

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 13 –
Queenstown Mapping
Annotations and
Rezoning Requests

**SECTION 42A REPORT / STATEMENT OF EVIDENCE OF VICKI JONES
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

GROUP 1D QUEENSTOWN URBAN - JACKS POINT ZONE EXTENSION

24 May 2017

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1. INTRODUCTION

- 1.1 My name is Victoria (Vicki) Sian Jones. I am a private consultant contracted by the Queenstown Lakes District Council (**Council**) to prepare this Section 42A (**s 42A**) report/ statement of evidence. I am a full member of the New Zealand Planning Institute and have a Bachelor of Resource and Environmental Planning (first class honours), with a major in economics from Massey University. I have over 21 years' planning experience, and have worked as a planner in the Queenstown Lakes District (**District**) for 17 years.
- 1.2 During my time in this District, I have held the positions of Consent Planner, Policy Planner, and Policy Manager with CivicCorp Limited and Strategy and Planning Manager with the Council; and have worked as a planning consultant for the past 9 years. During that time, I have presented Environment Court evidence in the hearings on the (now operative) District Plan and was responsible for dozens of variations and plan changes to that Plan (either as the author or in a management role).
- 1.3 Specifically relevant to the matters considered in this evidence, I managed the preparation of the Growth Management Strategy (2006), was involved in the formulation and processing of Variation 16 (Jacks Point), processed Plan Change 44 (Hanley Downs), and drafted the S42A report/ evidence for chapter 41 (Jacks Point) of the PDP.
- 1.4 I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.
- 1.5 This evidence provides recommendations to the Hearings Panel (**Panel**) on two submissions to the Proposed District Plan (**PDP**): Jardine Family Trust and Remarkables Station Limited (715) (**Jardine**), and Wild Grass Partnership (567) (**Wild Grass**).

1.6 All references to PDP provision numbers, are to the Council's Reply version of those provisions (unless otherwise stated). I refer to documents included in the Council's Bundle (**CB**), Supplementary Bundle (**SB**) and Second Supplementary Bundle of Documents (**SSB**).

1.7 I have read Ms Banks' strategic statement of evidence, which sets out the relevant statutory tests on which I have relied, and a range of assessment principles and context factors which I have also considered to assist in the assessment of the appropriateness of the rezoning requests.

1.8 I have read and considered the relevant documents associated with the substantive hearings on the PDP chapters to ensure that I have adequately considered matters of integration and consistency across the PDP. In particular, I have read and considered the s42A report and replies for the following parts of the PDP:

- (a) Chapters 3 (Strategic Direction) and 4 (Urban Development) of Mr Matthew Paetz;
- (b) Chapter 27 (Subdivision), of Mr Nigel Bryce and as recommended to be further amended through subsequent hearing streams including the Jacks Point Zone hearing; and
- (c) Chapter 41 (Jacks Point Zone), which I prepared.

1.9 I refer to and rely on the evidence of:

- (a) Mr Glenn Davis (Ecologist);
- (b) Mr Ulrich Glasner (Infrastructure);
- (c) Ms Wendy Banks (Transportation);
- (d) Dr Marion Read (Landscape); and
- (e) Dr Stephen Chiles (Noise).

2. SUMMARY

2.1 I have considered two submissions seeking rezoning or mapping annotation changes; Jardine (715), and Wild Grass (567). The Jardine submission relates to the Homestead Bay part of the Jacks

Point Zone and the adjacent Rural zoned land. The Wild Grass submission relates to an area of land commonly known as Jacks Point hill, which is located wholly within the notified Jacks Point Zone.

2.2 In the absence of any information from Jardine relating to servicing or the transportation effects arising from the significant increase in the development capacity of Homestead Bay, I consider that only a small extent of re-zoning and only minor changes to the Structure Plan and provisions are appropriate. In addition, the lack of any information from the submitter in relation to the multiple natural hazards that exist over much of the site (namely alluvial fans (regional scale flood water dominant, ORC fan recently active, ORC Fan other, and Beach Ridge stabilised) and Liquefaction (risk LIC 1 and LIC 2)),¹ has further influenced my decision not to recommend any significant new zoning or intensification until that is forthcoming.

2.3 However, if the evidence from Jardine satisfies the Council that the site can be satisfactorily serviced and that hazard risks and effects on the transportation network can be mitigated, then I would be prepared to recommend that the rezoning be accepted; that the amendments sought to the notified Structure Plan and provisions be accepted in part to enable a significant increase in residential capacity; and that the Urban Growth Boundary (**UGB**) be relocated to align with the revised Jacks Point Zone boundary.

2.4 The submission by Wild Grass (567) supports the continued exclusion of the Lodge Activity Areas from being located within an Outstanding Natural Landscape (**ONL**) as illustrated on Planning Map 13. The submission does not seek any change to the zoning. The submission aligns with the Council's recommended revised Structure Plan resulting from hearing stream 9 and, as such, I recommend that it be accepted.

2.5 In summary:

- (a) no change is recommended in response to the Wild Grass submission; and

1 Source: QLDC GIS Hazard Register

- (b) at this stage, in response to the Jardine submission, only minor changes are recommended to the notified PDP Planning Maps, Structure Plan, and discrete provisions in order to accommodate an expanded Open Space residential (**OSR**) Area, which will enable a modest increase in residential yield.

3. JARDINE FAMILY TRUST AND REMARKABLES STATION LIMITED (715)

3.1 I note that Memoranda filed on behalf of Jardine dated 8 February and 17 March 2017 formally withdrew submission points 715.1 and 715.5 and withdrew that part of the submission seeking an Education and Innovation Campus (**EIC**) Activity Area within the Structure Plan. I have drafted my evidence on this basis.

3.2 I also note for completeness that a Memorandum was filed on behalf of Jardine dated 15 May 2017, which included:

- (a) a version of Chapter 41 including all the requested revisions;
- (b) a plan of the proposed earthworks in relation to development of Activity Areas R(HB-SH)-A - C;
- (c) a plan of the height limits proposed for requested Area R(HB-SH)-A; and
- (d) an amended Structure Plan.

3.3 The amendments proposed by the submitter primarily relate to Activity Areas R(HB-SH)-A - C of their proposed Structure Plan.

