

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: *Jervis Turner*

Phone Numbers: Work:

Home:

Mobile: *0221622829*

Email Address: *JERVISTURNER@GMAIL.COM*

Postal Address: *35 Butterfield rd
Heweia Flat Wanaka*

Post code:

9328



PLAN CHANGE // To which this submission relates to:

Plan change S1 ~~to~~ Pen. bay north.

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.

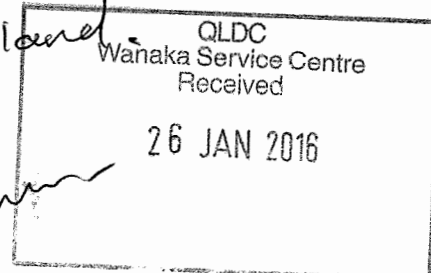
* Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

** Select one.



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

*changing the impact of the recreation
on the forest for the land.*





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 the specific provisions as it changes the use of the Porrett away from recreation.



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

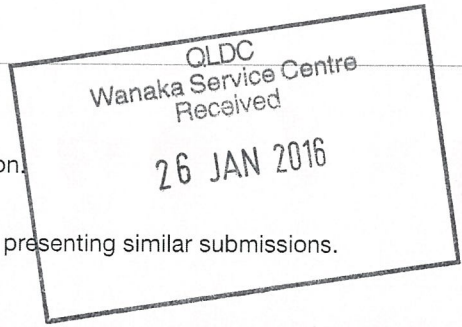
stop the change

do not

wish to be heard in support of my submission.

do not

consider presenting a joint case with others presenting similar submissions.



SIGNATURE

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

[Handwritten Signature]

Date

26-1-16

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



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TO // Queenstown Lakes District Council

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

Name: Lisa Tsai

Phone Numbers: Work: 03 44307344 Home:

Mobile: 0212996444

Email Address: lisamtsai@yahoo.com

Postal Address: 6A Rob Roy Lane
Wanaka

Post code:

9305

PLAN CHANGE // To which this submission relates to:

Plan Change 51 - Peninsula Bay North

~~gain an advantage in trade competition through this submission.~~

* Lisa Tsai

** 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 building / converting of land into a
low density housing zoning



MY SUBMISSION IS //

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

OPPOSE the provisions & submission by Infinity because

- There are bike tracks & walking tracks & views of the lake that should belong to everyone. (Note we ~~don't~~ DO NOT need another gravel wide bike track!) That is the point of living in wanaka.
- Spoils the natural landscape
- Causes unnecessary erosion & the removal of trees



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

- to preserve the land + trails for everyone to enjoy & use
- stop the area proposed from becoming a low density housing area

I wish to be heard in support of my submission.

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

SIGNATURE

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

Lisa Tsai

Date 26-1-18

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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: Chris Robertson		
Phone Numbers: Work:	Home:	Mobile: 021 202 5630
Email Address: chris_robertsonnz@yahoo.com		
Postal Address: 10 McLeod Ave Wanaka		Post code: 9305



PLAN CHANGE // To which this submission relates to:

Plan Change 51- Peninsula Bay North

I gain an advantage in trade competition through this submission.

* Chris Robertson ** 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:

To rezone 6ha of open space, currently protected, at the north end of Peninsula Bay to low density residential development.

**MY SUBMISSION IS** //

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

51/23

OPPOSE the provisions as this is an area of natural beauty containing natural fauna & currently open to all for enjoyment. The removal of the trees would be detrimental to the landscape, destabilising the bank & potentially lead to serious erosion. The loss of the walking & bike tracks would remove some of the tracks most widely used. The area should remain suitable for all to enjoy and not be given over to a few.

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

- Protect the natural habitat of the area
- Ensure it remains suitable for all to enjoy
- Prevent the change to residential zoning.

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) ** *Chloe Taylor*

Date *26/1/16*

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**QUEENSTOWN
LAKES DISTRICT**

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348

P: 03 441 0499
E: pcsubmission@qldc.govt.nz



FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE

51/24



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>MICHELLE HARRISON</u>		
Phone Numbers: Work: <u>03443074</u>	Home:	Mobile: <u>021 1296022</u>
Email Address: <u>michelle-harrison77@hotmail.com</u>		
Postal Address: <u>3 ASPINALL ST, WANAKA</u>		Post code: <u>9305</u>



PLAN CHANGE // To which this submission relates to:

Plan Change 51 - Peninsula Bay North

I gain an advantage in trade competition through this submission.

*I ** 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 proposed future conversion of the land
 in to low density housing



MY SUBMISSION IS //

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

51/24

Oppose

- bike + walking tracks that are often used by locals + a great attraction for tourists.
- local businesses rely on people renting bikes used on these tracks.
- spoil natural landscape + likely cause erosion with removal of trees.



