

Submission - Form 5

Plan Change 51

To: Queenstown Lakes District Council

Submission on: Plan Change 51 - Peninsula Bay North

Submission by: David Balls

Date: Wednesday, 27 January 2016

Postal Address: 9 Mt. Gold Place
Wanaka

Phone: 443 6000

Email: david.balls@me.com

I ~~do~~ / don't (delete one) wish to be heard in support of this submission.

I would / ~~wouldn't~~ (delete one) consider presenting a joint case with parties of similar interest.

Specific Provisions

This submission relates to the whole of Plan Change 51 particular any provisions that allow residential development of the Open Space Zone or reduce the values or access to the Open Space Zone.

Land Subject of this application

The area in question provides outstanding views over the lake and great opportunities to walk and ride through open grass spaces interlinked with trails through natural kanuka stands. It is relatively unique compared to other areas of the track and reserve network as it is open flowing track with amazing views that transition from the Clutha River outlet with views to the north and Stevenson's Arm of Lake Wanaka opening out to the views to the west of Treble Cone and Black Peak.

The tracks and open ridgeline feel remote and natural and are separated from the residential development of Peninsula Bay by the natural topography. The boundary of the urban development is at the base of a nature moderate slope and tracks and trails are located further to the north on the higher ground and avoid proximity to the houses ensuring privacy for residences and a nice experience for trail users.

The land in question is different in character from the already developed areas of peninsula bay in that it extends well into the area identified as ONL, it includes an open and elevated ridge top and it contains a significant amount of natural vegetation.

I value the ability to access through this area and the experience it provides me being a sense of awe of the view, an escape from the busyness of built up areas, the sense of remoteness and the opportunity for physical activity and recreation.

Open Space Zone - Section 20 - QLDC District Plan

The current zone over the area of land subject to this plan change is Open Space Zone - Landscape Protection.

The purpose of this zone as started in the District Plan is to

20.1.1 Purpose of Zone

The purpose of the Open Space Zone is to protect landscape values, natural character and informal open space of the area. It is intended to keep such areas in a natural state and free of buildings and structures. Such areas may however, be utilised for types of passive recreation that do not require intrusive buildings or structures, such as walking, running and biking.

This zone is absolutely clear and unambiguous with regard to intent and purpose and prohibits all residential development and promotes public access and recreation.

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 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.

Conclusion

This Open Space was specifically set aside during the development of Peninsula Bay to avoid sensitive areas of the land, provide recreation opportunities and offset the loss of openness created by large scale residential development.

I believe that the approval of Plan Change 51 would completely undermine the very intent of zoning this land Open Space -Landscape Protection and remove the offset or mitigation that was considered necessary for the approval of the residential development of Peninsula Bay.

Relief Sort

I urge the consent authority to uphold the provisions of the underlying plan change and Open Space Zoning of the site and reject Plan Change 51 in its entirety.

I request that this open space zone land be vested in Council as reserve as was intended.

Signature

Signature (to be signed for or on behalf of submitter) ** David Balls 27th Jan 2016

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

Julia Chalmers

From: Matt Carr <styleycarr@hotmail.com>
Sent: Wednesday, 27 January 2016 10:29 PM
To: zzDL PCSubmissions
Subject: Plan Change 51

Follow Up Flag: Follow up
Flag Status: Flagged

Submission - Form 5

Plan Change 51



To: Queenstown Lakes District Council

Submission on: Plan Change 51 - Peninsula Bay North

Submission by: Matt Carr

Date: Wednesday, 27 January 2016

Postal Address: 44 Nichol Street, RD2, Wanaka, 9382

Phone: 027 443 7721

Email: styleycarr@hotmail.com

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

I wouldn't consider presenting a joint case with parties of similar interest.



Specific Provisions

This submission relates to the whole of Plan Change 51 particular any provisions that allow residential development of the Open Space Zone or reduce the values or access to the Open Space Zone.

