

CLUTHA DISTRICT COUNCIL

FORM 13 – Submission on a resource consent application that is subject to public or limited notification.

Please note that all submissions must be received in writing by **22nd May 2024** at **5:00PM**. All submissions must be either electronically sent to submissions@cluthadc.govt.nz or hand delivered to 1 Rosebank Terrace, Balclutha 9230 and addressed to the Planning Department.

1. Submitter details

Full Name:	Cathcart Limited/ Kevin Duggan
Contact Number:	0275343042
Email Address:	kevin.duggan.nz@gmail.com
Postal Address:	5 Joseph Street Taieri Mouth RD1 Brighton 9091

2. Application Details

Name of Applicant:	Clark and Megan Campbell
Application Reference:	RM3030
Application Site Address:	239D Moturata Road, Taieri Mouth Legal Description: Lot 9 DP 399272
Details of Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) to undertake a subdivision and residential activity within the Coastal Resource Area of the Clutha District Plan. The subdivision will create 1 additional Lot for residential activity comprising approximately 9,720m ² within the Coastal Resource Area, while the balance lot (Lot 2) will be 2ha and located within the Coastal Resource Area. Lot 2 will retain an existing dwelling. Please see the attached full application for further information



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3. Submission

Before making a submission, please ensure you have read/seen the full resource consent application, including the assessment of environmental effects (AEE) and all the plans. (Select one of the below options)

- I/ we support the application in whole or in part.
- I/we oppose the application in whole or in part.

Please specify below-

- i. The matters within the application that you support or oppose or wish to comment on.
- ii. The reasons for making this submission (please give details)

Please refer to attached.
4 pages

(i) The matters within the application that you support or oppose or wish to comment on

- Building Height restrictions
- Extent of landscape/screening plantings along the northern boundary

(ii) The reasons for making this submission (please give details)

- Building Height restrictions:

Cathcart Limited's recent subdivision to the north of the applicants property was consented under RM 1636 wherein those sections with coastal frontage or were on the coastal terrace edge (including the adjacent Lot 10) had a height restriction for all buildings of 4.5m imposed.

In keeping with this precedent and for the same rationale ie mitigating any potential adverse visual impacts to surrounding properties and coast line, we wish to see the same conditions imposed for the proposed additional building platform.

- Extent of landscape/screening plantings along the northern boundary

Concerns are held about the close proximity, potential for loss of open space character and the visibility of any dwelling and/or associated buildings

Information provided in paragraph 2.5 of Site Environmental Consultants' "Assessment of Landscape and Visual Effects" dated 7th December 2023 state that the consented building platform on the neighbouring Lot 10 is approximately 20m from the applicants northern site boundary. This distance is more accurately only 8m.

Also the representation of the existing 'planting strip' marked C on its "Proposal and Mitigation" plan December 2023 rev a is shown to extend further toward the coastline than is actually the case.

While it is acknowledged the applicant has begun to establish a 6m wide strip of plantings to shelter and screen the property it is felt that this needs to be extended to more successfully achieve the prevention of direct views into the site from Lot 10 as suggested in the above mentioned paragraph 2.5

In order to achieve acceptable screening it is put forward that the planting strip be extended to the position intersecting with an imaginary line running from the south-east corner of the building platform on Lot 10 to the south-east corner of the proposed building platform on Lot 2 (as shown on the attached annotated Plan CLS469 – 1C). Such point is also roughly the midpoint of the 151m northern boundary of the proposed Lot 2

This would require an extension of the current planting strip approximately a further 15m toward the coastline

All other planting conditions and guidelines as provided in Appendix C of the report are accepted and supported however it is also suggested that the successful establishment, maintenance to a mature height and permanence of the planting strip is ensured by way of a Land Covenant to be registered on any new Certificate of Title for the proposed Lot 2

extract "from
Assessment of Landscape & Visual Effects"
Site Environmental Consultants.

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 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 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 B).

