

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: **GEOFFREY MARKS**

Phone Numbers: Work:

Home:

Mobile: **021867826**

Email Address: **GEOFFMARKS@ORCON.NET.NZ**

Postal Address: **55 ROB ROY LANE
WANAKA**

Post code:

9305



PLAN CHANGE // To which this submission relates to:

**PLAN CHANGE 51 - PENINSULA BAY NORTH
LOT 920 DP 486039**

I gain an advantage in trade competition through this submission.

* I **GEOFFREY MARKS** 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:

**REZONE OF 6HA OF OPEN SPACE TO LOW DENSITY
RESIDENTIAL 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.

AN ORIGINAL CONDITION FOR THE RESOURCE CONSENT FOR PENINSULA BAY NORTH WAS THE PROVISION OF OPEN SPACE LAND FOR RECREATIONAL AND CONSERVATION PURPOSES, THIS CONDITION SHOULD BE UPHELD.

THE CHANGE WILL IMPACT AN AREA OF OUTSTANDING NATURAL LANDSCAPE WHICH SHOULD BE PRESERVED FOR RECREATION, CONSERVATION AND AS AN AESTHETIC GREEN ZONE BUFFER BETWEEN HOUSING AND OPEN SPACE / RESERVE.

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

Give precise details:

DECLINE PLAN CHANGE 51 - PENINSULA BAY NORTH

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 27/1/16

** 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: **Sally Law**

Phone Numbers: Work: **021534800**

Home:

Mobile: **021534800**

Email Address: **sally.law@xtra.co.nz**

Postal Address:

243 Mt Aspiring Rd, 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.

**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.

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) **

Sally Law

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: nicola mcgregor

Phone Numbers: Work: 443 8389

Home: 443 2780

Mobile: 0272209630

Email Address: nicolaclair@gmail.com

Postal Address: 7 Apollo Place, Wanaka

Post code:

9305



PLAN CHANGE // To which this submission relates to:

Policy Team - 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 Peninsula Bay development and

donot

gain an advantage in trade competition through this submission.

Wanaka

*I am (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 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 with to have them amended; and the reasons for your views.

I oppose the plan change for the following reasons

- Part of the subject site is within an Outstanding Natural Landscape and the site includes a range of indigenous vegetation
- The changes would directly affect recreation use of sticky forest where people currently using this for bike riding and walking
- The removal of vegetation would make a difference to the Wanaka landscape and the re-planting would take a long time to see the effects
- It is important to retain the natural areas by retaining 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 surrounded 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) **

N C McGregor

Date 26 January 2015

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



27 JAN 2016

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: Matthew Quirk

Phone Numbers: Work: 034434349

Home: NA

Mobile: 0278747377

Email Address: babublatt@gmail.com

Postal Address:

Post code:

699 Aubrey Road

Wanaka

9305

PLAN CHANGE // To which this submission relates to:

Plan change 51: Peninsula 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:

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. 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.

- a) The Plantation bike trails north of Sticky Forest have been built by volunteers over the years and are extensively used by 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.
- 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.
- d) I think we should keep the Open Space Zone as a buffer zone between the development and the lake edge.

**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.

do not wish to be heard in support of my submission.

do not consider presenting a joint case with others presenting similar submissions.

SIGNATURE

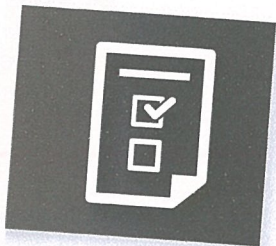
Signature (to be signed for or on behalf of submitter) **

M.J.C

Date 26.01.16

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





QLDC
Wanaka Service Centre
Received
27 JAN 2016



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: **Barbara Blatt**

Phone Numbers: Work: **034434349** Home: **NA** Mobile: **02102870320**

Email Address: **babublatt@gmail.com**

Postal Address: **699 Aubrey Road** **Wanaka** Post code: **9305**

PLAN CHANGE // To which this submission relates to:

Plan change 51: Peninsula 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:

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. 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.

- a) The Plantation bike trails north of Sticky Forest have been built by volunteers over the years and are extensively used by 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.
- 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.
- d) I think we should keep the Open Space Zone as a buffer zone between the development and the lake edge.

