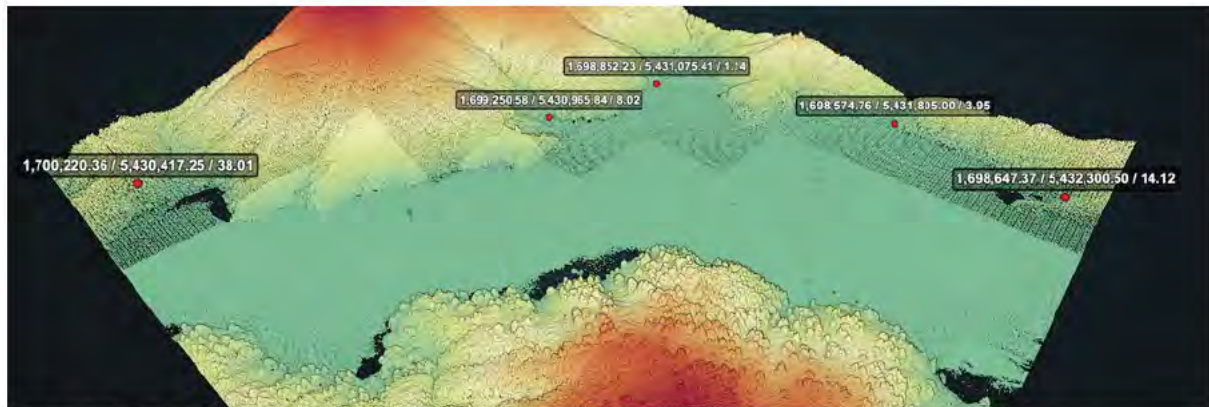


Figure 1: LiDAR Model Overview (Dwelling locations identified)

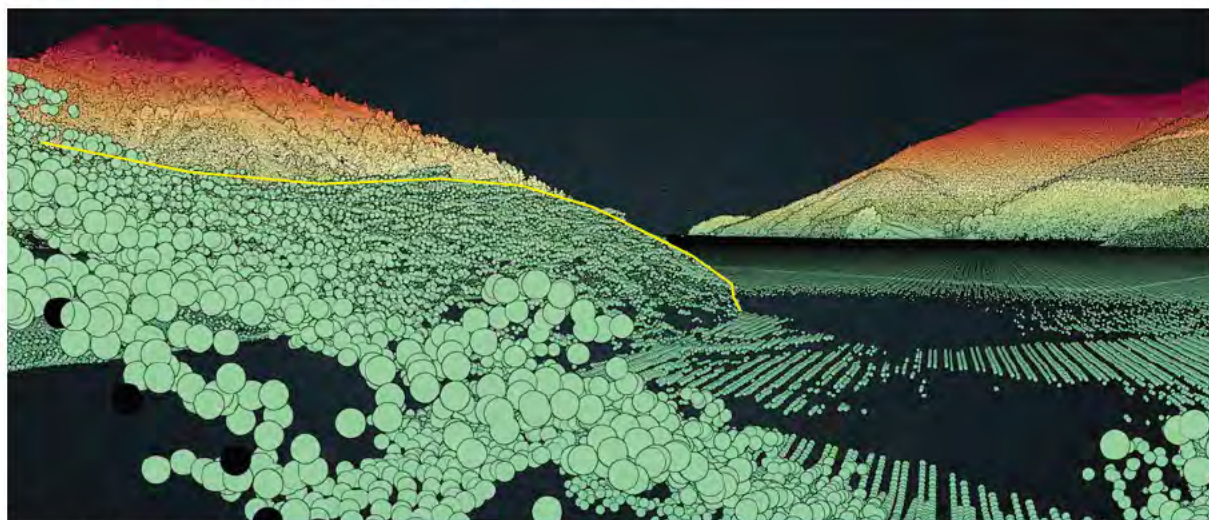


Figure 2: Dwelling 1 Location Viewpoint (Near spur identified by yellow line)

