

Form 6

Further submission in support of, or in opposition to, submission on publicly notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To Queenstown Lakes District Council

Name of person making further submission: Oasis In the Basin Association ("Oasis")

This is a further submission in opposition to a submission on The Queenstown Lakes Proposed District Plan – Stage 1.

Oasis is a person representing a relevant aspect of the public interest because it is a community association established to act as a voice for Lake Johnson and its surrounds ("Lake Johnson") to protect, enhance and promote Lake Johnson as an oasis of public recreation, ecological values and peaceful enjoyment in the centre of the Wakatipu Basin.

Oasis opposes the submission of:

Middleton Family Trust (submitter 338)

Attn: Nick Geddes Clark Fortune McDonald & Associates

PO Box 553, Queenstown, New Zealand 9348

ngeddes@cfma.co.nz

The particular parts of the submission Oasis opposes are: The entire submission

The reasons for Oasis's submission are:

1. Lake Johnson has long been considered by the community of Queenstown as a 'Gem' within the Wakatipu Basin. Its idyllic setting in the centre of the Wakatipu Basin, very close to Frankton, creates a wonderful opportunity for the quiet enjoyment of its natural qualities by many residents and visitors. Lake Johnson is home fish and birds which depend on the unspoiled ecological environment of the lake as well as its immediately surrounding land. Members of the public regularly walk, cycle or drive to the end of (formed) Hansen Road and walk down to Lake Johnson to enjoy its peaceful and natural environment. Development of land adjoining or adjacent to Lake Johnson, as proposed by the submitter, will destroy the amenity and natural characteristics of Lake Johnson which are important to the community and to visitors to the District.
2. People who visit Lake Johnson currently engage in a wide range of recreational activities, including walking, fishing, canoeing, swimming, shooting (in season) and just generally enjoying the peaceful, rural and natural characteristics of this small ice sculpted basin. Visiting Lake Johnson is a pleasant escape from the hustle and bustle of much of the rest of the Wakatipu area. There is significant potential for those recreational opportunities to be enhanced and/or enjoyed by many more people. Residential development surrounding and/or overlooking Lake Johnson

would significantly adversely affect those characteristics which make Lake Johnson such an enjoyable and peaceful place to visit.

3. The effects of a Low Density Residential zoning and Rural Residential zoning in this area have not been adequately addressed in the submission. Adverse effects which will result will include increased traffic, noise, air, dust and light pollution, degradation of natural character and degradation of ecological habitats.
4. Allowing the submission would be contrary to a number of higher order objectives and policies of the Proposed District Plan including (without limitation) many objectives and policies in Chapter 3 (Strategic Direction), Chapter 6 (Landscapes) and Chapter 21 (Rural).
5. Allowing the submission would be contrary to the purpose and principles of the Resource Management Act 1991.

Oasis seeks that the whole of the submission be disallowed.

Oasis wishes to be heard in support of its further submission.

If others make a similar submission, Oasis will consider presenting a joint case with them at a hearing.

Oasis In the Basin Association
by its authorised representative



Address for service of submitter:

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Oasis In the Basin

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Queenstown