

Sweep Consultancy Limited
PO Box 5724
Dunedin 9054
Phone: 0274 822214
Email: emma@sweepconsultancy.co.nz

25 March 2024

Michaela Groenewegen
Planner
Clutha District Council
P.O. Box 25
Balclutha 9420

Sent via email to:
Michaela.Groenewegen@cluthadc.govt.nz
cc: planning@cluthadc.govt.nz

Hi Michaela,

RM3030 – Clark & Megan Campbell – 239d Moturata Road – Response to Further Information Request

We received a request for further information from Clutha District Council on 9 February 2024¹.

In the request for further information, Council requested:

1. Provide a scheme plan/to scale plan that shows the separation distances to existing or proposed dwellings within 200 m of the proposed building platforms.
2. Please provide an analysis of any effects that may occur because of the proposed building platform being within 200 m of existing and proposed dwellings.
3. Provide evidence of consultation with Ngai Tahu ki Otago who has kaitiaki within the development area as per Rule COA. 2 of the Clutha District Plan. It is also understood that the site is adjacent to a Statutory Acknowledgement Area under Section 6.10.5.6 of the District Plan, being Te Tai o Arai Te Uru (the Otago Coastal Marine Area) – this area includes the entire length of the Clutha District Coastline.

Each of these is dealt with in turn below.

Separation Distances

Mr Scott Cookson of Cookson Land Surveying Limited has prepared a plan showing existing dwellings and consented building platforms within 200m of the building platform on Lot 2².

Analysis of Landscape Related Effects

Mr Hugh Forsyth, Registered Landscape Architect, states at paragraphs 5.3, 5.7 and 5.10 of his assessment of landscape and visual effects report that:

-
- 1 Copy of Council's further information request appended at Appendix 1.
 - 2 Copy of plan is appended at Appendix 2.

*“5.3 Landscape Effects The potential adverse effects on the existing landscape pattern of the coastal resource area, that includes the site and the surrounding rural residential dwellings, that may arise from the proposal are assessed as: **Short term** landscape effects – 1 – 5 years: **low/medium** **Longer term** landscape effects – 5 - 15 years: **low**...*

*5.7 Natural Character Effects The potential adverse effects on coastal natural character of the site and adjacent shoreline are assessed as: **Short term** adverse natural character effects – 1 – 5 years: **low** **Longer term** adverse natural character effects – 10+ years: **very low**...*

*5.10 Visual Effects The potential adverse effects on the visual amenity of the site from the development of one additional dwelling on the proposed site is assessed as: **Short term** adverse visual effects – 1 – 5 years: **low/medium** **Longer term** adverse visual effects – 10+ years: **low**.”*

Public notification is required pursuant to Section 95A(8)(b) of the Resource Management Act 1991 if the effects are 'more than minor'. The 'low/medium' adverse effect in the short term for both landscape effects and visual effects equates to an effect in planning terms of minor as shown in Figure 1 below meaning that public notification is not required.

	SIGNIFICANT					
Planning scale	LESS THAN MINOR		MINOR		MORE THAN MINOR	
Landscape scale	VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	VERY HIGH

In response to the further information request Mr Forsyth has prepared³:

- A memo containing further assessment with respect to those existing residential buildings or consented platforms within 200m of the building platform on proposed Lot 2⁴;
- A statement of the level of adverse effect with respect to each of the existing residential buildings or consented platforms within 200m of the building platform on proposed Lot 2⁵; and
- Two additional figures as graphic supplement to that memo⁶.

Mr Forsyth has also provided a revised landscape assessment report containing two highlighted yellow corrections at paragraphs 2.4 and 2.5⁷.

3 Electronic copies of these documents and the revised landscape assessment report will be forwarded to Council.

4 See Appendix 3a for copy of the memo.

5 See Appendix 3b for copy of the statement.

6 See Appendix 3c for copy of graphic supplement landscape figures 15 and 16.

7 See Appendix 3d for copy of the corrected version of the landscape assessment report.

In his memo, Mr Forsyth sets out in Table 1, copied below, details each of the existing dwellings or consented building platforms within 200m of the building platform on Lot 2 and provides analysis of the effects on each existing dwelling or consented platform of the proposed residential activity on Lot 2.

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) 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) 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>

- 229 Moturata Road
Lot 12 DP516719
- Otuarae Drive
Lot 13 DP556422
- 30 Otuarae Drive
Lot 11 DP556422
- 29 Otuarae Drive
Lot 10 DP556422
- Otuarae Drive
Lot 9 DP556422
- Otuarae Drive
Lot 8 DP556422

Paragraph 2.6: "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)."

Paragraph 4.2: "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."

In the statement, Mr Forsyth states: *"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."*

Limited notification pursuant to Section 95B can occur where Council decides pursuant to Section 95E that: *"...the activity's adverse effects on the person are minor or more than minor (but are not less than minor)."*

On the basis of Mr Forsyth's expert landscape assessment the statutory threshold for limited notification to the owners/occupiers of existing dwellings or consented platforms within 200m of the proposed residential activity on proposed Lot 2 has not been met with respect to landscape and visual effects on the owners/occupiers of existing residential buildings and consented platforms within 200m of the proposed building platform on proposed Lot 2.

