

**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 2400

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

Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others (#2400)

25th July 2018



1. My evidence in chief with regards to this submission describes the site as being at the edge of Arrowtown's urban area, within the McDonnell Road corridor. The site is well contained by vegetation and topography.
2. I consider that the hard-urban edge of Arrowtown within the McDonnell Road area has been eroded with the approval of the Arrowtown Lifestyle Retirement Village and the Arrowtown South Special Zone. I consider that the zoning of the site for rural living activities would result in a perception of a dissipating edge to Arrowtown's urban areas and would maintain a level of rural character, transitioning to the more open areas south of the Arrowtown Lifestyle Retirement Village.
3. The site was notified as being part of the Arrowtown Lifestyle Precinct, but this proposed zoning has not been accepted by Council's Planner Mr. Langman. I understand Mr. Langman considers the rezoning of the site for rural living activities would 'lock up' the land such that it would not be available for future urban development.
4. I consider the *zoning* of a site for rural living activities does not prohibit future urban development on that site. I accept that if *developed* for rural living activities without design and planning for future urban development, it would be more difficult to achieve future urban densities, but not impossible. I note that Lake Hayes was *zoned* with a Rural Lifestyle 'ring' around the Low-Density Zone (ODP Map 30), but much of this Rural Lifestyle zone has been developed as low density and medium density residential areas.
5. I agree with the recommendations of the WBLUPS and consider a rural living type zone on the site would best maintain visual amenity and landscape values.

Steve Skelton

Landscape Architect

25 July 2018



PO BOX 1634, Queenstown, 9348 • +64 (0)3 409 2878 • +64 (0)21 020 99933
steve@patchlandscape.co.nz • www.patchlandscape.co.nz