

27 July 2018

MEMO

RE: QLDC PDP Hearing Stream 14 - Wakatipu Equites Limited #2479



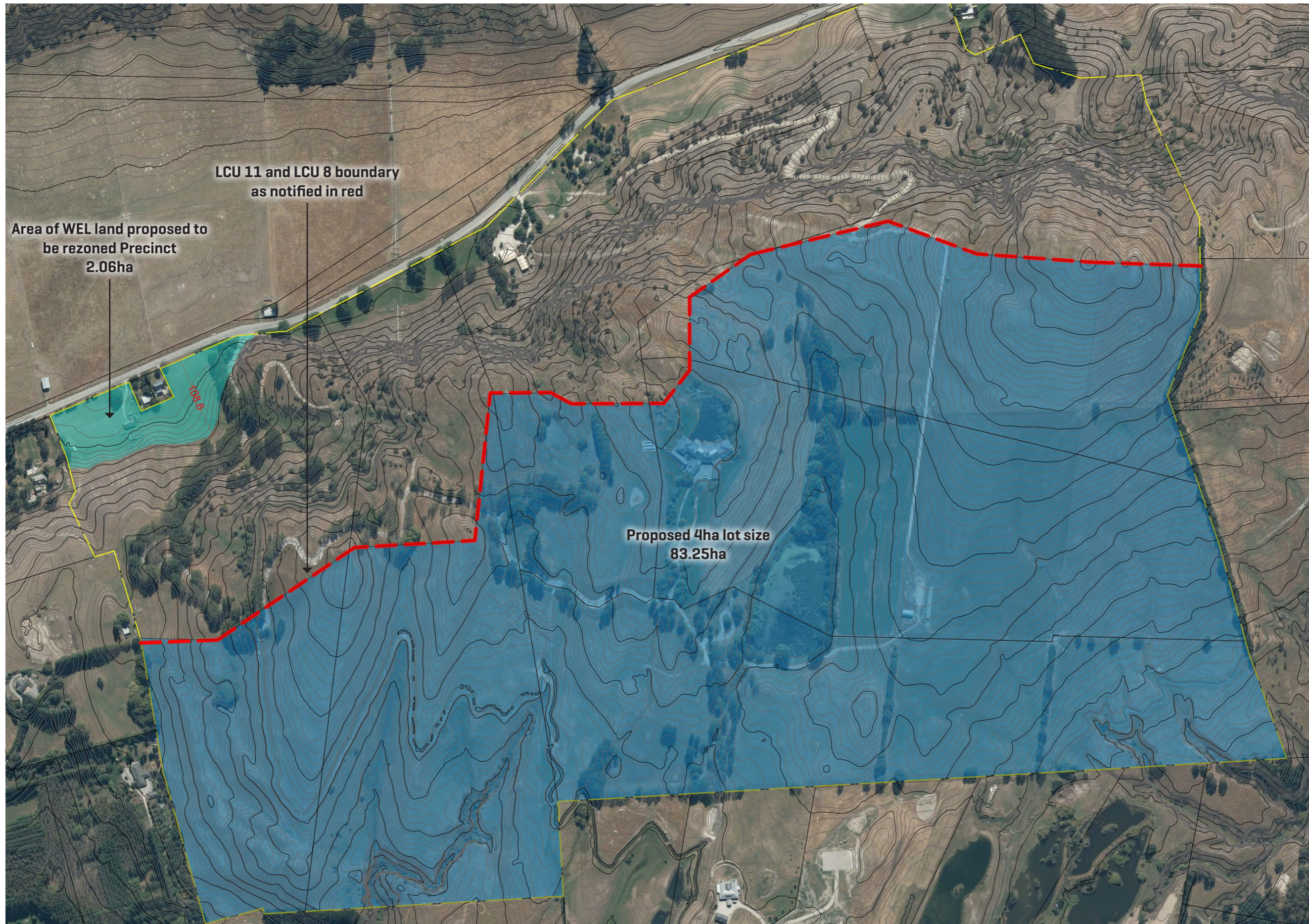
This memo responds to Commissioner Smith's question regarding the area of the portion of the WEL site which I consider could absorb a 4h lot size. It accompanies the Patch plan Reference PA18186 IS03 dated 27 July 2018.

I have extracted the parcel boundaries and topographic data for the site and overlaid the relevant maps from the WBLUPS to produce the attached plan. Using the WBLUPS landscape category boundary between LCU 11 (Slope Hill Foothills) and LCU 8 (Speargrass Flat) I have measured the area of the site within LCU 11 which I consider could support rural living development of 4ha minimum lot size. This land is approximately 83.25 ha in area.

In theory, this area could yield 20 lots. However in practice this number is likely to be lower. I undertook a quick subdivision design exercise, avoiding siting building platforms in close proximity to each other or other building platforms on neighbouring sites, on or near skylines / ridgelines, away from the western 400masl contour and off the site's highpoint. It is likely this part of the site could support around 16 lots, which would include the existing 7 building platforms. Some lots could be 4ha in area while others would need to be bigger and include the site's more sensitive features.

Steve Skelton

Registered Landscape Architect



0 25 50 125m
SCALE = 1:2500 AT A1

**WAKATIPU
EQUITIES
LIMITED**

Landscape
Reference : PA18186 IS03
27 July 2018
Scale 1:5000