Land Subject of this application

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Signature

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

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Submission - Form 5

Plan Change 51

To: Queenstown Lakes District Council

Submission on: Plan Change 51 - Peninsula Bay North

Submission by: Gwilym Griffith-Jones

Date: Wednesday, 27 January 2016

Postal Address: 100 Loess Lane
RD2 Wanaka

Phone: 03 443 1900

Email: gwilymgj@gmail.com

I don't (delete one) wish to be heard in support of this submission.

I would consider presenting a joint case with parties of similar interest.

Specific Provisions

This submission relates to the whole of Plan Change 51 particular any provisions that allow residential development of the Open Space Zone or reduce the values or access to the Open Space Zone.

Land Subject of this application

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This zone is absolutely clear and unambiguous with regard to intent and purpose and prohibits all residential development and promotes public access and recreation.

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 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.

Conclusion

This Open Space was specifically set aside during the development of Peninsula Bay to avoid sensitive areas of the land, provide recreation opportunities and offset the loss of openness created by large scale residential development.

I believe that the approval of Plan Change 51 would completely undermine the very intent of zoning this land Open Space -Landscape Protection and remove the offset or mitigation that was considered necessary for the approval of the residential development of Peninsula Bay.

Relief Sort

I urge the consent authority to uphold the provisions of the underlying plan change and Open Space Zoning of the site and reject Plan Change 51 in its entirety.

I request that this open space zone land be vested in Council as reserve as was intended.

Signature

Signature (to be signed for or on behalf of submitter) ** _____ Gwilym Griffith-Jones _____

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Submission - Form 5

Plan Change 51

To: Queenstown Lakes District Council

Submission on: Plan Change 51 - Peninsula Bay North

Submission by: Merle Schluter

Date: Wednesday, 27 January 2016

Postal Address: 100 Loess Lane
Hawea Flat

Phone: 443 1900

Email: smiling.stranger@gmail.com

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

I would consider presenting a joint case with parties of similar interest.

Specific Provisions

This submission relates to the whole of Plan Change 51 particular any provisions that allow residential development of the Open Space Zone or reduce the values or access to the Open Space Zone.

Land Subject of this application

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The land in question is different in character from the already developed areas of peninsula bay in that it extends well into the area identified as ONL, it includes an open and elevated ridge top and it contains a significant amount of natural vegetation.

I value the ability to access through this area and the experience it provides me being a sense of awe of the view, an escape from the busyness of built up areas, the sense of remoteness and the opportunity for physical activity and recreation. I love that place. It is full of history and lots of locals use it on a regular basis.

Open Space Zone - Section 20 - QLDC District Plan

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Conclusion

This Open Space was specifically set aside during the development of Peninsula Bay to avoid sensitive areas of the land, provide recreation opportunities and offset the loss of openness created by large scale residential development.

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Relief Sort

I urge the consent authority to uphold the provisions of the underlying plan change and Open Space Zoning of the site and reject Plan Change 51 in its entirety.

I request that this open space zone land be vested in Council as reserve as was intended.

Signature

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

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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: Julia Le

Phone Numbers: Work: 021993780

Home: 034431324

Mobile:

Email Address:

Postal Address: 9 Ash avenue, 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.

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.**

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) **

Cather
ine Le

Date

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Submission - Form 5

Plan Change 51

To: Queenstown Lakes District Council

Submission on: Plan Change 51 - Peninsula Bay North

Submission by: Lori Balls

Date: Wednesday, 27 January 2016

Postal Address: 9 Mount Gold Place
Wanaka
9305

Phone: 443 6000

Email: lori.balls@me.com

I don't (delete one) wish to be heard in support of this submission.

I would consider presenting a joint case with parties of similar interest.

Specific Provisions

This submission relates to the whole of Plan Change 51 particular any provisions that allow residential development of the Open Space Zone or reduce the values or access to the Open Space Zone.

