

1. Introduction

1.1 Purpose of this report

This report provides a landscape assessment for a 6-Lot rural subdivision application submitted by Sweep Consultancy Ltd on behalf of the applicant, Peter Barnes. The proposed subdivision is located in the northeast portion of a 26.9ha rural property which runs along the western boundary of Moturata Road.

1.2 The application has a discretionary activity status under the Clutha District Council District Plan due to the separation distances between proposed dwellings being less than the 200m required in the Rural Resource Area. Key assessment issues include potential effects on the visual amenity and existing rural character and amenity.

1.3 The assessment is supported by plans and site images, that are included in Attachment 1:

- Figures 1–3: *Context & Viewpoints, Site Visibility, Landscape Proposals*
- Figures 4–15: *Viewpoints 1 - 12*

1.3 The following documents, plans, reports and statutory authorities have been referenced:

1. Application

- *Assessment of Environmental Effects, 2 Akatore Road, Taieri Beach (22 April 2024), Emma Peters, Sweep Consultancy Limited (AEE)*
- *Survey Drawings, Cookson Land Surveying:*
 - Lots 1–6: A Proposed Subdivision of Lot 1 DP 25928 & Lot 1 DP 308807, Sheets 1 & 2, February 2024

2. Clutha District Council District Plan (Operative 30 June 1998):

- Section 3.5: Heritage (Table 13.5 Significant Wetlands)
- Section 3.7: Subdivision
- Section 4.1: Rural Resource Area
- Section 6: Schedules (Schedule 6.1 Reserves and Conservation Land)

3. Otago Regional Council (ORC)

- *Coastal Environment of Otago: Natural Character and Outstanding Natural Features and Landscapes Assessment – Clutha District Section Report (15 May 2015, Mike Moore, Landscape Architect)*
- *Clutha District Landscape Management Recommendations: Outstanding Natural Features and Landscapes (15 August 2015, Mike Moore, Landscape Architect)*
- *Otago Regional Council - Environment: Schedule 9 Regionally Significant Wetlands (No.87, Map F42) (website only)*
- *Otago Regional Council - Otago Native Planting Guide (website only)*

2. Methodology

- 2.1 This report follows the approach outlined by the landscape assessment guidelines handbook Te Tangi a te Manu¹. The first section includes a description of the proposal and its wider landscape context, a description of the site and potential development visibility, landscape values that may apply to it, and mitigation measures considered relevant to maintaining or compensating these and responding to objections that have been received (Sections 3–7).
- 2.2 The second section draws on these first sections as the basis for an assessment of potential landscape and visual effects and an assessment against the objectives and rules that apply to the rural resource zone in the Clutha District Council District Plan (CDP) that have a landscape context (Section 8 and 9).

Where effects are assessed a seven-point scale is applied which includes a comparative technical planning scale for reference.

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

3. Proposal

3.1 Overview

The application seeks to undertake a subdivision of part of 2 Akatore Road to create four new residential lots, an access lot from Moturata Road, and a balance lot (Lot 1) that will retain the remainder of the rural zoned land, dwelling, an area of wetland, and a block of plantation forest (Douglas Fir), which lies on the west boundary of the wetland.

- 3.2 The four residential Lots and ROW will include an area of 6,870m² that will extend west from the boundaries of 190, 192, and 196 Moturata Road. The northern boundary will be shared with rural zoned land associated with 182 Moturata Road and the southern boundary will partly adjoin Taieri Beach School².
- 3.2 Balance Lot 1 would be approx. 26.95ha in area and would include the existing dwelling, approx. 13.48ha of pasture, and a approx. 13.47ha of adjacent wetland³. The wetland is part of a wider 33ha extent of Coutts Valley Wetland that outfalls at the north end of Taieri Beach and is of regional significant due to values associated with vegetation diversity and habitat for waterfowl⁴.

