

FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE

51/61



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: **SIMON BOWDEN**

Phone Numbers: Work: **021 152 6895**

Home:

Mobile: **021 152 6895**

Email Address: **lobey-nz@yahoo.com**

Postal Address: **6 ANDREA LANE
WANAKA**

Post code:

9305



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 ☐ ** 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:

QLDC
Wanaka Service Centre
Received
27 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.

51/61

I DON'T SUPPORT THE PLAN CHANGE AS I BELIEVE THE WALKING + CYCLING TRACKS IN THIS AREA TO BE A POSITIVE ASSET TO THE PEOPLE + TOWN OF WANAKA.



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

THAT WE SHOULD BE LOOKING AT PROTECTING + INCREASING + MAINTAINING THE WALKING + CYCLING TRACKS

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 27/1/16

** 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

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

QLDC
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: LOUISE CARNEY

Phone Numbers: Work:

Home:

Mobile: 0212982576

Email Address: louisecarney@hotmail.com

Postal Address: 34 Partridge Rd
Hawea Flat

Post code:
9382



PLAN CHANGE // To which this submission relates to:

51 Peninsula Bay Extension

I am 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:

QLDC
Wanaka Service Centre
Received

27 JAN 2016

**MY SUBMISSION IS //**

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

~~Oppose~~ to
Oppose building of houses as it intrudes
on recreational reserve

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

I wish to be heard in support of my submission.

I consider presenting a joint case with others presenting similar submissions.

QLDC
Wanaka Service Centre
Received
27 JAN 2016

SIGNATURE

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

Deny

Date

25/1/16

** 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
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FORM 5: SUBMISSION

ON A PUBLICLY NOTIFIED PLAN CHANGE

Wanaka Service Centre
Received

51/63

28 JAN 2016



QUEENSTOWN
LAKES DISTRICT
COUNCIL

QLDC
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: Mark Goodwin

Phone Numbers: Work:

Home: 03 443 7505

Mobile: 027 3698124

Email Address: crankingfine@yahoo.com

Postal Address: 30 Hewson Cres
RD2 Wanaka

Post code:

9382



PLAN CHANGE // To which this submission relates to:

Plan Change 51 - Peninsula Bay North Shore

To rezone approximately 6 ha of open space at the north end of Peninsula Bay (Lot 920 DP 486039) for specific low density residential development, whilst providing ecological and passive recreational benefits.

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.

**MY SUBMISSION IS //**

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

51/63

I STRONGLY OPPOSE PLAN CHANGE 51

Rezoning this area will have a significant negative impact on the community. I use this area weekly for biking and cherish it as one of the most important places to promote health and well being for the community and visitors.

Approval of this plan change could in no possible way advance the outcomes set by the Open Space Zone.

QLDC
Wanaka Service Centre
Received

27 JAN 2016

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

Do not allow Plan Change 51 - Peninsula Bay North SHARE to rezone 6ha. of open space zoned 1 at the northend of Peninsula Bay. (Lot 920 DP 486039) for specific low density residential development.
This area needs to be protected for the community and visitors

I wish to be heard in support of my submission.

I Mark Goodwin 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.



Submission - Form 5

Plan Change 51

To: Queenstown Lakes District Council

Submission on: Plan Change 51 - Peninsula Bay North

Submission by: Kirsten Rabe

Date: Wednesday, 27 January 2016

Address for service: PO Box 446, Wanaka

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

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) ** _____Kirsten
Rabe_____

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

Julia Chalmers

From: Julie Newell <julie.daryl@xtra.co.nz>
Sent: Wednesday, 27 January 2016 6:00 PM
To: zzDL PCSubmissions
Subject: Plan Change 51

Follow Up Flag: Follow up
Flag Status: Flagged

Hi there,

I wish to make a submission on plan change 51, objecting to the change of land in sticky forest from public to private. I have tried to use the on line form but it will not allow any text to be entered.

I do not gain any trade advantage from this submission.

I object on the grounds that the land is public, and should remain in public ownership for our and future generations, not be used to profit a few wealthy individuals. This land belongs to the public, and should not be sold off.

Kind regards

Julie Newell,
122 Anderson Road (land owner)
1 Ardmore Street (tenant)
julie.daryl@xtra.co.nz
021 876 895

Submission - Form 5

Plan Change 51

To: Queenstown Lakes District Council

Submission on: Plan Change 51 - Peninsula Bay North

Submission by: Matthew Davidson

Date: Wednesday, 27 January 2016

Postal Address: 32 Studholme Rd
Wanaka 9382

Phone: 03 443 8373

Email: matthew@davidson.org.nz

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

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.

