

**Subject:** Proposed Lot 2 subdivision, 239d Moturata Road, Taieri Mouth - Degree of potential effect

**From:** Hugh Forsyth <hugh@siteinfo.co.nz>

**Date:** 25/03/2024, 12:05 pm

**To:** Emma Peters <emma@sweepconsultancy.co.nz>

Hi Emma

In response to your call my assessment of potential adverse landscape effects for all of the existing residential properties surrounding proposed Lot 2, 239d Moturata Road is 'low' to 'very low' on the New Institute of Landscape Architects recommended 7 point scale of effect. On a technical planning scale this equates to a 'less than minor' effect.

My reasons are that all of the surrounding coastal land to the north and west and south of the proposed site is under development or has been developed. As stated, in my response to the 200m off-set request, the coastal strip above the embankment will remain clear for the proposed site, consented Lot 1, 239d Moturata Road, and the two lots adjacent and to the north of proposed Lot 2.

The existing dwellings, above and to the south and south west of the proposed Lot will be able to view all of this development. However, the proposed Lot 2, and consented Lot 1, have extensive mitigation planting proposed along their western boundaries and will be single level and set back towards the western part of their respective sites. This provision will limit the visual impact and add to the already extensive addition to the biodiversity of the area that on site ROW planting already provides.

Scale

Planning:    less-than-minor.    minor    more than minor

Landscape:    very low,    low,    low-mod,    moderate,    mod-high,    high,    very-high

Regards

Hugh Forsyth

Site Environmental Consultants

021 304 712