

**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 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 building within a
Building Line Restriction at 88 Terrace Street, Bannockburn (**RC230398**)

MEMO TO COMMISSIONERS

RESPONSE SECOND SUPPLEMENTARY LANDSCAPE EVIDENCE OF TONY MILNE

PREPARED BY

YVONNE PFLUGER, LANDSCAPE ARCHITECT FOR CODC

DATED 20 MARCH 2025

1. I reviewed Mr Milne's second supplementary evidence (dated 17 March 2025) provided following the hearing, including the sections in previous assessment/ evidence referred to. I also checked the findings against my photographic record of the site.
2. I concur with his findings regarding the general 'effects on amenity values of the neighbourhood, in particular the character of the streetscape', since the development outside the BLR will lead to the most noticeable change (Lots 1, 2, and 7) with Lots 4, 5 and 6 appearing in the backdrop from the eastern end of Terrace Street.
3. I note that Mr Milne's previous assessments focus on public viewpoints along Terrace St (Refer 5.3 – Viewpoints 10 and 11, pages 31 – 33 Landscape and Visual Assessment). His second supplementary evidence considers effects on 36 Terrace St (para 13-15).
4. I have specifically considered the effects on private views from the existing residences at 21, 34 and 36 Terrace Street that are adjacent to the proposal (see Google Maps screenshot below). My findings are as follows:
 - a. In my view, the residence at 21 Terrace St will be mostly exposed to views of the part of the proposal outside the BLR.
 - b. The residence at 34 Terrace St is buffered by dense planting along the property boundary/ adjacent driveway with limited visual exposure to the east.
 - c. I consider that the effects on private views would be most noticeable from 36 Terrace St since the residence is closest to the Site boundary with very limited screening in between. However, I note that the outlook of the building appears to be predominantly oriented to the south, west and north with the garage located on the eastern side (see photo below). In my opinion, the only visual effects from buildings within the BLR would arise from built form on Lots 6 and 20. However, both buildings appear to be located outside the main outlook from the building; and Lot 20 will be located at a lower elevation without blocking the view.
5. Some buffer planting along the western boundary of Lot 6 and the north western corner of Lot 20 could assist in providing privacy and screening in relation to the existing residence at 36 Terrace St should the submitters consider this to assist in

alleviating some of their concerns. I also agree with Mr Milne that the building on Lot 2 should be located outside the BLR.



Figure 1: Google Earth Image showing existing dwellings on Terrace Street with 36 Terrace St visible in the southeastern corner of the image



Figure 2: Photo taken from within the site showing 36 Terrace st on the right side and poles indicating locations of proposed buildings on Lot 6 (right) and Lot 20 (two poles on left)



Figure 3: Screenshot of proposed planting plan from Mr Milne's evidence.