3.4 While I appreciate this has been pre-circulated to assist the parties in preparing for this hearing, and am grateful for this, as it was provided after I had prepared the substance of my recommendations and only a matter of days before Council's evidence is due to be filed, I am unable to consider it in any detail. Most notably, it has not been possible for Dr Read to undertake a site visit to assess the proposed heights of the earthworks or buildings in Area R(HB-SH)-A at such short notice. Therefore, she is unable to form an opinion as to whether the amendments would satisfy her that the landscape effects of Activity Areas R(HB-SH)-A - C would be acceptable.

3.5 In the absence of this evidence, I cannot assess the appropriateness of the amended Structure Plan from a landscape perspective. However, I do not consider this to be critical at this point because the amendments contained in the memorandum relate to areas that I am recommending be rejected for a number of reasons, including but by no means exclusively, in relation to the landscape concerns.

3.6 To clarify, all references in my evidence to the submitter's Structure Plan and the amendments it seeks to the provisions relate to those contained in the submission and as amended by their memorandum dated 17 March 2017; not to the Structure Plan provided 15 May 2017.

Overall Recommendation	
Recommendation	Partly accept the request to re-zone land from Rural to Jacks Point Zone and to amend the Jacks Point provisions.

Property and submission information	
Further Submitters	In opposition to the Jardine Family Trust and Remarkables Station Limited Submission: Greig Garthwaite (FS1073); Peter & Carol Haythornthwaite (FS1096); Ben and Catherine Hudson (FS1103); Christine and Neville Cunningham (FS1108); Lingasen and Janet Moodley (FS1114); Stephen and Karen Pearson (FS1116); John Martin Management Company Limited (FS1145); Murray and Jennifer Butler (FS1192); Grant and Cathy Boyd (FS1218); Bravo Trustee Company (FS1219); David Martin and Margaret Poppleton (FS1225); James and Elisabeth Ford FS1227.58; Kristi and Jonathan Howley (FS1237); Mark and Katherine Davies (FS1247); Sonia and Grant Voldseth and McDonald (FS1250); Tim & Paula Williams (FS1252); Jacks Point Residents and Owners Association (FS1277); MJ and RB Williams and Brabant (FS1283); Lakeside Estate Homeowners Association Incorporated (FS1284); Joanna and Simon Taverner (FS1293); Thomas Ibbotson (FS1299); Harris-Wingrove Trust (FS1316); John and Mary

	Catherine Holland (FS1321); and Skydive Queenstown Limited (FS1345); and NZ Transport Agency (FS1092). In support of the Jardine Family Trust and Remarkables Station Limited Submission: Jacks Point Residents and Owners Association (FS1277) and John Martin Management Company Limited (FS1145).
Land area/ request referred to as	'Homestead Bay' or 'Jardine Structure Plan'
PDP Zone and Mapping annotations	Partly Rural and partly Jacks Point Zone
Zone requested and mapping annotations	Jacks Point Zone
Supporting technical Information or reports	Viewshed analysis from the State Highway
Legal Description	Lot 8 DP 44832 (Jardine Family Trust) - requested zone change. Lots 1 – 7 DP 452315 (Jardine Family Trust) - within the notified PDP Jacks Point Zone but affected by relief sought.
Area of zone change	162.46 ha (area of extension to the Jacks Point Zone)
QLDC Property ID	27851, 54670, 47760, 37670, 37660, 54660, 37680
QLDC Hazard Register	Alluvial fans - Regional scale - floodwater dominated Alluvial fans - ORC - other Alluvial fans - ORC - fan recently active Alluvial fans - ORC Fan other Alluvial fans - Beach Ridge stabilised Liquefaction risk - LIC 1(P) and LIC 2

Summary of Council assessments and recommendations	
QLDC serviced water capacity	None
QLDC Wastewater capacity	None
Infrastructure	The rezoning and intensification is generally opposed from an infrastructure perspective, on the basis that there is insufficient information submitted to demonstrate how the area will be serviced. However, a minor extension to the zone and some modest intensification within the notified zone boundary is

	supported on the basis it does not raise servicing issues.
Traffic	<p>The rezoning and intensification is opposed on the basis that there is insufficient information to assess the traffic impacts and that, in the absence of any supporting data, there is concern about the impact that the additional traffic movements will have on the intersections with SH6 and, to some extent, the wider network. Specifically in relation to Rule 41.5.7, it is difficult to say when or if the additional two accesses off the State Highway sought by Jardine south of Maori Jack Road are required without assessing the development traffic using the existing Maori Jack Road. If the rezoning were to proceed without further detailed information, then the creation or increased use of additional access points south of Maori Jack Road should be a restricted discretionary activity, rather than a controlled activity.</p>

Landscape	<p>The rezoning of rural land to Jacks Point Zone is generally supported from a landscape perspective, with the exception that Activity Areas R(HB-SH)-A - C should not be included in the Structure Plan; Activity Area R(HB)-D should be moved down/ west off the ridgeline; and building in Area OSR should be controlled rather than permitted (with control over landscaping). It is accepted that a single dwelling should be shown on the Structure Plan within Lot 8 DP 44832 and that the vegetation rules opposed by the submitter should be made less onerous. The proposed western area of OSR is considered appropriate. While Dr Read notes that the OSR area sought is partly within the ONL as notified, subject to confirmation on site, it is her opinion that the notified ONL line is incorrect and that none of the OSR Area is located within the ONL. I note that as there is no submission requesting this change, such an amendment will likely need to be addressed through a variation.</p>
Noise and reverse sensitivity effects	<p>Residential activity within 55dBA noise contour of the existing skydive operation should be prevented.</p>
Ecology	<p>The zoning is generally not opposed, except that there are ecological values on the development of the area of OSR proposed on the lower southern slopes of Jacks Point hill, which should be protected.</p>

Aerial Photograph of the site



Aerial photograph of the land subject to that part of submission 715 which requests an increase to the Jacks Point Zone shown outlined in dark blue. As proposed in the PDP, part of this area is zoned Jacks Point Zone and part is zoned Rural. The site is located to the south of the Jacks Point Zone as proposed in the PDP and to the north of the Lakeside Estates subdivision at Wye Creek, which is zoned Rural Residential.

