

Before the Queenstown Lakes District Council

Under the Resource Management Act 1991

In the matter of a submission under clause 6, Schedule 1 of the Resource Management Act 1991 on Stage 3B of the Queenstown Lakes Proposed District Plan

Between **Wayfare Group Limited (#31024)**
Submitter

Summary of Evidence Steve Skelton

22 June 2021

Applicant's solicitors:

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May it please the Court

1. The subject site is small part of a large mountain Outstanding Natural Landscape (ONL). It occupies a small corner of a terraced landform between the foot of Walter Peak and the surface of Lake Wakatipu. The site, in its present form is characterised by the Big Bay area, the Von Hill feature, flat paddocks and terrace risers which are clad mostly in pasture grass. The Big Bay area holds the existing Walter Peak Farm infrastructure, including the Homestead building and several other buildings which support the Walter Peak Farm tourist attraction.
2. I consider the site, in the context of the wider ONL, has the ability to absorb the type of development which would be enabled by the Walter Peak Tourism Zone (Tourism Zone). The provisions in the proposed zone would ensure development was undertaken in a manner which would:
 - a. Protect the landscape values of the ONL,
 - b. Enhance nature conservation values by enabling development which would restore and enhance indigenous vegetation,
 - c. Manage the effects of buildings and development on landscape values, landscape character and visual amenity by:
 - i. Controlling the location, colour, scale, design and height of buildings and associated infrastructure, vegetation and landscape element.
3. I disagree with Helen Mellsop's opinion that the proposed Tourism Zone could result in significant adverse effects on the ONL. In my opinion, an activity which would result in significant adverse effects on ONL values would be more akin to an open pit mine.
4. The site and existing infrastructure is a very small element in the much wider ONL mountain context. These elements are relegated to a small corner of a terraced landscape, between the much larger lake and mountains. In my opinion, even urban type development could be absorbed within parts of the site without resulting in 'significant' adverse effects on ONL values.
5. I have visited the site on over 12 occasions. I have traversed all of the site, ridden a bike between Walter Peak Farm and Mt Nicholas Station, camped at the Walter Peak Campground and boated past and to the site in private craft, the Spirit of Queenstown and The TSS Earnslaw. I have considered development which would be enabled by the proposed Tourism Zone in Beach Bay, the Homestead Area, the Eastern Paddocks and Von Hill. It is my opinion that the site is part of a small character area dominated by the much larger ONL mountains and lake

and contains several location where development could be absorbed. I consider the proposed Tourism Zone would enable ongoing appropriate development of the site in such a way which would ensure future development would enhance natural character and maintain visual amenity. In my opinion, if the site were to be developed to the maximum potential which may be enabled by the proposed Tourism Zone, the values of the ONL could be adversely effected to a no more than low degree.

Dated this 22 day of June 2021