

Matthew Jones for QLDC: Summary of Evidence, Stream 18 – Settlement Zone – Landscape

Stream 18 – Settlement Zone

With regard to the **Settlement Zone** I have prepared landscape evidence in relation to the rezoning of the Lake McKay Partnership Ltd site (3196) (“**the site**”).

1. From a landscape perspective I consider there is capacity for the Lake MacKay site to accommodate the type and density of development anticipated, and I do not oppose the relief sought for rezoning from Rural Residential Zone and Rural Zone to Settlement Zone.
2. The site forms a logical extension to Luggate, located adjacent to the existing township, and the rising topography to the west and creek to the south form defensible boundaries to the site and township.
3. The topography provides favourable ‘compartmentalised’ expanses of terraced land within the northern, central and southern parts of the site. It is also visually contained through its setback from SH6, and the topography and large trees east of the site and along the Luggate Creek. Any future development will be seen in the context of the adjacent existing development associated with Luggate.
4. The ‘low-intensity’ residential living anticipated will complement the existing settlement patterns in Luggate.
5. In my opinion, the proposed BRAs along the respective escarpments (separating the terraces) will provide a visual break in built form.