

INTRODUCTION

1. In accordance with the invitation at paragraph 8 of Minute 11 of the Hearing Panel I comment on the Second Supplementary Landscape Evidence of Tony Milne dated 17 March 2025.
2. This relates to the matter of the effect on the amenity values of the neighbourhood in particular the character of the streetscape, referring to Rule 12.7.7. Reading the Rule in full this is a matter in which Council may exercise its discretion relating to the breach of the BLR. It reflects Policy 6.4.1:

6.4.1 Policy - Maintenance of Quality of Life within Urban Areas is to *maintain and, where practicable, enhance the quality of life for people and communities within the District's urban areas through:*

(a) Identifying and providing for a level of amenity which is acceptable to the community;

AMENITY VALUES AND STREETScape CHARACTER

3. To answer the matter in Rule 12.7.7 the amenity values of the particular neighbourhood in question (Terrace Street, Bannockburn) need to be explicitly identified, along with the particular streetscape characteristics. I have identified the factors that in my opinion contribute to the amenity values and character of Bannockburn at paragraphs 107 – 108 of my primary evidence.
4. Particularly relevant to Terrace Street, at present the township is well contained behind the “rim” of the basin it sits in, well within the BLR line. There is a strong visual connection to the surrounding rural landscape of hills and mountains, and the mining heritage contained within it, and a physical proximity. At the east end of the street there is an uninterrupted expansive view of rural landscape, which is a framed view of rural landscape further west along the street within the built up area. This proximity and strong visual connection to rural landscape underscores the sense of a small contained town with a strong sense of place.
5. Section sizes are generous, imparting a sense of relaxed spaciousness within the township. The streetscape is low-key and variable in appearance, with grass/gravel berms and swales, no kerb and channel, and rural-style mailboxes out at the edge of the carriageway. There are variably urban and rural-style front fences, or no fences at

all. Dwellings are generally modest and unremarkable. There are simple galvanised pole street lights.

EFFECTS ASSESSMENT

6. I addressed the effect of the proposed subdivision and residential development on the amenity values and character of Bannockburn in paragraphs 107-128 and at paragraph 154 of my primary evidence.
7. I do not completely agree with Mr Milne (paragraph 7) that the proposed streetscape character will result in an amenity outcome that will maintain and enhance the current Terrace Street character. With regard to the proposed development within the RR4 area, as an extension of Terrace Street residential development up to the BLR line, I considered it would be in keeping with the character and maintain the existing type and level of amenity (primarily Lots 1, 2, 3, 7, 8, 9, 10 and 11). The retention of Lot 51 as open space expressing mining heritage is appropriate. I commented that bright autumn colours of the proposed street trees are less appropriate than gold and brown colours, although this was primarily in relation to trees viewed externally up on the rim. The absence of kerb and channel is appropriate as is continued street lighting of the same style and/or bollard lighting. I commented that a gravel footpath is more low key than the proposed sealed one.
8. With regards to the effect on the existing Terrace Street amenity of the development that is proposed within the BLR area (referring to Lots 4, 5, 30 and 100), development within Lots 1 and 3 would not necessarily block views across the western frontages of Lots 4 and 5. I agree that it is likely development on Lot 1 could block views across Lots 7 and 10 (which are within the RR4 non-BLR area in any case). This assumes tall planting along the street frontages and/or side boundaries of Lots 1 and 3 (as it is expected built form would be set back somewhat from the street boundary). It would be expected to see the streetscape of Lot 100 (sealed road and footpath, street lighting and tree planting) extending as far as servicing Lot 10 and Lots 3 and 2; it would not be expected beyond that replacing the rural character of the knolls partially visible at the end of the street (taking into account the future development within the RR4 non-BLR area).
9. I do not agree that development on Lots 4 and 5 would necessarily be acceptable from an existing amenity perspective. From locations along the existing part of Terrace Street towards the east end, development on these lots and the streetscape would

replace an existing view of open rural landscape that is mostly beyond the BLR line. The very small parts of Lot 4 and 5 inside the line are far too small to support any development as a residential lot in the current layout so it is assumed they would remain as open space. From locations on the future new east end of Terrace Street within the RR4 non-BLR area, Lots 4 and 5 would no longer be seen behind Lot 3 and development on these lots would more obviously obscure the open, more natural, rural character of Lot 4 and 5 itself as well as obscuring views of rural landscape beyond. It is my understanding that the BLR is intended to protect that view and character (not specifically but as the general amenity value of visual and physically proximate access to open rural landscape).

