



## ADDENDUM

### S95 DETERMINATION DECISION OF WAITAKI DISTRICT COUNCIL ON A SUBDIVISION AND LAND USE RESOURCE CONSENT APPLICATION

|                             |  |
|-----------------------------|--|
| <b>Prepared for:</b>        | Hamish Barrell – Planning Manager  |
| <b>Prepared by:</b>         | Melissa Shipman  |
| <b>Consent Number:</b>      | 201.2020.1603  |
| <b>Applicant:</b>           | Ciaran Maurice Keogh & Barbara Jill Corson   |
| <b>Activity:</b>            | Subdivision/boundary adjustment between Lot 1 DP 18457 and Lot 2 DP 18457 and land use consent to establish a residential building platform on proposed Lot 1. |
| <b>Activity Status:</b>     | Non-Complying Activity<br>Significant Coastal Landscape Area   |
| <b>Site Address:</b>        | 23 and 25 Te Karita Rd, Moeraki  |
| <b>Addendum Report Date</b> | 23 June 2021   |

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## 1. INTRODUCTION

This report provides an addendum to the notification determination on the above application which was made in an earlier report pursuant to Sections 95A and 95B of the Resource Management Act 1991. The addendum is deemed necessary given the number of changes made to the application after the notification determination was made.

The changes have been re-assessed by the Council's Consultant Landscape Architect and the addendum provides for a re-consideration of previous Delegated Authority decision made pursuant to Section 34 of the Resource Management Act 1991 that the resource consent must be PUBLICLY NOTIFIED by the Waitaki District Council pursuant to sections s95A and s95B of the Resource Management Act 1991(the Act).

## 2. CHANGES TO THE APPLICATION

The changes to the application are outlined in detail by the Applicant (refer **Attachment A**) however, Ms Anne Stevens report (refer **Attachment B**) provides a helpful summary of the key changes which are repeated below:

1. *The proposed 500m<sup>2</sup> building platform is slightly higher up the north face of the knoll, the upper edge moving from the 52m contour up to the just under the 53m contour.*
2. *The maximum proposed building height has increased from 54.5m above datum to 55m.*

3. *The height of a future building has increased by .5m (previously FFL was set at 50.5 and max. roof height at 54.5m; now proposed FFL is 50.5m and max. roof height is proposed to be no higher than 55m ad).*
4. *The maximum floor area of the proposed dwelling (250m<sup>2</sup>) is slightly more but the building size is still modest.*
5. *The proposed earth mounding to the west of the dwelling and curtilage is no longer proposed*
6. *The shed closest to the proposed dwelling has been removed.*
7. *The shed on the west side of the central knoll is now represented by a 170m<sup>2</sup> building platform but is limited to the same 72m<sup>2</sup> floor area; it is also slightly lower on the knoll*
8. *A curtilage area of similar area has been added above and behind the shed, containing the water tank. A curtilage area is also defined for the new dwelling.*
9. *The lowest shed next to Te Karita Road is also now proposed to be within a 100m<sup>2</sup> building platform but would be limited to a 34m<sup>2</sup> floor area rather than 72m<sup>2</sup>.*
10. *Total building footprint on the site is reduced from 450m<sup>2</sup> to 400m<sup>2</sup>.*
11. *The maximum LRV for roofs and exterior cladding is proposed to be 40% (minimum 10%).*
12. *A condition is proposed that land use east of a line drawn north-south through the site running 5m east of the highest point of the central knoll, is limited to ecological restoration and/or pastoral farming.*
13. *Planting –*
  - a. *Planting of trees and shrubs previously proposed wrapping around the northeast and east sides of the central knoll is no longer proposed.*
  - b. *A new band of planting is proposed across the lower east slope of the central knoll to the east of the proposed dwelling (hebe, Coprosma repens, toe toe and flax, with tree planting of Cabbage Tree, Southern Rata, Ngaio and Olearia at spacings wider than 2m).'*
14. ***A condition is proposed that no building consent can be issued for the dwelling until all planting shown on the plan is successfully established; and all planting must be carried out at a density that achieves has a full canopy closure within 5 years. “***

While Ms Stevens re-assessment of the changes being proposed is helpful, her reference at point number 14 above in bold outline, to a condition being offered by the Applicant which might delay planting until the full canopy closure is achieved is incorrect. The Applicant has highlighted that no such delay has been promoted nor will be accepted by them. Instead, the following conditions which are specifically promoted by the Applicant outline the Applicant's expectations for what the proposed planting will achieve in the long run and for the initial plant bag sizes:

9. *The plantings are set out in the approved landscape plan will be shown to be **successfully established before building consent for the dwelling will be issued**. This condition does not constrain construction of the two sheds shown on the plan.*
10. *Mitigation plantings will be established in the areas shown on the landscape plan at a **density that will allow a full canopy to establish in these areas within 5 years** that reflects the need for individual protection and irrigation for each plant.*
11. *Mitigation plantings are to be protected with rabbit proof shields. Plants in the mitigation plantings adjacent to the dwelling and the shed on the upper level of the site will be a **minimum of 50-75cm grade plants when planted** and are to be watered regularly during and establishment period of three years.*

While 'successfully established' (within Condition 9 above) suggests some delay, the Applicant's expectations are that this would only involve a compliance check in relation to planting have been implemented, rather than any measurement of the success of the planting for screening and mitigation purposes. The Applicant promotes planting to achieve canopy cover however, it is not subject to a timeframe and must only be planted in a manner which would allow for this to be achieved within 5 years.