3.7 The relevant part of the Jacks Point Structure Plan is provided as **Figure 1** below:

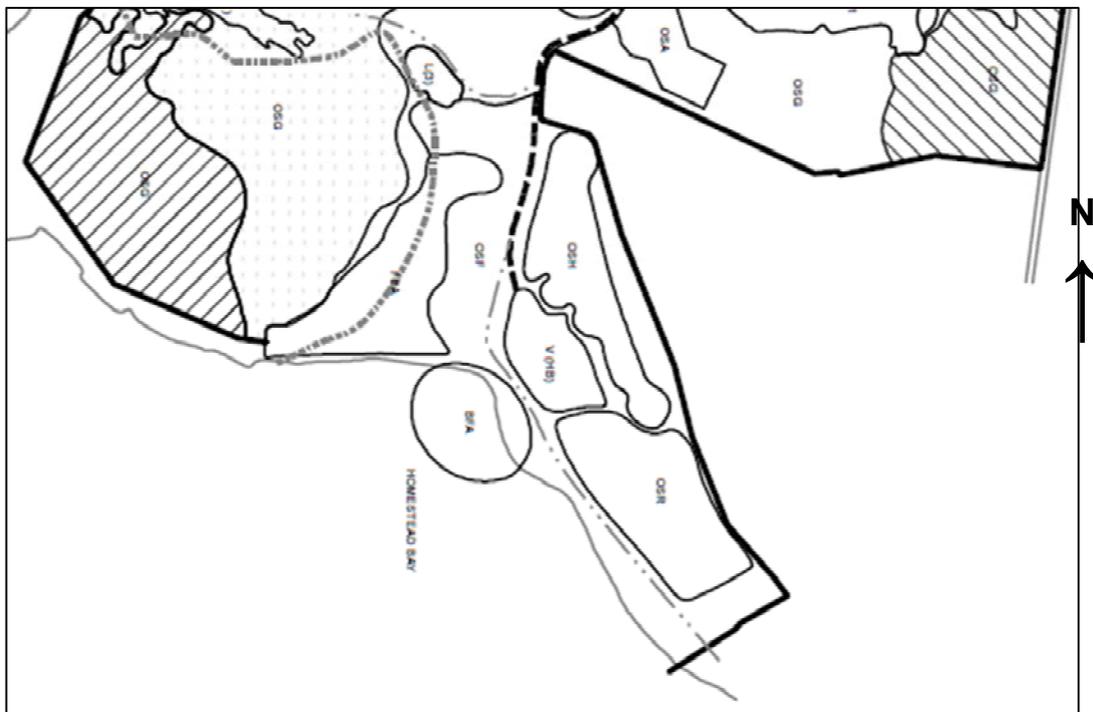


Figure 1. Jacks Point Zone Structure Plan (Version filed by Council on 28 February 2017 following the Right of Reply).

3.8 That part of the subject site that is sought to be re-zoned is zoned Rural in the PDP (Planning Map 13), as illustrated by the blue line in **Figure 2** below. The site is immediately beyond the UGB shown on Map 13.



Figure 2. Planning Map 13 as notified (August 2015). The arrow indicates the UGB, shown as a dotted red line. The subject site is outlined in dark blue.

Background

3.9 The submitter seeks that:

- (a) the site as shown above is rezoned from Rural to Jacks Point Zone;
- (b) the Jacks Point Structure Plan is extended to cover this land in a manner that provides for education and innovation-related business (noting that part of the submission has since been withdrawn)² and residential development at a mix of densities interspersed by open space areas (i.e. as specifically shown in the plans contained in Attachment [8] to the submission); and
- (c) the UGB be extended/ relocated to include the entire area sought to be rezoned.

3.10 I estimate that the amendments to the planning map, the Structure Plan, and the Jacks Point provisions sought by the submitter would

² Memorandum of Counsel for the submitter dated 17 March 2017.

enable up to an additional 541³ residential unit equivalents (including visitor accommodation); resulting in a total yield for the Homestead Bay area of 785 units. Of this total figure, 501 units result from intensifying landuse within the notified Jacks Point Zone and 284 result from the proposed extension to the Jacks Point Zone.

- 3.11** The only technical information provided with the Jardine submission is a viewshed analysis. The viewshed analysis⁴ accompanying the submission does not include any detailed methodology or conclusion and does not cite the author of the analysis.
- 3.12** Pursuant to memoranda of counsel for the submitter dated 8 February and 17 March 2017, I note that submission points 715.1 and 715.5 have been withdrawn and that the submission no longer seeks the Education and Innovation Campus (**EIC**) activity area shown in the Structure Plan attached to the submission but, instead, seeks an Open Space Landscape (**OSL**) activity area classification for that part of Lot 8 DP 443832.
- 3.13** In addition to the rezoning, the submitter seeks a large number of amendments to the Homestead Bay portion of the notified Jacks Point Zone; noting that some of the activity areas sought in the submission span the boundary of the notified Jacks Point and Rural Zones. As such, it was determined⁵ that all these amendments will be considered together as part of the mapping hearing. It was also decided that some submission points would be considered in both the Jacks Point Zone hearing and then, again, in the rezoning hearing.
- 3.14** Those submission points where recommendations have already been made on submissions in the Jacks Point Resort hearing are included in **Table 1** below. The table also includes reference to any relevant evidence that has been before the Panel in relation to a particular submission point.

3 The 1 dwelling difference between this figure and the figures in Appendix 6 is due to rounding that occurred when splitting the yield within and beyond the notified zone boundary.

4 Proposed Structure Plan and extension to the Jacks Point Zone Homestead Bay - Viewshed analysis from Kingston Rd over Lots 1 - 8 DP443832.

5 Minute of Hearings Panel dated 16 January 2017.

Table 1: Recommendations on submissions in Hearing Stream 9

Notified Provision	Submission point (summary)	Reference to consideration in the Jacks Point hearing (stream 9)
Policy 41.2.1.10	Delete the words "... while ensuring that development associated with those activities does not over domesticate the landscape" from notified Policy 41.2.1.10. (715.6)	Recommended to be rejected. Refer paragraphs 18.2 - 18.5 of Dr. Read's evidence and paragraphs 12.5 and 12.22 of the S42A report [SSB108] .
Policy 41.2.1.26	Delete notified Policy 41.2.1.26 (reply 41.2.1.28) - Ensure provision of integrated servicing infrastructure, roading, and vehicle access. (715.8)	Recommended to be rejected. Refer paragraph 12.21 of the S42A report [SSB108] .
Rule 41.5.15.4	Delete notified Rule 41.5.15.4 (which limits coverage in the HB village to 21,500m ²). (715.19)	Recommended to be accepted by removing the rule and imposing a 60% building coverage rule and cap on commercial activity of 2.1 ha (refer to paragraph 6.2(g) of my reply evidence [SSB109] and to Mr Heath's evidence) [SSB111] .

3.15 Pursuant to the Panel's Minute, this S42A evidence will reconsider the above points in light of the rezoning submission.

