



# FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by email and phone.

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Email Address: thebakers@ihug.co.nz

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WANAIKA

Post code:

9305



**PLAN CHANGE** // To which this submission relates to:

Plan Change S1 ! LOT 920 DP 486039.  
Peninsula Bay North.

gain an advantage in trade competition through this submission.

\* AM

\*\* 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 or the effects of trade competition.

\* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

\*\* Select one.



**SPECIFIC PROVISIONS** // Of the proposal that my submission relates to are:

Re-zoning of 6Ha of open space  
for low density residential development.

51/161

**MY SUBMISSION IS //**

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

I oppose this re-zoning of the open space land. It is within an outstanding natural landscape location.

The developers were originally granted permission there on the basis that this area would be preserved and protected.

They should keep their word and adhere to the original provisions

**I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //**

Give precise details:

I ask that the local authority refuse permission for this re-zoning application.

Thank you.

wish to be heard in support of my submission.

consider presenting a joint case with others presenting similar submissions.

**SIGNATURE**

Signature (to be signed for or on behalf of submitter) \*\*

Date

\*\* If this form is being completed on-line you may not be able, or required, to sign this form.



# Forest & Bird

GIVING NATURE A VOICE

## CENTRAL OTAGO-LAKES BRANCH ROYAL FOREST & BIRD PROTECTION SOCIETY INC

*c/- Denise Bruns,  
4 Stonebrook Drive,  
Wanaka 9305*

[denise.brunsgmail.com](mailto:denise.brunsgmail.com)

**Ph: 03 443 5462**

Thursday 28<sup>th</sup> January 2016

We wish to be heard in support of our further submission.

If others make a similar submission, we will consider presenting jointly with them at a hearing. We represent a relevant aspect of the public interest.

### **Submission to the Queenstown Lakes District Council - re the Proposed District Plan Change 51 – Private Plan Change Application by Peninsula Bay Joint Venture re Peninsula Bay North Zone change.**

***We do not gain any trade advantage***

***We believe this plan change would adversely affect the environment***

#### ***Specific Provisions***

1. The imposition of residential development over outstanding natural landscape, ONL and lake margin, affecting natural character and openness
2. The imposition of residential development over land with indigenous vegetation cover resulting in permanent loss of vegetation and further reduction of habitat and locally rare ecosystems; and the introduction of new indigenous vegetation which is not completely appropriate for the site
3. The reduction of Open Space due to extension of private residential development into land currently zoned Open Space

#### ***Our submission is:***

We oppose the proposed residential development of land in the Open Space Zone that faces Lake Wanaka, or could be seen from the lake; and/or is in Outstanding Natural Landscape; and/or is in areas currently occupied by Kanuka and short tussock grassland; or is within the northeast end of the glacial meltwater channel.

We do not oppose the development of Lots 7-12 and the associated planting buffer – provided the planting is in indigenous plants which occur naturally in this area.

**We submit that:**

The proposed plan change does not:

- Assist the Council to: achieve the designated purpose of the District Plan to achieve the purpose of the Resource Management Act (RMA).
- Adequately recognize and provide for the matters of National Importance, (Section 6) or Other Matters in Section 7 RMA.
- Assist Council to fulfil its functions in accordance with section 31 RMA including but not limited to:
  - The integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district, and the maintenance of indigenous biological diversity.

- 1) The proposed plan change is a direct challenge to the Environment Court decision C010/2005 that established the Peninsula Bay Special Zone including its Open Space zoned areas. This proposal is directly contrary to the finding of the court that Area 5 was not appropriate for residential development, even with mitigation (refer particularly to paragraphs 148 and 149, 150, 155 and 264 of the decision). The protection of the Open Space areas 2 and 5, including protection of remaining important areas of indigenous vegetation and landform were key mechanisms for allowing the remaining areas to be developed. The development this Zone Change and Scheme Plan would permit is in essence the same as that proposed under Variation 15/25 and turned down by the Environment Court in 2005, (ie, private houses and gardens within predominantly natural landscape on elevated land), albeit with a different layout and different suite of mitigation measures. The character and quality of Area 5 with respect to natural landscape has not changed and the ecological, landscape and visual values assigned to it have become more acutely recognised particularly with the development of Peninsula Bay. We submit that there has not been sufficient change in the environment to support this proposed development and a zone change. We submit that Area 5 is now even more vulnerable and its values have increased, making it even more inappropriate for development.
- 2) We submit that the assertion made in the submission that covenants can ensure the co-operation of the residents of the proposed premium sites in the ONL area to preserve tall vegetation (that would block out preferred views of the lake and mountains to the north and block out sun) – is an inadequate protection which would be very hard to enforce and would ultimately be unsuccessful.
- 3) We submit that the proposed development allowed by the Zone Change would not preserve the natural character of Lake Wanaka’s margin; would not protect outstanding natural landscape from inappropriate subdivision and development; and would not protect significant indigenous and endangered vegetation.
- 4) We understand that once a plan review is notified, its Objectives and Policies are to be given weight in a plan change proposal process. We submit that this proposed Plan Change would not align with and would be contrary to the following Goals, Objectives and Policies of the proposed district plan -