Land Subject of this application

The area in question provides outstanding views over the lake and great opportunities to walk and ride through open grass spaces interlinked with trails through natural kanuka stands. It is relatively unique compared to other areas of the track and reserve network as it is open flowing track with amazing views that transition from the Clutha River outlet with views to the north and Stevenson's Arm of Lake Wanaka opening out to the views to the west of Treble Cone and Black Peak.

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Conclusion

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I believe that the approval of Plan Change 51 would completely undermine the very intent of zoning this land Open Space -Landscape Protection and remove the offset or mitigation that was considered necessary for the approval of the residential development of Peninsula Bay.

Relief Sort

I urge the consent authority to uphold the provisions of the underlying plan change and Open Space Zoning of the site and reject Plan Change 51 in its entirety.

I request that this open space zone land be vested in Council as reserve as was intended.

Signature

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

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SUBMISSION ON THE
QUEENSTOWN LAKES DISTRICT COUNCIL
PLAN CHANGE 51

SUBMITTER DETAILS:

Name: LAC Property Trustees Ltd
Phone No: 03 477 7312
Fax No: 03 477 5564
Email Address: bridget.irving@gallowaycookallan.co.nz
 campbell.hodgson@gallowaycookallan.co.nz
Postal Address: C/- Galloway Cook Allan, P O Box 143, Dunedin 9054

THIS IS A SUBMISSION on the Queenstown Lakes District Council Plan Change 51.

LAC Property Trustees owns the property at 57 Mt Gold Place, Wanaka. This land is adjacent to and directly affected by Plan Change 51.

1. LAC Property Trustees opposes Plan Change 51.
 - (a) The submitter opposes the entire Plan Change because:
 - i) It seeks that further development occurs adjacent to the current Low Density Residential Zoned areas at Peninsula Bay. This will occur in Open Space Zone.
 - ii) The existing Low Density Residential Zoning at Peninsula Bay was created via Plan Change Variation 25. Variation 25 proceeded with agreement from all parties and was approved on the basis that Open Space Zoning landscape protections were implemented. The Plan Change now seeks to unwind the prior agreement and variation. Low Density Residential Zone is proposed in an area previously afforded open space protection.
 - iii) It is inconsistent with the following objectives and policies of the operative plan:
 - 1) Residential policy 1.5 which seeks to maintain the distinction between the urban and rural areas to protect the quality and character of the surrounding environment and its visual quality. This plan change will expand an urban area into the Open Space Zone, diminishing visual quality of the area. It is acknowledged that this policy is directed at a urban/rural interface, however it is submitted that the policy is equally applicable to the Peninsula Bay area.
 - 2) Residential policy 2.1 which seeks to contain the outward spread of residential areas, and limit peripheral residential

or urban expansion. Plan Change 51 will directly contravene this policy as it will enable residential activity to continue to expand incrementally into what is currently Open Space Zone.

- 3) Open Space objective 1 which seeks to protect and maintain the natural ecological values and open space appearance of the Open Space Zone. Plan Change 51 will enable residential expansion into land currently zoned "Open Space", degrading its ecological values and its open space appearance.
- 4) Open Space policy 1.1 which seeks to restrict development of buildings and structures so they do not detract from the open character of the zone. Plan Change 51 will reduce the size of the Open Space zone within the Peninsula Bay environment. This reduction in open space will directly affect the open character, as it will be infilled with housing.
- 5) Open Space policy 1.3 which seeks to protect the open space appearance of the zone. This plan change will reduce the amount of open space within this environment, reducing the open quality of it and compromising the amenity of neighbouring residential land.
- 6) District Wide objective 4.2.5 which seeks that development avoids, remedies or mitigates adverse effects on landscape and visual amenity values. Plan Change 51 erodes the landscape and amenity values of the land currently zoned Open Space by proposing residential development in that area.
- 7) District Wide policy 4.2.5(1)(b) which seeks to encourage development in areas of the district that can absorb change without detracting from landscape and amenity values. This environment is not appropriate for development as the landscape and amenity values will be adversely effected by the increased development.
- 8) District Wide policy 4.2.5(2)(b) which seeks to avoid development in parts of ONLs with little or no capacity to absorb change. It is submitted that the proposed rezoning within an ONL that is not capable of absorbing more change. That was recognised through variation 25 and the decision to zone the subject land Open Space.
- 9) District Wide policy 4.2.5(2)(d) which seeks to recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads. The incremental development of Peninsula Bay is steadily decreasing the naturalness and amenity values of the open space in this environment.
- 10) District Wide policy 4.2.5(6)(b) which seeks to discourage urban development in ONLs of the district. Plan Change 51