### 3. LANDSCAPE ASSESSMENT

The site's location within a visually sensitive area where the proposed development would appear on the horizon in important views (from Tenby Street, Lighthouse Road and Whalers Lookout) until mature vegetation is established, contributes to Anne Stevens previous assessment of the short to medium term effects being moderate (more than minor).

The Council's consultant Landscape Architect Anne Stevens has assessed the changes to the proposal (refer Attachment B). There continues to be agreement between the Applicant and the Council's Landscape Architect that the proposal will in the long term achieve a positive outcome for the site and Ms Stevens goes so far as to say that the revised proposal will have 'better landscape outcomes' subject to some changes to the conditions being offered.

Despite this, there is a stark contrast in their assessments as to what level, scale and nature of screening needs to be in place in order to mitigate the adverse effects sufficiently in the short to medium term. Ms Stevens considers that a delay in the construction of the dwelling (which she misinterpreted was what the Applicant was offering) is necessary to reduce effects to minor in this sensitive location.

Although her comments at Attachment B specifically refer to the dwelling and a delayed timeframe for planting to establish before it is constructed, Anne Stevens has further clarified that such a requirement would need to extend to both the dwelling and the larger 72m<sup>2</sup> shed (excluding the lower shed which is located outside the Significant Coastal Landscape (SCL)). Ms Stevens has also provided additional guidance regarding how the Applicant could achieve faster screening which includes:

- Plant selection i.e. olearia, cabbage tree, ribbonwood; and
- Plant short lived nurse crops i.e. tagasaste, a recommended method for getting native plants to grow as a nurse crop.

There are some further changes that Ms Stevens is unhappy about, but which could be addressed by conditions of consent, however, the Applicant has raised objections. Namely, the reduction to 40% for roofing and cladding materials is not supported, however, an upper limit of 20% is promoted for roofing and 25% for cladding to ensure wall and roof planes are absorbed into the surrounding native plant foliage, however a lower 10% lower LRV would also be supported.

Ms Stevens outlines the intention should be 'negligible visibility' which she defines as '*..at most, only a few very small parts of roofs and/or walls can be glimpsed through foliage and overall the buildings are inconsequential in forming the landscape character of the site and wider landscape*'.

Ms Stevens also notes that there is a lack of maintenance wording being promoted alongside the planting, which would be necessary to ensure survival and in the event plants die, that they are replanted.

In summary, while the delay in construction offers a level of mitigation which is satisfactory to achieve effects on visual amenity and landscape character which are less than minor, the Applicant has confirmed that no such delay will be promoted. Therefore, in the absence of a delayed construction, the assessment of the short to medium term landscape effects remains moderate (more than minor).

Despite the concerns raised in her assessment for whether sufficient mitigation can be achieved in the short to medium term, key to Ms Stevens assessment is that she considers the proposal '*In time it would improve the visual quality of these views..*'. This aspect of her assessment is unchanged by the amended proposal.

#### 4. OTHER EFFECTS CONSIDERATION

No other effects conclusion within the original s95 determination are modified by the proposed changes.

#### 5. SUMMARY

The adverse effects on landscape character and visual amenity values are considered able to managed in the long term, however, Council's Landscape Architect continues to raise concerns with the adverse effect in the short to medium term, where the construction of development cannot be delayed.

Ms Stevens has also indicated post her memorandum on 22 June 2021 that a delayed construction condition would need to address the construction delay of the accessory building located within the platform below the knoll on the site as well, but not necessarily the shed located within the lower portion of the site closer to the road which is located outside of the SCL.

Although the future long term positive effects of the proposed landscaping continue to be acknowledged with the changes including an enhanced natural character, there remains an uncertainty with the timeframe for securing the necessary mitigation to ensure that the scale and form of the proposed residential dwelling is complimentary and sufficiently integrated with the surrounding landscape.

In summary, any adverse effects on landscape character and visual amenity values are still considered to be more than minor in the short to medium term.

#### Conclusion

Having considered the proposed changes to the application and determined the adverse short to medium term effects cannot be sufficiently mitigated, it is still considered necessary for the application to be publicly notified with the effects on the wider environment in the short to medium term being the subject of outstanding concern.