**3.2.2 Goal - The strategic and integrated management of urban growth**

**Objective 3.2.2.1** Ensure urban development occurs in a logical manner:

- to promote a compact, well designed and integrated urban form; and
- to protect the District’s rural landscapes from sporadic and sprawling development.

(We submit that the proposed development will breach the strong containment [by natural landscape] of the residential built –up area that currently exists and would result in sprawl over the ridge towards the lake. This does not support compact urban form and does not protect rural landscape).

### **3.2.4 Goal - The protection of our natural environment and ecosystems**

**Objective 3.2.4.1** Promote development and activities that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems.

**Objective 3.2.4.2** Protect areas with significant Nature Conservation Values.

Policies **3.2.4.2.1** Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and ensure their protection.

(We submit that the ecological survey and assessment is inadequate. It was carried out in winter - certain native species such as spring annuals cannot be seen in winter. The list of species is incomplete, with two At Risk species not included in the list given in the Ecological Assessment.

We note that the Ecological assessment recognises the short tussock grassland as a rare community in the Pisa Ecological District, recognises it as being within an Acutely to Chronically Threatened environment with only at best 2.5% of this type legally protected. It is a National Priority<sup>1</sup> to protect native vegetation of this type. This was not mentioned in the application.

This proposal would result in permanent loss of approximately 5ha of indigenous vegetation in these Acutely and Chronically Threatened Land Environments. We submit there should be no further loss of indigenous vegetation in these environments.

We agree with the Council's ecological consultant that there would be insufficient protection of short tussock grassland and that the proposed new woody planting would introduce alien species into this locality, where Kanuka-kowhai woodland is recognised as the climax vegetation cover and grey shrub land is prevalent. We submit that the main purpose of introducing these other species- fire protection – is not appropriate as a basis for species selection for improving the ecological integrity of this area.

Similarly we submit that replacing short tussock grassland with woody species for visual screening purposes is not appropriate and fails to protect or replace significant vegetation and species.

We do not agree that the overall outcome would be positive for ecological values. Better provision for protection of the indigenous biodiversity values would be achieved by leaving this area in Open Space, controlling woody weed species and possibly introducing pockets of appropriate species that are currently missing from what would be the naturally occurring plant association.

Policies **3.2.4.2.2** Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation as an alternative.

(We submit that the proposed development does not provide for establishment of new short tussock grassland elsewhere and there is no off-setting.

We note also there is no provision of new open space elsewhere to maintain the balance of open space in close proximity to the residential areas, ie, overall the area of open space will significantly diminish).

**Objective 3.2.4.3** Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.

Policies **3.2.4.3.1** That development does not adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities

**Objective 3.2.4.5** Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.

<sup>1</sup> Reference - National Priorities for Indigenous Vegetation Protection on Private Land  
[www.biodiversity.govt.nz/pdfs/protecting-our-places-detail.pdf](http://www.biodiversity.govt.nz/pdfs/protecting-our-places-detail.pdf)

Policies **3.2.4.5.1** That subdivision and / or development which may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity and natural character is maintained or enhanced.

(We submit that no built development is appropriate within that area of landscape seen from anywhere on the lake to the north. Currently the existing Peninsula Bay development is well hidden behind the moraine ridge so that none of it is visible. This was a key matter in the 2005 Environment Court process and should be upheld).

### **3.2.5 Goal - Our distinctive landscapes are protected from inappropriate development.**

**Objective 3.2.5.1** Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.

**Objective 3.2.5.3** Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

**Objective 4.2.1** - Urban development is coordinated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features.

Policies **4.2.1.4** Development enhances connections to public recreation facilities, reserves, open space and active transport networks.