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

- preserve existing tracks + landscape
- stop area proposed becoming low density housing

I Michelle Harrison

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 26/1/15

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



Julia Chalmers

From: Nick Brown <nickbrown@clear.net.nz>
Sent: Tuesday, 26 January 2016 11:11 AM
To: zzDL PCSubmissions
Subject: Plan Change 51

Submission from Dr W A N Brown, P.O. Box 370, Wanaka 9343. Email nickbrown@clear.net.nz

Submission on Plan Change 51. 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 oppose this application for a zone change and wish the local authority to decline the application in its entirety.

The reasons for this submission are that the amenity aspects of this subject area were extensively canvassed through the Environment Court hearing and these issues remain as relevant today as they were then. If anything, use of the northern part of Peninsula Bay by walkers and/or cyclists is extensive, and development of the subject site would seriously impact on the amenities enjoyed by these users. Part of the subject site is within ONL and this boundary should be vigorously protected from further piecemeal encroachment so adversely affecting amenity values. I do not agree that the natural site contains "depleted tussock grassland" as any rationale for development. This grassland would be easily replenished with adequate rabbit control programmes and so is revertible to an improved natural state. The original agreed boundary to residential development should remain.

I wish to be heard at the hearing.

Nick Brown.
26 Jan 2016

P.O. Box 370,
Wanaka 9343 New Zealand
Cell: 021 1311490
Ph: (64) (3) 443 1890



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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: Jason Locker

Phone Numbers: Work:

Home:

Mobile:

Email Address: jasonlocker@hotmail.com

Postal Address: 27 Drake Place, Lake Hawea, Wanaka. RD2 9382

Post code:



PLAN CHANGE // To which this submission relates to:

Text

not applicable gain an advantage in trade competition through this submission.

a ****** 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 applicant asks 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 am opposed to this rezoning

**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 am opposed to the requested rezoning because:

a) The Plantation bike trails north of Sticky Forest have been built by volunteers over the years and locals and visitors alike.

They are a wonderful leisure infrastructure for locals and attract many tourists. I don't want to see these being destroyed.

This would be a huge loss for our community at many levels.

b) The applicant is trying to undo the conditions that allowed the original development to take place.

This is outrageous and should simply not be allowed.

By allowing this type of practice the council would be setting a dangerous precedent.

c) Part of the site is within an Outstanding Natural Landscape and includes a range of indigenous vegetation.

I would like to see this site left as it is.

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

Give precise details:

I ask that QLDC not authorise Plan Change 51 now or any similar application in the future.

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 26/1/16

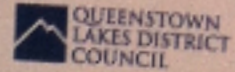
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TO // Queenstown Lakes District Council



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

Name: **DAN O' REGAN**

Phone Numbers: Work:

Home:

Mobile: **021 08403852**

Email Address:

DREGAN.DAN@YAHOO.COM

Postal Address:

**47 LAWRENCE ST. DUNEDIN
MORNINGTON**

Post code:

9016



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.

do not

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:

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



MY SUBMISSION IS //

include whether you support or oppose the specific provisions or wish 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 set by the Open Space Zone.

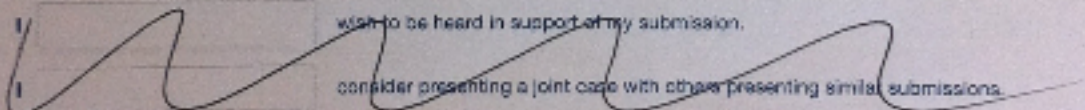


I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

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.

 wish to be heard in support of my submission.
consider presenting a joint case with others presenting similar submissions.

SIGNATURE

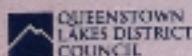
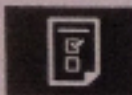
Signature (to be signed for or on behalf of submitter)



Date

26 / 1 / 16

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Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
George Road, Queenstown 9300

P: 03 441 0499
E: pcsubmission@qldc.govt.nz
www.qldc.govt.nz

Julia Chalmers

From: Marty Holst <martyholst@gmail.com>
Sent: Wednesday, 27 January 2016 2:44 PM
To: zzDL PCSubmissions
Subject: Plan Change 51 Peninsula Bay North

January 27, 2016

Randolf and Muriel A. Holst

21 Minaret Ridge

Penrith Park

Wanaka 9305

Tel: 03 443 2673

Cell: 0212045035

We are responding to the proposed Plan Change 51 for Peninsula Bay North. We would not gain any advantage in trade through this submission and we are directly affected by the effect of the subject matter of this proposal which adversely affects us in quality of life as well as having a negative impact on outstanding natural habitat, on the pristine lake view- scapes of Lake Wanaka, and the recreational environment enjoyed by everyone.

