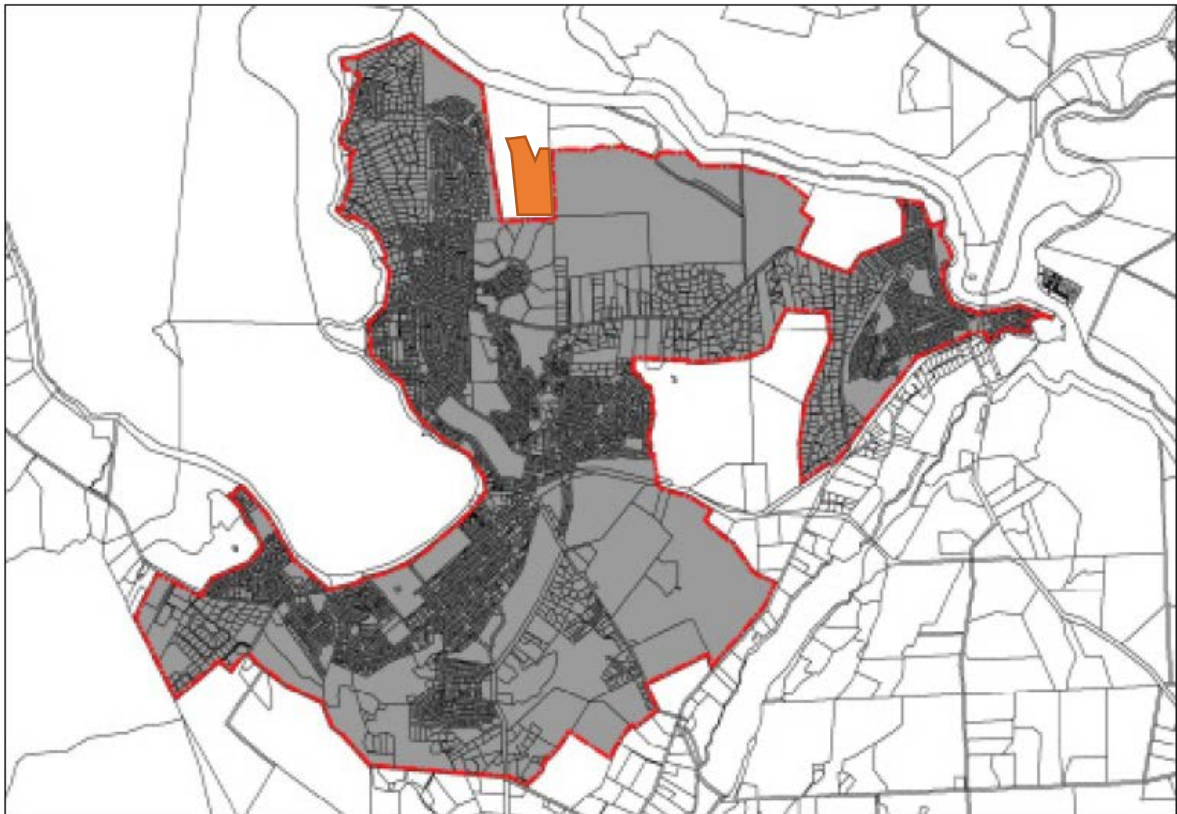


Objectives and policies

Part Two – Strategy

Section 4 – Urban Development

Amend the map accompanying Objective 4.2.6 – Wanaka urban growth boundary, to reflect the proposed new urban limit for the Sticky Forest block.



Section 6 – Landscapes

Amend policy 6.3.1.6 as follows

Enable rural lifestyle living through applying Rural Lifestyle Zone and Rural Residential Zone plan changes in areas where the landscape can accommodate change **and through that portion of the Large Lot Residential Zone in Sticky Forest, Wanaka that is subject to a Comprehensive Development Plan.**

Add a new policy as follows

Policy 6.3.4.5 Provide a separate regulatory regime for that portion of the Large Lot Residential Zone in Sticky Forest, Wanaka that has ONL values in recognition of the status of the land as redress emanating from the South Island Landless Natives Act

1906 and the Ngai Tahu Claims Settlement Act 1998, whilst managing the effects of buildings and development in order to protect ONL values.