Policies **4.2.1.6** Avoid sporadic urban development that would adversely affect the natural environment, rural amenity or landscape values; or compromise the viability of a nearby township.

**Objective 4.2.2** - Urban Growth Boundaries are established as a tool to manage the growth of major centres within distinct and defensible urban edges.

**Objective 4.2.2.3** Within Urban Growth Boundaries, land is allocated into various zones which are reflective of the appropriate land use.

**Objective 4.2.2.4** Not all land within Urban Growth Boundaries will be suitable for urban development, such as (but not limited to) land with ecological, heritage or landscape significance; or land subject to natural hazards. The form and location of urban development shall take account of site specific features or constraints to protect public health and safety.

(We submit that proposed Lots 25 and 26 do not provide for the recognition and protection of the large meltwater channel landform that was identified as a significant feature in the 2005 Environment Court process. Lots 25 and 26 would significantly narrow public experience of the landform and the house and garden construction would alter the landform. It would no longer be legible as a broad swale, within which the public carpark for accessing surrounding tracks and open space was to be located under the original subdivision plan. This is an important suburban to rural/natural landscape transition and needs to be maintained as open space, as previously proposed – but not carried out to date).

**Objective 4.2.3** – Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision.

Policies **4.2.3.7** The edges of Urban Growth Boundaries are managed to provide a sensitive transition to rural areas.

**Wanaka: Objective 4.2.6** - Manage the scale and location of urban growth in the Wanaka Urban Growth Boundary.

Policies **4.2.6.1** Limit the spatial growth of Wanaka so that:

- A distinction between urban and rural areas is maintained to protect the quality and character of the environment and visual amenity
- Ad hoc development of rural land is avoided
- Outstanding Natural Landscapes and Outstanding Natural Features are protected from encroachment by urban development

Policies **4.2.6.2** Ensure that development within the Wanaka Urban Growth Boundary:

- Supports increased density through green field and infill development, in appropriate locations, to avoid sprawling into surrounding rural areas

- Provides a sensitive transition to rural land at the edge of the Urban Growth Boundaries through the use of: appropriate zoning and density controls; setbacks to maintain amenity and open space; and design standards that limit the visual prominence of buildings
- 5) We also submit this same point with respect to Objectives and Policies in the operative district plan that are similar in intent.

**We seek the following:**

- That the proposed Zone Change and Scheme Plan are not approved
- That only the area marked as Lots 7 – 12 have their zone changed to allow the proposed residential development IF/AND strict conditions are imposed to keep all building on these sites below the ridgeline ie only single storey dwellings allowed and building platforms on the lowest part of the site only: And strict controls/checks are imposed to ensure that topsoil and other items are not stored on any other area and no landscape modification occurs on any other area of the ONL or area designated as “not for development” (as this has happened on Lots 7-12; they have been significantly modified by these means while the original subdivision was being carried out – even though they were in an area designated to be left untouched).
- Strict controls are imposed regarding what plants are approved for any re-planting/buffer areas ie no foreign species allowed – only those which would naturally occur in this area
- That all remaining ONL and Open Space land is vested with the QLDC to ensure its protection into perpetuity
- That the original carparks and walking track access (as per the original subdivision proposal in 2004/2005) are completed

\* \* \* \* \*

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**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: **SEB THURSOY**

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WANAKA**

Post code:

**9305**



**PLAN CHANGE** // To which this submission relates to:

## Plan Change 51 - Peninsula Bay NorthSHARE

To rezone approximately 6 ha of Open Space zoned land at the north end of Peninsula Bay (legally described as Lot 920 DP 486039) for specific low density residential development, whilst providing ecological and passive recreational benefits on the balance of the Open Space zoned land between the Peninsula Bay development and Lake Wanaka.

I **do not** gain an advantage in trade competition through this submission.

\*I **am** \*\* 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 or the effects of trade competition~~

\* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

\*\* Select one.



**SPECIFIC PROVISIONS** // Of the proposal that my submission relates to are:

**the whole of plan change 51 and specifically any provisions that allow for residential development of any land currently zoned as open space zone.**

Wanaka Services Centre  
Received  
28 JAN 2016



**MY SUBMISSION IS**

// Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

**I STRONGLY OPPOSE PLAN CHANGE 51**

Rezoning this area will in fact have a large negative impact on the community with only benefit very few people. I use this area for biking and running many times each week as do MANY others. Being active has a huge positive influence on both my health & physical health, and this area plays a key role in maintaining my overall wellbeing.