We routinely walk in the proposed area. Stopping on one of the paths that would forever disappear to look out over the lake is one of our favourite things about living here. We strongly urge the council to protect this area of outstanding habitat for everyone.

The community participated in hearings regarding the Peninsula Bay Development. The existing open space was agreed upon as adequate in exchange for approval of the now existing development. It was as much of a quid pro quo as if actual money had changed hands. Now Infinity wants their marbles back.

Approval of the plan change would be a signal and a precedent to all future development proposals that nothing is forever. Citizens would know that agreements, protections, and amenities, granted by developers IN EXCHANGE FOR APPROVALS GRANTED, are meaningless and that the citizen /landowners can expect to be called upon to defend their property values/quality of life, at any time.

Over 500 owners of house lots purchased land in Peninsula Bay with the clear demarcation of open spaces allowing them to weigh their amenity value to them as purchasers.

The value of such amenities / open space imparted both a monetary and life style value to each lot to each lot as well as lending amenity and life style value to abutting developments such as Penrith Park and to the public in general.

It is our opinion that no monetary or other exchange could compensate landowners. abutting landowners, or the public for the decrease in quality of life that the existing open space affords.

We feel that Plan Change Proposal 51 is the equivalent of a developer saying that they too much for permission to develop Peninsula Bay and would like their money back at the expense of the public. The 25 or so proposed large lots would probably bring in \$900,000 or more each. Does the Town Council

really wish to make a gift of irreplaceable public amenities to a private firm who already “spent” the value of that land to obtain their approval to build in the first place?

Proposal 51 would ask the council to go against the tradition in NZ of public access to important natural areas and would eliminate much of the trail used by bikers in the Sticky Forest as well walkers and joggers. It would set a precedent for the privatization of the lake edge, the elimination of important natural areas, simply for corporate gain.

Five Hundred Peninsula Bay existing owners would lose an amenity they paid for, counted on, and valued as part of their willingness to pay a certain price for their land, while 25 or so more people could move into Peninsula Bay further crowding the recreational amenities of clubhouse and pool.

Therefore, on the basis of protecting the duly negotiated and publically shared open space amenity, the pristine lake views and view-scape, and the outstanding natural habitat, and to avoid setting a precedent for future development/developers, we urge in the strongest terms that the Queenstown Lake District Council disallow Plan Change 51.

With Regards

Randolf Holst

Muriel A. Holst



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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: Jolene Goodwin

Phone Numbers: Work: Home: 4437505 Mobile: 021422295

Email Address: jogoodwin2@gmail.com

Postal Address: 30 Hewson Crescent
RD2, Wanaka Post code: 9382



PLAN CHANGE // To which this submission relates to:

Plan Change S1 - Peninsula Bay NORTHSHARE

To rezone approximately 6 ha of open space at the north end of Peninsula Bay (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 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 S1 and specifically any provisions that allow for residential development of any land currently zoned as open space zone.

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 have a negative impact on the community with only a few benefiting. Myself and my family use this area for biking and walking weekly. It is one of our favourite places and I know this is shared feeling amongst many in my community. In fact this area is a big reason why people want to live close by, so destroying it does not make sense?

Approval of this plan change could in no possible way advance the outcomes set by the Open Space

I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

Do not allow Plan Change 51 - Peninsula Bay North SHARE to rezone 6 ha of open space zoned 1 at the north end of Peninsula Bay (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.

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) **

Ju an

Date 27.01.2016

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Julia Chalmers

From: Julia Chalmers
Sent: Wednesday, 27 January 2016 4:13 PM
Subject: FW: My opposition to Plan Change 51 - Peninsula Bay North [#22EEEH]

-----Original Message-----

From: "Mike Johnston" <mikejohnston@actrix.co.nz>
Sent: Wednesday, 27 January 2016 3:27 PM
To: "services@qldc.govt.nz" <services@qldc.govt.nz>
Subject: My opposition to Plan Change 51 - Peninsula Bay North

My submission in opposition to the proposed land change to Peninsula Bay North.

This area has been identified as open space and also being an Outstanding Natural Landscape (ONL) This identification is not only based on a visual factor but an area that can be used by the public. The submission of change does not acknowledge this in any regard and is only focused on the visual impact.

The areas of open space and ONL need to be preserved as developers in Wanaka push further into areas of recreational use.

This is a time when the Wanaka community need to preserve what we original came here for, the environment and to share it with future generations.

There is enough areas with the currently designated Wanaka building zones to satisfy demand. In fact, with the North Lake development I believe there is an over-supply of sections.

I suspect Infinity Developments always planned to make this change submission from the go, but did not want to disclose this intention when first applying for consent for the Peninsula Bay subdivision.

I'm in support of option '2' which is no change to the existing plan.

Mike Johnston
0274501932