

Before the Hearings Panel

For the Proposed Queenstown Lakes District Plan

Under the Resource Management Act 1991

In the matter of of a variation to Chapter 21 Rural Zone of the Proposed Queenstown Lakes District Plan, to introduce Priority Area Landscape Schedules 21.22 and 21.23

Evidence of Mr Kristan Stalker

9 October 2023

Appellant's solicitors:
Maree Baker-Galloway | Rosie Hill
Anderson Lloyd
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
p + 64 3 450 0700
maree.baker-galloway@al.nz | rosie.hill@al.nz

**anderson
lloyd.**

Qualifications and experience

- 1 My full name is Kristan Myles Stalker.
- 2 I have lived on and worked on Glenpanel and Springbank farms located on Slopehill over the past 35 years. For the past 8 years I have managed this operational farm and continue to today. The farm is approximately 124 hectares making it the largest single landholding implicated in the Slopehill PA variation spanning the West, North and Southern slopes of Slopehill as well as significant terraces along Ladies Mile. The farm boundaries are demonstrated on the plan below:



Image 1 – Farm boundaries.

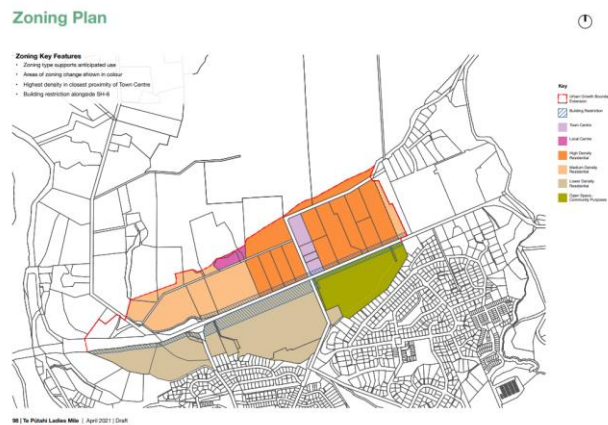
Scope of evidence

- 3 In preparing this evidence I have reviewed the following reports and statements:
 - (a) Section 42A Report of Ruth Evans on behalf of Queenstown Lakes District Council;
 - (b) Evidence of Bridget Mary Gilbert on behalf of Queenstown Lakes District Council;
 - (c) Ruth Evans Section 42A Report for Queenstown Lakes District Council, Appendix 1: Recommended amendments to the PA Schedules, and preambles;

- (d) PA ONF Slope Hill: Schedule of Landscape Values;
- (e) Te Pūtahi Ladies Mile Zone;
- (f) Maryhill and Grant Stalker Trust submissions; and
- (g) Milstead Trust further submission.

4 I have prepared this evidence in relation to:

- (a) Te Pūtahi Ladies Mile Zone;



- (b) Productive Use and Maintenance of Slopehill;
- (c) Landscape Capacity Ratings; and
- (d) QLDC 23/24 Primary Industry rates.

Te Pūtahi Ladies Mile Masterplan

- 5 I support the Te Pūtahi Ladies Mile Masterplan (**TPLM**).
- 6 However, the variation to Chapter 21 Rural Zone of the Queenstown Lakes District Plan (**Variation**), does not adequately consider the effects of the TPLM on the ability to continue farming Slopehill.
- 7 The Variation disregards the support facilities required to operate the farm.

Continued Productive Use

8 The TPLM incorporates significant tracts of flat land along Ladies Mile. This land is currently utilised to support farming operations on Slopehill, including but not limited to deer, cattle, sheep yards, wool sheds, storage buildings and other supporting farm infrastructure.

- 9 To both continue productive farming operations on Slopehill and support TPLM outcomes, support buildings and related farm infrastructure, will need to be relocated to other areas within the boundaries of the farm. These areas are implicated in the PA ONF Slope Hill Landscape Values.
- 10 The continuing productive use of this land, ensures the underlying attributes sought as an outcome of the PA ONF Slope Hill Landscape Values, are attainable through the funding of the ongoing pest management and farm maintenance. Without farm operations generating cashflow the management of broom, gorse, rabbits, possums, thistles and other pests is not achievable and the aesthetic attributes sought undermined.

Landscape Capacity Ratings

- 11 It is my view the additional landscape capacity ratings will result in an unintended outcome and result in further complications navigating the planning framework, making the process resource prohibitive and in turn undermining the ability to continue to operate the farm and uphold the landscape attributes sought in the PA schedule.

Primary Industry Rating

- 12 I also note the 2023/2024 Financial Year Queenstown Lakes District Council rates were increased over 22% (refer table.1) across the Primary Industry property type which Slopehill is classified as. This seems to be at odds with this variation seeking to further restrict activity on this land at the same time as rezone via the TPLM.

