

QLDC
24 DEC 2015
QUEENSTOWN

Richard & Katherine Geeves

9 Oakland Street

Andersons Bay

Dunedin

Queenstown Lakes District Council

Private Bag 50072,

Queenstown 9348

Re Plan Change 51, Peninsula Bay North, Lake Wanaka

To the Policy Team,

Our family strictly believe in having a significant "Open Free Of Development Space" between residential and any lake within the Southern Lakes District, we enjoy walking, biking and sports in and around the Wanaka region and think any encroachment into what is currently natural untouched lakeside should not be considered as part of any future residential expansion in and around Wanaka.

Wanaka does not have any shortage of rural land that could be considered for residential development in our opinion, there is more than enough land that can potentially be re zoned away from the lake front for example the Cardrona Valley, Albert town and surroundings looking towards Hawea and land on the Cardrona river end of the new Three Parks Subdivision towards the airport.

Infinity Group have had their opportunity to develop land above and overlooking lake Wanaka, they should now look for new opportunities on the outskirts of Wanaka where the growth is going to continue in areas less sensitive and of less significance closer to the new amenities being developed at Three Parks.

Yours Sincerely



Richard & Katherine Geeves



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: Raewyn Calhaem

Phone Numbers: Work: 034438601

Home:

Mobile:

Email Address: raewyn_c@hotmail.com

Postal Address: 55 Rob Roy Lane, Wanaka

Post code:
9305



PLAN CHANGE // To which this submission relates to:

51 - Peninsula Bay North

I 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:

1. Change of zoning from Open Space to LDR



MY SUBMISSION IS //

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

Oppose the plan change for the following reasons:

1. Conditions of original consents should not be able to be removed at a later date. The ability to do so makes a mockery of the consent process and allows developers to effectively circumvent adhering to the conditions.
2. Development is slowly, in a piece-meal fashion eating away at the open spaces around Wanaka. Open spaces are a valuable asset to the community and this particular open space is used frequently by walkers and bikers.
3. As well as an open space being an asset in its own right, part of this open space is also designated Outstanding Natural Landscape. If anything we should be increasing the perimeter surrounding this area in order to protect more fully, not reducing it.



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

Rejection of the plan change application in entirety

I

do not

wish to be heard in support of my submission.

I

consider presenting a joint case with others presenting similar submissions.

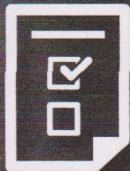
SIGNATURE

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

Date 24/01/2016

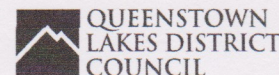
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FORM 5: SUBMISSION

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: Mr. Raymi Hurtado Stuart

Phone Numbers: Work:

Home:

Mobile: 022 0755 753

Email Address: raymihurtado@hotmail.com

Postal Address: 23 Bell Street
Lake Hawea RD2

Post code:

9382



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 Raymi Hurtado Stuart ** 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 the 6ha of Open space zoned land at the north end of peninsula bay.

**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 this submission to develop the Gha at the north ~~end~~ end of peninsula Bay as it would remove ^{the} easy-access recreational value of the area from the general public and the community.

This would be at the sole gain of the development company with no benefit to the local community.

Replacing the quality of walking and riding trails with a gravel track running through suburban multimillion dollar homes is NOT an acceptable compromise.

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

I would like to see these areas turned into protected public parks so that we can continue to promote Wanaka and the surrounding area as a gem of New Zealand's natural aesthetic resources, rather than the location of multi-million dollar homes that sit empty for 50 weeks of the year.

- I Raymi Hurtado Stuart wish to be heard in support of my submission.
- I Raymi Hurtado Stuart consider presenting a joint case with others presenting similar submissions.

**SIGNATURE**

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

Date 24 / 01 / 2016

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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: KAREN LEE EADIE

Phone Numbers: Work: 03 443 2889 Home: 03 443 8138 Mobile: 0272532100

Email Address: chrisnlee@extra.co.nz

Postal Address: P.O Box 841, Wanaka

Post code:
9343



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

~~** 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:

My submission relates to the whole proposed PLAN CHANGE 51 - Peninsula Bay North. The proposal to rezone approx 6 ha of Open Space Zoned land LOT 920 DP 486039 for specific 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.

I do not support the proposed PLAN CHANGE 51: Peninsula Bay North. The area of currently Open Space Zoned land was set aside in Peninsula Bay Subdivision approval for voluntary interest. It was a condition of this approval. It should not now be reversed particularly as it contains an area of Outstanding Natural Landscape. This open space zone should remain as it is as a buffer between the lake edge & the subdivision.

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

// Give precise details:

I seek that the Council (QLDC) do not approve in any part this proposed PLAN CHANGE 51 - Peninsula Bay North & that voluntary are made to abide by the original conditions of the Peninsula Bay Subdivision.