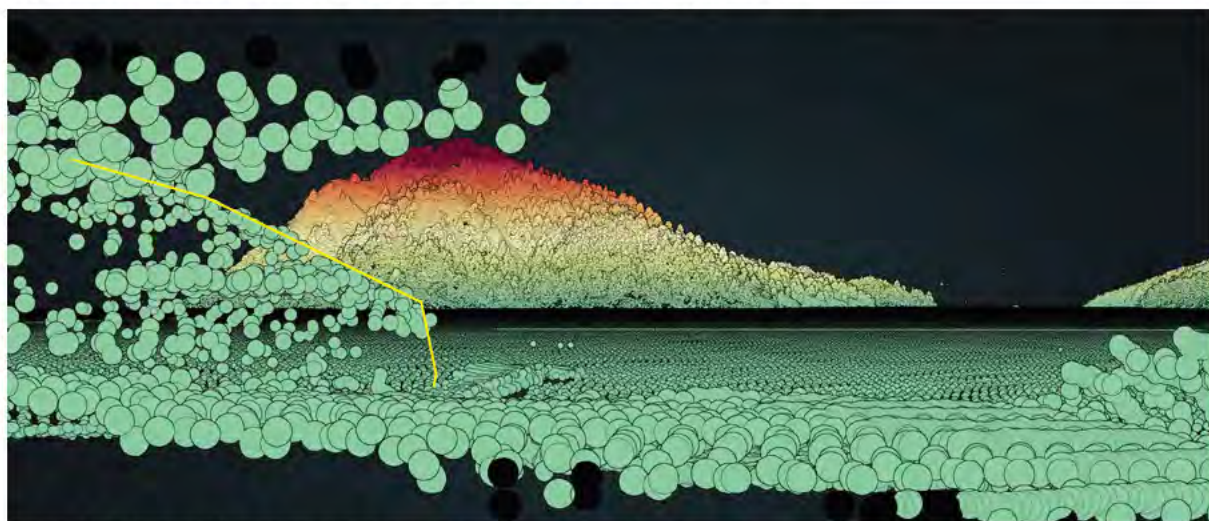


Figure 3: Dwelling 2 Location Viewpoint (Near spur identified by yellow line)



Figure 4: Dwelling 3 Location Viewpoint

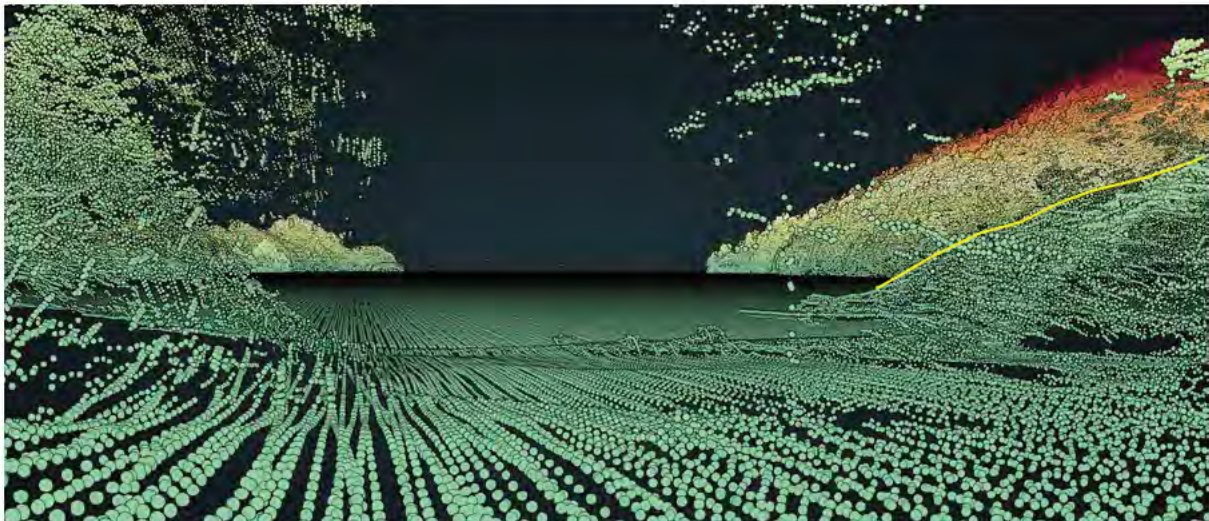


Figure 5: Dwelling 4 Location Viewpoint (Near spur identified by yellow line)

