

SUMMARY OF EVIDENCE – BLAIR DEVLIN
HYDRO ATTACK LTD (OS135)

- 1.1 My name is Blair Jeffrey Devlin. My planning experience and statement with regard to the Environment Court Code of Conduct is as per the brief of evidence I prepared and submitted to QLDC on 8 September 2023. I did not prepare the submission lodged by Hydro Attack Ltd but have subsequently been engaged to provide planning advice.
- 1.2 Following the receipt of the Hydro Attack Ltd submission, a number of changes to the notified provisions were made in the s42A report and S42A landscape schedules including that for the PA ONL Queenstown Bay and Environs 21.22.13. My evidence (which I take as read) then proposed some further changes to the S42A version of the Pre-ambles and Schedules.
- 1.3 The rebuttal evidence then provided further amendments, which were the subject of expert conferencing. I attended expert conferencing and signed the planning and landscape joint witness statement dated 6 October 2023. This joint witness statement amended the scale for capacity ratings. In my evidence I preferred the capacity rating scale in the evidence of Mr Espie. The revised scale as per the JWS is preferable as it removes the 'no landscape capacity' rating, which was problematic due to the risk of 'no capacity' being treated like an 'avoid' policy.
- 1.4 Schedule 21.22.13 for the Queenstown Bay and Environs PA ONL was not the subject of a JWS because Mr Espie was satisfied with the changes to Schedule 21.22.13 in response to submissions and evidence in the rebuttal version.
- 1.5 The JWS version of the Pre-Ambles has addressed many of the concerns raised in the Hydro Attack Ltd submission. In addition, the changes to Schedule 21.22.13 now better recognise:
- (a) the commercial recreational activities that occur on the lake within the ONL 365 days of the year, such as the Hydro Attack Ltd consented 'sharks' and jet ski tours (paragraphs 15, 45 and 58 of Schedule 21.22.13)
 - (b) that neighbouring land uses, particularly Queenstown Bay, the commercial development around Queenstown Bay and the presence of wharfs and jetties have an influence on the landscape character of the area (para 16 of Schedule 21.22.13)
 - (c) recognising that any sense of remoteness in this PA ONL is limited to discrete "parts of" the lake edge trails (paragraph 60).
- 1.6 The rebuttal version of the schedule better recognises that the Queenstown Bay and Environs Priority Area ONL is right next to Queenstown Bay and the Queenstown town

centre, and commercial recreational activities traverse through the area on a daily basis, these being a key part of what makes Queenstown an alpine resort destination.

1.7 I am happy to answer any questions

19 October 2023