Water and wastewater

3.16 In paragraphs 6.127 - 6.138 of his evidence, Mr Glasner describes the status of current infrastructure and concludes that the site cannot

be readily connected to Council's reticulated system. He notes that the area is a considerable distance from the existing council network and that it has not been designed with the capacity to cater for this increase in demand. He also highlights that no information has been provided by the submitter in relation to how the site will be serviced if it is rezoned or intensified within the current zone boundaries to the extent sought.

- 3.17** Mr Glasner states that, on the basis that there is not sufficient information submitted to demonstrate how the area will be serviced, he can support only a minor extension to the notified zone boundary and only minor intensification of the notified zone, enabling up to an additional 29 dwellings. He can also support other minor amendments to the provisions which do not significantly increase the development capacity of the area.
- 3.18** He notes that he may support the rezoning and intensification of the Homestead Bay portion of the notified Jacks Point zone if it can be demonstrated this area can be adequately serviced privately. Mr Glasner sets out that it is Council's preference for this area to be connected to the Jack's Point infrastructure networks in order to reduce the proliferation of private schemes.
- 3.19** In relation to the wording of Policy 41.2.1.28 which, as notified, seeks to ensure integrated servicing, Mr Glasner supports encouraging (rather than ensuring) integrated servicing in the context of the Jacks Point Zone. In his opinion, new separate private schemes should be avoided where possible but he accepts the policy should acknowledge that there may be instances where servicing can be delivered more efficiently and/ or can provide a higher quality service than would be possible by utilising existing schemes.
- 3.20** I rely on the evidence of Mr Glasner in terms of the impacts of rezoning on the water and wastewater network. The submitter is encouraged to provide comprehensive evidence in relation to servicing issues prior to the hearing in order to enable the Council to further consider the matter.

Traffic and transportation

- 3.21** I understand that an existing but unimplemented resource consent (RM160616) exists for a cleanfill site and for the upgrading of existing crossing 48 into Lot 8 DP 443832 for the express purpose of servicing the cleanfill site. I understand that resource consent RM161288, which relates to the subdivision of 12 residential lots within the Open Space Residential (**OSR**) Area has been applied for but not yet issued and that those will be accessed via Maori Jack Road.
- 3.22** Ms Banks opposes the extent of rezoning and intensification sought by the submitter. This is on the basis that there is insufficient information to assess the traffic impacts and that, in the absence of any supporting data, she has concerns about the impact that the additional traffic movements will have on the intersections with SH6 and, to some extent, the wider network.
- 3.23** Specifically in relation to Rule 41.5.7, Ms Banks notes that it is difficult to say when or if the additional two accesses off the State Highway are required without assessing the development traffic using the existing Maori Jack Road. She then goes on to say that if the rezoning were to proceed without the further detailed information that she considers important, then the creation or increased use of additional access points south of Maori Jack Road should be a restricted discretionary activity, rather than a controlled activity.
- 3.24** I rely on the evidence of Ms Banks to conclude that it is inappropriate to enable any significant amount of rezoning or intensification of the existing Jacks Point Zone. As such, I have only recommended the expansion and intensification of the OSR activity area (to enable an additional 27 dwellings) and consider that any other rezoning or intensification of the proposed Homestead Bay area of Jacks Point Zone is inappropriate in the absence of a transport assessment that satisfactorily addresses the potential issues. As such, the submitter is encouraged to provide this evidence prior to the hearing.

Ecology

3.25 From an ecological perspective, Mr Davis considers that the rezoning is generally appropriate on the grounds that most of the development footprint will occur on former pastoral land with no existing indigenous vegetation. However, he notes that part of the OSR area proposed on the lower southern slopes of Jacks Point should be protected. The area is shown with a white dotted line in **Figure 3** below.⁶



Figure 3. Area of bracken fern and regenerating shrubland

Landscape

3.26 From a landscape perspective, proposed areas OSR, R(HB)-E, part of R(HB)-D, and a single building platform or homesite are considered appropriate by Dr Read, as is the relaxation of the vegetation rules and the proposed densities. However, Dr Read does not consider the Activity Areas R(HB-SH)A-C and westernmost part of Area R(HB)-D to be appropriate and considers that some of the open space areas should be re-classified to enable more appropriate use and, hence, more effectively protect landscape and residential amenity values (paragraphs 12.34 - 12.38).

3.27 At paragraph 12.26, she also opines that the ONL line has been incorrectly mapped on the PDP planning maps and Structure Plan

6 This map appears as Figure 16 in the evidence of Mr Glenn Davis dated 23 May 2017.

and that, subject to ground-checking this, it should be relocated to align with the OSR boundary. I note that there is no submission asking for a relocation of the ONL line.

Noise and reverse sensitivity

3.28 Dr Chiles' evidence is that residential activity within the 55dBA noise contour of the existing skydive operation should be prevented in order to protect health and amenity and to avoid having to rely on mechanical ventilation to achieve appropriate internal noise levels.

3.29 In the absence of any existing sufficiently detailed modelling, it is not possible for Dr Chiles to map the 55dbA contour. I acknowledge that it would provide considerably greater certainty (both at the rezoning stage and, later, at the consenting stage) if this contour were mapped such that it could accompany such a rule or enable the Structure Plan in a manner that avoids residential activity within the 55dBA contour. As such, I encourage those submitters with an interest in this issue to undertake this modelling work and provide this in evidence prior to the hearing.

Analysis – Scenario A – On the basis of inadequate information in relation to servicing, transportation effects, and natural hazards

3.30 The following analysis is undertaken on the basis that due to the lack of any information from the submitter in relation to servicing, transportation effects, and natural hazards, any rezoning or amendments that would significantly increase development capacity in the Homestead Bay area are inappropriate. This analysis is referred to as 'Scenario A' for the purpose of this report. This section contains my formal recommendations.

3.31 Due to the lack of information, only minor amendments to the zoning, UGB, and Structure Plan and provisions are recommended at this stage.

Recommended extension to the Jacks Point Zone and the UGB

3.32 I recommend that the Jacks Point Zone be extended by approximately 4 ha to allow for a slightly enlarged OSR Activity Area further to the south and east of the existing zone and that the UGB be expanded to align with the revised Zone boundary. In my opinion, there are no landscape, ecological, traffic, or noise related issues that would prevent this land from being rezoned for rural living type development.