#### 6. PUBLIC NOTIFICATION DETERMINATION

##### 6.1 NOTIFICATION RECOMMENDATION

That for the reasons concluded above in Section 5.0, this application is to be processed on a **publicly notified** basis pursuant to Sections 95A and 95B of the Resource Management Act 1991. Public Notice is to be given in the prescribed form by way of advertisement in the Otago Daily Times and the Oamaru Mail and notice served on those persons identified.



Melissa Shipman  
Consultant Planner

Date: 23 June 2021

## 6.2 NOTIFICATION DECISION

That the recommendation above be adopted under delegated authority.

A handwritten signature in black ink, appearing to read 'H. Barrell', written over a horizontal line.

Hamish Barrell  
**Planning Manager**

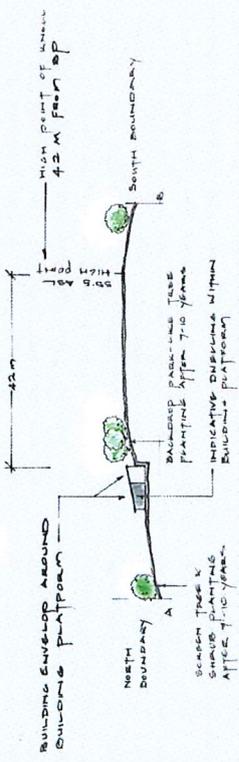
**Date:** 23 June 2021



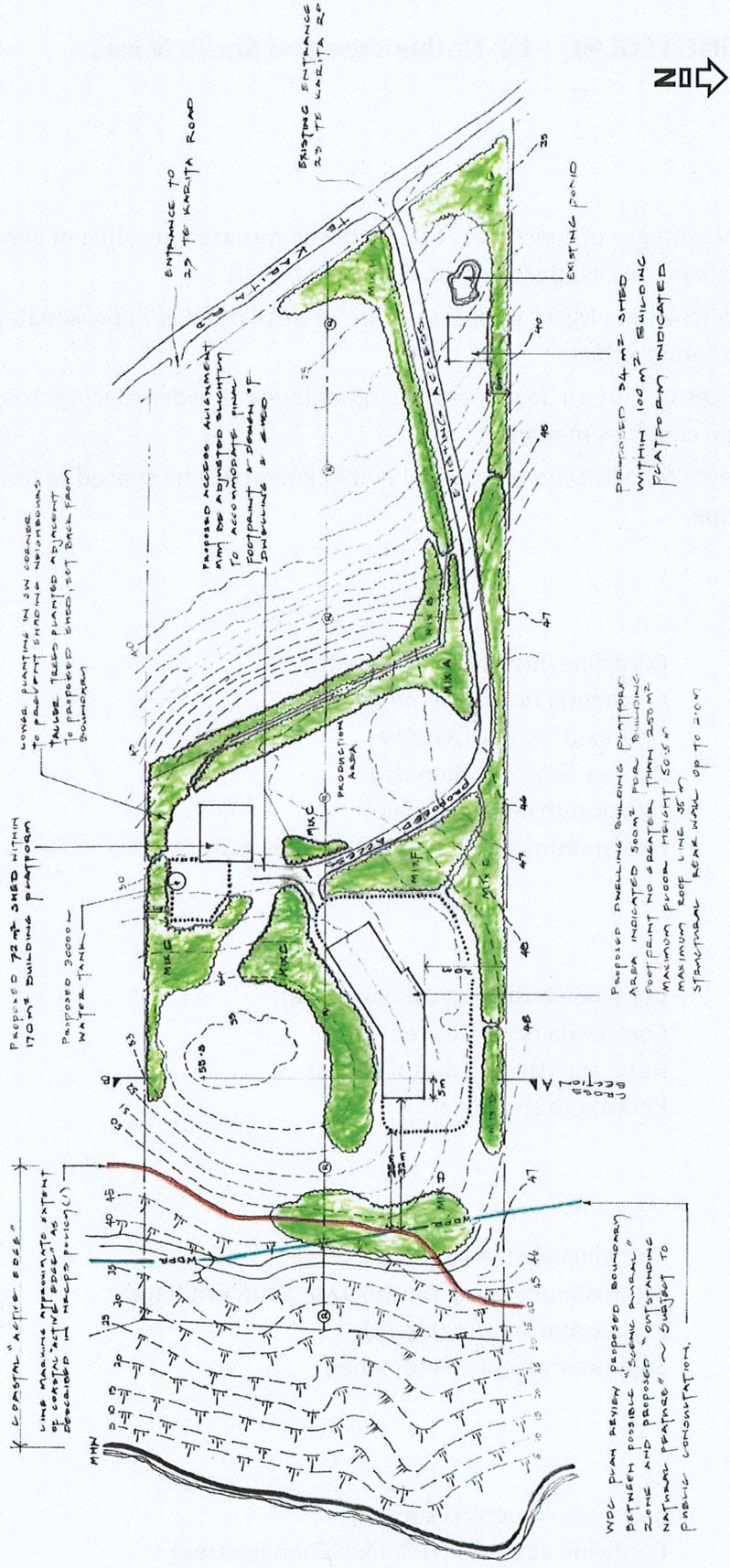
**Attachment A:**

**Amended Landscaping Plan and Amended Consent Conditions Proffered By the Applicant**

Cross section through building envelope platform



- KEY**
- Existing boundary to be retained
  - Existing boundary to be removed
  - Proposed new boundary
  - Extent "Coastal Active Edge" (Refer NCPSS)
  - Proposed WD Plan Review zone boundary
  - Curtilage area around proposed dwelling and shed
  - Proposed planting (Species mixes see below)



Refer to attached Planting Schedule and Development Concept Notes for plant mixes

23 & 25 Te Karita Road, Moeraki  
Landscape Development Concept

Environmental Consultants Otago Ltd  
Environmental and Contaminated Site Assessment •  
Planning and Urban Design • Landscape Architecture  
PO Box 5522 Dunedin 9052 • 443 4728875



## PLANTING LEGEND - NZ Native Tree and Shrub Mixes

### Note:

- Percentages of species in each proposed mix are indicative of general effect and provide an approximate guide for numbers to be planted.
- Plants within Mixes A, B, E, G, H are to be planted at approximately 2.0 m apart for dense screening effect.
- Mixes C, F are to be planted in larger grades at wider spacings to create park-like effect with tree canopies merging.
