

Summary of Evidence of Philip Blakely in support of X-Ray Trust and Avenue Trust

- The ice shaped elevated moraine hills and ridges are an important landform and landscape characteristic of the WB Basin that have been given inadequate and inconsistent recognition and protection in the WB Study and in the Variation.
- The Plateau Area of LUC 6 (that includes the X-Ray Trust, Avenue Trust property and the Donaldson Block) has significant landscape characteristics that need to be safeguarded.
- The Plateau Area has different characteristics to some other parts of LUC 6 including larger block sizes, less enclosure, greater visual exposure, fewer trees, a greater degree of naturalness and is generally less developed.
- The elevated Plateau Area is visually prominent at the eastern end of the Basin from a number of locations and provides a foil and visual relief to adjacent development.
- Precinct Zoning over the Plateau Area will result in significant landscape and visual effects and will not safeguard identified landscape characteristics. The level of development anticipated by this zoning cannot be absorbed in this location.
- Early settlement patterns on the valley floor provides an important cue for where and how to place new development.
- Planning over the last 20 years has generally sought to limit and safeguard characteristics of the ice-shaped hills.
- Carefully located and comprehensively designed cluster style development on the valley floor flats on Speargrass Flat within contained nodes of development and large building restricted area will result in a better landscape outcome than precinct zoning of the elevated Plateau.

Summary points to Bridget Gilberts Rebuttal evidence

- 7.5 Proposed provisions including the 50m Landscape Feature setback and landscape driven assessment criteria and site specific development controls will not be adequate to safeguard landscape characteristics of the plateau. Precinct zoning implies an expectation that development can proceed.
- 7.6 Rural residential development at Dalefield preceded the 'transitional provisions' of the 1990's. Dalefield was the first 10 acre rural residential subdivision in the Basin developed in the 1970s and later subdivided again in the 1990s as it was recognized that landscape values has been compromised in the Dalefield area and also to consolidate where there was already development.
- 7.7 Do not agree that 2 large residential dwellings on the eastern end of LCU6 on this large area of land displays a rural living or parkland character in the context of the WB. With respect to (b) urban development is more within the gully on the hillslope rather than the Plateau landform. The Donaldson Block is part of the plateau area.
- 7.9 Drone Photographs 1-3 in my evidence are not intended to represent views typically experienced but to show the character and nature of the eastern end of the unit which is 'expansive and exposed'.
- 7.10 Disagree. The view shown in Photograph 5 is a skyline ridge above Millbrook which is both visually prominent and a foil to Millbrook development and includes both the X Ray and Avenue Trust land and the Donaldson block.

- 7.11 Agree may not be a legible escarpment edge but is a prominent upland plateau and tail end of the ice shaped hills which is an important component of the WB landscape.
- 7.12 Ms Gilberts underplays the importance of the elevated views.
- 7.13 I do not share the same confidence that the proposed provisions will protect the views and outlook from Hogan Gully Road (and other locations).
- 9.4 While 24 dwellings are anticipated across the 5 nodes it is the intention of the owners of the properties that this will not be conventional subdivision but instead innovative, bespoke and comprehensively designed developments. The structure plan does not provide this detail but this would come later at resource consent stage should the Panel accept the Arrowburn Structure Plan.
- 9.5 While the site is largely flat (which makes it suitable for development) the proposal specifically avoids landforms such as terraces and retains views to the hillsides of the escarpment face. It is intended that wetland and waterways would be restored parallel with Speargrass Flat Road and elsewhere. This and other detail of how the cluster development will integrate with the landscape is not fully evident in a structure plan.
- 9.6 Do not agree that the development pattern is somewhat artificial. Linear patterns are a cultural landscape pattern which are present and very valid in the WB on the valley floor.

26 July, 2018