

**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: F M A Taylor

Address for Service: F M A Taylor, 6 Platinum Ridge, Wanaka 9305
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1.0 Background

1.1 F M A Taylor owns and lives in a property on Platinum ridge adjacent to the Council Reserve which adjoins the Remnant Area

1.2 F M A Taylor opposes the Council's proposed rezoning of the 'Remnant Area' to Large Lot Residential without the inclusion of at least one access easement at a gradient and width for public walking or uphill biking between either the Sticky Forest carpark or between there and the southern end of the "Remnant Area' and the Rural Zone shown as outside the Urban Growth Boundary. This would give the benefit of future public access to the ONL and Clutha Outlet area to the north of the site.

1.3 F M A Taylor opposes the Council's proposed rezoning of the 'Remnant Area' to Large Lot Residential without the inclusion of a clause to ensure safe disposal of forest slash and waste in any clearance of the land for development and staged site management to prevent risk of flooding or debris damage to properties downhill of the land.

1.4 F M A Taylor supports the submission in this matter made by 3 Strand Trust. The 3 Strand Trust submission would also provide some protection from flood or debris damage during and after the clearance of Sticky Forest.

1.5 F M A Taylor is a person who has an interest in the proposal that is greater than the general public's interest.

2. F M A Taylor's 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 Submitter opposes the inclusion of 'Remnant Area' within the Large Lot Residential Zone A in its current form.

3. Without derogation from the generality of the above, the submission is that:

The Submitter opposes the inclusion of the 'Remnant' Area within the Large Lot Residential Zone A without the inclusion of a public access easement as described in 1.2 above or the protections described in 1.3 above.

3.1 The Submitter acknowledges the direction of the court that the 'Remnant Area' does not require protection from a landscape perspective.

3.2 Notwithstanding this, the submitter obtains significant amenity from the forest adjacent to the reserve. The presence of the forest provides habitat for native bird life (included endangered New Zealand falcons), forested views, privacy and quiet. It is enjoyed by the owners of property along the edge of Forest Heights and Platinum Ridge as well as the greater Peninsula Bay area. Sticky Forest and the trails that traverse the 'Remnant Area' offer public, local and individual recreation as well as access to the Lake Outlet Area and ONL above it.

3.3 With regard to 1.3 & 1.4 the site is steep and there is some risk that unmanaged or un-staged deforestation of the area could give rise to the risk of slips, flooding and debris as happened in Queenstown below the Skyline gondola after pine clearance. The Council should put safeguards in place to ensure that this cannot happen here. The 10 metre Landscape Buffer Area proposed in the 3 Strand Trust submission would assist in protecting against slips and flooding but further management and protection is needed.

4.0 The submitter seeks the following decision from the Queenstown Lakes District Council:

4.1 That an easement allowing for future public walking and bike access be agreed on after consultation with the Upper Clutha Tracks Trust and Bike Wanaka.

4.2 That the submission by 3 Strand Trust for a Landscape Buffer Area be adopted.

4.3 That a protective covenant be included to ensure staged management of the site, safe disposal of forest slash and protection of properties down hill of the forest from the risk of debris and flooding.

5. The submitter could not gain an advantage in trade competition through this submission.

6. The submitter wishes to be heard in their submission.

Yours sincerely

A handwritten signature in black ink, appearing to be 'F M A Taylor', written in a cursive style.

F M A Taylor.