3.33 With reference to the statutory considerations as outlined in Section 9 of Ms Kim Banks' strategic evidence, in my opinion, the recommended rezoning:

- (a) will assist the Council in achieving Part 2 of the RMA in that it will enable land use to a density and extent that has appropriate regard for the ecological, landscape, and amenity values of the site and which will protect the life-supporting capacity of water, soil, and ecosystems;
- (b) is the most appropriate zoning to achieve Strategic Directions Objectives 3.2.2.1 and 3.2.4.1 in relation to logical urban development and ensuring the life-supporting capacity of soils and water are sustained (through appropriate infrastructure);
- (c) is an appropriate way of achieving Strategic Urban Development Objective 4.2.2 (Policy 4.2.2.2 in particular) by managing growth within distinct and defensible UGBs, while acknowledging that not all areas within them are appropriate for urban development;
- (d) is the most appropriate zoning to achieve Landscape Objectives 6.3.1 - 6.3.6 in that, with appropriate controls, any adverse effects on landscape values will be outweighed by the benefits of the rezoning, noting that the extension does not affect any biodiversity values or values associated with the ONL; and
- (e) is the most appropriate zoning to achieve Jacks Point Zone Objective 41.2.1, in that it will enable additional residential development while ensuring that the form, density, and

extent of that development will adequately protect landscape values and have regard to the visual amenity values of the open space areas surrounding it.

3.34 I note that this is a minor extension compared with what is sought by the submitter and will increase the maximum overall residential yield of the zone by a modest 14 dwellings.

3.35 The recommended Jacks Point Zone extension affects a small area and its development will not be of an urban density or character (equating to an average of 1 dwelling per 1.26 ha). However, in order to be consistent with the approach taken elsewhere, including in the northern part of the Jacks Point Zone, I recommend amending the UGB to align with the recommended amended Jacks Point Zone boundary (as sought by submission point 715.4).

Recommended amendments to the Jacks Point Structure Plan

3.36 I recommend that the Jacks Point Structure Plan (Rule 41.7) be amended to:

- (a) allow for the extension of the Open Space Residential Activity Area (**OSR**) further to the south and east of the existing zone, as outlined above;
- (b) replace the Farm Buildings and Craft Activity Area (**FBA**) with OSR noting that, in order to protect the area's ecological values, the area is smaller than that sought by the submitter; and
- (c) replace the northernmost part of the Open Space Foreshore Activity Area (**OSF**) with Open Space Landscape Activity Area (**OSL**), as sought by the submitter.

3.37 On both the recommended revised Structure Plan and Planning map (13), I have recommended the amended ONL line to align with the OSR Activity Area boundary in the manner recommended by Dr Read. However, I acknowledge that there is unlikely to be scope for this and that a variation will be required to make this amendment.

3.38 The revised recommended Structure Plan (Scenario A) is attached as **Appendix 4.**

3.39 With reference to the statutory considerations as outlined in Section 9 of Ms Kim Banks' strategic evidence, in my opinion, the recommended amendment to the Structure Plan:

- (a) will assist the Council in achieving Part 2 of the RMA for the same reasons as outlined above in paragraph 3.33, noting in addition that the recommended revised OSR (west) Area does not include ONL land⁷ or land with high ecological value;
- (b) is the most appropriate method of achieving Strategic Directions Objectives 3.2.2.1 and 3.2.4.1, for those reasons outlined above in paragraph 3.33;
- (c) is an appropriate method of achieving Strategic Urban Development Objectives 4.2.2 (Policy 4.2.2.2 in particular), for those reasons outlined above in paragraph 3.33;
- (d) is the most appropriate method to achieve Landscape Objectives 6.3.1 - 6.3.6 in that, with appropriate controls, any adverse effects on landscape values arising from the amended OSR areas will be outweighed by the benefits; noting that the extension does not affect any biodiversity values or values associated with the ONL; and
- (e) is the most appropriate method to achieve Jacks Point Zone Objective 41.2.1, in that it will enable additional residential development while ensuring that the form, density, and extent of that development will adequately protect landscape values and have regard to the visual amenity values of the open space areas surrounding it.

3.40 I note that the scope of this submission includes Lot 2 DP 452315, which forms part of Jacks Point hill. The submission shows this as OSL, which is the notified classification and does not request that it be amended. It is unclear whether the submitter has any interest in the classification of this land. Regardless, I note for completeness that the reply version of the Jacks Point Structure Plan recommends

⁷ Refer paragraph 12.29 of Dr Read's evidence

this be changed to OSG for landscape reasons. Consistent with my earlier recommendation, I recommend that the notified OSL classification of this area be replaced with OSG.

Recommended amendments to the Chapter 41 provisions

- 3.41** Other than those provisions that I specifically consider below, I recommend rejecting all other amendments to the provisions that have been sought by the submitter on the basis that there is inadequate information in relation to servicing, transportation effects, and natural hazards.
- 3.42** The following amendments are recommended regardless of such information being forthcoming. The recommended revised Chapter 41 is attached as **Appendix 1**. Where the changes are considered significant, a S32AA evaluation of these amendments is attached as **Appendix 3**.

Chapter 41 Policies

- 3.43** I do not recommend removing reference to the potential for farming to over-domesticate the landscape within Policy 41.2.1.10, as sought by submission point 715.6. This conclusion is based on paragraphs 18.2 - 18.5 of Dr Read's evidence on the Jacks Point chapter 41 **[SSB92]** and is consistent with the recommendation reached in paragraphs 12.5 and 12.22 of the chapter 41 S42A report **[SSB108]**.
- 3.44** I do not recommend amending Policy 41.2.1.13 to specifically acknowledge the Homestead Bay residential areas as being appropriate for higher density development, as sought by submission point 715.7. While some medium density residential development will be enabled, the maximum density of 15 per hectares is no higher than in many of the residential areas within the Jacks Point portion of the zone and, as such, amending the policy is inappropriate.
- 3.45** In response to submission point 715.8, I recommend amending Reply Policy 41.2.1.28 to provide clearer direction and to acknowledge that the establishment of new private schemes may be acceptable under

particular circumstances. This is contrary to my earlier recommendation in the Jacks Point hearing⁸ and results from having the benefit of more detailed evidence from Mr Glasner on this matter.

