

**Before the Hearings Panel
at Central Otago District Council**

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions in relation to Plan
Change 19 of the Central Otago District Plan

and: **AF King & Sons Ltd**
Submitter 83

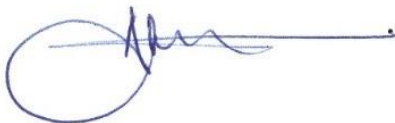
SUMMARY OF EVIDENCE OF ANNE ELEANOR WILKINS [LANDSCAPE]

Regarding **Lots 1-4 DP 444910** (5A Lowburn Valley Road) rezoning request

Dated 17 May

1 SUMMARY OF EVIDENCE

- 1.1 My full name is Anne Eleanor Wilkins, and I am the Principal Landscape Architect and Urban Designer at Novo Group. I hold a Bachelor of Landscape Architecture with Honours (BLA Hons), I am a Registered Landscape Architect of the New Zealand Institute of Landscape Architects (the NZILA) and have over 14 years' experience in Landscape Assessment work.
- 1.1 Landscape character adaptation is anticipated as a part of the at the wider site under **PC19**. The proposal seeks an inclusion of 8.029 hectares in an otherwise much larger area. The landscape character, amenity, and values of the surrounding Lowburn Valley and its important topographical features will not be diminished because of the proposed re-zoning, given it is a minor extension of a wider dynamic and changing landscape character.
- 1.2 The Site contains consented residential building platforms i.e., the future visual aesthetics are anticipated to be a development of built forms and therefore a change to the visual character and aesthetics, lowering the landscape sensitivity.
- 1.3 The Site is contained by the hillside topography and associated **SAL**, and the existing road and residential activities to the west and south, creating a pocketed, confined area that poses no risk to urban spread. It will appear as a logical extension to the overall *Large Lot Residential* landscape to the north. The proposed expansion represents a logical infill, of a pocketed area contained by Lowburn Valley Road and SH6. This effectively amalgamates what would otherwise be an inconsistent area of rural residential zoning at the southern end of a built-up environment into the wider **PC19** site.
- 1.4 I consider that the rezoning of the Site to *Large Lot Residential – Precinct 2* will have acceptable effects on landscape and/or visual amenity, under the provisions of the District Plan. Therefore, the extension of the zoning is a suitable outcome for this Site and can be successfully integrated into the landscape fabric and the visual environment.



Anne Wilkins

Dated 17 May 2023