**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.

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) **

Date 26.01.16

*** 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

Wanaka Services
Received
QUEENSTOWN
LAKES DISTRICT
COUNCIL

27 JAN 2016

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:

Janet young

Phone Numbers: Work:

Home:

443 2845

Mobile:

021 2331558

Email Address:

oja@barkingcar.co.nz

Postal Address:

13 Perrith Park Drive, Wanaka

Post code:

9305

PLAN CHANGE // To which this submission relates to:

plan change 51 - Peninsula 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:

Change of the District Plan



MY SUBMISSION IS //

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

51/36

I oppose Plan Change 51 - Peninsula Bay North.
Please refer to Attachment 1.

- Issues raised:
 - 1 - Good Faith
 - 2 - Consultation
 - 3 - Precedence
 - 4 - ONL



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

- Please refer to Attachment 2. I seek the following:
- Do not amend the District Plan as requested by Plan Change 51.
 - Land kept 'Open Space' as per the District Plan zoning.
 - Land should be vested to the Council "as is" by PBJV as per previous agreements.
 - Land left as a 'reserve' for the enjoyment of the entire community.

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) **

Date 27 January 2016

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

Attachment 1.

My submission is to **OPPOSE** – Plan Change 51 – Peninsula Bay North

I oppose the submission to change the District Plan for the following reasons;

Good Faith is essential between all parties – PBJV (the developers), the Council and the wider community. The Environment Court had originally dismissed the entire rezoning of the Peninsular Bay area from rural to residential. In 2005, after much consultation, Variation 25 (Peninsula Bay Variation) allowed the change in the District Plan from rural to LDR. This went through unopposed for one sole reason - “The rezoning adopted by the revised variation protects over 30% of the site as ‘Open Space’, ensuring public access and landscape protection into the future”. Of the 170 submissions received, 90% of them were in support of the zone change, and in particular the proposed protection of Open Space. (As documented by Alyson Schuler – QLDC senior planning analyst). In other words the whole Peninsula Bay development was only allowed to go ahead if the 30% ‘Open Space’ was protected.

The proposed plan change 40 reiterated this. “The proposed plan change does not promote any further development on the Peninsula Bay site and is therefore consistent with the objectives and policies for the Wanaka Residential Area.” “This will provide clarity and certainty to both the Council and lot owners”. The developers, PBJV, agreed to this directive. However, now that the Peninsula Bay Development is complete, the developers wish to disregard this original stipulation and the community’s wishes.

Their submission states in article (6.1.1) “The land was originally intended to be vested with QLDC as reserve. The proposal plan change will reduce the total area of land to be vested as reserve by approx 6.11ha.” Statements of ‘endowment’ must be viewed in context alongside historical promises that have gone unfulfilled. **Good Faith**, is the governing principle of any transaction. Plan Change 51, submitted by PBJV, must be viewed in historical context. The historical breach of good faith sets the tone for plan Change 51 – namely can the contents of this submission be relied upon. If you look at the historical dealings surrounding this ‘Open Space’ land and PBJV then the answer is **NO**.

The submission states Key Stakeholders were consulted. (This was a recommendation by the Council in their response to the initial submission dated Nov 2015.) The submission stated that they sent 40 Feedback Info Packs to Peninsula Bay Residents. (This also included some Mt Gold residents – whether this was predominantly to Murray Frost’s development is unclear – Murray Frost is a partner of PBJV). This targeted consultation process is however compromised as the group they have engaged are not at liberty to give any negative feedback due to fear of litigation. All of the purchasers of Peninsula Bay lots were required to sign an agreement that they would not “oppose, object to, frustrate or take any

action” that might hinder the joint venture progressing the development”. The Key Stakeholders have effectively been silenced. Consultation needs to take place with members of the community who are at liberty to have a voice. It is worth noting that the four Peninsula Bay residents who did voice concerns / opinion described the land in question as ‘a reserve’ (this is documented in the submission). It is also noted that the submission has been lodged in the ‘holiday period’ and therefore is restrictive to a true consultation period due to the absence of a number of effected wider community members.

