

**SUMMARY OF EVIDENCE – BLAIR DEVLIN**  
**MCLINTOCK TOPP FAMILY TRUST (OS76) & TPI 1 Ltd (OS78)**

- 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.
- 1.2 Following the receipt of the McIntock Topp Family Trust & TPI 1 Ltd submissions, a number of changes to the notified provisions were made in the s42A report and S42A landscape schedules including that for the PA ONF Morven Hill 21.22.4. My evidence (which I take as read) then proposed some further changes to the S42A version of the Pre-ambule 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 'avoid' policy.
- 1.4 The JWS version of the Pre-Ambule has addressed many of the concerns raised in the McIntock Topp Family Trust & TPI 1 Ltd submissions. Schedule 21.22.4 for the Morven Hill ONF was not the subject of a JWS because Mr Espie was satisfied with the changes to Schedule 21.22.4 PA ONF Morven Hill in response to submissions. In particular, recognising the wedge of rural living development along Alec Robins Road is important as the submitter's property is the only one amongst this wedge that is in the PA ONF and not within the Wakatipu Basin Rural Amenity Zone (Lifestyle Precinct Sub-Zone).
- 1.5 However one change is necessary to the rebuttal version – the wording in red paragraph 11 of Schedule 21.22.4 should say "adjacent to Alec Robins Road" rather than "adjacent to SH6" as stated in the rebuttal version of Schedule 21.22.4 PA ONF Morven Hill:

<p>10. →Radio and telecommunications infrastructure on the summit and the <del>Cromwell - Frankton A 110kV overhead transmission line that forms part of the National Grid Transpower high-voltage Transpower high-voltage transmission corridor on the toe of the southern slopes.</del></p>	<p><b>Jeremy Head</b> OS-76.13 McIntock-Topp Family Trust</p>
<p>11. →Neighbouring land uses which have an influence on the landscape character of the area due to their scale, nature and proximity include the wedge of <del>rural residential and lifestyle living development adjacent to SH6</del> extending up the <del>north-western northern slopes of Morven Hill and Little Morven Hill respectively and the hill</del> the working farmland <del>including the occasional rural dwelling and farm building on the ice-eroded plateau extending from the eastern slopes, which provides a relatively unmodified rural buffer and foreground to the ONF.</del></p>	<p><b>Jeremy Head</b> Change made by JH in response to Blair Devlin EIC for McIntock-Topp Family Trust (OS-76.11) and TPI Limited (OS-78.11)</p> <p><b>Jeremy Head</b> OS-76.13 McIntock-Topp Family Trust</p> <p><b>Jeremy Head</b> OS-76.13 McIntock-Topp Family Trust OS-78.13 TPI 1 Limited</p>
<p>• Important archaeological and heritage features and their locations:</p>	<p><b>Jeremy Head</b> OS-76.13 McIntock-Topp Family Trust</p>

- 1.6** As the aerial photography illustrates, the wedge of housing along Alec Robins Road mostly does not adjoin the State Highway.
- 1.7** One matter raised in paragraphs 50-53 of my evidence that did not make the JWS agenda and was not addressed in the JWS is in relation to farm houses – these currently fall outside the definition of ‘farm building’ in Chapter 2 of the PDP, and are excluded from the definition of ‘rural living’ in Chapter 3. They would therefore not have a landscape capacity rating, and in accordance with the final sentence of the JWS Pre-amble, would be subject to an assessment applying the principles set out in 3.3.43, 3.3.45 and 3.3.46.
- 1.8** I am happy to answer any questions

19 October 2023