



# 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: Irisashi Sasaki

Phone Numbers: Work: 443 6454 Home: 443 1232 Mobile: 021 143 4054

Email Address: sasasaki@gmail.com

Postal Address: 22 Pennith Park Dr. 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.

I

do not

wish to be heard in support of my submission.

I

do not

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

\*\* 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

51/102



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: **ELISKA LEWIS**

Phone Numbers: Work: **03443 8184** Home: **03443 8184** Mobile: **02156 2244**

Email Address: **eliska@lewisarchitects.co.nz**

Postal Address: **S BAKER GROVE, WANAKA**

Post code: **9305**



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

**PLAN CHANGE S1 - PENINSULA BAY NORTH**

I **DO NOT** gain an advantage in trade competition through this submission.

\*I **do not** gain an advantage in trade competition through this submission.  
\*\* 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 SEEKS TO DEVELOP LAND IN  
OPEN SPACE ZONE THAT ALSO HAS QLDZ CLASSIFICATION.**

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.

51/102

I OPPOSE THE PROVISION FOR DEVELOPMENT IN THE ONL AREA AND THE OPEN SPACE ZONE.

THE ONL AREA IS NOT CAPABLE OF ABSORBING THE DEVELOPMENT AND WOULD DETRACT FROM VIEWS OF OTHERWISE NATURAL LANDSCAPE

THIS AREA IS NOT NEEDED NOW TO ACCOMMODATE GROWTH OF WANAKA. THE DEVELOPMENT GOES AGAINST THE DECISIONS OF PLAN CHANGE 15 IN 2008 AND THE FINDINGS OF THE ENVIRONMENT COURT DECISION C010/2005



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

Give precise details:

DECLINE THE APPLICATION FOR PLAN CHANGE 15

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) \*\*

*Elisec L...*

Date

26 JANUARY 2016

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

QLDC  
Wanaka Service Centre  
Received

28 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 LEWIS**

Phone Numbers: Work: **443 8184**

Home: **443 8184**

Mobile: **021 755 809**

Email Address: **mattlewis@ihug.co.nz**

Postal Address: **5 BAKER GROVE  
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

\*\* 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:

- DEVELOPMENT OF LAND ZONED OPEN SPACE
- CHANGING ZONING OF OPEN LAND.
- WHICH IS OUTSTANDING NATURAL LAND CLASSIFIED!
- PROVIDING ECOLOGICAL GAINS...
- IMPROVED PASSIVE RECREATION.

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 THE PROVISIONS OF THE PLAN CHANGE!!
- THIS AREA IS OPEN SPACE & 'OUTSTANDING NATURAL LANDSCAPE' DESIGNATED!
- PBJV AGREED TO KEEP THIS AREA 'OLN' AND OPEN SPACE WHEN THE ORIGINAL PENINSULA BAY PLAN CHANGE 15 WAS GRANTED. A CONDITION OF THE CONCENT I BELIEVE
- AND GOES AGAINST THE FINDINGS OF THE ENVIRONMENT COURT DECISION (CO10 IN 2005)
- THERE WILL NOT BE ECOLOGICAL GAINS!
- THIS WILL NOT IMPROVE PASSIVE RECREATION ON THIS LAND!

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

DECLINE THE APPLICATION! (PLAN CHANGE 51)

I

DO

wish to be heard in support of my submission.

I

WILL

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.

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QLDC  
Wanaka Service Centre  
Received

28 JAN 2016





# FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE

QUEENSTOWN  
LAKES DISTRICT  
COUNCIL

QLDC  
Wanaka Service Centre  
Received

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

28 JAN 2016



TO // Queenstown Lakes District Council



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

Name: Steve Schlicker

Phone Numbers: Work:

Home: 03 443 8824

Mobile: 027 412 5006

Email Address: S. D. Schlicker@xtra.co.nz

Postal Address: Box 178  
Wanaka

Post code:  
9343



PLAN CHANGE // To which this submission relates to:

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 is that the plan change be declined in its entirety.  
The lots proposed were correctly deemed inappropriate for  
development in the original development proposal.