SUMMARY OF INDICATIVE TOTAL RATE MOVEMENTS 23/24								
Median Values			23/24	23/24	23/24	23/24		
	new		Final	Final	AP	AP	Diff	Diff
PROPERTY TYPE	CV	LOCATION	%	\$	%	\$	%	\$
RESIDENTIAL	\$1,390,000	QUEENSTOWN	13.62%	\$467	13.18%	\$452	0.45%	\$15
COMMERCIAL	\$2,999,000	QUEENSTOWN	14.77%	\$1,064	13.62%	\$981	1.15%	\$83
ACCOMMODATION	\$2,860,000	QUEENSTOWN	13.09%	\$1,490	12.35%	\$1,406	0.73%	\$84
M/U ACCOMMODATION	\$1,720,000	QUEENSTOWN	14.37%	\$655	13.77%	\$628	0.60%	\$27
VACANT	\$1,086,000	QUEENSTOWN	15.17%	\$398	14.56%	\$382	0.61%	\$16
M/U COMMERCIAL	\$1,565,000	QUEENSTOWN	13.90%	\$557	13.26%	\$532	0.64%	\$25
RESIDENTIAL	\$1,298,000	WANAKA	14.37%	\$486	14.04%	\$475	0.33%	\$11
COMMERCIAL	\$1,780,000	WANAKA	9.10%	\$474	9.68%	\$505	-0.58%	-\$30
ACCOMMODATION	\$1,724,000	WANAKA	10.22%	\$832	10.61%	\$863	-0.39%	-\$32
M/U ACCOMMODATION	\$1,613,000	WANAKA	12.40%	\$564	12.40%	\$564	0.00%	\$0
PRIMARY INDUSTRY	\$7,138,000	WANAKA	14.93%	\$714	14.38%	\$688	0.55%	\$26
COUNTRY DWELLING	\$2,465,000	WANAKA	16.53%	\$473	16.20%	\$463	0.33%	\$9
VACANT	\$907,500	WANAKA	14.31%	\$358	13.99%	\$350	0.32%	\$8
M/U COMMERCIAL	\$1,390,400	WANAKA	13.00%	\$507	12.91%	\$503	0.09%	\$4
RESIDENTIAL	\$1,437,000	ARROWTOWN	15.34%	\$543	13.88%	\$492	1.46%	\$52
COMMERCIAL	\$3,302,000	ARROWTOWN	14.95%	\$1,144	13.23%	\$1,012	1.72%	\$132
ACCOMMODATION	\$2,689,000	ARROWTOWN	15.83%	\$1,456	14.33%	\$1,318	1.50%	\$138
M/U ACCOMMODATION	\$1,380,000	ARROWTOWN	15.18%	\$629	13.81%	\$573	1.37%	\$57
VACANT	\$1,180,000	ARROWTOWN	17.35%	\$463	16.26%	\$434	1.09%	\$29
M/U COMMERCIAL	\$1,430,000	ARROWTOWN	15.13%	\$590	13.62%	\$531	1.51%	\$59
PRIMARY INDUSTRY	\$5,750,000	WAKATIPU	22.05%	\$847	20.94%	\$805	1.11%	\$43
COUNTRY DWELLING	\$3,281,000	WAKATIPU	22.11%	\$708	21.24%	\$680	0.88%	\$28
RESIDENTIAL	\$892,000	GLENORCHY	16.68%	\$466	16.93%	\$473	-0.25%	-\$7
RESIDENTIAL	\$1,042,000	LAKE HAYES	16.54%	\$511	15.61%	\$483	0.92%	\$29
RESIDENTIAL	\$843,000	HAWEA	10.49%	\$295	12.33%	\$347	-1.84%	-\$52
RESIDENTIAL	\$788,000	LUGGATE	13.68%	\$416	13.61%	\$414	0.07%	\$2
RESIDENTIAL	\$840,000	KINGSTON	19.77%	\$364	19.20%	\$353	0.57%	\$10
RESIDENTIAL	\$1,013,000	ARTHURS POINT	15.49%	\$486	13.47%	\$423	2.02%	\$63

Table 1. QLDC adopted median rate movement FY23/24

Conclusion

- 13 I support the Milstead Trust further submission prepared by RMM.
- 14 I seek relief across the capacity ratings in order to enable the continued operations of the farm through allowing the re-establishment of the supporting building and infrastructure.
- 15 I seek the following changes to the Capacity ratings to facilitate the aforementioned:
 - (a) Landscape Capacity, i. Commercial recreational activity = **limited**
 - (b) Landscape Capacity, v. Earthworks = **limited**
 - (c) Landscape Capacity, vi. Farm buildings = **limited**
 - (d) Landscape Capacity, xii. Rural Living = **limited**

Kristan Stalker

9 October 2023