Consultation with Ngai Tahu ki Otago

The applicant has not undertaken any consultation with Ngai Tahu ki Otago. As stated in an email dated 20 February 2024, the applicant has requested that limited notification occur to Ngai Tahu ki Otago.

The applicant now considers sufficient information has been provided and requests that: (a) the matter is taken off hold; and (b) Council proceeds to limited notification to Ngai Tahu ki Otago.

Please call Emma Peters of our office if you need any further information or would like to discuss anything contained in this response.

Yours sincerely,



Emma Peters Consultant Sweep Consultancy Limited P.O. Box 5724 Dunedin 9054 Phone 0274822214
www.sweepconsultancy.co.nz

Appendix 1: Further Information Request.



Address all correspondence to:
The Chief Executive

CLUTHA DISTRICT COUNCIL

Our Reference
RM3030
ID: 885088

09 February 2024

C Campbell & M Campbell
C/- Sweep Consultancy Limited
Po Box 5724
Dunedin 9054

Sent via email: emma@sweepconsultancy.co.nz

Attention: Emma Peters

Dear Clark & Megan Campbell

RM3030 – Clark & Megan Campbell – 239d Moturata Road

In accordance with section 92 of the Resource Management Act 1991, Clutha District Council requests that further information be provided for your application.

Information Requested:

Please provide the following information as outlined below.

1. Provide a scheme plan/to scale plan that shows the separation distances to existing or proposed dwellings within 200 m of the proposed building platforms.
2. Please provide an analysis of any effects that may occur because of the proposed building platform being within 200 m of existing and proposed dwellings.
3. Provide evidence of consultation with Ngai Tahu ki Otago who has kaitiaki within the development area as per Rule COA. 2 of the Clutha District Plan. It is also understood that the site is adjacent to a Statutory Acknowledgement Area under Section 6.10.5.6 of the District Plan, being Te Tai o Arai Te Uru (the Otago Coastal Marine Area) – this area includes the entire length of the Clutha District Coastline.

This information is required to enable Council to assess any effects on (if any) from manawhenua. It is not known at this point with the Applicant electing to have Limited Notification to iwi rather than any consultation prior to lodgement of the application or during processing. Therefore, there may be adverse effects on Manawhenua cannot be fully determined until Affected Party Approval has been received.

1 Rosebank Terrace
P O Box 25, Balclutha 9240, New Zealand
Telephone + 64 3 4190200 Fax + 64 3 4183185
Email help.desk@cluthadc.govt.nz
Website www.cluthadc.govt.nz



Responding to this Information Request:

You are required to respond to this information request within 15 working days. You have until 1 March 2024 to either:

- Provide the requested information; or
- Provide confirmation in writing that you will provide the requested information, but are unable to provide the requested information within the timeframe (Council will provide a revised timeframe for the information to be provided); or
- Provide written confirmation that you do not agree to provide the requested information.

Until this information is received and assessed by the processing Planner, Council is required to place the processing of your application on hold.

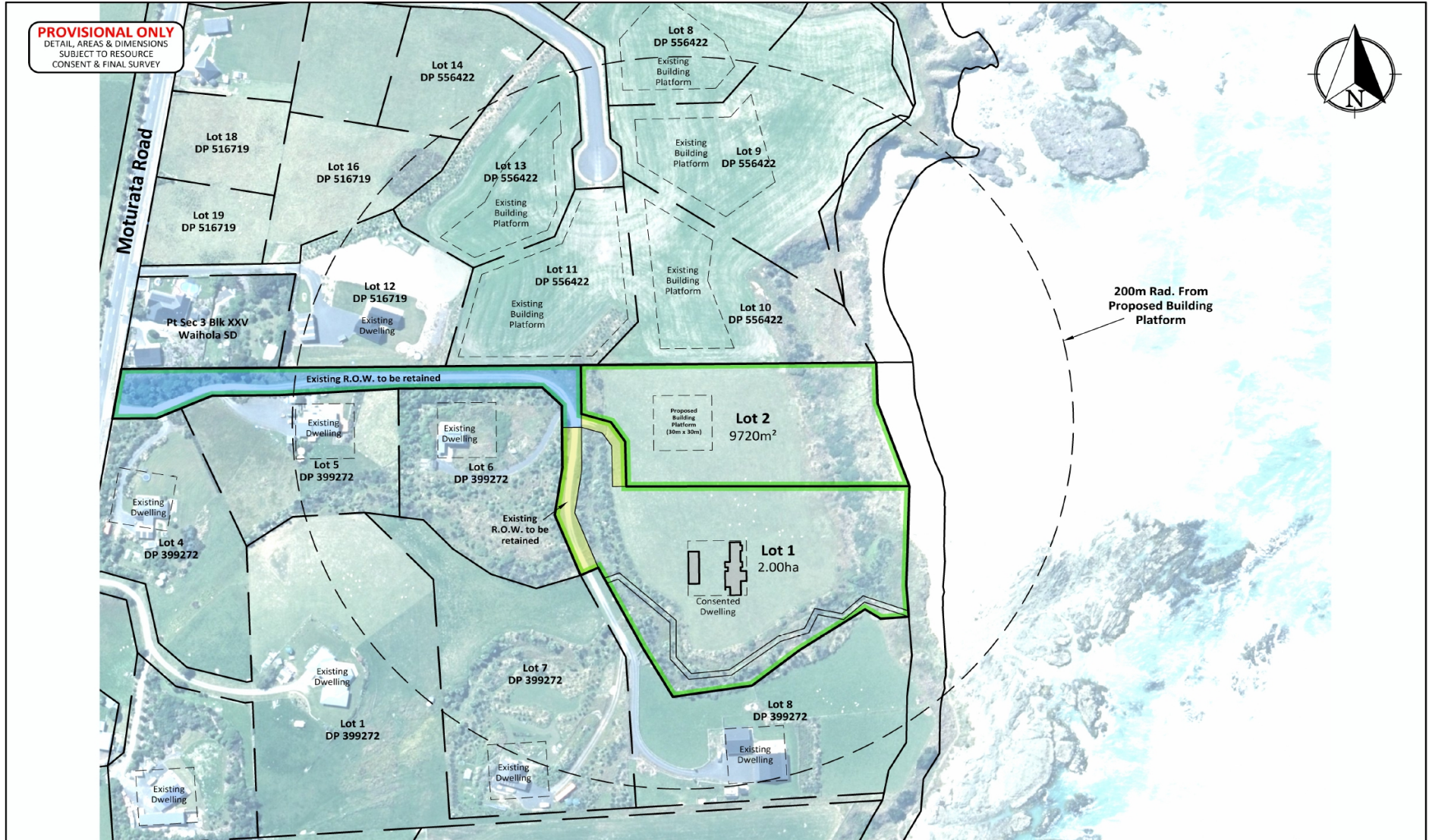
If you should have any question regarding this information request, please do not hesitate to contact me.