3.3 Details

Access to the 4 Lots will be via an existing 6.5m wide ROW access located between 196, 200 and 192/190 Moturata Road. This is currently grassed but will be sealed for the first 5m and then formed with a crushed chip wearing surface for the remainder and within the

¹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', July 2022

² Lots 1–6: A Proposed Subdivision of Lot 1 DP 25928 & Lot 1 DP 308807, Sheets 1 & 2, February 2024

³ Viewpoint 1, Figure 4, Attachment 1, Site Environmental Consultants

⁴ Table 13.5: Significant Wetlands, Section 3.5 Heritage, Clutha District Plan. Otago Regional Council – Environment – Significant Wetlands – Coutts Gully Swamp: <https://www.orc.govt.nz/environment/water-care/wetlands-and-estuaries/natural-wetlands/regionally-significant-wetlands/clutha-district/coutts-gully-swamp/>

development. No public street access or throughway is provided for. Each proposed Lot will be 1,600m² in area and will access the ROW. All waste treatment and water collection will be undertaken by each Lot and no connection will be made to public services.

3.4 Setbacks, general floor areas (GFA), building platform location details are not provided in the application. Drawing on recent coastal residential development at 203 – 207 Moturata Road assumptions have been made on the elements that future development might include⁵:

- Dwelling sizes of between 160m² and 290m² GFA
- 2 – 3 free standing water tanks per house
- Hardstanding area (driveways/parking) – average 12% of site area
- Native shelter/restoration planting – average 35% of site area
- Boundary setbacks (side) - approx. 5m
- Post and wire fences

3.5 For comparison, the similar areas for the adjacent residents are estimated as:

- Dwelling sizes of between 95m² and 260m² GFA
- 2 – 3 free standing water tanks per house (including larger concrete models)
- Hardstanding area (driveways/parking) – average 20% of site area
- Native shelter/restoration planting – east boundary of 196 Moturata Road
- Boundary setbacks at rear - approx. 2.1 – 1.1m

3.6 The application includes the following development conditions:

- Residential buildings will have a maximum height of 6m above ground level, and ancillary buildings will be limited to 5m above ground level
- All residential buildings will be single-story
- Recessive external colours will apply (no light reflectivity value specified)

4. Landscape Context

4.1 The wide site landscape context for the proposal is the coastal landscape of Taieri Beach. This includes the wetland outfall and bridge at Ducks Bend Creek and the shoreline, coastal ridge, settlement areas to the east of the ridge, farmland and settlement to the west of the ridge, and the extent of Coutts Valley Wetland. This land area is identified as Taieri Mouth landscape unit (CL3) in the Otago Regional Council (ORC) coastal study⁶.

4.2 The landscape unit was assessed as having ‘high-medium’ landscape values, though not “Outstanding”. It also noted that the legibility of some natural landforms was being diluted through the coastal development, although remaining discernible. The schist rock shelves south of the main lowland beach are classified as an outstanding natural feature in the Clutha District Plan (CDP) (Table 13.3B).

⁵ Landscape Context & Viewpoints, Figure 1, Attachment 1, Site Environmental Consultants

⁶ Landscape character area Taieri Mouth (CL3), ORC website: <https://www.orc.govt.nz/media/2300/pxx-appendix-3-clutha-district-outstanding-natural-features-and-landscape-assessment-sheets.pdf>

- 4.3 Moturata Road is an infrastructure element, and landscape feature, as it both provides access to the rural areas to the south of Taieri Mouth settlement and Taieri Beach and has enabled coastal rural residential type development at Taieri Beach. It also provides views to Coutts Valley Wetland, as a gateway feature from the north, and ascending views of the ocean and surrounding landscape and batch-style⁷ and rural residential communities.
- 4.4 Most original beach residential development is located in the foreshore area on 800m² sites and includes a range of architectural styles and colours. Mature coastal tree species are scattered within the houses which have a relaxed and informal street frontage. The upper terrace settlement has been developed since 2009 and has a lower density and distinctive 'rural-residential' style. This includes single level dwellings with dark external colours, larger sites, open wire fences, and extensive areas of native coastal planting⁸.
- 4.5 The proposed site opens to Moturata Road adjacent to the coastal escarpment that separates the two main areas of coastal development. The road is level and almost fully formed to its 20m boundary and has a more urban character than the lower coastal section⁹. Recently formed Outuarae Road includes planted berms and street lights which add to the more formal and hard edged character. This contrasts with the more informal character of the school and development on the opposite side of the road, which includes the proposed site ROW¹⁰.
- 4.6 West of Moturata Road
- The western slopes of the coastal ridge fall from Moturata Road to meet Coutts Valley Wetland. The majority of the land is contained in the subject site and the rural land owned by adjacent neighbours at 182 Moturata Road. Limited residential development has occurred along the road boundary with the site including Taieri Mouth School and the 4 residential properties that would separate the proposed subdivision from the road¹¹.
- 4.7 The rural property at 182 Moturata Road extends north from the site boundary where small south facing slopes rise to the terrace that contains the majority of the pasture area on the east side of Coutts Valley Wetland. These slopes provide the visual back drop to the proposed site¹².
- 4.8 Pasture slopes within the site, contained in proposed Lot 1, extends south from these slopes and until the boundary adjacent to the existing dwelling¹³. Coutts Valley Wetland extends west and south/west from the lower boundary of the grazed area, approx. 100m+ from the proposed western subdivision boundary¹⁴.
- 4.9 Vegetation
- Onshore coastal winds along the Taieri coastline are strong and limit plant material to hardier species in exposed facing the coastline. Planting that takes this approach has been successful

