

Environmental Consultants

PO Box 489, Dunedin 9054

New Zealand

Tel: +64 3 477 7884

Fax: +64 3 477 7691

By Email

10 November 2015

Queenstown Lakes District Council
C/- Vision Planning
PO Box 1985
QUEENSTOWN 9348

Our Ref: 9002

Attention: Vicki Jones

Dear Vicki

RE: PLAN CHANGE 51 - PENINSULA BAY NORTH – REQUEST FOR FURTHER INFORMATION

On behalf of Peninsula Bay Joint Venture, please find enclosed further information requested via emails dated 6th and 9th November 2015.

PLANNING MATTERS

1. Section 32 Evaluation – Alternatives Assessment

You have asked that we document whether consideration was given to applying the controls that are proposed via land covenant as specific rules in the district plan. This would have amounted to a spot zone, with specific layout and controls set out as rules. Given the small extent of the plan change area, we did not consider this option to be viable or an efficient district plan method to achieve the plan change purpose. We are confident that the LDR zone, coupled with the proposed land covenant to be a secure, robust planning method to achieve the plan change purpose.

Please find attached as **Annexure A** to this letter an updated section 32 evaluation which has been amended to include this consideration.

2. Consultation with Neighbours

You requested we provide details of consultation material, including a copy of the letter and information pack that went to neighbours for their comment prior to lodgement, along with maps identifying the properties the information was sent to. You have also asked for a copy of the land covenant which applies to the Peninsula

Also in Auckland and Tauranga

Ground Floor, 25 Anzac Street, Takapuna

PO Box 33 1642, Takapuna

Auckland 0740, New Zealand

Tel: +64 9 486 5773

Fax: +64 9 486 6711

PO Box 4653, Mt Maunganui South

Mt Maunganui 3149

New Zealand

Tel +64 7 577 1261

Bay land. The standard sale and purchase agreement of properties within Peninsula Bay, includes the relevant land covenant (as referred to on page 13 of the s32 report).

Please find attached this information as **Annexure B** to this letter, and now forms Appendix GB to the section 32 report.

The outcome of that consultation and issues raised are set out in section 4.2 of the s32 report.


3. Cross Sections

You requested cross sections be prepared to show the extent of ground level change as a result of the proposed building platforms and roading when viewed from the Lake. Please find attached the cross sections taken over the front six lots down to the Lake as **Annexure C** to this letter [these now form part of Appendix I of the section 32 report, the Infrastructure Report]. Note that the earthworks shown will be the maximum extent as they assume the full building platform will be levelled, when in fact earthworks will be tailored to the design of the future dwellings. Given earthworks will exceed 100m³ on these front lots, resource consent will be required either as part of the subdivision and/or as a stand alone activity and these matters can be assessed at the time of consent.

Please do not hesitate to contact us if you have any queries. We trust that the above clarification, additional documents and amendments to section 32 evaluation is sufficient for notification of the plan change to proceed.

Yours sincerely,

MITCHELL PARTNERSHIPS LIMITED



LOUISE TAYLOR

Email: louise.taylor@mitchellpartnerships.co.nz

Enc

Cc	Iain Weir	Infinity Investment Group
	Monique Thomas	Greenwood Roche
	Matthew Paetz	Queenstown Lakes District Council
	Julia Chalmers	