Yours faithfully,



Michaela Groenewegen
Planner
Clutha District Council

Appendix 2: Plan Showing Existing Dwellings and Consented Building Platforms with 200m of Building Platform on Lot 2.



PROVISIONAL ONLY
 DETAIL, AREAS & DIMENSIONS
 SUBJECT TO RESOURCE
 CONSENT & FINAL SURVEY



200m Rad. From
Proposed Building
Platform

COOKSON
 LAND SURVEYING
 www.cooksonlandsurveying.co.nz
 Phone: 021 0890 9023

Lots 1 & 2 Being a Proposed Subdivision of Lot 9 DP 399272

PROJECT REF. CLS469	SHEET SIZE / SCALE A3 1:1800	
DRAWN DATE 3 MARCH 2024	PLAN REF. CLS469-1C	
SHEET NO. SHEET 2 OF 2		

Appendix 3a: Memo from Mr Hugh Forsyth.

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>

Hugh Forsyth
Registered Landscape Architect
Cell 021 304 712

18 March 2024

Appendix 3b: Statement from Mr Hugh Forsyth.

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

Appendix 3c: Landscape Figures 15 & 16.

Legend

-  view points
ref 'Attachment 1 : Figures, 239d Moturata Road, Taieri Mouth, 07 December 2023'
-  adjacent lots - yet to include residential development
-  off-set line - marking distance between residences and platforms

Off-set distances

Approximate distance (m) between outside building faces or from the outside of the proposed Lot 2 boundary to an adjacent building or centre of an undeveloped lot and building platform

- a. Platform 2 to 239e Moturata Rd **185m**
- b. Platform 2 to 239c Moturata Rd **95m**
- c. Platform 2 to Lot 11, DP 556442 (mid platform of Lot 11) **61m**
- d. Platform 2 to Lot 10, DP 556442 (mid platform of Lot 10) **62m**
- e. 227 Moturata Rd to 14 Otuarae Rd **49m**
- f. 227 Moturata Rd to 219 Moturata Rd **61m**
- g. 7 Akatore Rd to 239e Moturata Rd **86m**
- h. 7 Akatore Rd to 239b Moturata Rd **118m**
- j. 239b Moturata Rd to 239c Motura Rd **50m**
- j. 239e Moturata Rd to 239f Motura Rd **104m**

0  200m approx.







239d Moturata Road, Subdivision Proposal
Taieri Mouth

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

07 December 2023

1. Introduction

- 1.1 This landscape assessment has been commissioned by Emma Peters, Sweep Consultancy Ltd, on behalf of Clark and Megan Campbell, applicants for a proposed two lot subdivision at 239d Moturata Road, Taieri Mouth. The effect of the subdivision would be to create one additional Lot with a building platform.
- 1.2 This report follows the New Zealand Institute of Landscape Architects Te Pito Ora landscape assessment guidelines ('NZILA') (March 2021) and includes the 'biophysical, associative', and 'perceptual' factors are recommended as an assessment framework. It includes the following sections¹:
- Landscape context
 - Statutory context;
 - Proposal details;
 - Assessment of landscape and visual effects;
 - Assessment of statutory effects; and
 - Summary and conclusion.
- 1.3 The scale of effects applied refers to a seven-point scale of 'very low, low, low-moderate, moderate, moderate-high, high, very high'. Ratings of 'low' to 'low-moderate' are equivalent of an assessment of 'minor' on a technical planning scale ².
- 1.4 The proposed site is approximately (approx.) 2.9770 hectares ('ha') in area and located on a narrow coastal terrace above the South Taieri Mouth shoreline. The land is within the *Coastal Resource Area* under the Clutha District Plan (1998) ('District Plan'), under which subdivision is a discretionary activity. Potential adverse effects on coastal natural character are an important assessment factor within the Coastal Resource Area (CRA).
- 1.5 Site visits were made on the 7th and 13th of February 2023 and photographs were taken from adjacent public roads and within the site and surrounding area during these visits. A selection of these photographs and plans illustrating the proposal are included in a separate A3 attachment³. The applicants obtained building consent for a dwelling on the existing consented platform which is shown on the subdivision scheme plan – see proposed Lot 1.
- 1.6 The objectives, policies, and rules that apply to landscape and natural character issues are included in Appendix A of this report. Recommended landscape conditions are provided in Appendix B and non-binding planting recommendations are provided in Appendix C.