⁷ Viewpoint 2, Figure 5, Attachment 1, Site Environmental Consultants

⁸ IBID, Viewpoint 6, Figure 9

⁹ IBID, Viewpoint 7, Figure 10

¹⁰ IBID, Viewpoint 5, Figure 8

¹¹ IBID, Viewpoint 12, Figure 15

¹² IBID, Viewpoint 10, Figure 13

¹³ IBID, Viewpoint 8, Figure 11

¹⁴ IBID, Viewpoint 9, Figure 12

around recent houses in the upper terrace and is a feature where it has been established in overland drainage paths and around the perimeter of houses and the access road of earlier development to the northern end of the terrace (239 Moturata Road).

- 4.10 The proposed site is sheltered to the north-east and a wider range of plant material will be to be established, though exposed to winds from the south/west. Otago Regional Council Native Planting Guidelines indicate the whole of the coastal areas falls within the Kahikatea, tōtara, matai forest ecological area and provides a list of potential tree and shrub species that would be appropriate. Many of the species identified can be seen in roadside, coastal and settlement areas. The full list, and some site recommendations, are included in Appendix A¹⁵.

5. Site Description and Potential Visibility

- 5.1 The proposed development is in the northeast corner of Lot 1 and square, generally flat in character, and fits within existing boundaries for proposed Lots 2 and 5. Gradual pasture slopes rise to the north, residential houses form the eastern boundary, and mature conifer and eucalyptus shelter planting marks a shared southern boundary with Taieri Beach School.
- 5.2 Lots 3 and 4 extend beyond the shelter planting and will be directly visible to the residents of 182 at times and to the existing dwelling on the site, which is located approx. 320m to the south. The land falls gradually from the east boundary towards the west and then begins descending more steeply to meet Coutts Valley Swamp, approx. 90 – 105m west of the proposed western boundary of Lots 3 and 4. The site is approx. 80m wide along the top eastern boundary and approx. 77m wide east-to-west along the northern boundary, shared with 182 Moturata Road.
- 5.3 Northern Boundary and Features ¹⁶
- Pasture slopes rise from the northern boundary and end at the edge of a small terrace that extends to Coult Valley Road. The dwelling at 182 Moturata Road is sited on the southern edge of this terrace, approx. 35m from the north/east site corner, and located within tree planting and shrubs to the rear. Farm structures, tanks, and a barn are located to the west of the house and more visible from the site. Several trees are scattered on the pasture and on the upper terrace, including eucalyptus sp. and some large conifers.
- 5.4 Eastern Boundary ¹⁷
- The residential properties at 190 and 192 Moturata Road share a common internal boundary, two dwellings, and several sheds and containers. Several of these are located on the eastern boundary. There are few gaps along this boundary and both dwellings face towards the seacoast and away from the proposed site.
- 5.5 Numbers 190/192 are separated from 196/200 Moturata Road by a flat grassed lane that is bounded by several kowhai (north) and a long low hedge (west). Tui was seen and heard

¹⁵ Otago Native Planting Guide, Otago Regional Council website: <https://storymaps.arcgis.com/stories/902888d6b5f84d1a9db1234e71379215>

¹⁶ Viewpoint 10, Figure 13 and Viewpoint 11, Figure 14, Attachment 1, Site Environmental Consultants

¹⁷ IBID, Viewpoint 12, Figure 15

playing in the kowhai during site visit. Number 196 has a rear garden lawn adjoining the rear of the lane, which is then bounded by a garage and then internal driveway. Number 192 has a shed located on the rear boundary, followed by a dwelling which is also sited near the ROW boundary.