- I do not wish to be heard in support of my submission.
- I do not wish to consider presenting a joint case with others presenting similar submissions.

**SIGNATURE**

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

Date 24.1.16

** 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: JOANNA ASHE

Phone Numbers: Work:

Home:

Mobile: 0211279167

Email Address: zimjo2@yahoo.com

Postal Address: 11 GLENGYLE WAY
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 WHOLE PLAN CHANGE 51



MY SUBMISSION IS //

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

51/05

I STRONGLY OPPOSE "PLAN CHANGE 51"

I AM REGULARLY USING THE MOUNTAIN BIKE TRACKS IN THAT AREA AND IT WOULD BE A HUGE LOSS FOR BOTH THE COMMUNITY AND THE VISITORS TO LOOSE FOREVER SOME OF THE MOST BREATHTAKING VIEWS OF THE AREA IF IT WAS TO BE DEVELOPED.

I THINK AS WELL THAT INFINITY SHOULD RESPECT THE AGREEMENT THAT THEY CAME TO WITH THE COMMUNITY WHEN THEY FIRST STARTED DEVELOPING PENINSULA BAY. WHICH WAS TO PRESERVE THIS "OUTSTANDING NATURAL LANDSCAPE" (CONL) AREA AS A BUFFER BETWEEN THEIR DEVELOPMENT AND THE LAKE FRONT!

THIS PLAN GOES AGAINST THE INTREST OF THE WHOLE COMMUNITY!



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

I WANT THE COUNCIL TO MAKE INFINITY RESPECT THEIR PREVIOUS ENGAGEMENT OF PRESERVING "LOT 920 OP 486039" AS A BUFFER BETWEEN THEIR DEVELOPMENT AND THE LAKE FRONT.

I WANT THE COUNCIL TO PRESERVE OUR "OUTSTANDING NATURAL LANDSCAPE" AREAS FOR FUTURE GENERATIONS!

I DO NOT

wish to be heard in support of my submission.

I MAY

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

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

Jenna Moe

Date 24/1/2016

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



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



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: **PIERRE MARASTI**

Phone Numbers: Work:

Home:

Mobile: **022 395 17 83**

Email Address: **MARASTIPIT@YAHOO.FR**

Postal Address: **11 GLENGYLE WAY
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 WHOLE PLAN CHANGE 51



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 FIRMLY OPPOSE "PLAN CHANGE 51" AS A WHOLE.
 INFINITY IS TRYING TO TAKE POSSESSION OF ONE OF OUR "OUTSTANDING NATURAL LANDSCAPE" (ONL) AREA WHEN PRESERVING THIS SITE WAS ONE OF THE CONDITIONS THAT ALLOWED THEM TO DEVELOP THE AREA IN THE FIRST PLACE!
 THIS PLAN CHANGE IS UNACCEPTABLE FOR SEVERAL REASONS:
 - FIRST OF ALL IT IS DISHONEST FROM INFINITY TO TRY AND CHANGE WHAT WAS PREVIOUSLY AGREED ON.
 - SECONDLY THIS PART OF STICKY FOREST IS VERY POPULAR AMONGST BOTH LOCALS AND VISITORS FOR ITS BIKE TRACKS AND FOR ITS AMAZING VIEWS THAT WOULD BE SPOILED FOREVER IF DEVELOPED.
 - AS WELL, WANAKA HAS BEEN DEVELOPING FOR SOME YEARS THE "LIFESTYLE RESERVE" BRAND AND QUIET SUCCESSFULLY SO FAR. IT IS OUR RESPONSABILITY TO KEEP IT THAT WAY! IF WE LET PROMOTERS DESTROY ALL OUR "OUTSTANDING NATURAL LANDSCAPES", NOT ONLY OUR LIVES AS RESIDENTS WILL BE NEGATIVELY AFFECTED, BUT THE ATTRACTIVITY AND SINGULARITY OF WANAKA FOR VISITORS WILL DECREASE TOO WHICH IN THE LONG TERM IS A VERY BAD BUSINESS DECISION!



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

I WANT THE COUNCIL TO MAKE INFINITY RESPECT THEIR PREVIOUS ENGAGEMENT OF PRESERVING "LOT 920 DP 486039" AS A BUFFER BETWEEN THEIR DEVELOPMENT AND THE LAKE FRONT.
 I WANT THE COUNCIL TO PRESERVE OUR "OUTSTANDING NATURAL LANDSCAPE" AREAS FOR FUTURE GENERATIONS!

I

wish to be heard in support of my submission.

I

consider presenting a joint case with others presenting similar submissions.