10. In response to Mr Milne's paragraph 11, I agree that development on Lots 15-20 would be over the brow and out of sight in views from the existing and future new Terrace Street within the RR4 non-BLR area. Lot 2 is largely inside the BLR line therefore anticipated. Development on Lot 6 (as well as 4 and 5) would be visible from the very eastern end of new Terrace Street looking to the south although the lowest corner of Lot 6 sits partly in front of an existing lot and dwelling (the Stretch dwelling at 36 Terrace St). It would be unlikely however that the Lot 6 dwelling would be squeezed on to the small flat area close to the existing Stretch dwelling. It would most likely sit up on the knoll above Lot 2 (and outside the BLR line), i.e., Lot 2 development would not necessarily obscure it.
11. The extension of the loop side-street to service Lot 6 and Lots 15-20 would also be visible from locations on new Terrace Street at the east end (within the RR4 non-BLR area), extending into the BLR area by Lot 6 and also through the saddle at the terminus of new Terrace Street at the BLR line and looping to the southeast and to the north up into the new reserve, cutting into the knolls. If development was confined to the RR4 non-BLR area including terminating Terrace Street at Lot 10 (at its south corner) with one short side-street to Lot 2, the landscape affected by Lot 100 and Lots 4, 5, 6, 30 and 15-20 would remain as open rural landscape contiguous with the wider landscape.
12. I agree with Mr Milne at paragraph 12 that the amenity of Terrace Street and particularly the eastern end of existing and new Terrace Street (within the RR4 non-BLR area) would change. However I do not agree that all the existing rural landscape character visible close at hand up to the crest of the knolls is also "undeveloped residential land". Much of the rising land is in the BLR area, intended to remain as open rural space under district plan provisions. My understanding is that this proximity of open rural space is important to the amenity of the Terrace Street neighbourhood. I do

not agree therefore that the development as a whole complements and would be read as an extension of Terrace Street within the limits of anticipated development defined by the district plan provisions. Only development on Lots 1, 7-11, and 2 and 3 (less the tops of Lots 2 and 11) with a commensurate shortened streetscape (Lot 100) could be regarded as anticipated development which combined with the proposed design controls would potentially maintain “the level of amenity acceptable to the community” expected by Policy 6.4.1 and Rule 12.7.7.

13. Regarding the amenity of the Stretch property at 36 Terrace Street, I have not had an opportunity to visit this property to assess the specific effect on their amenity. I have been supplied with photographs of the view from immediately outside the Stretch property taken by James Dicey (appended). I agree with Mr Milne’s analysis at paragraphs 14 and 15 although he omits the fact that development on Lot 6 would negate views of Lot 6 as open rural landscape itself as well as blocking views of the wider rural landscape. The existing open rural landscape of the relatively elevated Lots 100, 4 and 5 seen beyond the BLR line to the northeast would also be lost to view. Where seen through Lot 2 in the foreground development on Lots 13 and 14 would also be seen on the horizon and skyline in the BLR area transforming and impeding existing open views of near and distant rural landscape. It is accepted that Lot 2 development outside the BLR area has the potential to screen out this view to greater or lesser degree. The Lot 20 poles are visible to the south and development on this lot would intrude into the current views of open rural landscape (both foreground and background).