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

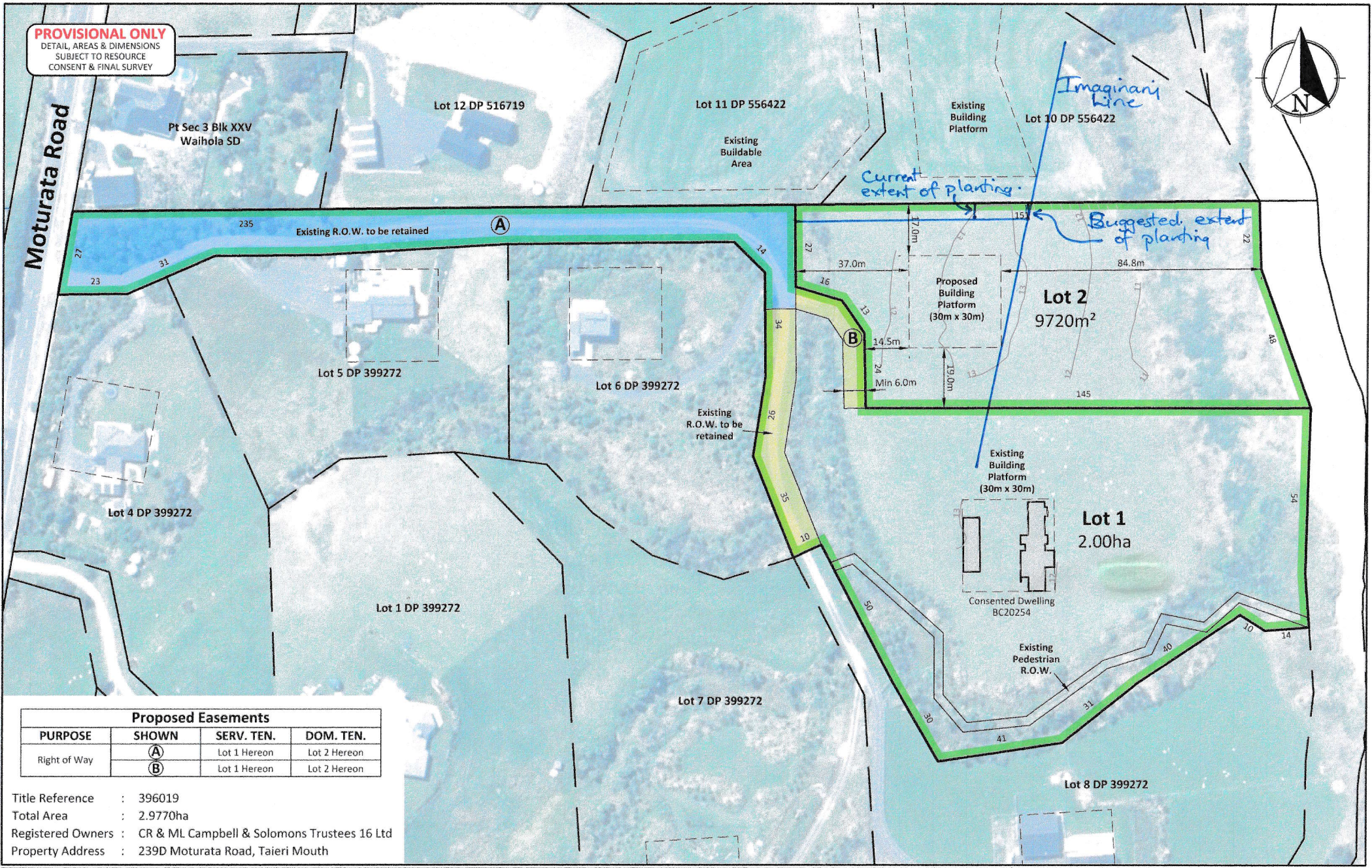
⁸ Vpt.8, Figure 10

⁹ Vpt.6, Figure 8

¹⁰ Vpt.9, Figure 11

¹¹ Vpt.4, Figure 6

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



Proposed Easements

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
Right of Way	(A)	Lot 1 Hereon	Lot 2 Hereon
	(B)	Lot 1 Hereon	Lot 2 Hereon

Title Reference : 396019
 Total Area : 2.9770ha
 Registered Owners : CR & ML Campbell & Solomons Trustees 16 Ltd
 Property Address : 239D Moturata Road, Taieri Mouth



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

PROJECT REF. CLS469	SHEET SIZE A3	SCALE 1:1100
DRAWN DATE 23 JANUARY 2024	PLAN REF.	
SHEET NO. SHEET 1 OF 1	CLS469-1B	



Legend



Viewpoints:
Vpt.s 9 - 12 - refer figs 11 - 14



Proposed subdivision outline



Building platform - 30 x 30m



Outline house - pavillion cluster

- a. Lot 1 platform and dwelling (consented)
- b. Lot 2 platform (proposed)
- c. Existing coastal planting - to be increased to 1 plant per 1.2m
- d. Proposed Lot 1 disposal field planting (see Appendix A). Fencing required if stock present
- e. Proposed Lot 2 disposal field planting (see Appendix A). Fencing required if stock present.





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Please attach any further comments to the end of the submission or as an additional document

Number of additional documents

4 pages attached for insertion



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4. Submissions at the hearing

- I/we wish to speak in support of my/our submission.
- I/we do not wish to speak in support of my/our submission.
- If others make a similar submission I/we will consider presenting a joint case with them at the hearing.

5. Signature of submitters

Signature:

[Handwritten signature]

Signature:

for Cathcart Limited

Date:

22 May 2024

Date:

6. Important information

- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- The Council will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the provided postal address.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given.
- If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- The Council must receive this submission before the closing date and time for submissions on this application.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
- Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the submission process.
- If a submitter requests the use of hearings commissioners under s100A they may be liable to meet or contribute to the costs of the hearing's commissioner or commissioners.



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- All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to speak at the hearing, please contact the Council by emailing planning@cluthadc.govt.nz
- Only those submitters who indicate they wish to speak at the hearing will be sent a copy of the planning report.
- If you state that you do not wish to be heard, the Council is not obliged to advise you of the hearing or send you the hearing documents. However, you will be sent a copy of the decision and retain your right to appeal.