

Before the Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 13
Queenstown Mapping (Group 2 – Rural)

SUMMARY STATEMENT OF EVIDENCE OF STEPHEN RUSSELL SKELTON

Mount Christina Limited (#764)

Dated 1 September 2017

Solicitors
Anderson Lloyd
R E Hill
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
DX Box ZP95010 Queenstown
p + 64 3 450 0700| f + 64 3 450 0799
rosie.hill@al.nz

**anderson
lloyd.**

SUMMARY EVIDENCE

- 1 My name is Stephen Russell Skelton. I have the qualifications of a Bachelor of Arts in Communication from Northern Arizona University and a Masters of Landscape Architecture from Lincoln University. I am the Director of Patch Limited (**Patch**) and have approximately 5-years of experience as a landscape architect in the Queenstown area.
- 2 The full details of my experience and qualifications are set out in my Statement of Evidence (**SOE**), dated 12 June 2016.
- 3 Following preparation of my SOE I have reviewed the following statements:
 - (a) Rebuttal Evidence prepared by Robert Buxton dated 7 July 2017,
 - (b) Rebuttal Evidence prepared by Dr Marion Read dated 7 July 2017.
- 4 The subject submission seeks to amend the boundaries of an existing Rural Residential zone (**RR**) near the Paradise- Glenorchy Road. The site is partly zoned RR and partly zoned Rural and is within an Outstanding Natural Landscape (**ONL**).
- 5 It is difficult to follow the logic which lead to the delineation of this RR zoning as the zone boundary extends onto the southern face of an alluvial terrace and does not take in the flatter lands between the terrace face and the base of Camp Hill. The existing RR zone is approximately 15 ha in area.
- 6 The subject submission (#764) seeks to realign the zone boundary and increase its area to approximately 28ha. The proposed alignment would more closely follow the site's topographic features and be better aligned with the zone boundaries originally proposed by Messers Kirkland and Hohneck.¹ The proposal also seeks to:
 - (a) Provide a setback of 20m from the zone boundary to ensure the quality, character and visual amenity provided by the terrace face and Camp Hill features is maintained.
 - (b) Limit the maximum number of dwellings within the RR zone to 36, a number which as I understand is the level of development which is anticipated by the existing zone.
 - (c) Limit the maximum building height to 5.5m which will reduce the visual effects of built development.