5.6 Several trees are growing on the rear boundary of 196, including native ribbonwood, and a lawn separates the house from the boundary. There is a west-facing side upstairs window that will overlook proposed Lot 2 and a small living room window that looks over the garden to the boundary and fields beyond. The lower views are through the ribbonwood trees.

5.7 Southern Boundary

A mature conifer shelter belt follows the southern boundary and partially continues along the lower western boundary of the Taieri Beach School. The southern boundary of the site extends slightly beyond the shelter belt.

5.8 Public Views

The site is set back approx. 65m from Moturata Road, with public views restricted to the ROW entrance. Brief views will be available to pedestrians using the footpath opposite or passing drivers. There is no footpath on the western side of the road. There are no other available public views of the site area that could be located from site visit.

5.9 Assessment of Visibility for Neighbours¹⁸

- 196 Moturata Road: Views to the site are partially screened by trees and mostly limited to ground-floor windows on the west-facing side. Some tree planting exists on this boundary.
- 190 and 192 Moturata Road: Buildings and storage containers along the eastern boundary provide little opportunity for views into the site.
- 182 Moturata Road: This property faces north, with shelter planting and sheds blocking most views of the site from the house. However, direct views to the site area will be available from the upper ridge, west of the present dwelling and farm buildings.

6. Landscape Values

6.1 The following section assesses the landscape values that might be considered to apply to the proposed site. The assessment is based on a framework outlined in the NZILA guidelines and considers the biophysical, associative, and perceptual factors that have been determined relevant to the perception of landscape values by practitioner and Court input¹⁹. The guidelines emphasize that the factors are not a formula but an interplay that helps refine values.

¹⁸ Figure 2, Attachment 1, Site Environmental Consultants

¹⁹ Pg.83 & pg.84, Section 4, Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines

6.2 Biophysical factors (geological and biological factors and land use patterns)

- Gentle underlying grade and western aspect
- Pasture cover with a small wet area with sedges and wetland grasses
- Physical boundaries to the north and east and partly open boundaries to the south
- Shelter from the north/east coastal winds and exposure to south/west

6.3 Perceptual factors (visual factors)

- A sense of enclosure in the eastern part of the proposed site
- Coutts Gully Swamp lies to the west
- Absence of mechanical activity or residential noise and light
- The underlying and surrounding topography is very legible due to pasture cover

6.4 Associative factors (activities and elements associated with an area)

- Open views to rural fields and distant hills
- Silage making
- Animal grazing
- Little mechanical or human activity on the site

6.5 Summary

The proposed site is a small and, in part, secluded part of a larger rural property that is bounded by a large natural feature to the west and residences and a busy road to the east. Currently used only for pastoral grazing and silage, the short pasture cover emphasises its rural purpose and the character of the underlying landform. A key value for surrounding neighbours is likely to be the absence of development or active use of the land, other than grazing.

7. Mitigation

7.1 The submissions to the application raise potential visibility of the development, loss of privacy (196 Moturata Road), and adverse effects on the amenity value and character of the wider environment. Site observations support the potential loss of privacy and, to a lesser extent, the potential adverse impact on visual amenity for surrounding neighbours. There was no potential adverse public impact identified.

7.2 In response, boundary setback and planting mitigation is proposed to maintain privacy, as far as reasonable, add shelter and amenity, and to partly reflect the shelter planting pattern that has characterised the wider site until recently²⁰. In addition, recommendations include a 7.5m 'no build' set back from the full eastern boundary, including Lot 2 and Lot 5, be established as a condition and the requirement that all boundary fencing be post and wire and exclude stone or masonry ornamental gates.

