

**From:** [Rachael Annan](#)  
**To:** [Shay McDonald](#)  
**Subject:** RE: EXPERT AUDIT/ REVIEW - Coastal Occupation - Onumai Enterprises Limited – Due date TBC  
**Date:** Monday, 27 February 2023 10:12:12 a.m.  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Hi Shay,

Apologies, for not getting back to you on Friday, I didn't see your email come through in outlook on my phone (I was out of the office).

The primary concern is the visual effects for the fixed/permanent outlook of residents across the river. I consider that the visual amenity effects (derived from the shift in landscape character set out by the application as proposed) will be at least low, and may be low-low moderate for some, depending upon the openness of their view towards the site area. With reference to the table below, I note that this aligns with a minor level of effects.

If aspects of the design are refined as earlier noted, it could be possible to reduce the level of effects to very low. This is with regards to the level of glazing and use of black aluminium joinery and visible internal framing (facing or visible to the river side and beyond).

Regards,  
Rachael

**Rachael Annan**

Principal Landscape Planner

Mobile: 027 535 0720

[4Sight.Consulting – Part of SLR LinkedIn](#)

---

**From:** Shay McDonald <Shay.McDonald@orc.govt.nz>  
**Sent:** Friday, February 24, 2023 12:51 PM  
**To:** Rachael Annan <rachael.annan@4sight.co.nz>  
**Subject:** RE: EXPERT AUDIT/ REVIEW - Coastal Occupation - Onumai Enterprises Limited – Due date TBC

Hi Rachael,

Just one follow up question for you. I'm hoping to get a bit more (a sentence or two) on the below statement from your report:

*"...This is not to say new boatshed development or renovation is not appropriate in this location. However, I do not consider the combination of the proposal's scale and it's 'amount of glazing and obvious usage of the building for accommodation' (p.12) demonstrates the very low level off effects arrived at by the application's landscape assessment..."*

Given you disagree that the proposal demonstrates the very low level of effects as arrived at by the Applicant's consultant, what level of effects do you consider that there are? If you could give an answer based on the scale below that would be very helpful.



Many thanks,

Shay