2. Landscape Context

- 2.1 The site was created by a prior 9-lot subdivision which is now fully developed with 8 built residential dwellings and 1 residential dwelling which has building consent. The area of development is located on gentle slopes that descend from Akatore Rd to a small coastal terrace

¹ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, 5 May 2021, Section 6.36 (Dropbox link: <https://www.dropbox.com/sh/dgn6ur9dmxbqubr/AADZbAIVCafzNMjZGNAWNSkna?dl=0>)

² New Zealand Landscape Assessment Guidelines, Section 6.37, pg. 68

³ Attachment 1: Visual Evidence, 239d Moturata Road, Taieri Mouth, March 2023

- that ends at the shoreline escarpment that marks this section of coastline⁴. The boundary between the terrace and the escarpment is marked by a fence line and a change from open pasture to a mix of native and exotic coastal vegetation⁵.
- 2.2 The lower tidal zone is marked by schist rock shelves that extend into the sea. Native planting was undertaken on this bank as part of the 2006 subdivision and a pedestrian ROW marks the southern end of the site and connects the end of the access lane with the shoreline⁶.
- 2.3 The terrace area is slightly elevated above the ROW and rises approximately 4m above at its highest point, and the location of proposed Lot 1 building platform⁷. The top of the terrace forms a small ridge that runs north/west to south/east and provides a foreshore focal point for houses above the site⁸.
- 2.4 Those on the **western** 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 consent⁹. 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 terrace¹⁰.
- 2.5 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 C)**.
- 2.6 **Biophysical factors**
The subject site is part of the coastal terrace than extends for approximately 450m from the southern boundary of 239f Moturata Rd to a headland point approximately 250m north of the site boundary. The terrace edge then extends inland to the route of Moturata Rd with coastal flats continuing to the outfall of Akatore Creek¹¹.
- 2.7 **Associative factors**
The site and wider terrace area to the north are undeveloped and have a coastal rural character that reflects the farming land use that was predominant on this part of the coastline before residential subdivision began.
- 2.8 **Perceptual factors**
The regular topography and open pasture provide a visual boundary between the slopes and the shoreline and the change to the coastal landscape to the north and south.

⁴ Context & Viewpoints, Figure 1, Viewpoint 2 (Vpt.2), Figure 4 and Vpt.5, Figure 7, Attachment 1

⁵ Proposal and Mitigation, Figure 2 and Vpt.7, Figure 9

⁶ Figure 2

⁷ Vpt.3, Figure 5. Survey data derived from a concept housing plan provided by the applicant

⁸ Vpt.8, Figure 10

⁹ Vpt.6, Figure 8

¹⁰ Vpt.9, Figure 11

¹¹ Vpt.4, Figure 6

3 Statutory Context

- 3.1 The site is located within Clutha District and within the Coastal Resource Area (CRA) of the Clutha District Plan (District Plan). The CRA boundary is based on geomorphological, ecological and coastal processes and is a joint determination between Council, Otago Regional Council and the Department of Conservation and reflects the management requirements of the New Zealand Coastal Policy Statement (NZCPS) (2010).
- 3.2 NZCPS Objective 2 seeks to preserve the natural character of the coastal environment and protect natural features and landscape values by identifying those characteristics and qualities by geographical area which would be adversely affected by subdivision. Restoration of the coastal environment is sought when development does occur.
- 3.3 NZCPS Policy 1 and Policy 2 consider the extent of the coastal environment and seek consolidation of coastal development. Enhancing existing character and avoidance of adverse effects are set as goals for development proposals. The potential adverse visual effects of structures on headlands are specifically mentioned.
- 3.4 Policy 13 requires regional and territorial plans to respond to preserve coastal natural character and also describes attributes that may be included. These indicate that natural character is an experiential and perceptual value as well as a physical measure of biodiversity, geomorphology, and coastal processes. An assessment of the relative values of different coastal areas is required and the definition of the CRA in the District Plan and a recent coastal study reflect that objective.
- 3.5 The coastal environment study 'Coastal Environment of Otago, Natural Character and Outstanding Features and Landscapes Assessment' (2015) was commissioned by DoC, ORC and Clutha District Council (Council)¹². The shoreline adjacent to the proposed site falls in natural character unit CNC7 and was assessed as having a 'medium/high' level of natural character on a 5 point scale of 'high, medium - high, medium, medium - low, low'¹³.
- 3.6 The Otago Regional Policy Statement (RPS) incorporates the objectives and policy of the NZCPS. Objective 3.1 seeks to identify and maintain coastal values, 'including intrinsic values of ecosystems and natural resources'. The assessment of natural character is set out in RPS Policy 3.1.12 and 3.2.8, and restates NZCPS Objective 2, Policy 13.2, including:
- (a) natural elements, processes and patterns;
 - (b) biophysical, ecological, geological and geomorphological aspects;
 - (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
 - (d) the natural movement of water and sediment;
 - (e) the natural darkness of the night sky;

¹² 'Coastal Environment of Otago, Natural Character and Outstanding Features and Landscapes Assessment', https://www.cluthadc.govt.nz/repository/libraries/id:2c0gik8bh17q9s5atec4/hierarchy/Documents/Documents_Resource-consents-and-planning/Coastal%20Environment%20Study.pdf

¹³ IBID, pg.13 and pg.17,

- (f) places or areas that are wild or scenic;
- (g) a range of natural character from pristine to modified; and
- (h) experiential attributes, including the sounds and smell of the sea; and their context or setting.