²⁰ Figure 3, Attachment 1, Site Environmental Consultants

7.3 Planting - Area A

A 5m wide planting zone is proposed across the full eastern site boundary, excluding the ROW. The character of the planting is recommended a double off-set row of native tree species that are underplanted by 1 – 2 species of native ground cover or small shrubs. Otago Regional Council planting guide is the reference for appropriate species with an emphasis on flowering species, such as the lowland ribbonwood established on the boundary of 196 Moturata Road and kōwhai and ti kōuka (cabbage tree) (Appendix A).

7.4 Area B

A dense gorse hedge marked the northern boundary until recently. Shelter planting is proposed along this boundary with quick growing exotic and deciduous species that will provide short-term filtering of potential views from 182 Moturata Road. This is extended the full length of the boundary to reflect the previous planting. The height of this shelter planting is to be maintained at a maximum height of 5m until native shelter planting can be established along the northern boundaries of Lots 4 and 5.

7.5 Area C

Native coastal shrubs are recommended along the northern boundaries of Lots 4 and 5 at a depth of 3m to provide mixed shelter and amenity planting. Overplanting of medium coastal trees to undertaken in groups of 3 or 5 trees with a minimum gap of 7m between groups.

7.6 Area D

A 1m wide planting berm is recommended for the southern ROW boundary for the planting of native flowering shrubs to create a hedge along this side of the access to add to present amenity and to screen light throw of incoming night vehicles for 196 Moturata Road.

7.7 Area E

A 1.5m wide planting berm is recommended for the northern road frontages of Lots 2 and 3. Planting is recommended to include a ground cover of native grasses and an over planting of small to medium native tree species, such as kōwhai or ngaio.

7.8 Other Measures

A 7.5m building off-set from the eastern boundary of Lot 2 is recommended. This would provide a minimum off-set of 17m from the western lower face of 196 Moturata Road. Planting of a 3m wide boundary of native shelter species is recommended for the southern and western boundaries of proposed Lot 3 and Lot 4.

8. Landscape and Visual Assessment

8.1 The NZILA guidelines include definitions of landscape and visual effect, and how these should be assessed²¹. A number of key principles are included and are applied in this assessment:

- A landscape effect is a consequence of physical changes that affect existing landscape values. Change is not an effect in itself - it is the implications of change on values that is relevant.

²¹ pg. 135, Section 6 Landscape Effects, Sub section 6.1 – 6.09, Te Tangi a te Manu, NZILA landscape guidelines

- Visual effects are a subset of landscape effects. A visual assessment is one way of measuring the immediate effects and extent of landscape change from one viewpoint, rather than describing the change itself.
- Visual and landscape effects should be assessed concurrently and not as separate elements.

8.2 Development Activity

The following actions and activities are likely to be included in establishing the proposal and subsequent housing. Only the subdivision is being applied for but is the key decision point that provided for these activities:

- Construction of 4 residential houses, potentially of 250 – 300m² GFA
- A garage or shed of up to 100m² for each lot
- Installation of 2 – 3 plastic water tanks (circa 30,000 litres)
- Hardstanding areas
- Boundary fencing
- Night light throw from houses and, potentially, outside lights
- Construction effects, intermittent (over several years)
- Vehicle movements
- Noise associated with domestic human activity, including weekend lawn mowing
- Planting of the eastern, northern, western, southern boundaries with native trees, ground cover, and shelter planting, with an emphasis on flowering species

8.3 Effects on Rural Amenity and Character

The proposal is located in the rural resource area which provides for 'existing amenity values, which generally comprise a natural open environmental character'²². The parts of the site that are open to the wider site and adjoin the northern neighbour, as well as Lots 3 and 4, conform to this description.

8.4 The character of the whole of the proposed development site, (this is, Lots 2 – 6), will be changed to rural-residential but this part will be the most noticeable and its presence will affect the perception of this part of the site only. The application will also extend rural-residential development westward from the present boundary with the eastern side of Moturata Road.

8.5 Assessment - Effects on Rural Landscape Character

- **Short term** landscape effects – 1 – 7 years: **moderate/high**
- **Long term** landscape effects – 8 – 20 years **low/moderate**

²² 4.1.1. Overview, Section 4.1 Rural Resource Area, Clutha District Plan

8.6 Reasons

The landscape context of the proposal includes the rural environment on the west facing slopes of Lot 1 and the wider landscape that is visible over Coutts Valley Wetland. These longer views include a range of rural activity that includes many forestry areas, areas of pasture and some areas of native forest. The context also includes the semi-urban boundary Lot 1 shares with a significant collector road that carries logging trucks as well as all other service traffic.