3.46 My recommended change is:

41.2.1.28 With respect to infrastructure:

- a. ~~Ensure that the provision of integrated servicing infrastructure, including the roading network and vehicle access is integrated; and~~
- b. Ensure the provision of integrated wastewater and water supply infrastructure, except that a new private scheme may be acceptable where it can be demonstrated that:
 - ~~i. where it can be demonstrated that i) it is not possible or is inefficient in the long term to connect to an existing scheme and/ or;~~
 - ~~b.ii. or ii) that a new scheme will provide a higher quality and/ or more reliable service more efficiently than existing options; then a new private scheme may be acceptable.~~

3.47 With reference to the statutory considerations as outlined in Section 9 of Ms Kim Banks' strategic evidence, in my opinion, retaining policies 41.2.1.10 and 41.2.1.13 and amending Policy 41.2.1.28 as recommended is appropriate in that they will better achieve the relevant district wide and zone-specific Objectives outlined above in paragraph 3.39 by:

- (a) supporting the rules that protect the landscape and amenity values of the open space areas (policy 41.2.1.10);
- (b) supporting the rules that determine the residential density that is anticipated in the R(HB) area (policy 41.2.1.13); and
- (c) acknowledging that, in some circumstances, it may be appropriate for a separate private scheme to be developed to service an urban area provided resource use is efficient, the cost of infrastructure is managed, and soils and water quality are protected (through high quality schemes) (policy 41.2.1.28).

8 [SSB108] at paragraph 12.21.

Chapter 41 Rules

- 3.48** As a consequence of the recommended changes to the Structure Plan, I recommend amending Reply Rule 41.5.1.14 (noting the submission refers to the notified rule 41.4.9.15) to enable 39 dwellings, as opposed to '12 low lying' dwellings within the proposed OSR area as sought by the submitter (715.2, 715.3, 715.11). This is two dwellings less than is sought by the submission, which is a direct result of my recommendation to reduce the size of the westernmost area of OSR for ecological reasons. This maintains the density sought by the submission.
- 3.49** In response to submission point 715.12 and as a consequence of the recommended changes to the Structure Plan, I recommend deleting Rule 41.5.1.15 (Farm Buildings and Craft Area) as the Activity Area is recommended to be replaced with OSR.
- 3.50** In coming to the above recommendations, I rely on the evidence of Dr Read discussed above and Mr Davis (at his paragraph 9.3), to conclude that with the exception of a small (2.1 ha) area, which has high ecological values, the land can absorb the low density of development enabled by the OSR Activity Area.
- 3.51** In response to submission point 715.13, I recommend deleting Rule 41.5.3.7 (which requires that at least 50% of each site shall be planted in native vegetation prior to building).
- 3.52** Relying in part on paragraph 12.31 of Dr Read's evidence, as a consequence of recommending removing the 50% planting rule (41.5.3.7), along with extending and intensifying the OSR Area, I recommend that residential buildings within the OSR Area be a controlled activity, rather than permitted. As such, the Council will maintain control over a range of matters, including control over the associated landscaping (via the cross reference to Rule 41.4.3.1) and the extent of the proposed native planting and effects on nature conservation values. This is achieved by applying reply Rule 41.4.3.2 to the OSR Area and adding a specific matter of control specific to the OSR Area.

- 3.53** Scope for this consequential amendment derives from the Jardine submission that seeks to enlarge the OSR area and remove Rule 41.5.3.7 and from those submissions⁹ that seek the reinstatement of the Operative District Plan (ODP) Jacks Point Resort Zone provisions, which include controlled activity status for all buildings.
- 3.54** In response to submission point 715.19, I recommend deleting notified Rule 41.5.15.4 (21,000m² cap in the Homestead Bay Village (V(HB))) and replacing it with a cap on the land area (ha) able to be developed for commercial activity and a 60% building coverage rule. This is consistent with the recommendations in my reply evidence in hearing stream 9 [SSB109] and I am not proposing any further changes to my earlier reply position. The recommended amendments will provide for more efficient use of the village area while limiting the amount of commercial activity that can occur in order to minimise potential effects on the Jacks Point village and on other, higher order centres in the Queenstown area.
- 3.55** With reference to the statutory considerations as outlined in Section 9 of Ms Kim Banks' strategic evidence, in my opinion, amending those various rules¹⁰ as recommended is appropriate. This will better achieve the relevant district-wide and zone-specific Objectives outlined above in paragraph 3.39 and improve the alignment between the rules and the relevant policies. It will do this primarily by:
- (a) enabling greater development capacity within the zone, which will result in more efficient land use within the constraints imposed by the landscape and ecological values of the site and a lack of certainty around servicing, hazards, and traffic effects; and
 - (b) replacing the vegetation requirement with more effects-based provisions, which will be more efficient and effective from an administrative and development perspective.

⁹ Clive & Sally Geddes (540), Margaret Joan Williams (605), and Tim & Paula Williams (601).

¹⁰ 41.4.3.2, 41.5.1.14, 41.5.1.15, 41.5.3.7, 41.5.15.4.

Analysis - Part B - On the basis that adequate information in relation to servicing, transportation effects, and natural hazards is provided to Council's satisfaction

- 3.56** To assist other parties, I have decided to include provisional recommendations in this evidence, which signal what I consider would be appropriate if the submitter is able to provide evidence that satisfies the Council in regard to servicing, transportation effects, and natural hazard issues. While a slightly unusual approach, I consider it appropriate given the complexity and specificity of the amendments sought in the submission, its significant scale, and the fact that much of the increase in yield that would result from the submission is, in fact, from intensification of the notified zone rather than any rezoning.
- 3.57** The recommendations and evaluation in Part B of my analysis are therefore entirely dependent on the Council being satisfied in relation to these matters (hereafter referred to as Scenario B). As these are provisional recommendations only, neither an amended Chapter 41 nor a S32AA evaluation is attached in relation to Scenario B. However, a draft Structure Plan has been attached as **Appendix 5** to enable parties to better understand what these provisional recommendations would enable 'on the ground', as it were.

Provisional Recommendations: extension of the Jacks Point Zone and the UGB

- 3.58** I recommend extending the Jacks Point Zone in the manner sought by the submission (715.2, 715.3) and amending the UGB to include all that land subject to the submission (715.4). In summary, the extension is considered to be an efficient and effective way of enabling further residential development, and applying the open space classifications (activity areas) and provisions of the Jacks Point Zone to this land, to provide a high level of certainty over the protection of those areas that are not appropriate for development. While this means that areas that are not intended for development will be included within the UGB, this is consistent with the approach taken elsewhere in the district (including in the notified Jacks Point Zone),

and is consistent with Urban Development policies 4.2.2.3 and 4.2.2.4.