- 3.7 The District Plan seeks to provide for a flexible approach to urban and rural subdivision (Objective 1). The District Plan does not address the landscape and natural character issues that might relate to coastal subdivision directly but does seek to avoid development that adversely affects coastal natural character (Policy SUB.10).
- 3.8 Subdivision in the CRA is a discretionary activity (Section 3.7, Rule SUB.2). Rules SUB1(d) and SUB.4 address performance aspects of subdivision and road design. Where wider coastal assessment is required the objectives, policies, and rules of the NZCPS, the RPS, and District Plan CRA apply.
- 3.9 District Plan Section 4.2 Coastal Resource Area, objective COA.1 seeks to ‘preserve the natural character of the coastal environment and protect it from inappropriate subdivision and development’. Policy COA.1 expands on Objective 1. Those areas to be considered for protection include:
- the natural character of the coastal environment (including the coastal marine area); wetlands, lakes and rivers, and their margins;
 - outstanding natural features and landscapes;
 - areas of significant indigenous vegetation and significant habitats of indigenous fauna
- 3.10 Policy COA.2 and Policy COA.10 seek to avoid adverse development effects through mitigation and the design control of structures. The erection of a new dwelling is a restricted discretionary activity under Rule COA.4 (b) and ‘the effect of the building and any associated signage on the natural character of the Coast, particularly in terms of visual impact’ require consideration¹⁴.
- 3.11 Summary
- The assessment of the proposed subdivision includes two steps with the first being a consideration of the proposal against the natural character values of the coastline. The second step considers the potential effect of the residential dwelling on the building platform that would result. The emphasis of the second step is on visual effects.

4 Proposal

- 4.1 It is proposed to subdivide the existing site, located at 239d Moturata Road, to create an additional Lot (Lot 2) with an identified building platform¹⁵. The new identified building platform is located to the north of the original consented building platform, which now has building consent for construction of a dwelling and opposite the present dwelling on 239c Moturata Road. The consented dwelling on Lot 1 is single level and has a maximum height of 5m above

¹⁴ Rule COA.4. (b), Section 4.2 Coastal Resource Area, Clutha District Plan

¹⁵ Proposal and Mitigation, Figure 2, Attachment 1

ground level. Likewise, it is proposed that the dwelling on Lot 2 will be single level and restricted to 5m above ground level.

- 4.2 Mitigation planting has been undertaken along the northern boundary but is at an early stage¹⁶. 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.
- 4.3 Mitigation planting is proposed along the western road boundary of both Lots. This will extend existing planting and provide a visual buffer to Lot 2 for vehicles on the shared ROW. 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.
- 4.4 Recommended landscape conditions are included in Appendix B and C. These address building height, colour, external materials, and planting. The majority of these conditions repeat those included in the original subdivision landscape report and planting plan, as provided by Mike Moore. This reflects the success of planting and the opportunity to extend the existing subdivision character into the proposed subdivision.
- 4.5 Present boundary planting has reached 4 -5 m in parts and provides canopy cover, a mix of species and a context for the dwellings on the site. The species chosen are all hardy native coastal plants and are a good fit with the coastal climate.

5 Assessment of Landscape, Coastal Character and Visual Effects

- 5.1 Building consent has been obtained for a dwelling on the existing building platform on the site, which is to be contained in Lot 1. A housing concept for Lot 2 was supplied by the applicant and has been applied for the purpose of assessment to proposed Lot 2¹⁷. This drawing indicates a rise of approximately 3.5m from the northern boundary, 4m from the shared ROW, and approximately 5m to the lower south/east boundary. These rises are over a distance of 40 – 50m on all boundaries and are noticeable but not steep.
- 5.2 The vacant part of the site is used for pasture and sheep grazing. It is approximately 105m wide and 150m long, not including existing boundary planting. Presently, 239c and 239f have unencumbered views across the site, from west to east and south to north. Those using the ROW to access 239g and 239f Moturata Road gain a brief view of the coastal terrace at the entrance gate to the site but the majority of this boundary is screened by existing planting.
- 5.3 **Landscape Effects**
The potential adverse effects on the existing landscape pattern of the coastal resource area, that includes the site and the surrounding rural residential dwellings, that may arise from the proposal are assessed as:

¹⁶ Vpt.6, Figure 8

¹⁷ Proposal and Mitigation, Figure 2

- **Short term** landscape effects – 1 – 5 years: **low/medium**
- **Longer term** landscape effects – 5 - 15 years: **low**

5.4 Reasons

Remnants of the previous rural coastal landscape are reflected in the site and terrace land to the north. These include open pastureland, animals, clear views to the sea, and lack of vegetation cover and reflects pastoral use. Division of the previous large land areas into small parcels changed this character. The accompanying consent conditions also led to change in land cover as well as patterns of use that include access lanes, water tanks and residential housing and extensive boundary planting with indigenous species.