seeks to provide for residential development within the ONL.

11) District Wide policy 4.2.5(6)(c) which seeks to avoid, remedy or mitigate adverse effects of urban development in ONLs by maintaining the open character of those ONLs. Plan Change 51 will reduce the open character of the currently zoned Open Space Zone by incrementally developing the open space.

12) District Wide Policy 4.2.5(8)(a) which states that QLDC policy is to ensure that the density of development does not increase to a point where the benefits of further building are outweighed by the adverse effects on the landscape and the over domestication of the landscape. This policy suggests that Plan Change 51 should be disallowed because the incremental development will result in over domestication of the landscape, which will adversely effect the landscape values of the area.

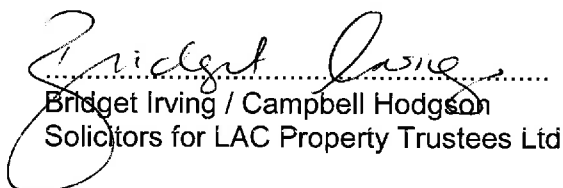
iv) Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay.

v) The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area.

(b) The submitter seeks that the Plan Change be declined and that the operative plan remain in force.

2. The submitter wishes to be heard in support of this submission.

3. The submitter considers presenting a joint case with others presenting similar submissions.


Bridget Irving / Campbell Hodgson
Solicitors for LAC Property Trustees Ltd

Date: 28 January 2016

Submission - Form 5

Plan Change 51

To: Queenstown Lakes District Council

Submission on: Plan Change 51 - Peninsula Bay North

Submission by: Matt Proctor

Date: Wednesday, 27 January 2016

Postal Address: 2 Hidden Hills Drive, Wanaka

Phone: 021 590 955

Email: Mattproctor.nz@gmail.com

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

I would consider presenting a joint case with parties of similar interest.

Specific Provisions

This submission relates to the whole of Plan Change 51 particular any provisions that allow residential development of the Open Space Zone or reduce the values or access to the Open Space Zone.

Land Subject of this application

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Conclusion

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I believe that the approval of Plan Change 51 would completely undermine the very intent of zoning this land Open Space -Landscape Protection and remove the offset or mitigation that was considered necessary for the approval of the residential development of Peninsula Bay.

Relief Sort

I urge the consent authority to uphold the provisions of the underlying plan change and Open Space Zoning of the site and reject Plan Change 51 in its entirety.

I request that this open space zone land be vested in Council as reserve as was intended.

Signature

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

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SUBMISSION ON THE
QUEENSTOWN LAKES DISTRICT COUNCIL
PLAN CHANGE 51

SUBMITTER DETAILS:

Name: Nick Brasington
Phone No: 03 477 7312
Fax No: 03 477 5564
Email Address: bridget.irving@gallawaycookallan.co.nz
 campbell.hodgson@gallawaycookallan.co.nz
Postal Address: C/- Gallaway Cook Allan, P O Box 143, Dunedin 9054

THIS IS A SUBMISSION on the Queenstown Lakes District Council Plan Change 51.

Nick Brasington owns the property at 53 Mt Gold Place, Wanaka. This land is adjacent to and directly affected by the submission of Plan Change 51.