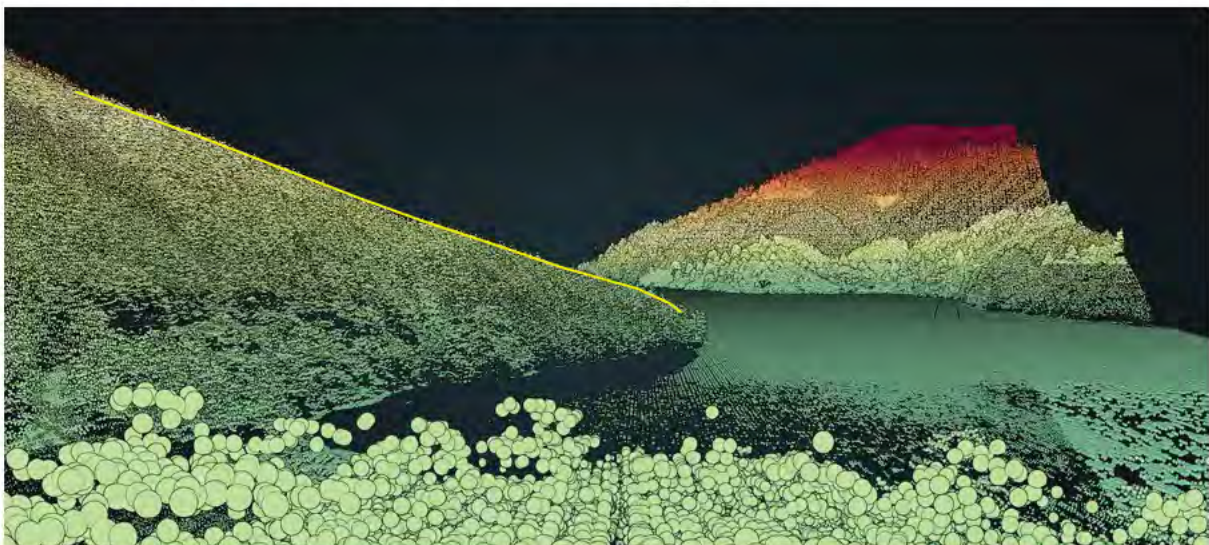


Figure 6: Dwelling 5 Location Viewpoint (Near spur identified by yellow line)

Key References

Bentley, J. 2017. Proposed Marlborough Environment Plan: Section 42A Hearings Report for Hearing Commencing 26 February 2018. Report on submissions and further submissions, Topic 5: Natural Character – Technical Mapping, Values and Overlays

Dataset Citation: Marlborough District Council, Toitū Te Whenua Land Information New Zealand (LINZ) (2023). Marlborough, New Zealand 2020-2022. Collected by Aerial Surveys, distributed by OpenTopography and LINZ.
<https://doi.org/10.5069/G97D2SB0>. Accessed 2026-03-29

Davidson, R.J.; Forrest, R.; Richards, L.; Asher, R.; Edwards, R. (2016). Biological report for a marine farm application located in Onapua Bay, Tory Channel. Prepared by Davidson Environmental Limited for Apex Marine Farm Limited. Research, Survey and Monitoring Report No. 827.

McClellan, R. (2026). *Potential effects on seabirds of proposed longline aquaculture projects, Marlborough Sounds.* Letter prepared for Gascoigne Wicks Lawyers, 20 March 2026.

McConnell, H. (2026). *Technical Advice, Marine Mammals – Marlborough Aquaculture.* Letter prepared by SLR Consulting New Zealand for Aquaculture Direct Limited, 8 July 2026.