Provisional recommended amendments to the Jacks Point Structure Plan

3.59 The Structure Plan as sought by the submitter (**the Jardine Structure Plan**) is recommended to be partly accepted, with the recommended amendments to that Structure Plan (being those outlined above under Scenario A and as further recommended below).

3.60 I recommend amending the Jardine Structure Plan by omitting areas R(HB-SH) A - C (submission points 715.2, 715.3) from the Structure Plan (which would have enabled up to 147 dwellings) and, instead, classifying those areas and most of the surrounding Open Space Residential Amenity (**OSA**) area as OSL. Relying on Dr Read's evidence, removing these residential areas and replacing all this land with an OSL classification will more effectively protect landscape values, as experienced from the State Highway and the existing Jacks Point residential areas, and will enable the continuation of farming over this area. The only proposed OSA area that I recommend retaining is the area immediately adjacent to R(HB)-D as it provides for open space activity that is compatible with the adjoining residential use and provides a buffer between it and the farming activity to the west.

3.61 My recommendation not to include the R(HB-SH)A-C areas on the Structure Plan is also influenced by the evidence of Dr Chiles (paragraph 3.3) whose opinion is that residential activity should be avoided within the 55dbA noise contour around the existing skydiving airstrip. From his evidence, it appears that significant parts of the R(HB-SH) areas are likely to be within the 55dbA contour. This matter is discussed further later in this report.

3.62 I recommend amending the Jardine Structure Plan by changing the OSL classification of the area leased by Skydive Queenstown to

Open Space Golf (OSG).¹¹ I understand that this part of Lot 8 DP 443832 is leased to Skydive Queenstown for a period expiring 30 April 2031. As such, I have assumed that the operation forms a long term part of the environment, when considering the appropriate zoning. In my opinion, the recommended OSG classification will be effective and efficient at enabling the continuation of the existing skydive operation as it enables outdoor recreation and ancillary recreational buildings, pursuant to the reply version of Chapter 41. Furthermore, OSG Area will provide for more compatible uses adjacent to Area R(HB)-D. This is, in part, in response to the submitter's requested relief that the activities enabled in the OSL shall also include the "airport within lot 8 DP 443832 and associated aviation and commercial recreation activities". While I consider it is inappropriate to include airport activity as a permitted activity within the Structure Plan as that could feasibly go well beyond the scale of the skydive activity, I consider the OSG classification provides an appropriate framework for the activity.

3.63 I recommend that a single Homesite be shown on the Structure Plan in a location within Lot 8 DP 443832 to be agreed between the landscape architects (715.2, 715.3, and 715.10). I prefer this approach to including a rule allowing a single dwelling within Lot 8 DP 443832, as requested. This will be more efficient from an administrative perspective in that the Homesite policies and rules can be applied rather than adding site-specific rules, and will be more effective at protecting landscape and amenity values in that the dwelling will be a controlled activity, rather than permitted as would be the case under the relief sought by the submission. Relying on Dr Read's evidence, I consider it appropriate to exempt this Homesite from the vegetation rules (reply Rule 41.5.3.5) that apply to other homesites.

3.64 Relying on the evidence of Dr Read, I recommend amending the Jardine Structure Plan by moving the upper boundary of the R(HB)-D Area 100 m to the west. This is to ensure that dwellings and other aspects of development such as planting are not readily visible from

¹¹ This activity area provides for "Indigenous revegetation and outdoor recreation activities, including the development and operation of golf courses, including associated earthworks, green keeping, driving range, administrative offices associated with golf, sales, and commercial instruction" (Rule 41.5.1.9)

the State Highway (715.2, 715.3). This will provide more appropriate management of the landscape and amenity values, as viewed from the State Highway (policy 41.2.1.4).

- 3.65** I also recommend extending the public accessway to the south as a consequential amendment, resulting from the recommendation to extend the zone in this direction.
- 3.66** In all other respects the Jardine Structure Plan is recommended to be accepted under Scenario B.

Provisional recommended amendments to the Chapter 41 provisions

Consequential changes to the rules to give effect to the Structure Plan

- 3.67** The following recommendations are made on the proviso that the outstanding servicing, transportation, and hazard issues are satisfactorily addressed by the submitter and that the recommended amendments to the Structure Plan, as outlined above, are accepted. The following amendments are in addition to those that are recommended under Scenario A above.
- 3.68** As a consequence of the recommended changes to the Structure Plan, I recommend adding a reference to Homestead Bay Residential Areas ((**R(HB)-D**) and (**R(HB)E**)) in notified Rules 41.4.6.1 (Medium Density Residential), 41.5.8.1 (Density), 41.5.15.2 (Building Coverage), (reply rules 41.4.6.1, 41.5.9.1, and 41.5.16), (715.9, 715.15, 715.18). I consider it efficient from an administrative perspective to apply existing zone rules to Homestead Bay wherever appropriate and that the densities requested will enable efficient landuse while being sensitive to the undulating landscape and providing for a character that will be relatively consistent with the adjoining Jacks Point residential areas (**R(JP)**).
- 3.69** While no amendment to Subdivision reply Rule 27.3.13.5 is specifically sought by the Jardine submission, if the Structure Plan is amended to include new R (HB) areas, a consequential amendment will be required to Subdivision reply Rule 27.3.13.5 to ensure that

small lot subdivision in this area is subject to the same rigor as in the R(JP).

- 3.70** As a consequence of recommending the identification of a Homesite within Lot 8 DP 443832, it is not necessary to create new rules to enable 1 residential unit up to 7 m in height within the lot as sought in the submission. However, it is necessary to amend reply Rule 41.5.3.5 to exempt this Homesite from having to undertake extensive planting, which Dr Read considers unnecessary in this location (715.17).
- 3.71** As a consequence of the recommended changes to the Structure Plan and relying on Dr Chiles' evidence, I recommend adding a new rule preventing any residential activity within the 55dBA noise contour of the existing skydive operation on Lot 8 DP 443832. Relying in part on Dr Chiles' evidence, I am of the view that housing within that area would result in a low level of residential amenity and potential reverse sensitivity effects. As such, in my opinion, the Jardine Structure Plan would not be the most appropriate way of achieving Strategic Directions Objective 3.2.1.4 regarding tourism and or the Jacks Point Objective 41.2.1 (specifically Policy 41.2.1.21 regarding enabling commercial activities provided residential amenity, health, and safety are protected or enhanced). I note that the Jacks Point zone chapter (41) contains no specific policy in relation to this issue and I therefore recommend that one be added in relation to the interface between the skydive operation and the Homestead Bay residential areas in order to support the revised Structure Plan.
- 3.72** If sufficiently detailed modelling is provided by another party prior to the hearing to enable the 55dbA contour to be mapped then the Structure Plan could be drafted to exclude any residential activity area or Homesite from this area. However, in the absence of such accurate modelling, this is not possible at this stage.