1. Nick Brasington opposes Plan Change 51.
 - (a) The submitter opposes the entire Plan Change because:
 - i) It seeks that further development occurs adjacent to the current Low Density Residential Zoned areas at Peninsula Bay. This will occur in Open Space Zone.
 - ii) The existing Low Density Residential Zoning at Peninsula Bay was created via Plan Change Variation 25. Variation 25 proceeded with agreement from all parties and was approved on the basis that Open Space Zoning landscape protections were implemented. The Plan Change now seeks to unwind the prior agreement and variation. Low Density Residential Zone is proposed in an area previously afforded open space protection.
 - iii) It is inconsistent with the following objectives and policies of the operative plan:
 - 1) Residential policy 1.5 which seeks to maintain the distinction between the urban and rural areas to protect the quality and character of the surrounding environment and its visual quality. This plan change will expand an urban area into the Open Space Zone, diminishing visual quality of the area. It is acknowledged that this policy is directed at a urban/rural interface, however it is submitted that the policy is equally applicable to the Peninsula Bay area.
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or urban expansion. Plan Change 51 will directly contravene this policy as it will enable residential activity to continue to expand incrementally into what is currently Open Space Zone.

- 3) Open Space objective 1 which seeks to protect and maintain the natural ecological values and open space appearance of the Open Space Zone. Plan Change 51 will enable residential expansion into land currently zoned "Open Space", degrading its ecological values and its open space appearance.
- 4) Open Space policy 1.1 which seeks to restrict development of buildings and structures so they do not detract from the open character of the zone. Plan Change 51 will reduce the size of the Open Space zone within the Peninsula Bay environment. This reduction in open space will directly affect the open character, as it will be infilled with housing.
- 5) Open Space policy 1.3 which seeks to protect the open space appearance of the zone. This plan change will reduce the amount of open space within this environment, reducing the open quality of it and compromising the amenity of neighbouring residential land.
- 6) District Wide objective 4.2.5 which seeks that development avoids, remedies or mitigates adverse effects on landscape and visual amenity values. Plan Change 51 erodes the landscape and amenity values of the land currently zoned Open Space by proposing residential development in that area.
- 7) District Wide policy 4.2.5(1)(b) which seeks to encourage development in areas of the district that can absorb change without detracting from landscape and amenity values. This environment is not appropriate for development as the landscape and amenity values will be adversely effected by the increased development.
- 8) District Wide policy 4.2.5(2)(b) which seeks to avoid development in parts of ONLs with little or no capacity to absorb change. It is submitted that the proposed rezoning within an ONL that is not capable of absorbing more change. That was recognised through variation 25 and the decision to zone the subject land Open Space.
- 9) District Wide policy 4.2.5(2)(d) which seeks to recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads. The incremental development of Peninsula Bay is steadily decreasing the naturalness and amenity values of the open space in this environment.
- 10) District Wide policy 4.2.5(6)(b) which seeks to discourage urban development in ONLs of the district. Plan Change 51

seeks to provide for residential development within the ONL.

11) District Wide policy 4.2.5(6)(c) which seeks to avoid, remedy or mitigate adverse effects of urban development in ONLs by maintaining the open character of those ONLs. Plan Change 51 will reduce the open character of the currently zoned Open Space Zone by incrementally developing the open space.

12) District Wide Policy 4.2.5(8)(a) which states that QLDC policy is to ensure that the density of development does not increase to a point where the benefits of further building are outweighed by the adverse effects on the landscape and the over domestication of the landscape. This policy suggests that Plan Change 51 should be disallowed because the incremental development will result in over domestication of the landscape, which will adversely effect the landscape values of the area.


iv) Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay.

v) The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area.

(b) The submitter seeks that the Plan Change be declined and that the operative plan remain in force.

2. The submitter wishes to be heard in support of this submission.

3. The submitter considers presenting a joint case with others presenting similar submissions.


Bridget Irving / Campbell Hodgson
Agent for Nick Brasington

Date: 28 January 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**.

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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

27/1/2016

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