Potree Viewer LiDar Dataset Citation: Marlborough District Council, Toitū Te Whenua Land Information New Zealand (LINZ) (2023). Marlborough, New Zealand 2020-2022. Collected by Aerial Surveys, distributed by OpenTopography and LINZ.

Robertson, B. (2026). Marlborough Sounds Aquaculture Project: Coastal Ecological Impact Assessment. Robertson Environmental Limited Report REL174582, Version 1.0, prepared for Aquaculture Direct Limited, 1 September 2026.

ONAPUA BAY

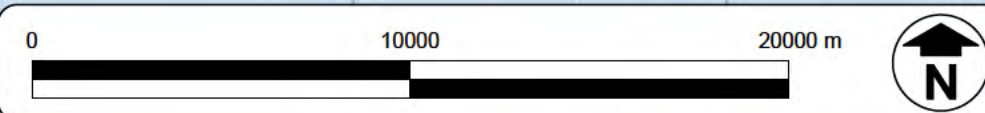
MARLBOROUGH AQUACULTURE FAST TRACK APPLICATION

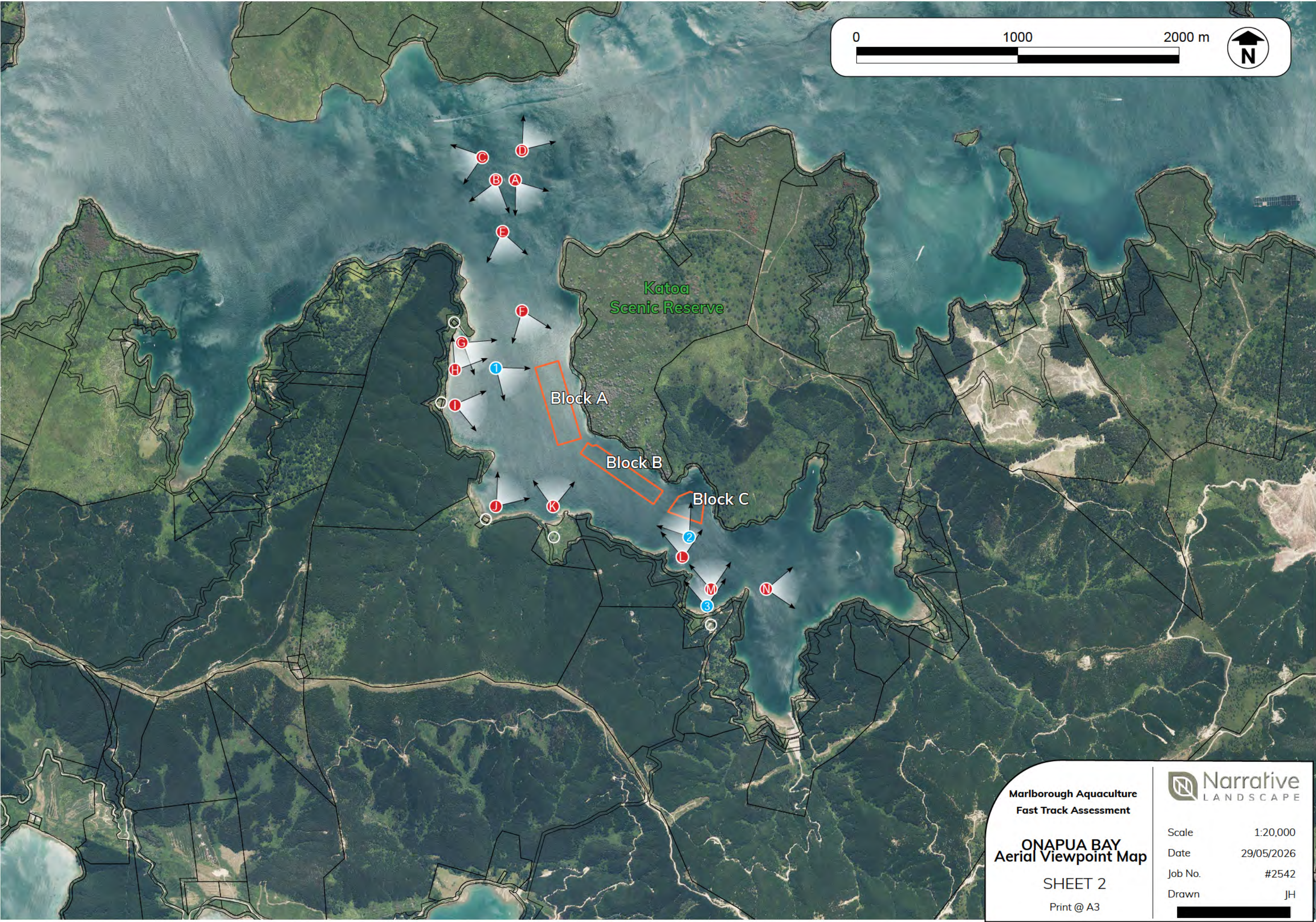
Landscape, Visual and Natural Character Assessment