There are significant detrimental visual effects concerning  
lots 4, 5, 6, 7, 8, 9, 10, 11 from the existing dwellings on Inland Drive  
and adjacent Ridge Road and lake users in the Stevensons  
Arm, Bardon Bay and Dublin Bay Areas  
There are significant detrimental effects on cyclists and walkers  
who use the very popular buffer strip provided in the R.M.  
consented plan.

To say the development is a logical extension of the

Peninsula Bay Subdivision is outrageous as the original  
subdivision was consented with the existing buffer strip as a requirement



**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 of the plan change. The reason I oppose the submission is that the lots proposed were originally considered and appropriately declined in the original development proposal.

There are significant detrimental visual effects concerning lots 4, 5, 6, 7, 8, 9, 10 & 11 from the existing dwellings on Ingham Road and Mount Ridge and any late uses on the Stearns Bay Burdens beach and Stearns Bay areas. There are significant detrimental effects on cyclists, walkers and runners who use the very popular buffer strip provided in the original consented plan. To say the development is a logical extension of the Stearns Bay subdivision is ridiculous as the original consent was consented to because of the land offered as a buffer zone for recreational and aesthetic purposes.

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

//

Give precise details:

To decline the proposal in its entirety.

I

do not

wish to be heard in support of my submission.

I

do not

consider presenting a joint case with others presenting similar submissions.

**SIGNATURE**

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

Date

26/1/16.

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QUEENSTOWN  
LAKES DISTRICT  
COUNCILQueenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
Corner Road, Queenstown 9300P: 03 441 0499  
E: pcsubmission@qldc.govt.nz  
www.qldc.govt.nz





# FORM 5: SUBMISSION

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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 CHALK**

Phone Numbers: Work:

Home:

Mobile: **02040653458**

Email Address: **chalk.christopher@yahoo.co.uk**

Postal Address:

**16 MANUKA CRES., WANAKA, 9305 →**

Post code:



**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.

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**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.**

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

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**SIGNATURE**

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

Date

27/01/16

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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: Toby Hayne

Phone Numbers: Work:

Home:

Mobile: 0212384965

Email Address: toby.hayne@hotmail.com

Postal Address: 49B Hedderly St. WANAKA

Post code:

93210



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

## Plan Change 51 - Peninsula Bay NorthSHARE

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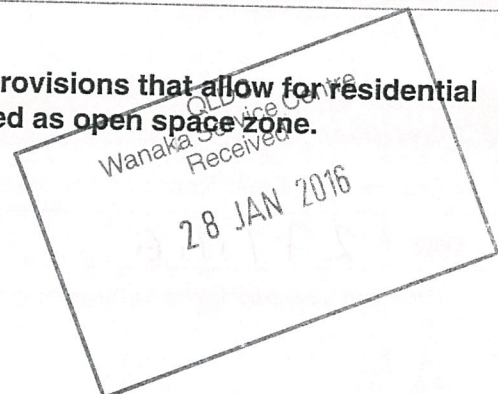
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**MY SUBMISSION IS**

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

Date

27/1/16

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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: Alycia Waller

Phone Numbers: Work:

Home:

Mobile: 0211 835 774

Email Address: alyciamwaller@gmail.com

Postal Address: 49 Totara Terrace, Wanaka 9305

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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QLDC  
Wanaka Service Centre  
Received  
28 JAN 2016



**MY SUBMISSION IS**

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**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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**SIGNATURE**

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

Date 28/01/16

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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: Martin GALEY

Phone Numbers: Work: 027 226 5343

Home: 03 443 6267

Mobile: 027 226 5343

Email Address: big.sky@xtra.co.nz

Postal Address: 4 Wexford St.  
Albert Town  
Wanaka

Post code:

93 25



**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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28 JAN 2016



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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: ALAN POWSER

Phone Numbers: Work:

Home:

Mobile: 0273931282

Email Address: powser222@yahoo.co.uk

Postal Address: 108 KINGS DRIVE

Post code:

9305



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

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QLDC  
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Received

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

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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: Gabrielle Vermunt

Phone Numbers: Work:

Home:

Mobile: 021 151 3783

Email Address: gabriellevermunt@hotmail.com

Postal Address:

Post code:



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

## Plan Change 51 - Peninsula Bay NorthSHARE

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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.

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

Gabrielle

wish to be heard in support of my submission.

I

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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.

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