5.5 The proposed location of the identified building platform on Lot 2 and further substantial mitigation boundary planting on both lots will continue the pattern of the wider subdivision and will enhance it. The building platform on Lot 2 is separated by a minimum of 50m from the dwelling on Lot 1 for which building consent has been obtained. The large areas of mitigation planting provide a context to the identified building platform on Lot 2.

5.6 The site presently has amenity value by virtue of not being developed. However, but there is an existing permitted building platform for the site which permits a dwelling up to 6m in height. The applicants have recently obtained building consent for a dwelling with a maximum height of 5m on the permitted building platform for the site. The proposal mitigates the potential impact in terms of height and additional planting.

5.7 Natural Character Effects

The potential adverse effects on coastal natural character of the site and adjacent shoreline are assessed as:

- **Short term** adverse natural character effects – 1 – 5 years: **low**
- **Longer term** adverse natural character effects – 10+ years: **very low**

5.8 Reasons

The upper terrace is an open pastoral environment that is significantly modified and contains none of its original land cover apart from the mitigation planting on its boundaries resulting from the previous consent creating the site. It reflects few natural processes that are associated with the coastal environment apart from the uplift that created it and the continued formative process and the influence of climate.

5.9 The proposed development is not anticipated to have any adverse effect on existing natural character environment, which is expected to improve with additional mitigation planting. It is not considered that the site reflects coastal natural character, although it does lie within the coastal environment and is affected by its processes and attributes including erosion, storms, salt spray, marine birds, uncluttered views of the night sky and sound and presence of the tidal patterns.

5.10 Visual Effects

The potential adverse effects on the visual amenity of the site from the development of one additional dwelling on the proposed site is assessed as:

- **Short term** adverse visual effects – 1 – 5 years: **low/medium**
- **Longer term** adverse visual effects – 10+ years: **low**

5.11 Reasons

Lot 1 contains a consented building platform that includes a 6m high permitted roof line. This would be highly apparent to all dwellings to the west and uphill of this approved site and on the southern boundary. Draft consent conditions propose lowering the maximum height of both future structures from 6m to 5m above natural ground level.

- 5.12 The future dwelling on Lot 2 will remain prominent when first established, due to the magnitude of change, but is expected to blend in as mitigation vegetation establishes and existing vegetation continues to grow and gain height. Development is anticipated on this land due to the consented platform and dwelling. The additional dwelling on Lot 2 will increase the pattern of development but will not lead to a unique loss of visual amenity for those houses on the slopes above.

6 Assessment of Statutory Effects

6.1 Coastal Natural Character (CNC)

The potential adverse effects on coastal natural character of the site and adjacent shoreline are assessed as:

- **Short term** adverse CNC effects – 1 – 5 years: **low**
- **Longer term** adverse CNC effects – 10+ years: **very low**

6.2 Reasons

The upper terrace is an open pastoral environment that is significantly modified and contains none of its original land cover apart from the mitigation planting on its boundaries. It reflects few natural processes that are associated with the coastal environment apart from the uplift that created it and the continued formative process and the influence of climate.

- 6.3 The proposed development is not anticipated to have any adverse effect on existing natural character environment, which is expected to improve with additional mitigation planting. It is not considered that the site reflects coastal natural character, although it does lie within the coastal environment and is affected by its processes and attributes including erosion, storms, salt spray, marine birds, uncluttered views of the night sky and sound and presence of the tidal patterns.

6.4 Coastal Natural Character (CNC)

The potential adverse effects on the visual amenity of the site from the development of an additional dwelling on the proposed site is assessed as:

- **Short term** adverse effects on CNC – 1 – 5 years: **low**
- **Longer term** adverse effects on CNC – 10+ years: **very/low**

6.5 RPS Policy 3.1.12 sets out the elements that the NZCPS identifies as being possible components of natural character. These include:

- (a) natural elements, processes and patterns;
- (b) biophysical, ecological, geological and geomorphological aspects;
- (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
- (d) the natural movement of water and sediment;
- (e) the natural darkness of the night sky;

6.6 These components are present in open shoreline and escarpment to the east and below the upper terrace. The regional landscape and coastal character assessment assesses this section of coastline as having medium/high natural character (see 3.5 above).

6.7 The upper terrace does not reflect these attributes and is assessed as having a low level of coastal natural character, although within the coastal environment. The mitigation planting that has been undertaken, and is proposed, provides a character framework, and is considered successful in providing a high level of amenity for residents and the surrounding area but does not reflect the character of the shoreline. Similar development is expected to continue the existing land use pattern and character and not to affect coastal character.

6.8 Visual Effects – Structures

Rule COA.4 requires assessment of proposed buildings for potential effects on the natural character of the Coast, particularly in terms of visual impact. Mitigation for these potential effects is provided by proposed location and recommended conditions of consent. These include external colour, height, materials, and planting.

