

SUMMARY OF EVIDENCE – BLAIR DEVLIN – SIR ROBERT STEWART (OS84)

- 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 Sir Robert Stewart submission, a number of changes to the notified provisions and schedules were made in the s42A report. My evidence (which I take as read) then proposed some further changes to the S42A version. Council's rebuttal evidence then provided further positive amendments, which were the subject of expert conferencing.
- 1.3** I attended expert conferencing and signed the planning and landscape joint witness statement dated 6 October 2023. This JWS amended the scale for capacity ratings. In my evidence I preferred the capacity rating scale in the evidence of Mr Espie. The revised JWS scale is preferable as it is less absolute, in particular it removes the 'no landscape capacity' rating, which was problematic due to 'no' being treated like an 'avoid' policy and the difficulties with providing a single rating for diverse activities like commercial recreational activities.
- 1.4** Schedule 21.22.15 for the Central Whakatipu Basin was the subject of a JWS that Mr Espie signed. The JWS version of the Pre-Ambles has also addressed many of the concerns raised in the Sir Robert Stewart submission. The changes to the rebuttal version were satisfactory. In particular:
- (a) Paragraphs 21 and 65 – where it is recognised that small scale rural living and visitor accommodation development is present across the lower southern slopes of Mt Dewar. Sir Robert Stewart holds resource consent for 'The Pods' (RM200960) which is located below the Treespace consented development.
 - (b) Paragraph 37, which lists the Skippers Hotel under the heading of 'Important Archaeological and heritage features and their locations'.
 - (c) Paragraphs 75 and 76 – which recognises that the lower southern slopes of Mt Dewar have a lesser sense of wildness, as this is where rural living and visitor accommodation development is consented, including The Pods
 - (d) Under the heading of Landscape Capacity:
 - (i) Under ii (Visitor accommodation and tourism related activities), recognition that there is capacity for sensitive development associated with Skippers Hotel.

- (ii) Under v (Earthworks), recognition of sensitive development associated with historic heritage more generally.
- (iii) Under xi (Rural Living), recognition that development, including that co-located with existing development could include sensitive development associated with Skippers Hotel).

1.5 I am happy to answer any questions

24 October 2023