Prepared for
Apex Marine Farm Ltd.

1 October 2026







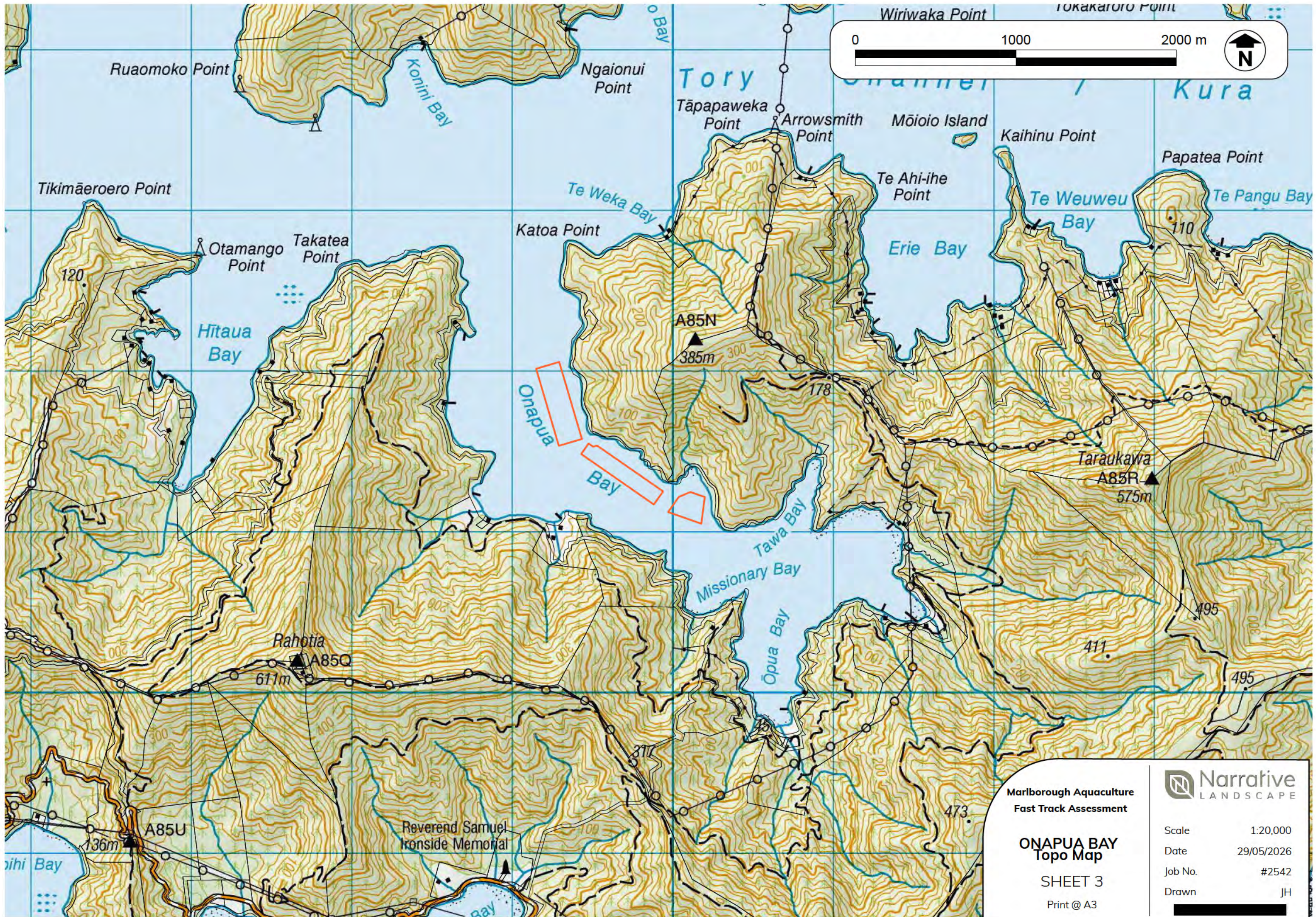
Marlborough Aquaculture
Fast Track Assessment