- Plants for Mix D on the coastal embankment will be spaced to fit irregularities of the steep slope.

### MIX (A)

|     |   |
|-----|---|
| 10% | <i>Cordyline australis</i> (Cabbage tree) |
| 10% | <i>Cortaderia richardii</i> (Toe Toe)     |
| 30% | <i>Dodonea viscosa</i> (AkeAke)           |
| 15% | <i>Kunzea ericoides</i> (Kanuka)          |
| 15% | <i>Myoporum laetum</i> (Ngaio)            |
| 20% | <i>Pittosporum</i> spp (Lemonwood/Kohuhu) |

### MIX (B)

|     |   |
|-----|---|
| 10% | <i>Cordyline australis</i> (Cabbage tree) |
| 20% | <i>Cortaderia richardii</i> (Toe Toe)     |
| 20% | <i>Hebe</i> spp (Hardy coastal hebes)     |
| 50% | <i>Phormium</i> spp (Flax)                |

### MIX (C)

|     |   |
|-----|---|
| 15% | <i>Cordyline australis</i> (Cabbage tree)           |
| 15% | <i>Metrosideros</i> spp (Pohutukawa, Southern Rata) |
| 40% | <i>Myoporum laetum</i> (Ngaio)                      |
| 30% | <i>Sophora microphylla</i> (Kowhai)                 |

### MIX (D):

|      |   |
|------|---|
| 10%  | <i>Coprosma repens</i> (Taupata)                    |
| 7.5% | <i>Cordyline australis</i> (Ti Kouka, Cabbage tree) |
| 7.5% | <i>Cortaderia richardii</i> (Toe Toe)               |
| 30%  | <i>Hebe</i> spp (Hardy coastal varieties)           |

|     |  |
|-----|--|
| 5%  | <i>Metrosideros</i> spp (Pohutukawa / Southern Rata) |
| 5%  | <i>Myoporum laetum</i> (Ngaio)                       |
| 5%  | <i>Olearia</i> spp (Coastal olearia)                 |
| 30% | <i>Phormium</i> spp (Flax)                           |

**MIX (E):**

|      |  |
|------|--|
| 25%  | <i>Coprosma repens</i> (Taupata)                     |
| 7.5% | <i>Cordyline australis</i> (Ti Kouka, Cabbage tree)  |
| 7.5% | <i>Cortaderia richardii</i> (Toe Toe)                |
| 10%  | <i>Kunzea ericioides</i> (Kanuka)                    |
| 5%   | <i>Metrosideros</i> spp (Pohutukawa / Southern Rata) |
| 25%  | <i>Myoporum laetum</i> (Ngaio)                       |
| 7.5% | <i>Olearia</i> spp (Coastal olearia)                 |
| 2.5% | <i>Podocarpus totara</i> (Totara)                    |
| 10%  | <i>Pseudopanax</i> spp (Five Finger)                 |

