

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE  
CENTRAL OTAGO DISTRICT COUNCIL**

**IN THE MATTER OF**

The Resource Management Act 1991 (**RMA** or  
**the Act**)

**AND**

**IN THE MATTER OF**

Of the Central Otago Operative District Plan  
(**CODP**) and Proposed Plan Change 19 to the  
Central Otago District Plan (**PC19**)

**AND**

**IN THE MATTER OF**

Applications to the Central Otago District  
Council (**CODC**) by **D. J Jones Family Trust**  
**and N.R Searell Family Trust** for subdivision  
and land use resource consents for residential  
subdivision and development at 88 Terrace  
Street, Bannockburn (**RC230398**)

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**SECOND SUPPLEMENTARY STATEMENT OF EVIDENCE OF  
TONY DOUGLAS MILNE  
ON BEHALF OF D. J JONES FAMILY TRUST AND N.R SEARELL FAMILY TRUST**

Dated: 17 March 2025

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## Introduction

- 1 My full name, credentials and experience are as detailed in my Statement of Evidence dated 27 September 2024. I reiterate the Code of Conduct paragraphs 4 and 5 of my Statement of Evidence dated 27 September 2024.
- 2 Following the direction given in Minute 11 dated 10 March 2025 issued by the hearing commissioners, I have prepared this Second Supplementary Statement of Evidence that addresses the following matter for consideration *'the effect on amenity values of the neighbourhood, in particular the character of the streetscape'* (Operative District Plan – Rule 12.7.7). It is my understanding the above matter of discretion is very much focused on the localised effect of the Proposal on amenity values within the immediate streetscape of the receiving neighbourhood.
- 3 Specifically, I address the following:
  - a. The effects of the proposal on the amenity values of the neighbourhood, and the character of the streetscape, in the context of the views of the proposal along Terrace Street; and
  - b. The effects from future built form development on those lots within the Building Line Restriction (**BLR**) (beyond those effects which compliant built development are expected to have) in the context of the views of the proposal along Terrace Street.
- 4 In addressing the above, I first direct the commissioners to the parts of the Landscape and Visual Assessment included at Appendix B of the Application, my evidence in chief and summary evidence that I consider address the above matters.
- 5 Secondly, I provide further comment on the above matters in response to Minute 11.

## Landscape and Visual Assessment, Evidence in Chief and Summary Evidence

- 6 I direct the commissioners to the following:

a. Landscape and Visual Assessment

- Refer 5.2, pages 18 -19
- Refer 5.3 – Viewpoints 10 and 11, pages 31 – 33
- Refer 5.3 – Night-time Lighting Effects, page 33
- Refer 6.1 – 12.7.7 BLR and 7.1.1 Objective-Maintenance of Residential Character, page 35

b. Evidence in Chief

- Refer paragraphs 20 and 21, pages 6 - 7
- Refer paragraph 22(b), page 7
- Refer paragraph 23(c), page 9
- Refer paragraphs 46 – 49 (Night-time Lighting Effects), pages 14 – 15
- Refer paragraphs 50 – 53, and 55 (Effects on Character, Amenity and Settlement Pattern of Bannockburn), pages 15 – 16
- Refer paragraphs 61 – 62 (BLR, Skyline Breaches and Proposal Visibility), pages 17 – 18
- Refer paragraphs 70 – 73 (Effectiveness of Mitigation), pages 70 – 73

c. Summary Evidence

- Refer paragraphs 9 – 11, page 3
- Refer paragraphs 13 – 15, pages 3 – 5

7 In my opinion the commentary contained within the above referenced paragraphs demonstrate a consideration of the Proposals '*effect on amenity values of the neighbourhood, in particular the character of the streetscape*'.

Overall, the proposed streetscape character will result in an amenity outcome that will maintain and enhance the current Terrace Street character. This will be achieved by way of proposed design guidelines for future built form along with landscape requirements (including heritage recognition) within both road reserve, recreation reserve and on individual lots.