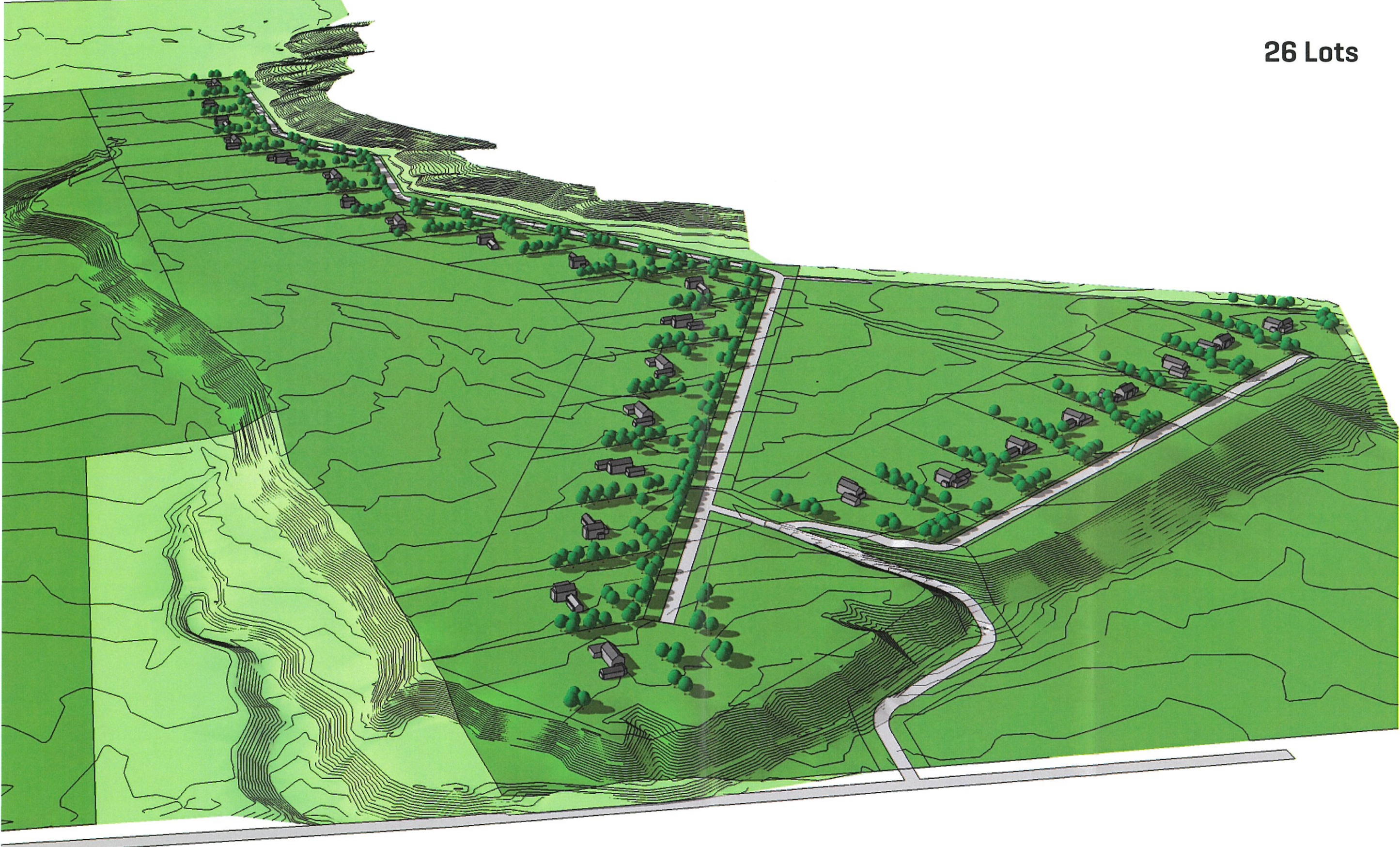
¹ R Buxton, 24 May 2017, paragraph 11.8

- 7 There has been some debate as to the potential yield of the existing 15ha RR zone. I concur that the potential yield is closer to 36 lots than 26 lots and that a 96.4% yield as demonstrated in the design layout of RM040455 is a more feasible scenario.
- 8 An existing subdivision consent (RM05144) allows for 26 allotments on the flatlands between the terrace face and the base of Camp Hill. The proposed zone boundary would take in much of this consented development. I prepared a model which gives an indication of how this consented development could appear in terms of patterning and density. (**Attachment AA**). I then added to the model a potential design for an additional 10 dwellings set amongst this consented development in a similar pattern (**Attachment BB**). I studied this model in isolation and in context (**Attachment CC**) and it has provided a useful tool in confirming my original assessment of the submission, that the increased number of lots and area of the RR zone will not exacerbate the anticipated effects of the existing RR zone and subdivision consent
- 9 In her 7 July 2017 rebuttal evidence, Dr Read considers that if the zone were to increase in area as proposed that it would be appropriate to allow for 26 dwelling within the proposed zone and not 36. She states that this would be a good outcome as it would reduce the density of development and would potentially allow clustering, which would in term mitigate the effects of development. However she offers little evidence to support her considerations.
- 10 In terms of density, the maximum density of the RR zone is intended to be a maximum of 1 household for every 4,000m² (hh/m²). 26 lots allowed within the 15ha of the existing zone area would result in a density of 1hh/5,700m². The proposal would increase the area of the zone to approximately 28ha, allowing for 36 lots within that area. This would result in a density of 1hh/7,700m². I accept that this study does not account for roads, setbacks or services, but I consider it a useful analysis in determining the likely resulting density of the proposal. I consider the proposal will not introduce densities which are not anticipated in this location and will enable a less dense residential development than that enabled by a strict application of the zone standards or as demonstrated by RM040455.
- 11 Dr Read considers less allotments (26 vs 36) in the proposed zone would potentially allow for clustering. I am unsure how she has determined this. I consider that less lots would likely result in buildings being located farther apart to achieve a higher sense of spaciousness and rural amenity.
- 12 I agree with Dr Read that two important landscape features of the site and surrounding landscape are the terrace face and Camp Hill. The proposed zone as shown on the Darby Partners plan (*Map 9: Mt Christina – DP Review MC_9, DP-002 dated 31.08.17*) closely follows the edge of the terrace face and the base of Camp Hill. I consider a 20m setback from the zone boundary adequately addresses the concerns Dr Read has regarding the potential adverse effects of residential development on these features.