ONAPUA BAY
Aerial Viewpoint Map

SHEET 2
Print @ A3



Scale	1:20,000
Date	29/05/2026
Job No.	#2542
Drawn	JH



Marlborough Aquaculture
Fast Track Assessment

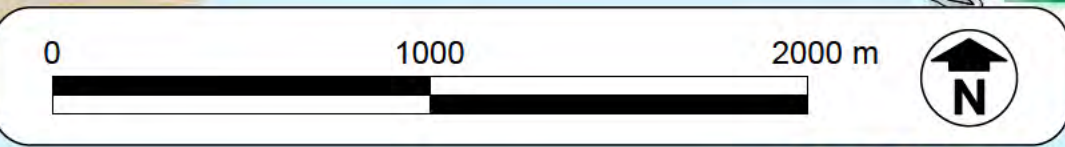
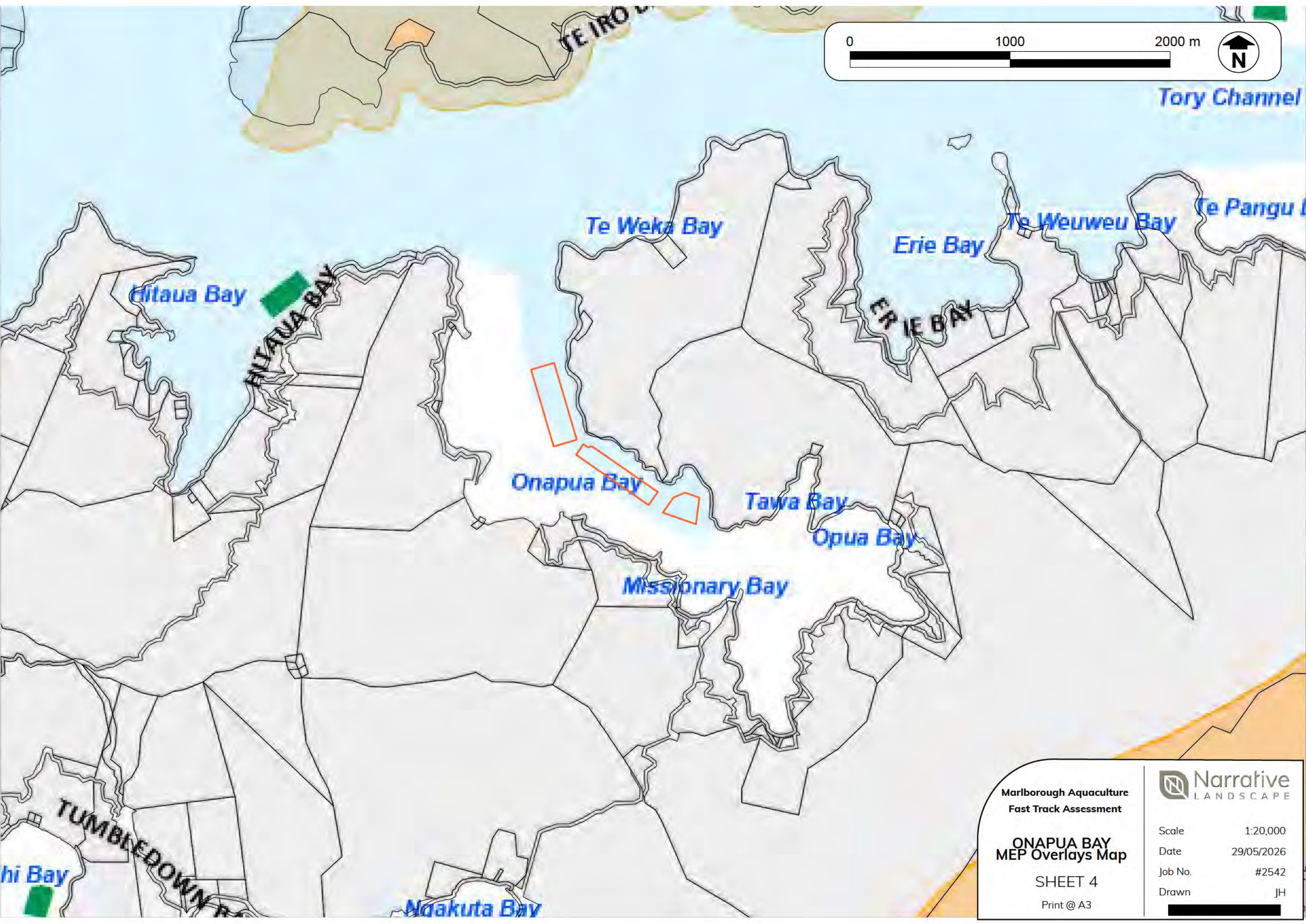
ONAPUA BAY Topo Map