6.9 The dwelling on Lot 2 well set back from the coastal boundary and will not be visible from the shoreline. There is no direct access from the shoreline to Lot 2. Access to the shoreline is provided via an existing pedestrian ROW, located adjacent to the southern boundary of Lot 1 amongst existing indigenous vegetation planted because of the previous consent. No disturbance of wildlife or coastal vegetation will occur from proposed subdivision.

6.10 The maximum height of any buildings erected on Lot 2 is 5m in keeping with the consented dwelling on Lot 1. The roofline is unlikely to be fully seen by those travelling in passing cars on the lower access way. The external materials and colour follow the constraints that apply to the consented dwelling on Lot 1.

7 Summary

7.1 The proposed two lot subdivision of 239d Moturata Rd including an identified building platform and mitigation measures is expected to continue the present pattern and character of development with the proposed conditions of consent ensuring this outcome.

7.2 The level of residual adverse effect is assessed as being:

- | | | |
|---------------------|-----------|-----------------|
| ▪ Landscape effects | 10+ years | very/low |
| ▪ Visual effects | 10+ years | low |

- Natural character effects 10+ years **very/low**

Hugh Forsyth
Registered landscape architect

07 December 2023

Appendix A Relevant Planning Documents, Objectives, Policies and Rules

1. New Zealand Coastal Policy Statement 2010

Objective 2

To preserve the natural character of the coastal environment and protect natural features and landscape values through:

- recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;
- identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and
- encouraging restoration of the coastal environment.

Policy 1 Extent and characteristics of the coastal environment

(2) Recognise that the coastal environment includes:

- (c) areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;
- (e) coastal vegetation and the habitat of indigenous coastal species including migratory birds;
- (f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values;

Policy 6 Activities in the coastal environment

(1) In relation to the coastal environment:

- (c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;
- (f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;
- (h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;
- (i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment;

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:
 - (d) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.
- (2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:
- (a) natural elements, processes and patterns;
 - (b) biophysical, ecological, geological and geomorphological aspects;
 - (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
 - (d) the natural movement of water and sediment;
 - (e) the natural darkness of the night sky;
 - (f) places or areas that are wild or scenic;
 - (g) a range of natural character from pristine to modified; and
 - (h) experiential attributes, including the sounds and smell of the sea; and their context or setting.

2. Proposed Otago Regional Policy Statement (2021)

Objective 3.1 The values (including intrinsic values of ecosystems and natural resources are recognised and maintained, or enhanced where degraded

Issue

Degradation of natural values and natural systems compromises the life-supporting capacity of the environment, the intrinsic values of ecosystems and the ecosystem services they provide.

Knowledge of these systems and their interdependencies is often imperfect.

Cumulative effects of human activities on the natural environment may be difficult to pinpoint initially but over time can result in serious damage.

Policy 3.1.12 Natural character in the coastal environment

Recognise the values of natural character in the coastal environment are derived from one or more of the following attributes:

- a) Natural elements, processes and patterns;
- b) Biophysical, ecological, geological and geomorphological aspects;
- c) Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, estuaries, reefs, freshwater springs and surf breaks;

- d) The natural movement of water and sediment;
- e) The natural darkness of the night sky;
- f) Places or areas that are wild or scenic;
- g) A range of natural character from pristine to modified;
- h) Experiential attributes, including the sounds and smell of the sea; and their context or setting.

Objective 3.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced where degraded

Issue

Otago has significant and highly-valued natural resources. These include outstanding natural features, landscapes, seascapes, indigenous biological diversity, water bodies and soil, which all have intrinsic value and help to create the region's identity and support the region's wellbeing.

These highly valued resources can become degraded if they are not adequately protected from inappropriate subdivision, use and development, and so deserve a greater degree of recognition.

Resource degradation can adversely affect the social, cultural and economic wellbeing of people and communities.

Policy 3.2.8 Identifying high and outstanding natural character in the coastal environment

Policy 3.2.10 Managing the high natural character of the coastal environment

- a) Natural elements, processes and patterns;
- b) Biophysical, ecological, geological and geomorphological aspects;
- c) Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, estuaries, reefs, freshwater springs and surf breaks;
- d) The natural movement of water and sediment;
- e) The natural darkness of the night sky;
- f) Places or areas that are wild or scenic;
- g) A range of natural character from pristine to modified;
- h) Experiential attributes, including the sounds and smell of the sea; and their context or setting.

3. Clutha District Plan (Operative 1998)

3.7 Subdivision

Objective 1. To provide a flexible approach to both urban and rural subdivision that allows, in the majority of circumstances, the market to dictate allotment size, while ensuring adverse effects are avoided, remedied or mitigated.

Policy SUB 10 To ensure that subdivision does not facilitate development that may adversely affect:

- the natural character of the coastal environment (including the coastal marine area), wetlands, lakes and rivers, and their margins
- outstanding natural features and landscapes
- areas of significant indigenous vegetation and significant habitats of indigenous fauna

Explanation

Throughout the District there are areas that are significant because their natural qualities, including the visual diversity of their scenic attractions. Areas in this category, amongst others, include the Catlins locality and the Coastal Resource Area. Subdivision in these areas will be subject to a more rigorous test in respect of the effect on natural values.

RULE SUB.2 DISCRETIONARY ACTIVITIES

- (a) Subdivision in the Coastal Resource Area is a discretionary activity. Council shall consider the standards and criteria contained in Rule SUB.1(d) and SUB.4, the Objectives and Policies of the Coastal Resource Area, the Regional Policy Statement, Regional Coast Plan, and the New Zealand Coastal Policy Statement.