When reviewing this submission, the Council must be very conscious of the **precedent** this District Plan Change will set if it goes ahead. The land in question is categorized as an ‘Outstanding Natural Landscape (ONL).’ The submission argues that the suburban nature of the Peninsula Bay landscape due to recent development has changed the nature of the landscape. The ONL has lost its significance and it would “now be considered acceptable” to develop it. In other words, because development has recently taken place, this in turn has reduced the relevance of outstanding natural landscapes. If this District Plan Change goes ahead on this basis, then all areas of outstanding natural significance, with nearby development, is in jeopardy of suburbanisation based on this precedence. I strongly reject this premise. I believe it is even more important than ever to protect ONL due to suburbanisation. This area is unique and ecologically significant and should not be replaced by a suburban aesthetic as proposed by PBJV. Felling of 4850sqm of existing indigenous vegetation is not ecological gain as claimed by the submission. The mature ecosystem will be totally compromised. The proposed alternative suburban planting plan within the submission is contrary to the original Open Space zoning plan. The area is considered sensitive and should be protected. The purpose of the Open Space zone (Article 20.1.1.) must be referred to when reviewing this submission. The Council must adhere to a symbiotic relationship between development and maintaining the intrinsic beauty of our natural habitat.

Attachment 2.

I seek the following from the local authority:

Do not amend the District Plan as requested by Plan Change 51. The land in question should be kept zoned as ‘Open Space’ and be protected as per the District Plan. The land should be vested to the Council ‘as is’ by PBJV as previously agreed upon and left as a reserve for all the community to enjoy.



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: Sandra McTavish

Phone Numbers: Work:

Home: 443 2729

Mobile: 0217 636 048

Email Address: danmetavish@gmail.com

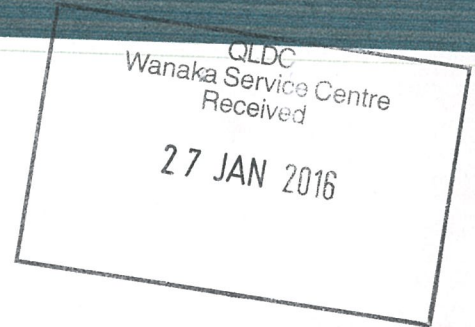
Postal Address: 10 Jade Young Place
Albert Town
Wanaka

Post code:

9305

PLAN CHANGE // To which this submission relates to:

Plan Change 51



don't

gain an advantage in trade competition through this submission.

to an

** directly affected by an effect of the subject matter of the submission:

- (a) adversely affects the environment; and **community**
- (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:



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 change to Plan 51 (Peninsula Bay North)

The "sticky forest" Mountain bike trail would be significantly diminished. The forest ~~also gives a~~ is used by the community for relaxation / sport / recreation. Don't take that away!



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY

//

Give precise details:

[Empty box for details]

don't wish to be heard in support of my submission.

don't consider presenting a joint case with others presenting similar submissions.



SIGNATURE

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

Date 26/11/2016

** 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>Raymond Miller</u>		
Phone Numbers: Work:	Home:	Mobile: <u>0274435337</u>
Email Address: <u>rmiller10@gmail.com</u>		
Postal Address: <u>6 Wiley Rd Wanaka</u>		Post code: <u>9305</u>



PLAN CHANGE // To which this submission relates to:

Private Plan Change S1

QLDC
Wanaka Service Centre
Received

27 JAN 2016

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

** Ray Miller 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:

Rezoning approx 6 Ha of Open Space zoned land, lot 920 ~~PPDP~~ 486039 for low Density Residential

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

The original development of Peninsula Bay, made this area, Open Space Zoned land, to gain Consent.

Infinity now want to change the original agreement.

This area was to be left for the enjoyment of all people.

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

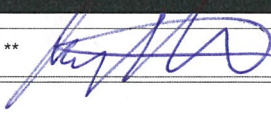
That the Plan change be "thrown out" in entirety.

It has no grounds to change the Original Plan, for Peninsula Bay, apart from greed.

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 27.01.2016

** 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


**QUEENSTOWN
LAKES DISTRICT
COUNCIL**
Wanaka Service Centre
Received

27 JAN 2016

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:

Suze Kelly

Phone Numbers: Work:

443 8711

Home:

443 6916

Mobile:

021 274 1227

Email Address:

suze.kelly@adventure.co.nz

Postal Address:

PO Box 739, Wanaka

Post code:

9343

**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.



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

26.1.16

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



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

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



FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE



Wanaka Service Centre
Received

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

27 JAN 2016

TO // Queenstown Lakes District Council

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

Name: **AMY HALL**

Phone Numbers: Work:

Home:

Mobile: **0210 451 453**

Email Address: **amyhah@gmail.com**

Postal Address: **9 DRAKE PLACE
LAKE HAWEA
9382**

Post code:
9382

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.

**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

A HALL

wish to be heard in support of my submission.

I

A HALL

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

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

Date

26/1/2016

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