SHEET 3

Print @ A3



Scale	1:20,000
Date	29/05/2026
Job No.	#2542
Drawn	JH



Marlborough Aquaculture
Fast Track Assessment

ONAPUA BAY
MEP Overlays Map

SHEET 4

Print @ A3



Scale	1:20,000
Date	29/05/2026
Job No.	#2542
Drawn	JH



[+ Return to Map](#)

VIEWPOINT A - PHOTO DETAILS

Date: 05/12/2025
Time: 8:26AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°14'43.008" S 174°10'43.842" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint A

SHEET 5

Print @ A3



Scale
Date 29/05/2026
Job No. #2542
Drawn JH



[+ Return to Map](#)

VIEWPOINT B - PHOTO DETAILS

Date: 05/12/2025
Time: 8:26AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°14'42.99" S 174°10'43.8" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint B

SHEET 6

Print @ A3



Scale	
Date	29/05/2026
Job No.	#2542
Drawn	JH



[+ Return to Map](#)

VIEWPOINT C - PHOTO DETAILS

Date: 05/12/2025
Time: 8:26AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°14'42.972" S 174°10'43.788" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint C

SHEET 7

Print @ A3



Scale
Date 29/05/2026
Job No. #2542
Drawn JH



[+ Return to Map](#)

VIEWPOINT D - PHOTO DETAILS

Date: 05/12/2025
Time: 8:26AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°14'42.822" S 174°10'43.77" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint D

SHEET 8

Print @ A3



Scale	
Date	29/05/2026
Job No.	#2542
Drawn	JH



[+ Return to Map](#)

VIEWPOINT E - PHOTO DETAILS

Date: 05/12/2025
Time: 8:32AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°14'55.56" S 174°10'48.156" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint E

SHEET 9

Print @ A3



Scale	
Date	29/05/2026
Job No.	#2542
Drawn	JH



[+ Return to Map](#)

VIEWPOINT F - PHOTO DETAILS

Date: 05/12/2025
Time: 9:50AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°15'15.702" S 174°10'56.82" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint F