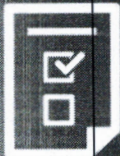
SIGNATURE

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

Date 24/1/16

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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: **ANDREW CORISH**

Phone Numbers: Work: **021 024 12304**

Home: **443 2219**

Mobile: **021 024 12304**

Email Address: **andrewcorish@yahoo.ca**

Postal Address: **P/O Box 306
LAKES**

Post code:

9343

PLAN CHANGE // To which this submission relates to:

LAND CHANGE 51

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

* **ANDREW CORISH**

** 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.

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 PLAN CHANGE, FOR THE OBVIOUS REASONS, THAT THEY ARE CHANGING THE DUNEDIN AGREEMENT.

THE KANUKA IS A GREAT BUTTER FROM THE DEVELOPMENT TO LAKE, AND THE MOUNTAIN BIKE TRAILS ARE AN ASSET TO THE TOWN. FOR A 'MOUNTAIN TOWN' WE HAVE VERY LITTLE MOUNTAIN BIKING, STICKY FOREST, AND IT SEEMS CRAZY TO TAKE SOME OFF. THE TRAILS ARE GETTING MORE AND MORE PEOPLE BIKING ON THEM AND IT IS GREAT TO MEET PEOPLE WHO HAVE COME HERE TO MOUNTAIN BIKE AND STAY IN OUR TOWN.

I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY

// Give precise details:

LOOK AT THE LONG TERM. MOUNTAIN BIKING BRINGS PEOPLE TO VISIT TOWNS.

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 25/1/16

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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: **Eddie Spearing**

Phone Numbers: Work:

Home:

Mobile: **027 472 9908**

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

Postal Address: **19B Totara Terrace, Wanaka**

Post code: **9305**



PLAN CHANGE // To which this submission relates to:

Plan Change 51 - Peninsula Bay North

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.

would not

gain an advantage in trade competition through this submission.

directly affected by an effect of the subject matter of the submission.

(*) 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:



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 the plan change.

The Wanaka community will lose bike and running trails which should not be lost in this highly visible and accessible position overlooking Lake Wanaka. The partial loss of the biking and running tracks known as 'Thread The Needle' and other tracks in close proximity.

I not that this land was originally envisaged to be vested to council as reserve to stop this situation occurring but that never happened it seems. Originally Plan Change 15.



I SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY //

Give precise details:

That the extra land Infinity group are requesting is cut back to exclude at area already identified in Plan Change 15 and will protect the whole section overlooking the lake.

That the whole north end of Peninsular bay be made a reserve to stop future possible urban building encroachment.

☐ Do Not

wish to be heard in support of my submission.

☐ Would

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

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

Date 25th January 2016

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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: Jen Corish

Phone Numbers: Work: 03 443 1989

Home: 03 443 2219

Mobile: 021 054 1829

Email Address: jen@alpineimages.co.nz

Postal Address: 10 Box 306,
Wanaka
9343

Post code:

9343

PLAN CHANGE // To which this submission relates to:

Plan Change 51 - Peninsula Bay

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

*1 JEN CORISH

** 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 rezoning of 6ha of Open space zoned land at the north end of Peninsula Bay for specific 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.

I strongly oppose the specific provisions of Plan Change 51.

Maintaining areas for recreation such as Mountain Biking is fundamental to Wanaka township and the people who live & work here. I own a business that helps attract numerous people into Wanaka, but without recreation & specifically mountain biking I would no longer want to live in this town.

There are incredibly limited areas of trails here in Wanaka, and Plan Change 51 would only succeed in dramatically reducing these further. I don't feel appeased by promises for a new 'bike track' as this will be more like a walking highway, and not the kind of technical 'single track' that bikers so desperately want.

Moreover, the fact that Infinity specifically agreed NOT to do the proposed, as a condition of building, only demonstrates how underhand the organisation is to try & turn it around at this stage.

Development is of course important, but not at the expense of the environment, areas close to the lake, and tourist attractions like biking.

**SEEK THE FOLLOWING FROM THE LOCAL AUTHORITY**

// Give precise details:

To oppose plan 51 and to not allow this to pass.

I Den Conish

wish to be heard in support of my submission.

I Den Conish

consider presenting a joint case with others presenting similar submissions.

SIGNATURE

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

Den Conish

Date 22.1.16

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



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

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



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: JAMIE GREENWAY

Phone Numbers: Work:

Home:

Mobile: 021 539931

Email Address: jamie@bigpines.co.nz

Postal Address:

86 McDougall St 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:~~

*1 JAMIE GREENWAY

** 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:

Blank area for specific provisions, crossed out with diagonal lines.

**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 plan change.
 Another greedy developer manipulating
 the consent process for their own gain
 with little or no consideration to the
 environment or the wider community.

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

// Give precise details:

To grow a set for once and say
 no to a developer and listen to
 the people that elected them.

☐ 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

25/1/15

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