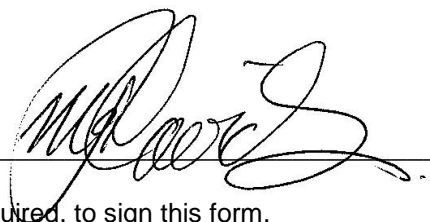
Relief Sort

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) **



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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: SHAWN BAKER.

Phone Numbers: Work:

Home:

Mobile: 021 400 436

Email Address: b-cc@ihug.co.nz.

Postal Address: 15 PENRITH PARK DRIVE
WANAKA

Post code:

9305.



PLAN CHANGE // To which this submission relates to:

PLAN CHANGE S1 / LOT 920 DP 486039
PENINSULA BAY NORTH
WANAKA.

I DO NOT

gain an advantage in trade competition through this submission.

** 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:

RE ZONING OF 6 HA OF OPEN SPACE FOR
LOW DENSITY DEVELOPMENT

**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 AM OPPOSED TO THE PLAN CHANGE FOR SEVERAL REASONS:

- 1) STICKY FOREST BIKE TRAILS WILL BE ADVERSELY AFFECTED BY THIS CHANGE. IT IS A HUGE WELL UTILISED LOCAL ASSET AND CARED FOR BY VOLUNTEERS.
- 2) DESTRUCTION OF AN AREA OF OUTSTANDING NATURAL LANDSCAPE AND ALL ITS NATIVE VEGETATION AND CONSEQUENT HABITAT.
- 3) THE OPEN SPACE IS A BUFFER BETWEEN THE LAKE EDGE AND DEVELOPMENT - IT NEEDS TO STAY
- 4) THE DEVELOPERS ORIGINALLY COMMITTED TO PRESERVING THIS OPEN SPACE - THEY NEED TO KEEP THEIR WORD.

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

// Give precise details:

I ASK THAT THE COUNCIL / LOCAL AUTHORITY
OPPOSE THE PLAN CHANGE AND REFUSE
PERMISSION OF PLAN CHANGE S1.
& SAY 'NO' TO THE REZONING PLEASE.

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

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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: Sarah Berger

Phone Numbers: Work:

Home:

Mobile: 0272104716

Email Address: sarahberger@hotmail.com

Postal Address: 42 Bernard Rd
Wanaka

Post code:

9305



PLAN CHANGE // To which this submission relates to:

Plan Change 51

I ☒ 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:

Related to:
Rezoning approx 6 ha of open space
zoned land at the north end of
Peninsula Bay for specific low
density 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 oppose the planned rezoning change
 This is an area of natural beauty and it is currently used extensively by walkers and bikers - both members of our community and by visitors. Volunteers have spent hours and still do, building and maintaining tracks that are enjoyed and valued. Preserving this area is important for our community, well-being and environment.
 Finally, keeping this area was part of the original conditions granted for the developer and so on this alone, means it should be adhered to.

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

I ask that QLCD to do not grant this plan change

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

27/1/16

** 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



QUEENSTOWN
LAKES DISTRICT
COUNCIL

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: MARY RUSSELL

Phone Numbers: Work: 03 443 2366

Home: 03 443 2366

Mobile: 021 151 3173

Email Address: dmruss.nz@gmail.com

Postal Address: 34 LISMORE STREET
WAIKATO.

Post code:

9305.



PLAN CHANGE // To which this submission relates to:

PLAN CHANGE 51.

I

~~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:

USING OPEN SPACE ZONE BOUNDARY FOR
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 OPPOSE PLAN CHANGE 51.

AS A WAIKANA RESIDENT I USE STICKY FOREST ON A REGULAR BASIS FOR RUNNING + BIKING + ORIENTEERING. I'D HATE TO SEE THIS SUBDIVISION ANY WAREK THAN IT IS ALREADY. THIS NATURAL AREA WOULD BE REDUCED FURTHER WITH THESE PROPOSALS. IT WAS NOT PART OF THEIR ORIGINAL CONSENT SO WHY ALLOW IT NOW? THERE ARE PLENTY OTHER AREAS BEING SUBDIVIDED EG. NORTH LAKE. TOWN DOESN'T NEED THIS!

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

DO NOT ALLOW THIS PLAN CHANGE. IT'S NOT BENEFICIAL TO ANYONE OTHER THAN THE DEVELOPERS. ENSURE THIS AREA REMAINS AS IS FOR FUTURE GENERATIONS TO ENJOY.