The area is of outstanding natural beauty and should be protected as such. It was also a key part of the agreement for the first area of subdivision. Many people use this area for recreation, from Wanaka and many communities in the surrounds.

Even if biking / running / public access is stopped to the area it should still not be rezoned as it is of huge importance to the natural beauty of the area.

The purpose of this zone is supported only by the continued protection of these areas from all residential development. The proposed plan change is completely and diametrically opposed to the purpose and policies of this zone. Approval of this plan change could in no possible way advance the outcomes sort by the Open Space Zone.

**I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY**

// Give precise details:

**Do not allow Plan Change 51 - Peninsula Bay NorthSHARE**  
To rezone approximately 6 ha of Open Space zoned I at the north end of Peninsula Bay (legally described as Lot 920 DP 486039) for specific low density residential development.

This area needs to be protected. Rezoning goes against the best interests of the community of Wanaka and surround communities.

I  wish to be heard in support of my submission.

I  consider presenting a joint case with others presenting similar submissions.

**SIGNATURE**

Signature (to be signed for or on behalf of submitter) \*\*

Date

28/1/16

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**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

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Post code:

9305



**PLAN CHANGE** // To which this submission relates to:

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QLDC  
 Wanaka Service Centre  
 Received  
 28 JAN 2016

**MY SUBMISSION IS**

// Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

**I STRONGLY OPPOSE PLAN CHANGE 51**

Rezoning this area will in fact have a large negative impact on the community with only benefit very few people. I use this area for biking and running many times each week as do **MANY** others. Being active has a huge positive influence on both my health & physical health, and this area plays a key role in maintaining my overall wellbeing.

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I  consider presenting a joint case with others presenting similar submissions.

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28-1-16

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**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

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Post code:

**9305**



**PLAN CHANGE** // To which this submission relates to:

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To rezone approximately 6 ha of Open Space zoned land at the north end of Peninsula Bay (legally described as Lot 920 DP 486039) for specific low density residential development, whilst providing ecological and passive recreational benefits on the balance of the Open Space zoned land between the Peninsula Bay development and Lake Wanaka.

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the whole of plan change 51 and specifically any provisions that allow for residential development of any land currently zoned as open space zone

QLDC  
 Wanaka Service Centre  
 Received  
 28 JAN 2015

**MY SUBMISSION IS //**

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

**I STRONGLY OPPOSE PLAN CHANGE 51**

Rezoning this area will in fact have a large negative impact on the community with only benefit very few people. I use this area for biking and running many times each week as do MANY others. Being active has a huge positive influence on both my health & physical health, and this area plays a key role in maintaining my overall wellbeing.

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**I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //** Give precise details:

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28.01.16

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**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

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Postal Address: <u>11 Mige Street</u> <u>Wanaka</u>		Post code: <u>9305</u>



**PLAN CHANGE** // To which this submission relates to:

**Plan Change 51 - Peninsula Bay NorthSHARE**

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Name: <u>Alex Kingsley</u>		
Phone Numbers: Work: <u>443-7966</u>	Home:	Mobile: <u>0211648801</u>
Email Address: <u>alexpkingsley@hotmail.com</u>		
Postal Address: <u>6 Little street Wanaka</u>		Post code: <u>9305</u>



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**Do not allow Plan Change 51 - Peninsula Bay NorthSHARE**  
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This area needs to be protected. Rezoning goes against the best interests of the community of Wanaka and surround communities.

I  wish to be heard in support of my submission.

I  consider presenting a joint case with others presenting similar submissions.

**SIGNATURE**

Signature (to be signed for or on behalf of submitter) \*\*

Date

27/1/16

\*\* If this form is being completed on-line you may not be able, or required, to sign this form.





# FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: <u>Corban Taylor</u>		
Phone Numbers: Work:	Home:	Mobile: <u>021-720-360</u>
Email Address: <u>19jrock@gmail.com</u>		
Postal Address: <u>50 Youghal St. Wanaka</u>		Post code: <u>9305</u>



**PLAN CHANGE** // To which this submission relates to:

**Plan Change 51 - Peninsula Bay NorthSHARE**

To rezone approximately 6 ha of Open Space zoned land at the north end of Peninsula Bay (legally described as Lot 920 DP 486039) for specific low density residential development, whilst providing ecological and passive recreational benefits on the balance of the Open Space zoned land between the Peninsula Bay development and Lake Wanaka.