8.7 The pasture area of the site is a small area of approximately 13.4ha, when setting aside the wetland, and is disconnected from adjacent farmland and the wider countryside that can be viewed from the site and other properties. It contains no indigenous vegetation and has been steadily de-stocked since the death of the applicant's father.

8.8 The conditions offered by the application and the additional mitigation provisions advanced by this review will lead to a rural-residential character that will be similar to the development on the terrace area, east of Moturata Road. This will include native shrub planting on all boundaries and extended structure planting of long-term native trees on the eastern boundary and shelter belt planting along the northern boundary. The result will be a noticeable increase in bird life and a contained character to the development as it matures.

8.9 The density of the development will be well higher than the density sought by the 200m off-set rule that applies for housing in the rural resource area but much lower than adjacent residential development on the western side of Moturata Road. The proposed density is more efficient with respect to finite land resource than the recent rural-residential development on the terrace area on the eastern side of Moturata Road, exemplified by 203 – 231 Moturata Road.

8.10 In summary, the variation of features, land area, and lack of active management of the present pasture slopes of the site for rural activities reduce its status as being a significant part of the wider rural environment. Its main contribution to that value, in landscape terms, is in providing a backdrop to Coutts Valley Wetland, a role that could be significantly enhanced in the future via carefully planned development including native plantings.

8.11 Assessment - Effects on Visual Character

- **Short term** visual effects – 1 – 7 years: **high**
- **Long term** visual effects – 8 – 20 years **low**

8.12 Reasons

The visual effects associated with the development will closely relate to the potential visual catchment at the beginning of the development and how this changes as it progresses. The persons most potentially affected will be the residents of 196 Moturata Road who will be able to perceive construction vehicles on the ROW and from their rear windows.

8.13 The consent will require planting along the eastern boundary and will implement a setback of **7.5m** from this legal boundary. Whether or not Lot 2 is developed initially or later the planting will establish and should screen all views to the site below 1.5m within 5 years when tree growth can be expected to be reaching 3m in height.

- 8.14 After 7 years the canopies of the trees will begin to fill out and the central leaders will begin to grow more rapidly. The assessment of visibility for this boundary was ‘open views that include some boundary vegetation’ and ‘filtered views .. with a low probability due to obstacles or orientation’.
- 8.15 Views from the rear of 182 Moturata Road will see the full extent of the development but will retain the longer views to the wetland areas and the valley and hills beyond. As the planting develops and landowners also plant their properties for amenity the structure of the area included in the outside boundaries will change to decrease the open space and emphasis the differences in planting and location and provide a visual amenity and interest that is not reflective of the wider rural environment but has a much higher level of biodiversity and lower density than existing urban zone housing.
- 8.16 As noted in the site assessment the proposed development area, excepting the ROW including entrance, is not visible from public locations. Planting provisions have been made to provide a vegetated back drop to views into the site. Boundary fences will be post and wire and prevent the creation of visual barriers within the site itself.

9. Statutory Assessment

9.1 The proposal is located within 4.1 Rural Resource Area (RRA) under the Clutha District Plan and subject to the objectives, policies and rules of 3.7 Subdivision within the Clutha District Plan (1998). This assessment considers the requirements of both section 3.7 and 4.1 in terms of the landscape and environmental issues that require assessment under these sections of the Plan. The site is not within the coastal environment and has not been assessed as being of higher natural or landscape character in regional assessment but has a discretionary activity status due to the site layout not meeting the 200m off-set for dwellings in the RRA (Rule RRA.3 (ii) (a).2).