Rules

Part 3 - Urban Environment Chapter

Section 7 – Low Density Residential

Table 1 – Rules – Activities

Amend as follows:

7.4.14 **(a)** – Forestry - Prohibited

7.4.14(b) - Forestry in Sticky Forest, Wanaka - Controlled

Matters of control are restricted to all of the following:

- **The location of haul roads and skid platforms;**
- **Erosion and sediment control;**
- **Heavy vehicle access routes; and**
- **Hours of operation**

Section 11 – Large Lot Residential Zone

Table 1 – Rules – activities

Add new rule:

11.4.x Forestry within Sticky Forest, Wanaka -Controlled

Matters of control are restricted to all of the following:

- **The location of haul roads and skid platforms**
- **Erosion and sediment control;**
- **Heavy vehicle access routes; and**
- **Hours of operation**

Amend Rule 11.5.1.2 Building Height

A maximum height of 7 metres:

- a. on sites located between Beacon Point Road and the margins of Lake Wanaka; ~~and~~
- b. on sites located between Studholme Road and Meadowstone Drive; and
- c. within the Sticky Forest, Wanaka.**

Amend Rule 11.5.9 Residential Density - Discretionary

A maximum of one residential unit per 4000m² of net site area, except:

- a. 2000m² net site area on sites located between Studholme Road and Meadowstone Drive.
- b. 2000m² net site area on sites located within Sticky Forest, Wanaka.**

Amend Rule 11.5.10 – Building Materials and Colours – Restricted Discretionary

- a. The surface finish of roofs and walls of buildings, including any structure larger than 5m², new, relocated, altered, re-clad or repainted, shall have a surface finish with a reflectance value not greater than 36%. Except:

For sites on Mt Iron located above 330 metres above sea level, and within Sticky Forest:

- b. All exterior surfaces shall be coloured on the range of black, browns, greens or greys;
- c. Pre-painted steel, and all roofs shall have a reflectance value of not greater than 20%;
- d. Surface finishes shall have a reflectance value of not greater than 30%.

Note: where any conditions of a relevant subdivision or land use consent require lower reflectance values, those conditions shall prevail.

Discretion is reserved to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider neighbourhood, or whether the building is located on a prominent or elevated position.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present in a long-established building.
- The size and height of the building where the subject colours would be applied.

New rule 11.5.11 –Comprehensive Development Plan for Sticky Forest, Wanaka - Restricted Discretionary. Resource consents arising from this rule are to be processed on a non-notified basis.

Residential activities within the portion of the Large Lot Residential zone Identified in Appendix x as Comprehensive Development Plan treatment area at Sticky Forest, Wanaka shall be not be undertaken until a Comprehensive Development Plan (CDP) has been lodged with, and approved by, the Council. The CDP shall identify building platforms and address the design of all buildings and landscaping for this area. The exercise of Council’s discretion shall be limited to the degree to which the design of buildings and landscaping mitigates landscape effects through the use of the following design techniques:

- **design and appearance of buildings to achieve a consistency of form and character that is complimentary to the natural setting;**
- **Orientation of buildings to follow natural contours;**
- **Potential clustering of dwellings and building elements;**
- **Articulation and modulation of build form, height and mass to reduce the potential visual bulk of buildings, and to provide for integrated landscape treatment around and amongst building modules;**
- **Co-ordination with the landscape plan;**
- **Roof pitches that reflect landforms and slopes;**
- **Lighting design reduce glare, and eave design to reduce reflectivity of glass windows and doors;**
- **Visual screening of building curtilage and utility areas particularly from views from the lake area;**
- **Retention of existing trees around the CDP area**

Add new rule

11.5.12 – Residential activities within the portion of the Large Lot Residential zone Identified in Appendix x as a Comprehensive Development Plan treatment area at Sticky Forest, Wanaka shall be:

(a) a permitted activity where they are in accordance with a CDP approved under rule 11.5.11,

(b) a Restricted Discretionary activity where they are not in accordance with the CDP;

(c) a non-complying activity if proposed in advance of a CDP having been prepared in accordance with 11.5.11.

Part 5 – District wide matters

Chapter 27 – Subdivision and Development

27.5 Rules – Standards for Subdivision Activities

Amend 27.5.1 Minimum Lot Areas as follows:

Large Lot Residential: 4000m²

2000m² in the following locations:

Between Studholme Road and Meadowstone Drive; and

Sticky Forest, Wanaka

Section 27.7 – Location-specific objectives, policies and provisions

Add new objective and policies

27.7.x Objective – Sticky Forest, Wanaka – to enable a high amenity, low density residential environment whilst concurrently maintaining landscape values and securing public recreation access to the northern and western forest area.

