

**BEFORE THE HEARING PANEL  
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

**IN THE MATTER** of the Resource Management Act ('Act')

**AND**

**IN THE MATTER** of the Queenstown Lakes Proposed District Plan – Wakatipu  
Basin

**AND**

**IN THE MATTER** of Hearing Submission #2479

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**SUMMARY STATEMENT OF EVIDENCE OF STEPHEN SKELTON  
ON BEHALF OF**

**Wakatipu Equities Limited (#2479)**

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**26<sup>th</sup> July 2018**

1. As I have discussed in this submission and in others with regards to LCU 11 and LCU 9, I consider the western edge of proposed LCU 11 should be part of LCU 9. I consider there is a defensible boundary near the 400m contour, in tandem with the man-made watercourse and ONF boundary south of Slope Hill Road, which separates the more rural living character of The Hawthorn Triangle LCU 9 from the more spacious and natural character of Slope Hill Foothills, LCU11.
2. I generally agree with the interpretation of the northern boundary of LCU 11. I however consider a small portion of the north-western corner of the Wakatipu Equities site could be zoned Precinct with the standard Precinct controls in terms of lot sizes etc. as this area is already affected by rural living activities, is contained by an escarpment to the east and Speargrass Flat Road's distinctly contrasting open, pastoral land to the north. I have considered the landscape and visual effects of additional rural living development on this small portion of land as viewed from the elevated part of Hunter Road to the north, and all public places, and I consider a Precinct zoning here would result in very low adverse visual effects.
3. I agree that the balance northern part of the Wakatipu Equities site, within LCU 8 has a low ability to absorb change. However, I consider that there is potential for some discrete and appropriately designed rural living development to occur within this LCU without adversely affecting visual amenity or landscape character.
4. I disagree that LCU 11, especially the land within the Wakatipu Equities site has a low ability to absorb change. I consider a Precinct zoning but with a 4ha minimum lot size within this site, and the balance LCU 11 would be appropriate and would represent an infill of the existing settlement pattern which would not adversely affect the landscape character. Any additional development within the existing pattern of 4ha lots, such as additional small units would need to be designed in a way which maintains the amenity features of LCU 11 with particular regard to the hummocky landform, ridges and viewshafts.
5. I confirm support the amendments to Schedule 24.8 attached to the submission of Slopehill Properties Limited.

Steve Skelton

Landscape Architect