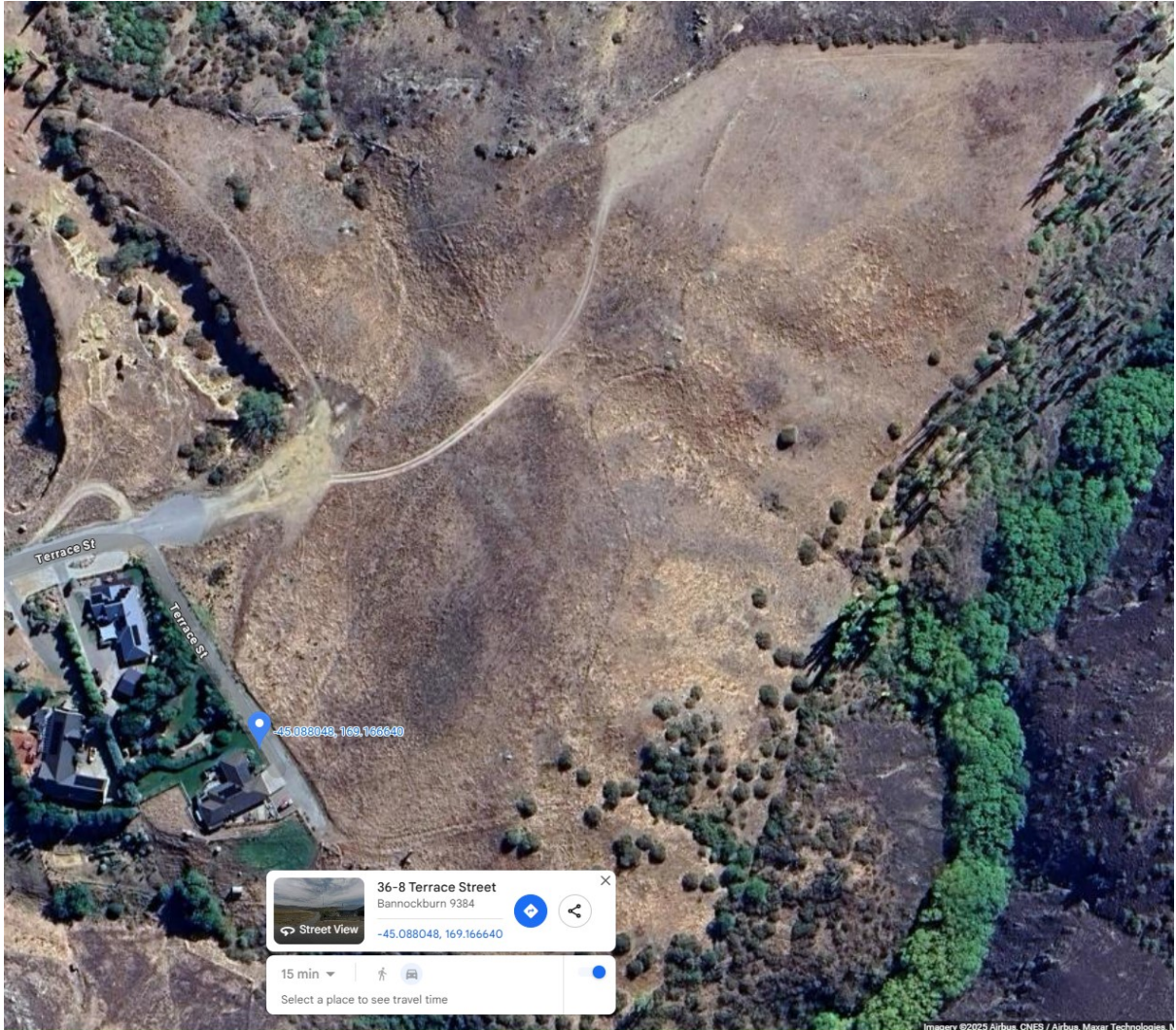
Anne Steven

25 March 2025

**PHOTOS OF VIEWS FROM IMMEDIATE VICINITY OF STRETCH PROPERTY
36 TERRACE STREET, BANNOCKBURN
SUPPLIED BY JAMES DICEY OF BRDI**

Imagery Metadata

Photos have been taken from the location shown in the image below with an iPhone 14 Pro with a focal length of 77mm $f2.8$.
Date of images is 24 March 2025 around 1:15-1:20pm.





