

Form 5

Submission on Proposed Queenstown Lakes District Plan Variation – Sticky Forest s293 application

Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Submitter: 3 Strand Trust; Andrew Hailey and Dr Fiona MacLean; Greg and Julia Hunt; Geoff and Julie Perry; Bill and Julie Stalker; Geoff and Sue Welsh; Neil Foster; Dave and Gilly Sheffield; John and Florence Pine; Allan and Mary MacLean and Penny Jamieson (the Submitters).

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1.0 Background

1.1 The submitters own the following properties:

- 3 Strand Trust - 68 Forest Heights;
- Andrew Hailey and Dr Fiona MacLean – 11 Diamond Lane;
- Greg and Julia Hunt – 14 Edgewood Place;
- Geoff and Julia Perry – 51 Forest Heights;
- Bill and Julie Stalker – 55 Forest Heights;
- Geoff and Sue Welch – 57 Forest Heights;
- Neil Foster – 58 Forest Heights;
- David and Gilly Sheffield – 62 Forest Heights;
- John and Florence Pine – 68 Forest Heights;
- Allan and Mary MacLean – 74 Forest Heights;

- Penny Jamesson – 11 Platinum Ridge

all which are located adjacent to Council Reserve, which in turn shares a boundary with the Remnant Area.

1.2 The submitters oppose the Council's proposed rezoning of the 'Remnant Area' to Large Lot Residential.

1.3 The submitters are a person who has an interest in the proposal that is greater than the general public's interest.

2.0 The submitters' submission relates to the following provisions of the Queenstown Lakes District Council's Proposed District Plan:

- a. Zoning map for Sticky Forest
- b. Chapter 11 – Large Lot Residential
- c. Chapter 27 – Subdivision and Development

2.1 The Submitters **oppose** the inclusion of the 'Remnant Area' within the Large Lot Residential Zone A in its current form.

3.0 Without derogating from the generality of the above, the Submitters' submission is that:

The Submitters **oppose** the inclusion of the "Remnant Area' within the Large Lot Residential A Zone without a buffer between that zone and the reserve

3.1 The submitters would prefer that the "Remnant Area' continue to be zoned as rural. However, the submitters acknowledge the direction of the court that the 'Remnant Area' does not require protection from a landscape perspective.

3.2 Notwithstanding this, the submitters obtain significant amenity from the forest adjacent to the reserve. The presence of the forest provides habitat for native bird life, rural forested views, privacy and reduces noise. This amenity is enjoyed by the owners of properties along the eastern side of Forest Heights and the western side of Platinum Ridge, as well as the many people who walk, run and bike along the track through the reserve.

3.3 The submitters therefore request that a 10m wide landscaping buffer be included in the Sticky Forest structure plan so that a strip of native plantings can continue to support the native bird life, increase biodiversity and continue to provide for the amenity and privacy

experienced by the owners and occupants of these properties. It is submitted that pedestrian and cycling connections should be included in the landscape buffer area to enable an active interface with the existing reserve.

3.4 The submitters are of the opinion that a 10m landscape buffer would enhance the amenity of the reserve and provide a buffer between the future development within Sticky Forest and the existing reserve.

4.0 The submitters seek the following decision from the Queenstown Lakes District Council:

4.1 That Policy 27.3.28.7 be added as follows:

Ensure that the Reserve Buffer Area are is planted in indigenous vegetation, which:

a. reduces the visual effects of building , and;

b. provides habitat for native birds;

4.2 That a matter of discretion in relation to Rule 27.7.33.1 be added as follows:

Subdivision of the Large Lot Residential and Lower Density Suburban Residential Zones consistent with the Structure Plan 27.13.23 – Hāwea / Wānaka Sticky Forest.

Discretion is restricted to:

...

p. the provision and implementation of the landscape plan for the Reserve Buffer Area;

4.3 That Rule 27.7.33.3 is amended as follows:

*Any subdivision that does not include a Landscape Plan for those parts of the Landscape Buffer Area **and Reserve Buffer Area** that adjoin the proposed subdivision.*

The Landscape Plan shall include details relating to the preparation of the land, the selection of species (including consistency with the plant list in 27.13.23.b), spacing, staging and timing of plantings and on-going maintenance of plantings (including irrigation and pest management if required).

4.4 That Rule 27.13.23 - Hāwea / Wānaka Sticky Forest Structure Plan be updated as shown in **Appendix A** to this submission.

- 5.0 The submitter could not gain an advantage in trade competition through this submission.
- 6.0 The submitter wishes to be heard in support of their submission.
- 7.0 If others make a similar submission the submitter would consider presenting a joint case at a hearing.

Yours sincerely,

Edgar Planning Ltd,



Erin Stagg
Senior Planner



Scott Edgar
Director

APPENDIX A – Amended Hāwea / Wānaka Sticky Forest Structure Plan



KEY	
	30m Landscape Buffer Area
	Indicative Walkway and Cycle Connections
	Structure Plan Area
	10m Reserve Buffer Area

Scale 1:2000@A1

HĀWEA WĀNAKA - STICKY FOREST STRUCTURE PLAN

AutoCAD ref: WĀNAKA

Drawing **204**

Issue **A**

Sheet 10/11