

Memorandum

From: Hugh Forsyth – Site Environmental Consultants
To: Emma Peters – Sweep Consulting Ltd
Subject: s92 request re assessment of 200m off-set from proposed lot 2, 239d Moturata Road, Taieri Mouth

1. Purpose and Method

This memorandum responds to the s92 request from Clutha District Council to address the potential effects of the construction of a residential dwelling on proposed lot 2, 239d Moturata Road. Three additional figures and two viewpoints have been provided to illustrate the development context and to provide an overview of the proposed lots, existing subdivision, and recent coastal residential development. The present landscape report is reissued as rev a due to two minor errors being noted. These are highlighted and remedied.

2. Coastal Character and Residential Development Pattern

Figure 15 provides the aerial base plan from the present landscape figure attachment and extends this to include the subdivision to the north, including Otuarae Road. Off-set distances have been estimated between the proposed lots and existing dwellings and between many of the surrounding dwellings to provide an overview and comparison.

Proposed lot 2 will be located between Lot 1, 239d Moturata Road, and Lot 10 DP 556442, Otuarae Road. Both sites, and 239f, to the south, are located on the narrow terrace area that marks the coastal boundary. This has been farmed and was cleared of indigenous vegetation by European settlers. The slightly undulating land form is revealed by the relatively dry and bare pasture cover. The recent trend to rural residential development within parts of the terrace and on its boundaries has begun lead to a reversal of this process.

As an example, approximately ('approx.')

2.45ha is included within the terrace area between the coastal embankment fence line and the ROW boundary of the western side of the site. Currently approx. 5,900m² is planting in native vegetation. An additional 890m² has been consented for lot 1 and approx. 840m² of additional planting is included in proposed lot 2. The potential total of 1,730m² of new planting will comprise part of a total planting area that will include approx. 7,630m² / 31% site area.

Adjacent lots have similar levels of planting, and which is now a significant landscape feature and character element in this part of the coastline. Development located on Otuarae Road also includes mitigation planting, with a broad swathe marking the boundaries of Lot 13, Lot 8 and the three lots located along the northern boundary of this development.

Figure 15 shows that residential development has continued across the terrace and has resulted in a pattern of low density rural residential sites. Off-set dimensions that are recorded indicate that the majority fall within an off-set distance of 50 – 86m, with a small number including higher off set distance. A range of coastal residential dwellings are accessed by two main ROW's and the through route of Moturata Road. Those on higher land and close to the shore are orientated towards the coast. Those within the subdivision that includes the subject site are often located on outer lot boundaries which results in larger open space between residences. Boundary planting is a condition of consent which has been thoroughly adopted and is now a defining landscape characteristic.

Open rolling coastal farm land is being replaced by this pattern of low density housing, open lawn/pasture areas and extensive planting of native shrub species. The coastal lots are all set back from the embankment that marks the tidal zone and this 'foreshore' area is unlikely to be planted, due to sea views, and will effectively remain open and 'rural'.

Within this pattern the key determinants of character, impact, and successful integration are location within the proposed site, height, mass, and design of structure, external materials, colour and planting. The proposed lot 2 includes all of these factors and appears to sit well with the present and impending pattern of development in this part of Akatore coastline.

3. Assessment of Effect of Proposed Lot 2 on Houses within 200m

Table One draws out the assessment responses in the present landscape assessment and provides additional analysis in respect of the potential adverse effect of a lower distance between existing residences and proposed lot 2, 239d Moturata Road, Taieri Mouth.

Table 1: Existing Dwellings & Consented Building Platforms within 200m of Building Platform on Lot 2.

Property Address/Legal Description	Analysis of Effects - Assessment of Landscape & Visual Effects
<ul style="list-style-type: none"> ▪ 239f Moturata Road Lot 8 DP399272 	<p>Paragraph 4.3: <i>"The planting proposed for Lot 1 continues part way along the southern boundary and seeks to partially mitigate the visual change that will result for 239f as well as providing wind shelter. The building platform for Lot 1 has consent under the existing subdivision and building consent has recently been obtained for a dwelling on that building platform."</i></p> <p>Additional analysis: (Refer fig. 15 and fig. 16)</p> <p>Proposed lot 2 will be screened from this dwelling by the southern boundary planting and the future residence itself.</p>
<ul style="list-style-type: none"> ▪ 239e Moturata Road Lot 7 DP399272 	<p>Additional analysis: (Refer fig. 15 and fig. 16)</p> <p>The upper windows of 239e Moturata look north/east and towards the coastline. The intermediate view includes the native planting that has been established within this lot and will include consented residential unit on lot 1 . The distance of this views will be approx. 112m. Proposed Lot 2 will also be visible, at approx. 185m, and adjacent lot 10 and Lot 9 DP 556442 will be visible to the north of the site boundary.</p>

<ul style="list-style-type: none"> ▪ 239c Moturata Road Lot 6 DP399272 ▪ 239b Moturata Road Lot 5 DP399272 	<p>Paragraph 2.4: <i>“Those on the northern boundary include 239b and 239c Moturata Rd. Dense native shelter belt planting marks the northern boundaries of both these properties in addition to the mitigation planting required by consent [Vpt.6, Figure 8]. No.239c is located above the lower ROW and adjacent to proposed Lot 2. The lower floor level of the dwelling appears to be approximately 3m+ above the upper level of the terrace [Vpt.9, Figure 11].”</i></p> <p>Additional analysis: (Refer fig. 15 and fig. 16) 239c Moturata Road will have views over the roof line of a residence on Lot 1 and at a viewing distance of approx. 95m. This view will be over the existing vegetation that is established along the lower boundary of this property and ROW boundary and which continues to grow.</p> <p>Further planting is proposed on the road boundary of Lot 1 and will eventually screen views to the walls of a future structure, with the roof line and chimneys remaining visible. These are unlikely to be the main focal point due to wider coastal vista that is available to 239c.</p>
<ul style="list-style-type: none"> ▪ 229 Moturata Road Lot 12 DP516719 ▪ Otuarae Drive Lot 13 DP556422 ▪ 30 Otuarae Drive Lot 11 DP556442 ▪ 29 Otuarae Drive Lot 10 DP556422 ▪ Otuarae Drive Lot 9 DP556422 ▪ Otuarae Drive Lot 8 DP556422 	<p>Paragraph 2.6: <i>“A more recent 16-lot subdivision is under construction to the north of the main ROW. The consented platforms end approximately 20m from the northern site boundary on the coastal terrace but are likely to have the main aspect towards the north. A 6m wide strip of shelter planting is being established by the applicant as part of the original mitigation. This will prevent direct views into the site from these lower subdivision sites when it gains momentum. Additional planting in this strip is recommended in the planting conditions (Appendix B).”</i></p> <p>Paragraph 4.2: <i>“Mitigation planting has been undertaken along the northern boundary but is at an early stage [Vpt.6, Figure 8]. Additional planting is specified to encourage a dense and more rapid shelter belt to establish. This boundary planting will screen views back into the site from adjacent development and provide a similar level of shelter as exists on the northern boundary of no’s 239b and 239c.”</i></p>

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