**MIX (F)**

|     |   |
|-----|---|
| 10% | <i>Cordyline australis</i> (Cabbage tree)           |
| 10% | <i>Metrosideros</i> spp (Pohutukawa, Southern Rata) |
| 20% | <i>Myoporum laetum</i> (Ngaio)                      |
| 20% | <i>Pittosporum</i> spp (Lemonwood, Kohuhu)          |
| 15% | <i>Pseudopanax</i> spp (Five Finger)                |
| 25% | <i>Sophora microphylla</i> (Kowhai)                 |

**MIX (G)**

|      |   |
|------|---|
| 15 % | <i>Coprosma repens</i> (Taupata)                    |
| 5%   | <i>Cordyline australis</i> (Cabbage tree)           |
| 10%  | <i>Corynocarpus laevigata</i> (Karaka)              |
| 5%   | <i>Metrosideros</i> spp (Pohutukawa/ Southern Rata) |
| 30%  | <i>Myoporum laetum</i> (Ngaio)                      |
| 15%  | <i>Pittosporum</i> spp (Lemonwood, Kohuhu)          |
| 5%   | <i>Podocarpus totara</i> (Totara)                   |
| 15%  | <i>Pseudopanax</i> spp (Five Finger)                |

**Mix (H):**

|      |   |
|------|---|
| 10 % | <i>Coprosma repens</i> (Taupata)                    |
| 10%  | <i>Cordyline australis</i> (Cabbage tree)           |
| 5%   | <i>Corynocarpus laevigata</i> (Karaka)              |
| 5%   | <i>Metrosideros</i> spp (Pohutukawa/ Southern Rata) |
| 25%  | <i>Myoporum laetum</i> (Ngaio)                      |

|     |                                     |
|-----|-------------------------------------|
| 15% | Pittosporum spp (Lemonwood, Kohuhu) |
| 15% | Pseudopanax spp (Five Finger)       |
| 15% | Sophora microphylla (Kowhai)        |

#### **Optional Extras or Substitutes to Mixes:**

Aristotelia serrata (Wineberry), Coprosma robusta/lucida (Karamu), Fuschia exorticata (Tree fuschia), Griselinia littoralis (Broadleaf), Hebe stricta/salicifolia, Melicytus ramiflorus (Whiteywood), Myrsine australis (Red Matipo), Olearia arborescens (Common Tree Daisy), Pseudowintera colorata (Pepper tree)

## **NOTES**

### **Planting**

1. This planting concept is for revegetating the site in New Zealand native bush species reflecting that of the original Moeraki landscape. Much of the indicated planting has already been established in the growing season of 2020/21 allowing observations on growth rates and adaptation to site conditions of species. Ongoing flexibility to this planting proposal will be desirable to allow for monitoring to continue and adjustments made to the plant mixes to maximise growth rates and plant health in addition to adjustments to accommodate supply availability.
2. Each plant to be dug into place with slow-release fertiliser (as per manufacturer's instructions), to have rabbit proof staked netting protection and watered during dry periods once per week until established (first two or three growth seasons). Weed control to be undertaken with manual weed releasing around each plant and between plants using weed eater and/or "Roundup" or similar herbicide.

### **Dwelling Building Platform**

3. Proposed dwelling building platform is more than 30 meters inland from upper edge of coastal cliff face where coastal processes could be considered significant (refer NZCPS Policy 1/ 2a below). Inland from the top of the cliff, planting of NZ native species is proposed to create a "setting" for the coastline that is more in keeping with its character prior to settlement.
4. The proposed dwelling platform is located below and over 40 meters north of knoll in a landscape visually distinct from the coastal landscape (Refer NZCPS 2f). The proposed building platform faces away from the coast and onto rural land to the north and west.
5. The building platform is set back from neighbour to north by 20 meters (WDC Rule 4.4.4)

6. The proposed dwelling building platform is approximately 500m<sup>2</sup> in area and centred around 50m contour. The proposed building footprint within this platform is to be no greater than 250m<sup>2</sup>.
7. Dwelling to have structural rear wall of approximately 2.0 meters cut into landform.
8. Maximum dwelling roof line at 55.0m contour ie 5.0 meters above datum of 50 meter contour

### **Utility Shed Building Platforms**

9. A 72m<sup>2</sup> (6 m x 12m) shed is proposed to be built within the 170 m<sup>2</sup> building platform indicated to the south-west of the proposed dwelling and a 54m<sup>2</sup> (6m x 9m) shed is proposed within the 100m<sup>2</sup> building platform indicated to the west of the proposed dwelling, near the entrance from Te Kartita Road. Screen plantings are proposed to screen both sheds from outside the site.