Policies

27.7.x.1 Ensure that before any subdivision or development occurs within the Sticky Forest Low Density or Large Lot Residential Zones, that long-term public access to the northern and western forest areas within the Rural Zone has been secured through an appropriate method.

27.7.x.2 To provide for ongoing recreation and rural activities in the rural-zoned portion of Sticky Forest.

27.7.x.3 To provide for the future urban development of the Low Density and Large Lot Residential zoned areas subject to a resource consent being granted for a Structure Plan for the area. The Structure Plan shall show the following elements:

- i) Road access locations and principal internal road alignments;
- ii) Stormwater infrastructure locations including any retention basins;
- iii) Areas subject to building platform, design, and landscaping requirements in visually sensitive locations within the Large Lot Residential zone; and
- iv) Pedestrian and cycle links through the Residential Zones, and connections to the Rural-Zoned portion of Sticky Forest.

Section 27.8 Rules – Location Specific Standards

Add new rule

27.8.x – Sticky Forest

- 27.8.x.1 No subdivision shall take place within the Low Density or Large Lot Residential Zones at Sticky Forest, Wanaka, prior to public cycle and pedestrian access having been secured to the Rural Zoned area of Sticky Forest and the forestry in this area retained through an appropriately structured mechanism. Such mechanisms could include vesting in Council for reserve purposes, a community trust or easements created via a subdivision consent.**
- 27.8.x.2 No subdivision shall take place within the Low Density or Large Lot Residential Zones at Sticky Forest, Wanaka, unless it is consistent with a Structure Plan that has been lodged with, and approved by, the Council, in accordance with 27.8.x.3 and a Comprehensive Development Plan in accordance with rule 11.5.11.**
- 27.8.x.3 The preparation of a Structure Plan for the entire Sticky Forest area is a Restricted Discretionary Activity. The exercise of Council’s discretion shall be limited to:**
 - (a) The principal internal roading layout, and the external road access locations, including integration with, and transportation effects, on the adjacent road network;**

(b) Location and suitability of pedestrian and cycling routes and connections to surrounding pedestrian and cycle networks, including access to the rural zoned portion of Sticky Forest;

(c) The proposed methods of servicing by infrastructure, including the location of any stormwater retention basins; and

(d) The extent of any specific building controls necessary to manage landscape effects, including the need for building platforms to be identified within the Large Lot Residential Zone.

27.8.x.4 Subdivision within the Large Lot Residential zone and that is in accordance with a Structure Plan prepared under rule 27.7.x.3 and a Comprehensive Development Plan prepared under rule 11.5.11 shall be a restricted discretionary activity, subject to other subdivision rules in this Plan. The exercise of Council's discretion shall be limited to:

(a) the identification of building platforms to manage potential landscape effects;

(b) the need for a landscape plan to manage potential landscape effects;
and

(c) the location of roads and earthworks to manage potential landscape effects.

(d) the degree to which the subdivision plan is in accordance with the Comprehensive Development Plan.

Planning Maps 18, 19, and 20

That the ONL boundary and Urban Growth Boundary be amended as set out in this Appendix.

That the northern and western portion of the site retains its proposed rural zoning as shown in this Appendix.

That the southern portion of the site is amended to include Low Density and Large Lot Residential zonings as shown in this Appendix, including a portion of the Large Lot Residential zones within a Comprehensive Development Plan treatment area.

Other

Any other such consequential amendments as may be necessary to give effect to the relief sought through this submission.

Alternative Relief

In the event that the Panel do not accept the relief sought and the notified Rural Zoning is retained across the entire site, the following amendments are sought:

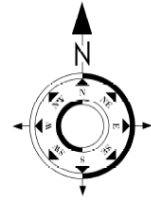
Chapter 21 Rural Zone

Section 21.4, Table 1, Activities – Rural Zone

Amend rule 21.4.21 Forestry Activities in Rural Landscapes – Discretionary

Forest harvesting, and replanting with species not subject to Chapter 34 except for Pinus radiata and Douglas fir, in Sticky Forest, Wanaka - Permitted

The planning map is amended to remove the ONL overlay



AMENDMENTS TO PLANNING MAPS

AURAKAUHUI WAIKANA
 Drawing **100.1** Issue **B**
 Scale 1:2000@A1
 Sheet 10F1