9.2 Subdivision (CDP Section 3.7)

3.7.4 Rules

C. NATURAL VALUES

The effects the subdivision may have on the following areas;

- (i) the margins of wetlands, lakes and rivers or any area that may impact on wetlands, lakes and rivers,*
- (ii) areas considered to be outstanding natural features and/or landscapes (see Table 13.3A and B)*
- (iii) areas of significant indigenous vegetation and significant habitats of indigenous fauna.*
- (iv) areas of high visual amenity,*

In exercising its discretion in relation to this issue Council may impose conditions that;

- *preserves the visual amenity created by the backdrop of indigenous vegetation*

- *recognise the visual significance of any protected land in the locality*
- *protects the open character of the rural environment*
- *protects the natural character of the margins of rivers, lakes and wetlands*
- *recognises the intrusion that structures can create in the landscape.*
- *protects the intrinsic values of these areas*

(IV) DISCRETIONARY ACTIVITIES

(a) (b) Any residential activity which does not conform with the relevant performance standards, of (i) to (iii) above is a discretionary activity.

Assessment Criteria - Not part of this rule

In assessing any application under this rule Council in addition to those matters set out in

Section 104 of the Act will also consider the following:

- *density of dwellings in the locality*
- *the effect on soil and water quality*
- *the effect on indigenous flora and fauna*
- *the effect on the roading network*
- *the visual impact of the development*
- *the effect on public services*

9.3 Comment

The proposed site is outside the coastal environment and within a land area that has not been rated as having higher landscape values and will not require removal of indigenous vegetation, although its implementation will add approx. 1000m² of native vegetation and trees. The boundaries of the proposal are 100m+ distance from the eastern boundary of Coutts Valley Wetland and the on-site waste disposal will ensure no pollution of the wetland will occur²³.

9.4 The assessment undertaken in section 8.5 of this report concluded that long term adverse landscape effects were considered to be **low/moderate**. This assessment took into account present rural values of the wider site and the effect of the proposed subdivision on those values. Due to the physical and visual containment of 50% of the proposed development, and the extensive boundary planting that is specified in the mitigation provisions of this report, the effects on long term rural amenity is considered to be **low**.

9.5 Rural Resource Zone (CDP Section 4.1)

POLICY RRA.7

To manage the effects of activities and buildings to ensure that any adverse effects on the open-space and natural character amenity values of the rural environment are avoided, remedied or mitigated.

9.6 Section 8.6 to 8.10 of this report discusses the significance and potential value of the present pastoral area of the site and conclude that it is mostly disconnected from the wider rural

²³ 2 Akatore Rd – Onsite Wastewater Feasibility, Fluent Solutions. 6 August 2024.

environment but provides the setting for the regionally significant Coutts Valley Wetland. The proposal will not impact the majority of the balance pastoral area of the site and is considered consistent with existing rural amenity values as the proposal includes planting on all boundary with adjoining neighbours and a provision for further boundary planting at building consent stage.

9.7 The limited scale of the proposed development and its containment within existing development, vegetation, and landform limits its potential adverse effect on the open space and natural character amenity values of the rural environment.

9.8 *POLICY RRA.8*

To ensure the adverse effects that buildings, structures and vegetation can have on

- i. amenity values of adjoining properties, and*
- ii. the safety and efficiency of the roading network are avoided, remedied or mitigated.*

9.9 Comment

Adjacent development includes Taieri Beach School, a community garden and four residential houses. Taieri School is unique in the surrounding road frontage through containing semi-mature native trees and shrubs and several large trees, that are not conifers. This planting adds to the shelter and amenity of the houses that bound the proposed development. Several tūi were playing in a kōwhai near the site (the boundary of 192 Moturata Road) which was notable as no other birds were observed during wider visit, except for the wetland.

9.10 The proposed development will build on this character and its primary effect is not considered to be one creating a new node of development within a wider, working rural landscape but rather to extend existing development in a logical and strategic manner. No significant vegetation is to be removed but significant additional native planting will be established adding to existing biodiversity, character and amenity.

10. Conclusion

10.1 The key landscape issues underlying this assessment include the potential effect on the landscape character and amenity value of the wider rural environment and the potential adverse effects on adjacent neighbours.

10.2 The assessment process reviewed the potential visibility of the development and concluded that the objections raised on grounds of visual effect and loss of privacy were merited to a degree, although not as adverse as may have been anticipated.