### ***NZCPS Policy 1: Extent and characteristics of the coastal environment***

**2** *Recognise that the coastal environment includes:*

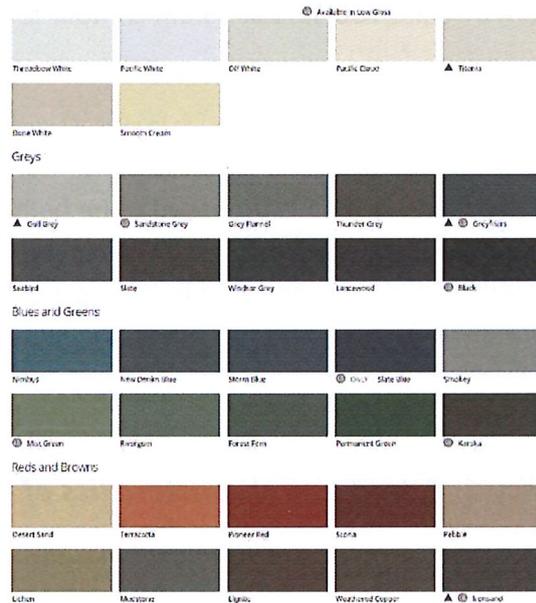
**2c** *areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;*

**2f** *elements and features that contribute to the natural character, landscape, visual qualities or amenity values;*

## Proposed consent conditions 23 Te Karita Road:

1. The total footprint of all buildings within the Residential (Dwelling) Building Platform shown on the approved landscape plan is no more than 250m<sup>2</sup>.

2. Roof material is to be colour coated long run aluminium or steel roofing and/or with solar panels. All exterior surfaces are to either be clad in natural materials or finished in in the colour range of green, grey or brown hues with an LRV of no more than 40% and no less than 10% as LRV's of less than 10% will appear black when viewed from outside of the site.



3. Both buildings on the upper part of the site are to have a monopitch roof and the roof pitch of the dwelling is to be concordant with the adjacent slope. The shed at the lower level does not require specific design controls.

4. All buildings are to be located to the west side of the knoll or on the western slope above Te Karita Road. With a total dwelling footprint of no more than 250 m<sup>2</sup> within the BP and the two sheds totalling a combined footprint of no more than 150m<sup>2</sup>, the total building footprint on the site would be no greater than 400m<sup>2</sup>,
5. All residential activity is to be contained within the building platforms and the associated curtilage areas defined on the approved Landscape Plan. Refer Plan dated 14 June attached.
6. Lighting is to be restricted to the immediate area around buildings and should not spill beyond the site and be directed downwards only. No driveway or path lighting away from buildings.
7. All land use east of a north-south line drawn 5 meters east of the highest point of the central knoll shall be limited to ecological restoration and/or pastoral farming (and shown on approved Plan). There shall be no buildings or structures, and no planting of exotic species apart from pasture species east of a line five meters east of the highest point (ie the commencement of the eastern facing slope).
8. No part of any buildings other than flues or telecommunications antenna, is to protrude above the 55m contour and no building is to exceed 5metres in height from existing ground level.

9. *The plantings set out in the approved landscape plan will be shown to be successfully established before building consent for the dwelling will be issued. This condition does not constrain construction of the two sheds shown on the plan.*
10. *Mitigation plantings will be established in the areas shown on the landscape plan at a density that will allow a full canopy to establish in these areas within 5 years that reflects the need for individual protection and irrigation for each plant.*
11. *Mitigation plantings are to be protected with rabbit proof shields. Plants in the mitigation plantings adjacent to the dwelling and the shed on the upper level of the site will be a minimum 50 - 75cm grade plants when planted and are to be watered regularly during and establishment period of three years. (Refer landscape plan).*
12. *All fencing is to be post and wire.*
13. *All access other than paved parking and aprons adjacent to buildings are to be gravel surfaced.*

**Note on changes from original plan**

*One shed that was prominently located has been removed from the plan/application.*

*Mounding is not proposed, instead the previously proposed shed in the central part of the site has been deleted to allow for additional planting that substantially increases the bulk of planting to the west of the dwelling while removing the most visually prominent of the proposed structures.*

*The internal access has been relocated to minimise its visibility and to allow additional planting to the north and west of the proposed dwelling. The effectiveness of the mitigation plantings is paramount. Alternative locations for the dwelling have no effect on the visual effects as it is similarly visible from any of the locations proposed in the discussions to date. By removing the shed in the centre of the site and by relocating the internal access more planting can be established to the west and north of the proposed dwelling.*

*17 June 2021*

## Attachment B:

### Landscape Addendum and Additional Comment by Anne Stevens

#### LANDSCAPE MEMORANDUM

**RE: Revised Landscape Development Concept June 2021  
23 and 25 Te Karita Road, Moeraki  
Environmental Consultants Ltd ( C Keogh and J Corson)**



#### 1 Introduction

ASLA undertook a landscape and visual assessment of a proposal for development of 23 & 25 Te Karita Road in 2020/2021 on behalf of the Waitaki District Council. The Applicant is Environmental Consultants Ltd (C Keogh and J Corson). The assessment is contained in a report to the Council dated January 2021.