I do not gain an advantage in trade competition through this submission.

\*I am \*\* 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 or the effects of trade competition~~

\* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

\*\* Select one.



**SPECIFIC PROVISIONS** // Of the proposal that my submission relates to are:

**the whole of plan change 51 and specifically any provisions that allow for residential development of any land currently zoned as open space zone.**

Wanaka Service Centre  
Received  
28 JAN 2016

**MY SUBMISSION IS**

// Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

**I STRONGLY OPPOSE PLAN CHANGE 51**

Rezoning this area will in fact have a large negative impact on the community with only benefit very few people. I use this area for biking and running many times each week as do MANY others. Being active has a huge positive influence on both my health & physical health, and this area plays a key role in maintaining my overall wellbeing.

The area is of outstanding natural beauty and should be protected as such. It was also a key part of the agreement for the first area of subdivision. Many people use this area for recreation, from Wanaka and many communities in the surrounds.

Even if biking / running / public access is stopped to the area it should still not be rezoned as it is of huge importance to the natural beauty of the area.

The purpose of this zone is supported only by the continued protection of these areas from all residential development. The proposed plan change is completely and diametrically opposed to the purpose and policies of this zone. Approval of this plan change could in no possible way advance the outcomes sort by the Open Space Zone.

**I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY**

// Give precise details:

**Do not allow Plan Change 51 - Peninsula Bay NorthSHARE**  
To rezone approximately 6 ha of Open Space zoned I at the north end of Peninsula Bay (legally described as Lot 920 DP 486039) for specific low density residential development.

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wish to be heard in support of my submission.

consider presenting a joint case with others presenting similar submissions.

**SIGNATURE**

Signature (to be signed for or on behalf of submitter) \*\*

Date

27/01/16

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# FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: <u>Kyle Taylor</u>		
Phone Numbers: Work:	Home:	Mobile: <u>021-720-392</u>
Email Address: <u>19jrock@gmail.com</u>		
Postal Address: <u>50 Youghal Street Wanaka</u>		Post code: <u>9305</u>



**PLAN CHANGE** // To which this submission relates to:

**Plan Change 51 - Peninsula Bay NorthSHARE**

To rezone approximately 6 ha of Open Space zoned land at the north end of Peninsula Bay (legally described as Lot 920 DP 486039) for specific low density residential development, whilst providing ecological and passive recreational benefits on the balance of the Open Space zoned land between the Peninsula Bay development and Lake Wanaka.

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\*\* Select one.



**SPECIFIC PROVISIONS** // Of the proposal that my submission relates to are:

**the whole of plan change 51 and specifically any provisions that allow for residential development of any land currently zoned as open space zone.**

Wanaka Service Centre  
 Received  
 28 JAN 2016

**MY SUBMISSION IS** //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

**I STRONGLY OPPOSE PLAN CHANGE 51**

Rezoning this area will in fact have a large negative impact on the community with only benefit very few people. I use this area for biking and running many times each week as do MANY others. Being active has a huge positive influence on both my health & physical health, and this area plays a key role in maintaining my overall wellbeing.

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I  consider presenting a joint case with others presenting similar submissions.

**SIGNATURE**

Signature (to be signed for or on behalf of submitter) \*\* *Kyla Taylor*

Date *27-01-16*

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# FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Clause 6 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010



**TO** // Queenstown Lakes District Council



**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: John-Sc Ritson

Phone Numbers: Work:

Home:

Mobile: 0210423946

Email Address: CREATE@FLASHWORKSMEDIA.COM

Postal Address: 1A WIGER STREET, WANAKA.

Post code:

9305



**PLAN CHANGE** // To which this submission relates to:

## Plan Change 51 - Peninsula Bay NorthSHARE

To rezone approximately 6 ha of Open Space zoned land at the north end of Peninsula Bay (legally described as Lot 920 DP 486039) for specific low density residential development, whilst providing ecological and passive recreational benefits on the balance of the Open Space zoned land between the Peninsula Bay development and Lake Wanaka.

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**the whole of plan change 51 and specifically any provisions that allow for residential development of any land currently zoned as open space zone.**

QLDC  
Wanaka Service Centre  
Received  
28 JAN 2016

**MY SUBMISSION IS** //

Include whether you support or oppose the specific provisions or with to have them amended; and the reasons for your views.

**I STRONGLY OPPOSE PLAN CHANGE 51**

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