REASON

The Act stipulates that the preservation of the natural character of the Coast is a matter of national importance. Intensive development, of which subdivision is generally the forerunner, has the ability to compromise this character.

Note. 1d deals with infrastructure, Sub4 is functional – not coastal character

4.2 Coastal Resource Area

Objective COA.1

To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.

POLICY COA.1

To ensure the subdivision, use and development of the coast and in particular, buildings and structures avoids, remedies, or mitigates any adverse effects on: structures avoids, remedies, or mitigates any adverse effects on:

- natural character values
- outstanding natural features and landscapes
- amenity values of the coast
- the safety of the public
- the enjoyment of the coast by the public

POLICY COA.2

To manage the subdivision, use and development of the Coastal Resource Area to ensure adverse effects are avoided as far as practicable and that where complete avoidance is not practicable, that adverse effects are mitigated or provision is made for remedying those effects.

POLICY COA.10

To control the erection of buildings in the coastal area to ensure adverse effects on natural character are avoided, remedied or mitigated.

RULE COA.4 BUILDINGS AND STRUCTURES

(b) Except as otherwise provided for in (a) above and Rule COA.3, any activity that has the effect of erecting a building or structure shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the following aspects:

- the ability of the site to dispose of wastes adequately
- the effects of sea level rise or coastal erosion
- the effect of the building and any associated signage on the natural character of the Coast particularly in terms of visual impact
- the effect of the proposal on the intensity of development in the area
- the effect of the building or structure on indigenous flora and fauna
- the effect on cultural values
- height, yard and open space requirements.

Appendix B: Landscape Conditions

Subdivision Consent RM1411 includes conditions that remain relevant to the proposed Lot 2 with minor amendments. In respect to amenity and coastal natural character conditions (vi) – (xix), excluding condition (xv) the following amendments have been made for Lot 2;

- (vi) That the dwelling and ancillary buildings shall not exceed a single story and a maximum of **5m** in height;
- (vii) The dwelling and any ancillary buildings shall be located within the identified building platforms;
- (viii) Water tanks and other accessory structures are to be sited in association with the residential building and shall be finished in colours to match the residential dwelling;
- (ix) Material for roofing shall be restricted to steel corrugated or iron tray roofing or timber shingles (unpainted);
- (x) Materials for walls to be restricted to timber (natural finish or appropriately coloured) or plaster (appropriately painted) or locally sourced rock or corrugated iron (appropriately coloured).
- (xi) Roof colour shall have a reflectivity value of 10% or less;
- (xii) Wall colour shall have a reflectivity of 30% or less except where unstained natural timber is used for cladding or detailing;
- (xiii) The exterior design and colouration of the dwelling, ancillary buildings and water tanks shall be submitted for Council's approval prior to, or together with, the application for building consent;
- (xiv) New fencing shall be constructed from post and wire or traditional drystone walls using local rocks only;

- (xvi) No monumental gates or lighting shall be associated with driveways or accessways.
- (xvii) Any plantings further than 15m from the dwelling are to be native species *
- (xviii) No pre-existing dwellings shall be established on the identified building platform
- (xix) Woodlots and / or plantations of exotic trees shall not be established.

** see Appendix C*

Appendix C Planting: Conditions and Guidelines

Planting Conditions

1. The planting areas identified on Figure 2, 'Proposal and Mitigation', Attachment 1, 239d Moturata Road are to be planted prior to issue of a 224c certificate for proposed Lot 1;
2. Plants are to be a minimum at PB3 and planted at a rate of 1.2m centres and to be protected with paper or bamboo eco planting guards;
3. Planting is to be undertaken with native species listed below, or other species capable of forming a canopy cover in the coastal environment of at least 4m, excluding *Coprosma repens* (taupata);
4. All new planting areas are to be protected for two years with a horticultural windbreak mesh to a height of 1.2m+ or similar method that achieves protection from on shore wind for this period;
5. Planting is to maintain an 80% success rate at the end of two years.

Planting Guidelines

The following native species are recommended for dry conditions in the original subdivision planting prepared by landscape architect Mike Moore and have proved successful on the wider subdivision. Other species may be added with interplanting of more sensitive coastal trees undertaken when the initial canopy reaches 3m; e.g. kowhai.

Recommended Species *

- *Griselinia littoralis* (Broadleaf)
- *Hebe salicifolia* (Koromiko)
- *Melicytus ramiflorus* (Mahoe)
- *Myoporum laetum* (Ngaio)
- *Myrsine australis* (Matipo)
- *Pittosporum tenuifolium* (Kohuhu)
- *Cordyline australis* (Ti kouka / Cabbage tree)

Control for rabbits and hares is recommended to be undertaken six weeks prior to planting, if these pest species are present. A watering regime of at least 1 litre of water per plant per week for the summer period of the first growing season is recommended, i.e. November to the end of February, or after the first two week dry period following the start of November.

Weeding with the planting guards will improve plant viability in early life. Allowing grass growth between the plants will provide additional wind shelter while maintaining a clear radius of 300mm from the plant stem free from competing plants. The wind screening will encourage canopy development and spread until the 1.2m point, when native regeneration planting species begin to thicken up and develop a more robust form, often at 2 – 3 years.