A revised landscape development concept has been provided by the Applicant, received on June 18 2021 through Melissa Shipman. ASLA has been asked to review the proposed plan and set of conditions and advise of any consequential changes to the assessment.

#### 2 Changes to the Proposals

A number of changes have been made to the proposal compared to the proposal received on January 18 2021 which formed the basis of the ASLA assessment. They are as follows:

1. The proposed 500m<sup>2</sup> building platform is slightly higher up the north face of the knoll, the upper edge moving from the 52m contour up to the just under the 53m contour.
2. The maximum proposed building height has increased from 54.5m above datum to 55m.
3. The height of a future building has increased by .5m (previously FFL was set at 50.5 and max. roof height at 54.5m; now proposed FFL is 50.5m and max. roof height is proposed to be no higher than 55m ad)
4. The maximum floor area of the proposed dwelling (250m<sup>2</sup>) is slightly more but the building size is still modest
5. The proposed earth mounding to the west of the dwelling and curtilage is no longer proposed
6. The shed closest to the proposed dwelling has been removed.
7. The shed on the west side of the central knoll is now represented by a 170m<sup>2</sup> building platform but is limited to the same 72m<sup>2</sup> floor area; it is also slightly lower on the knoll
8. A curtilage area of similar area has been added above and behind the shed, containing the water tank. A curtilage area is also defined for the new dwelling.
9. The lowest shed next to Te Karita Road is also now proposed to be within a 100m<sup>2</sup> building platform but would be limited to a 34m<sup>2</sup> floor area rather than 72m<sup>2</sup>.
10. Total building footprint on the site is reduced from 450m<sup>2</sup> to 400m<sup>2</sup>.
11. The maximum LRV for roofs and exterior cladding is proposed to be 40% (minimum 10%).
12. A condition is proposed that land use east of a line drawn north-south through the site running 5m east of the highest point of the central knoll, is limited to ecological restoration and/or pastoral farming.
13. Planting –
  - a. Planting of trees and shrubs previously proposed wrapping around the northeast and east sides of the central knoll is no longer proposed.
  - b. A new band of planting is proposed across the lower east slope of the central knoll to the east of the proposed dwelling (hebe, *Coprosma repens*, toe toe and flax, with tree planting of Cabbage Tree, Southern Rata, Ngaio and Olearia at spacings wider than 2m).
  - c. The native tree planting marked as Kowhai on the January plan to west of proposed dwelling is a slightly different shape and now comprises Kowhai, Cabbage Tree, Southern Rata, Ngaio, Lemonwood, Five Finger.

- d. New belts of planting of native shrubs and trees similar to other areas are now proposed below the boundary between the two properties and all the way along the north boundary and all along the internal boundary flanking the access drive.

- 14. A condition is proposed that no building consent can be issued for the dwelling until all planting shown on the plan is successfully established; and all planting must be carried out at a density that achieves has a full canopy closure within 5 years.

### **3 Assessment of Effect of Proposals on Revised Plan Compared to Effects of January Proposed Landscape Development Plan**

ASLA noted there would be initial and short term adverse visual and landscape effects due to the potential for the dwelling and the nearby shed to appear prominently on the sealine/skyline in views looking generally east across the site but noted that in time the planting proposed would largely mitigate that effect.

Some of the planting that would have formed a backdrop to the dwelling mitigating this effect has been removed (planting on the northeast "corner" of the central knoll). New planting is proposed further east on a lower elevation (48-50m above datum mostly). The shrub species proposed in Mix D will not grow high enough provide a backdrop and the tree species in the mix will provide a low backdrop approaching roof height but are unlikely to appear higher than the roofline sufficiently to meaningfully absorb it by providing a backdrop. This effect is slightly increased with the .5m increase in elevation of the proposed dwelling and increase in height, effectively raising the roofline to 55m as compared to 54.5m as previously proposed.

However, planting to the west of the building will most likely grow to screen out views of the future dwelling (and curtilage) thus mitigating this effect.

The proposed condition that building consent may not be granted until trees and shrubs have 1. established successfully and 2. that canopy closure is to be achieved within 5 years, will also most likely mean they have reached sufficient heights to contain the visual effects of the dwelling (and the upper shed) within 5 years, if planted at spacings of 2m or more as stated on the plan. The sea/skyline effects are likely to be shorter in duration and fragmented before being screened altogether.

However the two conditions proposed when read together do not provide certainty that new buildings would be sufficiently screened from the outset to avoid a short-term adverse visual and landscape effect that is more than minor. The planting would need to substantially screen the roof line of the dwelling to avoid a sea/skyline effect (particularly as there is no backdrop vegetation in views looking east across the site), and to generally screen the dwelling and larger shed so that they have little influence on the existing degree of natural landscape character and openness within the Significant Coastal Landscape from the outset. This could be resolved by delaying any building until the vegetation is sufficiently high and dense enough to achieve this, through a suitably worded condition of consent.