### **Additional Commentary**

- 8 Within views from the end of Terrace Street (refer Viewpoint 10, Sheet 16 of the evidence in chief graphic attachment (**EIC GA**)) future dwellings on proposed Lots 1, 3, 4, 5, 7, 8, 9, 10 and 11 will potentially present in the fore to midground as these adjoin the proposed Terrace Street extension. Future dwellings on Lots 4 and 5 are the only ones in this view that will be within (or partly within as will be the case for Lot 4) the BLR Area. The view straight ahead will terminate in the proposed Lot 30 Reserve in the midground, while the long view of the hills and mountains beyond the Site will remain.
- 9 It is important to understand that within this view, future built form and associated landscaping on proposed Lots 1 and 3 in the immediate foreground will in essence 'block' views of those Lots mentioned in [8] above. Existing vegetation within proposed Lot 51 (*refer Viewpoint 10, Sheet 16 of the EIC GA*) already partially obscures views of proposed Lots 7-9 beyond. Proposed planting as shown on the Proposed Subdivision Landscape Plan (*refer Sheet 5 of the EIC GA*) will also do this in the future.
- 10 Notwithstanding this, future built form on the nominated building platforms, and associated landscaping on Lots 4 and 5 that are located within the BLR Area will be seen beyond Lots 1 and 3 that are located in the immediate foreground. In my opinion, in addition to compliant built development that will be seen in this view, the effects from future built form development on Lots 4 and 5 are acceptable. This is due to the location of the building platforms on these two Lots behind Lot 3, along with the proposed landscape mitigation and design controls that appropriately manage potential adverse effects within the context of the views of the proposal along Terrace Street.
- 11 In my opinion immediate views of all other Lots that are located within the BLR Area, beyond Lots 4 and 5, will be difficult to see due to the built form and

- future landscaping on the aforementioned lots and the 'lie of the land'. For example, Lots 15 – 20 are located on the south east facing slopes, downhill of the crest of the landform that is seen in the centre/right of Viewpoint 10. Therefore, from this Viewpoint, that is representative of existing views from the terminus of Terrace Street, potential adverse effects from future built form development on Lots 2, 6, 10 – 14, and 15 – 20 (that are wholly or in part within the BLR Area), beyond those effects which compliant built development are expected to have, will be low.
- 12 Overall, the amenity of the existing Terrace Street neighbourhood and character of the streetscape, at this end of Terrace Street will change. An existing rural character, which can also be considered 'undeveloped residential land', will change to a character that complements and will be read as an extension to the existing Terrace Street neighbourhood. The resulting amenity that is associated with the existing built form development of Terrace Street will remain.
- 13 For completeness I make the following additional comments in relation to views from 36 Terrace Street, and after hearing the evidence from Mr and Mrs Stretch. These have not been specifically addressed in my previous reports as priority had been given to public views, in the context of the statutory framework. I visited the Site on Monday 3 March in preparation for the hearing and during this time I was able to analyse the condition of the boundary between 36 Terrace Street and the current outlook afforded. In places the boundary is open in nature, and in places vegetation grows enclosing this property.
- 14 The eastern view from 36 Terrace Street will be directly into Lot 6 with future built form on this Lot located with the BLR Area. A more oblique view will also be had across Lot 2, that although the BLR Area runs through this Lot, future built form can be located within the area of Lot 2 outside of the BLR Area. It is my recommendation a building platform that is located outside the BLR should be shown for Lot 2. Views to the south east will be over Lots 15 – 20 that wrap around the south eastern flank of the Site at a lower elevation. Views to the wider landscape setting to the south east will be maintained as future built form on Lots 15 – 20 will be located lower in the landscape.

- 15 Future development on Lot 6 would for the most part restrict views from 36 Terrace Street of the future development on the balance of the Site. Having said that, and returning to the matter of discretion, while Lot 6 will be prominent adjacent to 36 Terrace Street, it will not be particularly visible from public views available at the terminus of Terrace Street as described above.

**Tony Milne**

**13 March 2025**