- 13 Overall, the difference between 26 lots and 36 lots, when considered with the conditions relevant to height of buildings and setback from lands features, will result in a very low to negligible change in effect beyond that which is anticipated by the existing zone and resource consent.

Stephen Skelton

1 September 2017

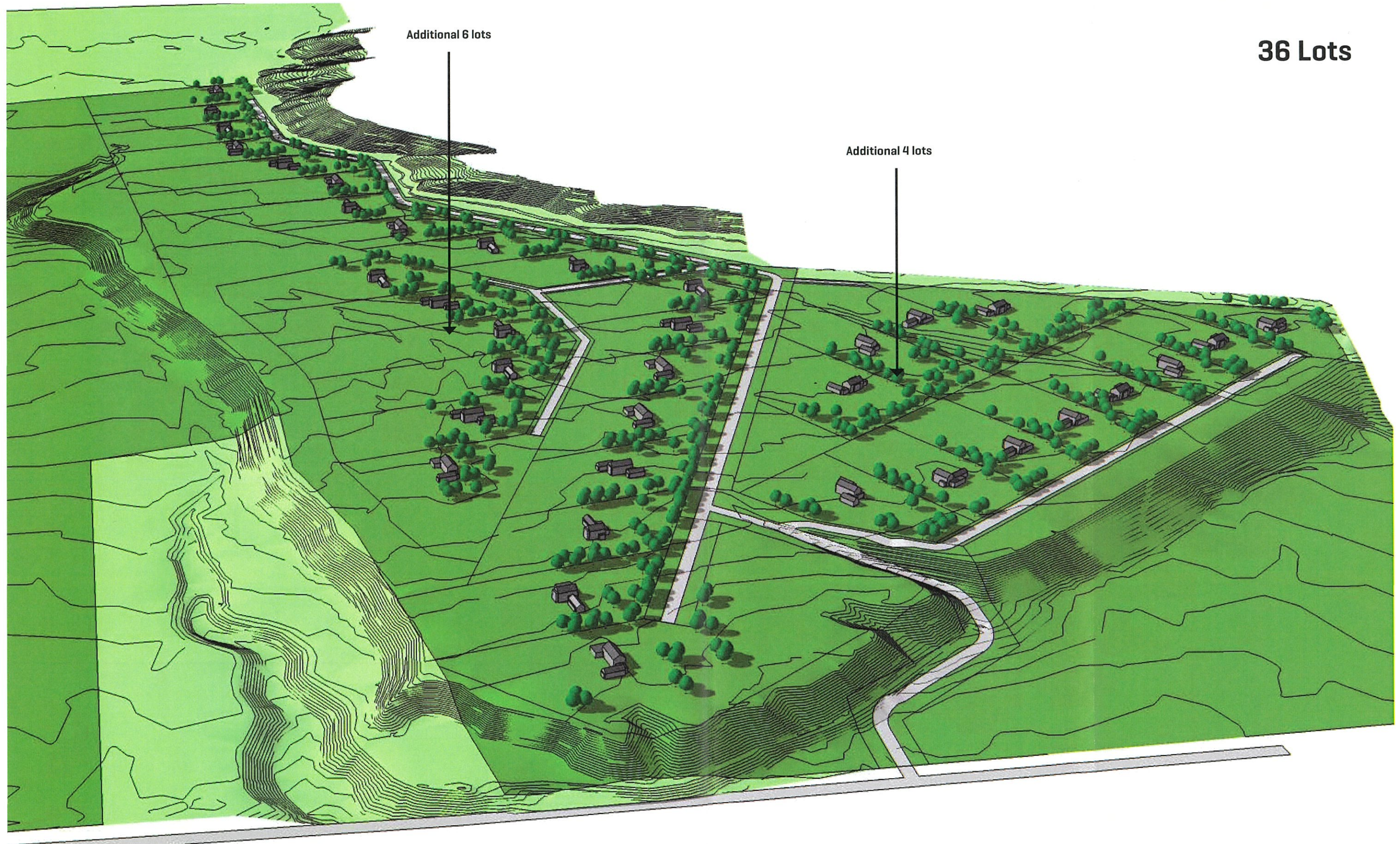


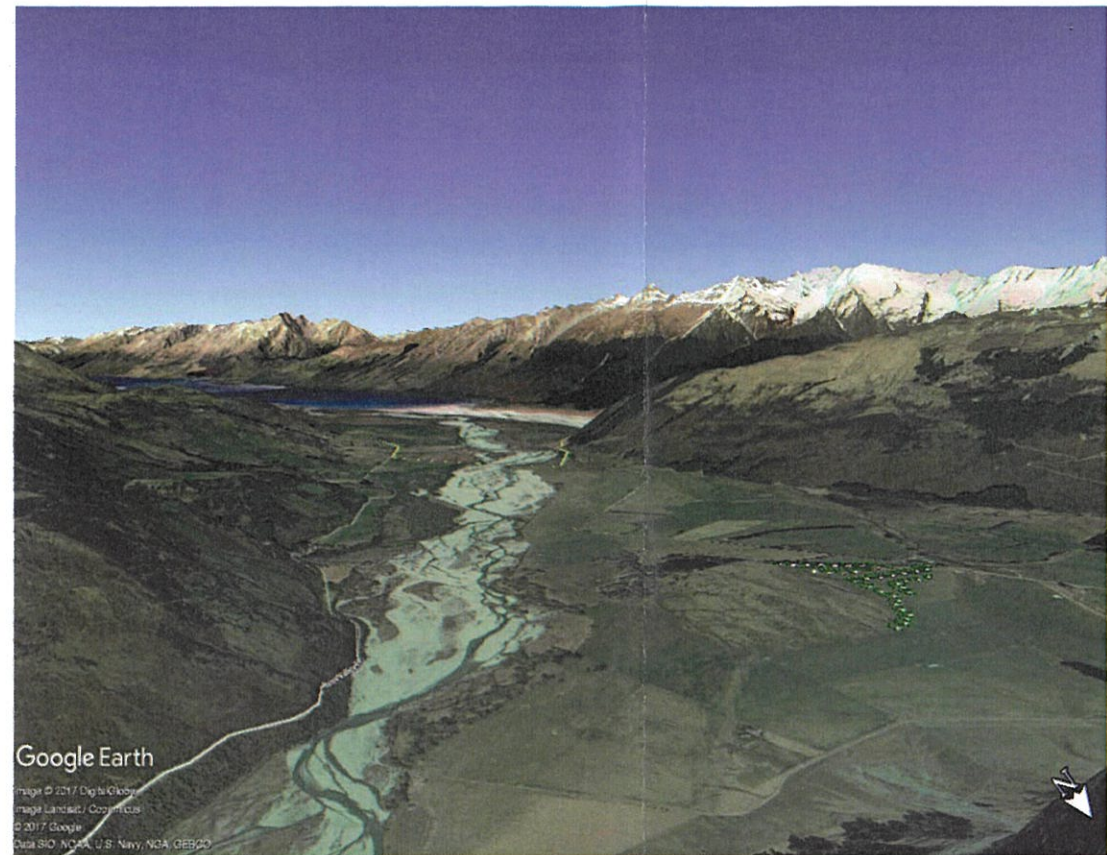
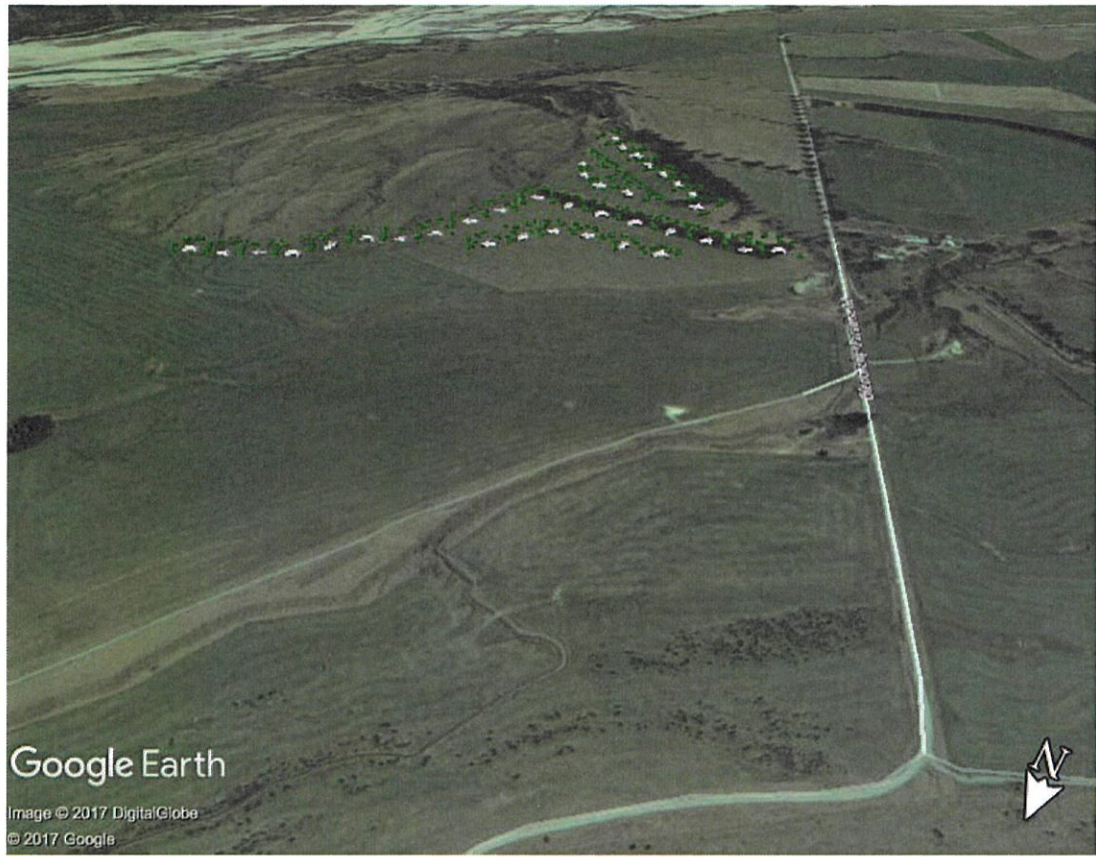
Landscape - Reference : PA17137 IS02



EVIDENCE OF STEPHEN SKELTON
Submission # 764, Queenstown Mapping, Annotations and Rezoning Requests
Model - 26 Lots - August 31, 2017

36 Lots





Model in Context