The absence of any mitigation related to the driveway and new shed closest to Te Karita Road was also noted. The proposed planting on the new plan would address this issue. The new planting is unnaturally linear in appearance and will highlight the boundaries. However, this adverse effect is considered to be less than minor and would over time be likely to be softened by additional planting. It is acknowledged that linear planting of native species for shelter, or any other purpose, is a permitted activity. The positive effects of extensive native planting for habitat and connected to other extensive plantings across the site, are also to be considered.

The removal of the proposed earth mounding to the west of the BP is in itself neutral in effect. It does mean however that the planting in Mix F will take longer to achieve screening effect of the dwelling (refer comment above, however).

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The slight shift of the 72m<sup>2</sup> shed on the knoll, a looser exact location within a proposed BP of 170m<sup>2</sup> and the addition of a curtilage area behind the shed would have no additional degree of adverse effect. My comment on the screening ability of the proposed planting applies here also.

The removal of the shed to the west of the BP reduces the adverse effect of several buildings on landscape character slightly and allows for bulking up of the proposed planting in this area, thus is a positive change.

The total area of native planting proposed is greater than before and is well connected as a framework over the site. This is a positive aspect, increasing habitat and connectivity and protecting the soil. Visual amenity of the site overall will also improve (despite the new residential land use).

ASLA had recommended a limitation of future land uses on the land east of the central knoll to pastoral and/or ecological restoration uses. This is now proposed as a consent notice condition (east of a north-south line 5m east of the highest point of the knoll) and is supported. This line needs to be marked on the plan.

The proposed condition to allow LVR for roofing and cladding materials to 40% is not supported. Once the native planting grows around the buildings they will provide a darker context than the existing open pastureland. An upper LRV limit of 20% for roofing and 25% for cladding is recommended to ensure wall and roof planes are absorbed into the surrounding native plant foliage. The 10% lower limit is supported.

The proposed condition 9 is supported in part. It should also apply to the larger shed.

Condition 10 is supported insofar as it is intended to ensure a time-bound density outcome. In order to ensure the short term adverse effects of a visible dwelling and larger shed, an additional condition should be included that requires planting in Mix D and E on the north boundary; in Mix A and B on the internal boundary; and in Mix C on the knoll to have reached sufficient height and density so that the buildings from the outset have negligible visibility and vegetation and/or landform only form the sea/skyline. Negligible visibility is defined as, at most, only a few very small parts of roofs and/or walls can be glimpsed through foliage and overall the buildings are inconsequential in forming the landscape character of the site and wider landscape.

It is noted there is no condition requiring any plants that die, get damaged or fail to thrive are replaced in the next planting season and that no plants may be topped, thinned or otherwise restricted in growth to prevent their normal height and spread. It is recommended a condition be included to cover this, to ensure the planting is maintained in perpetuity.

**Overall, the revised proposal is considered to have better landscape outcomes and would have less than minor adverse effects on visual amenity and landscape character, providing the LRV limits are included as recommended, and recommended conditions about delaying building until vegetative screening is in place and plant replacement are included.**



Anne Steven  
Registered Landscape Architect  
22 June 2021

From: anne.steven <a.steven@ata.co.nz>  
Sent on: Tuesday, June 22, 2021 1:37:20 AM  
To: Melissa Shipman <mshipp@4right.co.nz>  
Subject: Re: Revised Statement ASLA

Hi Melissa,

re applicability of a "delay" condition to the proposed buildings I wrote that the short term adverse effects are in relation to the dwelling and larger shed. So the condition rather than referring to "buildings" should say "the dwelling and the larger 72m<sup>2</sup> shed. The third shed lower down in the basin is smaller, and almost outside the SCL so am not so concerned about it.

If Curran is willing to commit to canopy closure within 5 years I can see why he cannot accept a building delay until screening is in place - which with using large grade plants in key areas and top north can be might achieve faster than 5 years. he can control how fast the screening is achieved. He can choose to use more fast growing plants like oleana, catalpa tree, Hibiscus etc. He could even use a fast growing short lived nurse crop like tagasane. That would be acceptable as it is a recommended method for getting native plants to grow as a nurse crop.

On 22/06/21 1:49 pm, Melissa Shipman wrote:

Hi Anne, I think it's looking a little clearer thanks, but what about the other buildings other than the dwelling? Do they need to be included in the delayed construction conditions?

Regards,

Melissa Shipman

From: anne.steven <a.steven@ata.co.nz>

Sent: Tuesday, 22 June 2021 1:12 PM

To: Melissa Shipman <mshipp@4right.co.nz>

Subject: Revised Statement ASLA

Hi Melissa

give me a call again if this still needs clearer language.

cheers Anne

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