☐ 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) **

Wayne Russell

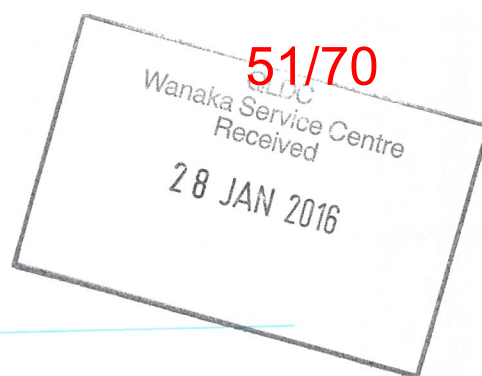
Date 25th JAN 2016.

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



Submission – Form 5

Plan Change 51 – Peninsula Bay North



To	:	Queenstown Lakes District Council
Submission On	:	Plan Change 51 – Peninsula Bay North
Submission By	:	Ella Hardman
Date	:	27 January 2016
Submission Address	:	11 Mohua Mews, Wanaka, 9305
Submitter Phone	:	021 031 4258
Submitter Email	:	ella.walters@gmail.com

1.0 I do wish to be heard at the hearing

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

3.0 SPECIFIC PROVISION

3.1 This submission relates to Plan Change 51 as a whole, particularly any provisions that allow for residential development within the Open Space Zone along with any provision that alters the natural ecological values, open appearance or public access to the Open Space Zone.

3.0 SUBMISSION

4.1 The subject site provides outstanding views over the lake and 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 views that transition from the Clutha River outlet to the north, Stevenson's Arm to the north west and opening out to views to the west including Treble Cone and Black Peak.

4.2 The subject site 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. The tracks and open ridgeline feel remote and natural.

- 4.3 I value the ability to access this area as it provides me the opportunity for physical activity and recreation within a remote setting that has a strong natural ecological value and sense of openness.
- 4.4 The boundary of the urban development is at the base of a nature moderate slope/face, existing tracks and trails are located further to the north on higher ground and avoid proximity to the houses ensuring privacy for residences and a wilderness experience for trail users.
- 4.5 The toe of the southern face of the existing Open Space Zone provides a natural and logical topographical boundary between the Low Density Residential and the Open Space Zones. The toe of the bank is a dominant natural boundary that begins at the boundary of proposed Lot 20 and continues to the western corner of proposed Lot 9 where the feature becomes less obvious.
- 4.6 Lots 25 and 26 will reduce access and parking to the previously approved Car Park 4 in the northern portion of the site.
- 4.7 The proposed Plan Change, along with the proposed subdivision will reduce the connectivity of the existing and previously proposed walkways and cycleways on the subject site, with the existing walkway and cycleway that stretches from Kings Drive to the end of infinity drive. The proposal would see walkers and cyclists traveling along Infinity Drive in between the existing Open Space and the new proposed Open Space boundary. This would detract from the recreational experience and would be a safety concern and hazard.
- 4.8 The Open Space Zone is already extensively used by walkers and cyclists. The proposed plan change and future subdivision proposes taking a portion of this open space away but does not propose offsetting in anyway over and above that which has already been offered to offset the Peninsula Bay Subdivision via Variation 25.
- 4.9 Proposed Lots 4 – 6 are located well inside the ONL boundary and any future dwelling will be a prominent feature within the landscape when viewed from the north east through to the north west. This would reduce the amenity value of the open space when viewed from public places to the north east through to the north west along with reducing the amenity of those within the Open Space Zone which is also a public place.
- 4.10 Proposed Lots 1 – 3 and 7 – 10 will be visible from the western side of Roys Bay. This would reduce the amenity value of the open space when viewed from public places on the western side of Roys Bay.

5.0 OPEN SPACE ZONE PURPOSE

- 5.1 The purpose of the Open Space Zone is found in Section 20 of the District plan and prohibits all residential development and promotes public access and recreation.
- 5.2 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 contrary to the purpose of the Open Space Zone. Approval of this plan change could in no possible way advance the outcomes sort by the Open Space Zone.

6.0 OPEN SPACE ZONE OBJECTIVES AND POLICIES

- 6.1 The proposed plan change is contrary to the objectives and policies contained within Section 20 of the District Plan as the proposed plan change and future subdivision does not protect or maintain natural ecological values and the open appearance of the Open Space Zone and does not enable but rather inhibits public use of the Open Space Zone for passive and informal recreational activities.

7.0 RELIEF SOUGHT

- 7.1 I seek the relief that the consent authority uphold the provisions of the underlying plan change (Variation 25) and Open Space Zoning of the site and reject Plan Change 51 in its entirety.

8.0 CONCLUSION

- 8.1 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.
- 8.2 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.

Signature **Ella Hardman**

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

Ella Hardman