SHEET 10

Print @ A3



Scale	
Date	29/05/2026
Job No.	#2542
Drawn	JH



[+ Return to Map](#)

VIEWPOINT G - PHOTO DETAILS

Date: 05/12/2025
Time: 8:37AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°15'21.018" S 174°10'41.814" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint G

SHEET 11

Print @ A3



Scale	
Date	29/05/2026
Job No.	#2542
Drawn	JH



[+ Return to Map](#)

VIEWPOINT H - PHOTO DETAILS

Date: 05/12/2025
Time: 8:38AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°15'24.828" S 174°10'40.782" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint H

SHEET 12

Print @ A3



Scale
Date 29/05/2026
Job No. #2542
Drawn JH



[+ Return to Map](#)

VIEWPOINT I - PHOTO DETAILS

Date: 05/12/2025
Time: 8:41AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°15'34.872" S 174°10'39.858" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint I

SHEET 13

Print @ A3



Scale

Date 29/05/2026

Job No. #2542

Drawn JH



[+ Return to Map](#)

VIEWPOINT J - PHOTO DETAILS

Date: 05/12/2025
Time: 8:46AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°15'54.36" S 174°10'52.17" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint J

SHEET 14

Print @ A3



Scale	
Date	29/05/2026
Job No.	#2542
Drawn	JH



[+ Return to Map](#)

VIEWPOINT K - PHOTO DETAILS

Date: 05/12/2025
Time: 8:50AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°15'53.916" S 174°11'7.134" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint K

SHEET 15

Print @ A3



Scale
Date 29/05/2026
Job No. #2542
Drawn JH



[+ Return to Map](#)

VIEWPOINT L - PHOTO DETAILS

Date: 05/12/2025
Time: 8:57AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°16'4.62" S 174°11'40.71" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint L

SHEET 16

Print @ A3



Scale	
Date	29/05/2026
Job No.	#2542
Drawn	JH



[+ Return to Map](#)

VIEWPOINT M - PHOTO DETAILS

Date: 05/12/2025
Time: 9:00AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°16'12.198" S 174°11'45.162" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint M

SHEET 17

Print @ A3



Scale

Date 29/05/2026

Job No. #2542

Drawn JH



[+ Return to Map](#)

VIEWPOINT N - PHOTO DETAILS

Date: 05/12/2025
Time: 9:12AM

Camera/Lens: Canon 6D mkii / 24mm (Full Frame)
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°16'10.734" S 174°12'0.414" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint N

SHEET 18

Print @ A3



Scale

Date 29/05/2026

Job No. #2542

Drawn JH



[+ Return to Map](#)

VIEWPOINT 1 - PHOTO DETAILS

Date: 05/12/2025
Time: 9:33AM

Camera/Lens: DJI Mini2 Pro / 24mm eqv.
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°15'49.769" S 174°11'0.2363" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint 1

SHEET 19

Print @ A3



Scale	
Date	29/05/2026
Job No.	#2542
Drawn	JH



[+ Return to Map](#)

VIEWPOINT 2 - PHOTO DETAILS

Date: 05/12/2025
Time: 9:24AM

Camera/Lens: DJI Mini2 Pro / 24mm eqv.
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°16'3.018" S 174°11'42.7042" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint 2

SHEET 20

Print @ A3



Scale	
Date	29/05/2026
Job No.	#2542
Drawn	JH



[+ Return to Map](#)

VIEWPOINT 3 - PHOTO DETAILS

Date: 05/12/2025
Time: 9:12AM

Camera/Lens: DJI Mini2 Pro / 24mm eqv.
Reading Distance/Field of View: 270mm (@A3) 74 degrees

Lat/Long: 41°16'15.0279" S 174°11'45.9813" E

**Marlborough Aquaculture
Fast Track Assessment**

Viewpoint 3

SHEET 21

Print @ A3



Scale

Date 29/05/2026

Job No. #2542

Drawn JH