

Additional Submission

In support of Principal Submission dated 1 October 2023

Submitter – Peter & Alison O'Brien

Submitter Number 1029

Our Principal Submission endeavoured to place a focus on the exceptional amenity value of Wanaka's green spaces. In particular the amenity value to residents and visitors alike of Wanaka's green belt from the perspective being viewed from both the land and the lake.

In support of our view that the green belt is so important that it should be preserved into the long term future we ask the Hearing Panel to have reference to:

- A. Wanaka Central Reserves Management Plan 2019 and
- B. Chapter 8 – Medium Density Residential

A. Wanaka Central Reserves Management Plan 2019

Chapter 1 - Introduction

"This Reserves Management Plan provides a vision for the following Recreation Reserves, subject to this plan: Lismore Park, Allenby Park, Kelly's Flat , Faulks Terrace, Domini Park and Kennedy Crescent."

"These reserves have been included as together they incorporate the most prominent or frequently used recreation reserves in Wanaka."

Chapter 2 - Reserve Descriptions

Faulks Terrace Recreation Reserve

"The site affords good views to the west over Lake Wanaka."

Chapter 4 - Vision Objectives and Policies

Chapter 4.1 - Vision

"The Reserves are for the enjoyment and benefit of the community and visitors to facilitate recreation sport, community well-being and green belt amenity."

Chapter 4.2.3 - Objectives

"The reserves positively contribute to the character and ecology of the greenbelt and include specimens to enhance the distinctive autumn colours of the Wanaka area."

Chapter 4.3.16 - Encroachment

"a) Monitor and enforce reserve boundaries that adjoin residential properties, to ensure that adjacent residential properties are not encroaching into the reserve by extending their landscaping, lawn areas, structures, or using the reserve for the storage of property."

Chapter 4.4 - Reserve Specific Policies

Chapter 4.4.4 - Faulks Terrace

a) "Retain the open space and landscape character of the reserve."

In our submission, there is no doubt that Faulks Terrace Recreation Reserve does comprise part of Wanaka's Green Belt and that:

- a) The open space and landscape character of the reserve cannot be allowed to be diminished in any way;
- b) The views toward lake Wanaka and beyond from the reserve must be preserved and not deleted/severely diminished and
- c) The imposition of buildings rising 11/12 metres along the reserve's north boundary will comprise an encroachment.

B. Chapter 8 - Medium Density Residential

Chapter 8.1 - Zone Purpose

Paragraph 4

"While providing for a higher density of development than is anticipated in the lower density suburban residential zone, the Zone incorporates development controls to ensure the reasonable maintenance of amenity values. Building heights will be generally three storeys."

In our submission the imposition of the Medium Density Residential zone along the north boundary of the Faulks Terrace Recreation Reserve and part of the Wanaka Golf Course does not ensure the reasonable maintenance of the reserve's amenity values. The current views toward lake Wanaka and beyond from the reserve will, over time), be lost and three storey development along the north boundary will constitute a gross overbearing and encroachment.

Chapter 8.2 - Objectives and Policies

Chapter - 8.2.2.1 - Policies

"Ensure buildings address streets and other adjacent public space with limited presentation of unarticulated blank walls or facades to the street(s) or public space(s)."

In our submission the imposition of the Medium Density Residential zone along the north boundary of the Faulks Terrace Recreation Reserve and part of the Wanaka Golf Course will impose more than limited presentation of unarticulated blank walls or facades to the public space, being the reserve.

8.2.3 - Objective

"Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites while taking into account the changing future character intended within the Zone."

In our submission the imposition of the Medium Density Residential zone along the north boundary of the Faulks Terrace Recreation Reserve and part of the Wanaka Golf Course will not:

- a) Provide a high quality living environment for residents or
- b) Provide reasonable maintenance of amenity values enjoyed on adjoining sites.

Chapter - 8.2.3.3

"Ensure development along the western side of Designation 270 has the least possible impact on views from the formed walkway to the west toward lake Wanaka and beyond and generally limit development on land immediately adjoining the western side of Designation 270 to the permitted building height, recession plane, site coverage and setback limits to achieve this."

In our submission this specific requirement to protect the views towards Lake Wanaka and beyond, to the western side of Designation 270, is a requirement that is relevant to and should apply to all land comprising Wanaka's Green Belt which the Faulks Terrace Recreation Reserve and the Wanaka Golf Course forms part of.

Chapter 8.5 – Rules - Standards

Chapter - 8.5.1.3 - Building Heights

"A maximum of 11 metres plus an additional 1 metre for pitched roof forms only"

In our submission Given the building height provision of up to 12 metres (pitched roof included) we dispute that the above Purpose, Policy and Objectives of the proposed Medium Density Residential can be met. In effect a 12 metre high wall will be capable of being erected along the north side of Faulks Terrace Recreation Reserve and part of the Wanaka Golf Course (situated on QLDC Reserve land). Wanaka's most prominent and most frequently used Recreation Reserves, that do form a large part of the Wanaka green belt will, in time, be irreversibly altered and unable to be enjoyed as an amenity. Invaluable views over Lake Wanaka and beyond will be lost.

Please note that at times of public events such as "War Birds Over Wanaka" and "QLDC Firework displays" at New Year, both the Faulks Terrace Recreation Reserve and part of the Wanaka Golf Course are heavily populated by residents and visitors taking advantage of the wonderful views afforded; that is the Reserves provide a public viewing platform. That viewing platform will eventually be lost if a 12 metre high wall of buildings were allowed to be erected along the north side of those two Reserves.

We reiterate our request that the Wanaka green belt escarpment be preserved and protected for the benefit of all residents and visitors alike.

The mechanism to achieve all the protections set out for the preservation of views, open space character and recreation amenities to the Faulks Terrace Recreation Reserve and the Wanaka Golf Course is simplicity itself.

Slightly alter the south west boundary of the Medium Density Residential zone and do not allow it to progress South of a line drawn from Stone Street to Lower Youghal Street which runs along the line West to East through Redwood Lane and Sycamore Place to Lower Youghal Street. The land between the revised Medium Density Residential zone and Faulks Terrace Recreation Reserve and the Wanaka Golf Course to be zoned Lower Density Suburban Residential.

This simple alteration to the current proposal will ensure that the Medium Density Zone will sit on the lower land, well below the Wanaka Green Belt escarpment and will thereby preserve all existing amenities.

Thank you for your consideration.

