

## **Form 5: Submission On a Publicly notified Plan Change**

**To:** Queenstown Lakes District Council

### **My Details:**

**Name:** Dr Pippa Kyle

**Telephone:** Home: 03 4426744 Mobile: 021 1684813

**Email** - Preferred method of communication: [pippa.kyle99@gmail.com](mailto:pippa.kyle99@gmail.com)

**Address:** 5 Gin & Raspberry Lane, Cardrona, RD 2, Wanaka, 9382

**Plan Change:** Mount Cardrona Station Special Zone (MCSSZ) Private Plan Change 52

I, Dr Pippa Kyle, directly affected by an effect of the subject matter of the submission:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition and or the effects of trade competition

### **Specific Provisions of the Proposal that my submission relate to are:**

Water access, Pringles creek 100 m buffer zone, Lighting / night sky protection, Sports area, Paper road, Mitigation planting, Building design controls, Ski-field parking and dust control

### **My Submission is:**

Thankyou for inviting me to provide a submission on the above Plan Change Amendment.

I am the owner of Lot 5 and 6 in the Pringles Creek Development. I have owned the land since 2004, having purchased it with my late husband Dr Glynn Russell, and we built our house in 2005 and developed the property thereafter. We loved this area when we first came to visit from Christchurch and built our house and developed the property due to the serene, outstandingly beautiful landscape both during the day and night. The environment here in Cardrona including the night sky is quite spectacular which is a precious feature of the Southern Hemisphere to be both loved and highly valued.

I consider the amendments listed in Private Plan Change 52 are a significant improvement from the original plan for me as a resident of Pringles Creek and therefore neighbour of this proposed development. As the zoning for development has already been accepted (Mount Cardrona Station Special Zone), I would consider that at least this proposed plan change will provide many advantages for the community, together with reduced environmental impact, particularly with the development of a golf course and the planned lower density of buildings.

Nevertheless, despite this support for the Plan change, I would consider that it is imperative, that issues are considered for the future, and with this process certain covenants are put in place to protect this precious but sensitive environment for the future.

**I seek the following from the Local Authority:**

1. That protection of Pringles Creek water supply and creek for highly predictable climatic conditions in the future i.e. the potential effects of global warming, is undertaken. Confirmation that the water consents for the zone are realistic and sustainable for the future.
2. That the Pringles creek 100 mt buffer area is protected from any development risk in the future through a combination of zone rules and registered covenants on title.
3. That the zones 6 and 7b 'commonage / heritage / grazing' areas, are protected from further development even at a later stage, and thus is enforced by registered covenants on title.
4. That the sports Field/Tennis Court area located in the 100 mt buffer zone is removed / relocated out of this area as it is better located in the existing village public spaces. The reasons for this are: (i) it encroaches into the 100 mt mitigation strip and (ii) risks use of night lights (refer night sky protection comment below), and (iii) risk of use of the paper road/Pringles Creek road for vehicle parking and movement congestion. Irrespective of whether it can be moved or not, as a minimum I wish for the restriction of use of any lighting to only daylight use and the paper road to be only used as a walkway / cycle and bridle path.

5. That the paper road still existing on the Pringles creek property should be cancelled or moved as it sits on a ridge when viewed from my property and house, and therefore is more visible and difficult to obscure. If in then event, it is used for a walkway, that there should be mitigation planting to limit the visibility of any walkway. It should have no motor vehicle access or parking.

6. That the Southern Night Sky is quite outstanding at Cardrona due to the clear atmosphere and lack of lighting. It must be ensured that the zone streetscape and overall lighting design meets some form of zone and design guideline rules that protects the “night sky” similar to Tekapo and other special areas. If the night sky is protected it can be seen as a highly positive feature of the village; it must be recognised that these features are unique amongst the world and must be valued. It is notable on clear nights, even from Cardrona, the light pollution that emanates from Queenstown is significant. Cardrona would be just as vulnerable in the future to lose the night sky. A covenant regarding lighting needs to be registered within the title for both now and in the future.

7. That the landscape planting plan reflected in the design guidelines in particular for the Pringles creek mounding / buffer zone area is reviewed to ensure a priority use of local species that clearly survive / self sustaining in the vicinity at similar elevations. What works in the Pringles creek subdivision and surrounds are good examples to refer to. For example, silver tussocks grow exceptionally well in this area.

8. That if the MCSSZ is to provide for a skifield carpark / mitigation mounding, that this enabled carpark is sealed including the access road length between the entrance up to and including the carpark. And that the skifield owners conduct rigorous dust mitigation measures for the remainder of the field access road, such that dust nuisance and effects on neighbouring properties are substantially reduced.

9. That mitigation planting must be done before any development work is undertaken.

10. That the existing strict design guideline rules for all dwellings and buildings will be kept in place, both for now and in the future.

I, Dr Pippa Kyle, wish to be heard in support of my submission  
I, Dr Pippa Kyle, consider presenting a joint case with others presenting  
similar submissions

A handwritten signature in cursive script, appearing to read 'P M Kyle'.

Dr P M Kyle

5 Gin & Raspberry Lane (Lot 5 & 6)  
Cardrona  
RD2 Wanaka 9382

21 March 2017