

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL

IN THE MATTER of a hearing on submissions to Stage 2 of the
Proposed Queenstown Lakes District Plan
pursuant to clause 8B of the First Schedule
of the Resource Management Act

ON BEHALF OF **X-RAY TRUST AND AVENUE TRUST**
Submitter

**REBUTTAL EVIDENCE OF PHILIP BLAKELY
(LANDSCAPE ARCHITECT)
DATED 27 JUNE 2018**

BLAKELY WALLACE
LANDSCAPE ARCHITECTURE & PLANNING

1. INTRODUCTION

- 1.1. My name is Philip Blakely. My qualifications and experience were set out in my evidence of 13 June 2018.
- 1.2. I have read the evidence of Rebecca Hadley and wish to comment on aspects of her evidence.

2. General Comments

- 2.1. I agree with Ms Hadley that 'apart from the Crown Terrace, the two landscape character areas that have the most rural character are Malaghans Valley and Speargrass Flat/Hogan Gully'. I also agree in general 'that the retention of a continuous rural character along Speargrass Flat/Hogan Gully (either side of the Lake Hayes RR) is in fact fundamental to supporting the wider landscape character value of the Wakatipu Basin'.
- 2.2. I agree with Ms Hadley to the extent she supports the 'green corridor' for Malaghans Valley and for Speargrass Flat/Hogan Gully and how they prevent continuous residential development within the Basin.

3. Xray Trust and Avenue Trust

- 3.1. I disagree with Ms Hadley's evidence in relation to the submission by X ray Trust and Avenue Trust.
- 3.2. Ms Hadley's opposes this submission and states that 'residential development is not appropriate on the flat land at the central or northern part of the Speargrass Flat LCU as it will change the open rural character of this area and erode the important green buffer which should be protected.'

- 3.3. The flat land owned by Xray Trust and Avenue Trust is directly opposite the ribbon of rural residential on the south side of Speargrass Flat Road (included within LCU12). In my opinion there is merit in a landscape solution whereby some development can occur on the flats on the north side of the road and thereby balance and consolidate the Lakes Hayes rural residential development and reduce the one-sided, linear development creep on the south side of Speargrass Flat.
- 3.4. Development would not be a continuation of the existing style of rural residential development on the south side (or elsewhere within the Lake Hayes Rural Residential) but the flats would retain aspects of the rural character and open rural views to the hillslope currently present on the north side. The development areas would consist of a cluster style development with the balance a Building restricted area (as per the proposed Arrowburn Structure Plan in my evidence of 13th June).
- 3.5. The nodes of development would be a comprehensive and design led development as explained in my evidence with a strong rural theme and strict design controls on building design, form, materials, colour and landscape treatment.
- 3.6. I also consider that this approach could enable a clear 'defensible edge' at the western end of the Lake Hayes Rural Residential on both sides of Speargrass Flat Road.
- 3.7. Both Ms Hadley, Ms Gilbert and myself all agree that a clear defensible edge to Lake Hayes Rural Residential development is needed.

4. CONCLUSION

- 4.1. I agree with Ms Hadley's evidence to the extent she supports the creation of green corridors and protecting and creating buffers to rural residential development.

4.2. I disagree with her evidence to the extent that she opposes a strictly controlled development (as per the Arrowburn Structure Plan) on the flat land owned by Xray Trust and Avenue Trust at the western end of the existing Lake Hayes Rural Residential Area (and LCU12).

Philip Blakely

Registered Landscape Architect