10.3 Mitigation measures have been added to the proposal as a basis of landscape support for the proposed development. These include:

- a 7.5m no-build setback along the proposed eastern boundary, shared with Number 190, 192, and 196 Moturata Road, although a dispersal field may be located within the setback
- a 5m planted strip along the same boundary, excluding the ROW
- hedge planting along the ROW to decrease light flare effects at night and to increase amenity for all users
- horticultural planting along the northern boundary
- a requirement for all internal boundaries to use post and wire fencing, excluding high boarded boundary fences
- native shelter planting along the northern boundary, inside the horticultural shelter belt, and inside the western boundary and parts of the southern boundary not screened by Taieri Beach School.

Hugh Forsyth

Registered Landscape Architect

28 January 2025

Appendix A

Planting



24

²⁴ Roadside vegetation showing the influence of coastal wind—adjacent to 190 Moturata Road

Appendix A Planting: Conditions and Guidelines

Planting Conditions

1. The following guidelines are intended to help future owners achieve that target and receive the benefit of their input and resources. An experienced planting contractor will have their own methods and which are equally acceptable, providing the rate of coverage and survival over a two year period is maintained.
2. Planting is to maintain an 90% success rate, two years following implementation. Planting areas are shown on Figure 3, 'Landscape Proposals', Attachment 1
3. Check the site for rabbit populations and control 6 weeks before planting if a high population is present, as possible
4. Planting areas A and B, identified on Figure 3, 'Landscape Proposals', Attachment 1, are to be planted prior to issue of a 224c certificate for proposed Lot's 1 - 4
5. All other boundary planting is the responsibility of individual Lot owners at consent
6. Shrubs are to be a minimum at PB3 and planted at a rate of 1.2m off-set centres and to be protected with paper or bamboo eco planting guards at planting;
7. Tree species are to be a minimum of 600mm high at planting and planted at a rate of 1 per 5m² in Area A and B and as chosen by Lot owners in the remaining boundary areas
8. All areas planted in native species are to be watered thoroughly immediately after planting and mulched to a minimum of 75mm with a suitable material, excluding plastic sheeting.
9. Planting may include species listed below, or other species drawn from the Otago Regional Council kahikatea-totara-matai planting guide (copy attached), or native species that are established in the vicinity and appropriate to the lower Otago coastline.
10. Ornamental cultivars may be used for amenity planting in the individual Lots but are not to be planted in boundary areas
11. New planting will require thorough weeding after 3 months, during spring, and then again in autumn

Recommended Species

Area a

A maximum number of 3 species, planted in groups of 3 or 5 will provide effective filtered screening, variety, flowers and attract bird life

Trees:

- *Carpodetus serrates* - putaputawētā - marble leaf
- *Hoheria angustifolia* - houhere - lacebark
- *Plagianthus Regis* - mānatu - lowland ribbonwood
- *Sophora microphylla* – kōwhai

Shrub underplanting:

- *Hebe salicifolia* - koromiko – coastal hebe
- *Hebe eliptica* - koromiko – hebe
- *Polystichum neozeladicum* subspecies *zerophyllum* - shield fern

Area b

Deciduous boundary shelter planting utilizing available farm shelter planting from local nurseries, excluding eucalyptus species. Choose species that have rapid growth and thin, columnar form. Plant at 3m centres to achieve cover and maintain at 5m maximum height. The purpose of this planting is provide temporary screening along this boundary during establishment and may be removed after 3 years of native planting is established.

Area c

Native species indigenous to the area and intended to provide a consistent boundary character and some shelter the development and to significantly increase biodiversity and food sources for birds. The majority of this planting should include shrub species, planted in groups of several metres to gain impact. For example, mass planting of harakeke (flax) with overplanting of groups *tī kōuka* (cabbage tree) has more physical and visual impact and is more effective at providing habitat than mixes of individual plants.

Shrubs

- *Austroderia fulvida* – toetoe
- *Coprosma propinqua* - mingimingi
- *Hebe elliptical*
- *Phormium tenax purpureum* - harakeke
- *Coprosma repens* – taupata – rehabilitation shrub, eventually forming small tree

Trees

- *Cordyline australis* - ti kouka - cabbage tree
- *Kunzea ericoides* - kānuka
- *Myoporum laetum* (Ngaio)
- *Myrsine australis* (Matipo)
- *Pittosporum tenuifolium* – kohuhu – black matipo