

**Submitter 2619 X-Ray Trust and Avenue Trust
Summary of Evidence Louise Taylor 26 July 2018**

- 1.1 I have assessed the submissions and further submission of X-Ray Trust and Avenue Trust on stage 2 of the Council Proposed Plan in terms of s32 of the RMA (refer Table 1 of my evidence in particular). I have taken into account the Council Officers' Reports and evidence, and the evidence of Mr Blakely, Dr Salt and Mr Steel. I have also read the rebuttal evidence of Mr Langman and Ms Gilbert for the Council. I have visited the sites many times.
- 1.2 I assisted the Trusts to undertake additional assessment work to support the relief sought by the submission. The changes now proposed, including the Arrowburn Structure Plan which provides development nodes on the Flats are described at paragraph 5.4 and set out in **Appendix B** of my evidence.
- 1.3 I note there is no concern about the proposed Lifestyle Precinct zoning on the Flats by Council experts in relation to servicing or any other technical area. Ms Gilbert and Mr Langman however consider Rural Amenity zoning to be more appropriate for the Flats, and Lifestyle Precinct to be more appropriate for the Plateau for landscape and planning reasons.
- 1.4 I consider the Rural Amenity Zoning (without Lifestyle Precinct) on the Plateau is an efficient and effective method to achieve the preservation of the identified landscape characteristics of the site, and will avoid the inefficient development of roading and servicing infrastructure to this area.
- 1.5 I consider Rural Amenity Zoning for the Plateau would result in lesser adverse environmental effects (particularly on landscape values) than the notified zoning, particularly because the relevant objectives and policies focus on protecting, maintaining and enhancing landscape and visual amenity (objective 24.2.1 and associated policies) as opposed to providing for residential development.
- 1.6 With respect to the Flats, I consider the Lifestyle Precinct Overlay is an effective method of managing this land. To achieve the relevant Objectives (24.2.5 in particular, which provides for both maintaining and enhancing landscape character and visual amenity values, and for enabling rural residential living opportunities), I consider the proposed Structure Plan is an appropriate tool. It takes the design of development for land to the next stage, and provides certainty that residential development will occur in suitable locations, and at a suitable scale to protect the open space values of this site. I consider the level of development proposed to be modest, and a good fit with surrounding development.

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- 1.7 The associated rule amendments will ensure the package works appropriately and achieves the purpose of the proposal. Overall, I consider the proposal is the most appropriate method of achieve the purpose of the proposal and the relevant district plan objectives.