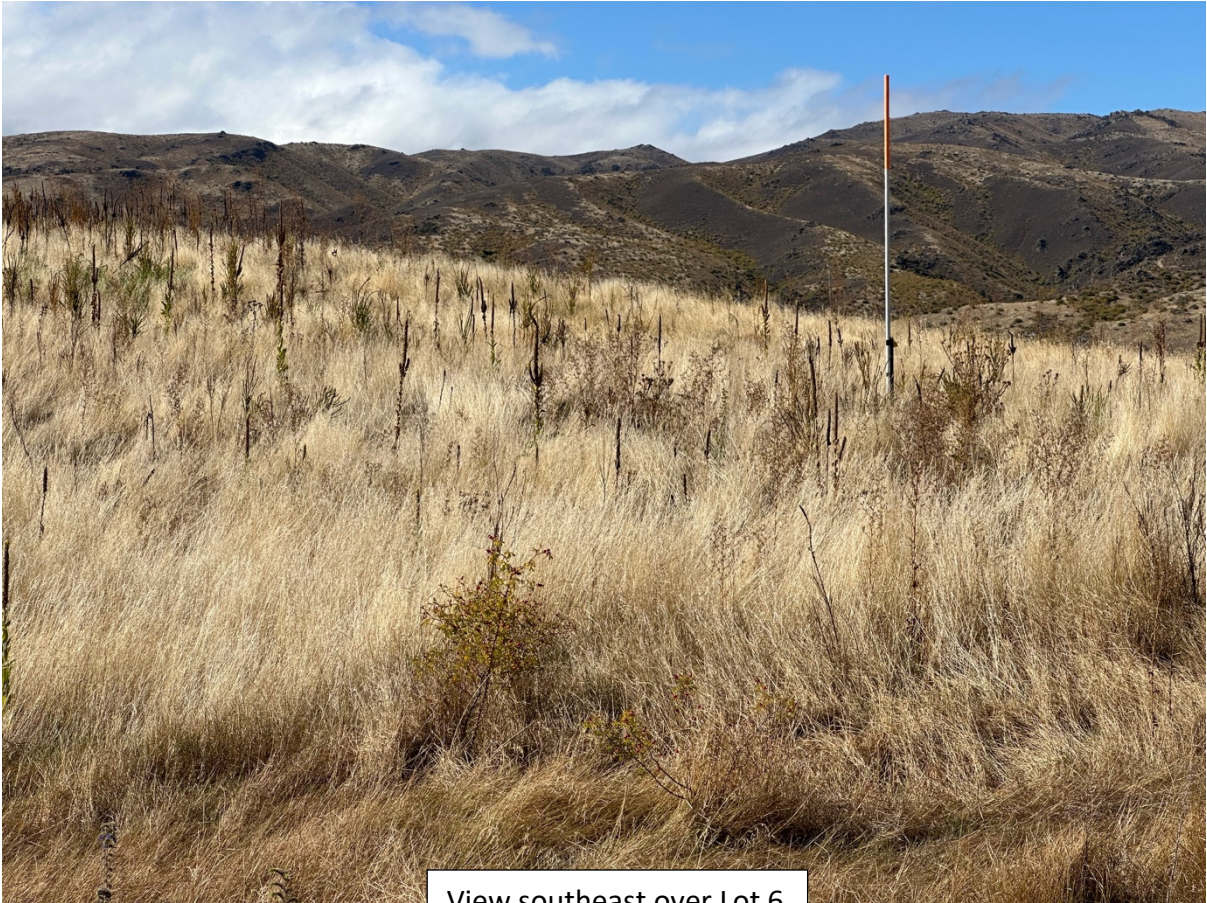
View to the north over Lot 2 and Lot 3 (with pole).



View northeast over Lot 2, with Lots 13 and 14 poles visible on horizon and skyline in background.



View northeast over Lot 2 to Lot 4 poles



View southeast over Lot 6



View south along accessway to Stretch property,
to poles marking building platform of Lot 20