Provisional recommended rules relating to access onto the State Highway

- 3.73** In response to the submission seeking that special provision be made in the zone provisions for the creation of 2 accesses into this land (Lot

8 DP 443832), relying in part on the evidence of Ms Banks, I recommend that Rule 41.5.6.1 not be amended in the manner sought.

Provisional recommended rules relating to vegetation within Homestead Bay activity areas

3.74 In response to submission point 715.16, I recommend amending Rule 41.5.11 (which requires that there be no residential development prior to 80% of the freehold Open Space Foreshore (**OSF**) Area being planted) to be less onerous. Instead, relying on Dr Read's evidence and taking a pragmatic view of how the OSF area is likely to be developed, I recommend the rule be amended to require the natural gully extending from the northern-most boundary of the OSF area to the southern-most boundary of proposed R(HB)-E to be revegetated with native endemic species prior to residential development within the R(HB), OSR, and V(HB) activity areas. While this submission point is not directly related to yield (and so, in theory could be considered irrespective of further information on servicing and transportation) it is difficult to describe the gully area in the absence of the Jardine Structure Plan being accepted in this vicinity. As such, I have decided to withhold it from the recommendations at this stage.

Housing supply

3.75 The rezoning sought in the submission would yield an estimated maximum 784 residential unit equivalents (an increase of 541 when compared to the reply version of the Jacks Point Zone Chapter (41). Of these, 501 of the additional residential unit equivalents result from intensification within the notified Jacks Point Zone and 284 result from the proposed extension to the Jacks Point Zone.

3.76 In comparison:

(a) the Structure Plan and provisions that I have recommended regardless of whether servicing, transportation, and hazard issues are addressed (i.e. scenario A), would yield an estimated maximum 269 residential unit equivalents; an

increase of 27¹² when compared to the reply version of the Jacks Point Zone Chapter (41); and

- (b) the Structure Plan and provisions that I have recommended subject to servicing, transportation, and hazard issues being addressed (i.e. scenario B), would yield an estimated maximum 555 residential unit equivalents within the Homestead Bay portion of the Jacks Point Zone. This is an increase of 312 when compared to the yield resulting from the reply version of the Jacks Point Zone Chapter (41). Of these, 498 of the total estimated residential unit equivalents would result from intensification within the notified Jacks Point Zone and just 57 would result from extending the Jacks Point Zone.

3.77 This comparison is shown in more detail in the table attached as **Appendix 6** to this report.

3.78 In my opinion, provided it can be efficiently and effectively serviced and natural hazard risks can be appropriately mitigated, the increased yield enabled by Scenario B represents an efficient use of land which, as Jacks Point develops, will be highly accessible to a public transport route, local shops, schools, recreational amenities, and other community facilities. I emphasise again that all recommendations contained in paragraphs 3.58-3.78 are provisional only, following the approach in paragraphs 3.56-3.57 above.

12 The 1 dwelling difference between this figure and the figures in Appendix 6 is due to rounding that occurred when splitting the yield within and beyond the notified zone boundary

4. WILD GRASS INVESTMENTS NO 1 LIMITED & HORIZONS INVESTMENT TRUST (567)

Overall Recommendation	
Recommendation	Accept.
Summary	The submission does not seek any change to the zoning and aligns with the Council's recommended revised Structure Plan resulting from hearing stream 9 and, therefore no changes are recommended in response to the Wild Grass Partnership submission.

Property and submission information	
Further Submitters	In support: "Jacks Point" (FS1275).
Land area/ request referred to as	None
PDP Zone and Mapping annotations	Jacks Point Zone
Zone requested and mapping annotations	Jacks Point Zone
Supporting technical Information or reports	None
Legal Description	Lot 2 DP 447241 and Lot 3 DP 447241
Area of zone change	Nil
QLDC Property ID	27856 and 47760
QLDC Hazard Register	Nil

Summary of Council assessments and recommendations	
QLDC serviced water capacity	Serviced by the private Jacks Point scheme
QLDC Wastewater capacity	Serviced by the private Jacks Point scheme
Infrastructure	Raises no issues
Traffic	Raises no issues
Landscape	The location of the Lodge areas outside of the Outstanding Natural Landscape is appropriate. This matter is addressed in Dr Read's evidence on Hearing Stream 9.
Ecology	As the submission seeks only to retain the lodge areas within the Outstanding Natural Landscape and there are no opposing further submissions to this, there is no need for ecological evidence.

Aerial Photograph of the site



Aerial photograph of the land subject to that part of submission 567 is shown outlined in blue. The site is located within the Jacks Point Zone as proposed in the PDP.

- 4.1** Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust (567) (supported by Jacks Point (FS1275)) supports the continued exclusion of the Lodge Activity Areas from being located within an ONL as illustrated on Planning Map 13.

- 4.2** My S42A report on Hearing Stream 9 [**SSB108**] does not recommend any new Lodge activity areas within the ONL. Consistent with this and the evidence of Dr Read presented at that hearing, I recommend that this submission be accepted and no changes are recommended to the mapping.
- 4.3** Overall, I recommend the submission (which is not, in fact, a rezoning request) is accepted. For clarity, I note that my recommendation in relation to Wild Grass is not provisional but final.

A handwritten signature in black ink that reads "V Jones". The signature is written in a cursive style with a horizontal line underneath the name.

Vicki Jones
24 May 2017

Appendix 1. Recommended Revised Chapter and planning map

JACKS POINT ZONE 41

Key:

Recommend changes to notified chapter are shown in green underlined text for additions and ~~green strike through text~~ for deletions, Appendix 1 to S42A (Jardine Family Trust and Remarkables Station Limited (715) and Wild Grass Partnership (567)) dated 23 May 2017.

Recommend changes to notified chapter are shown in red underlined text for additions and ~~red strike through text~~ for deletions, Appendix 1 to Right of Reply dated 24 February 2017.

Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions, Appendix 1 to s42A report, dated 17 January 2017.

41 Jacks Point Zone

41.1 Zone Purpose

The purpose of the Jacks Point Zone is to provide for residential, rural living, commercial, community and visitor accommodation in a high quality sustainable environment comprising residential areas, ~~an education innovation campus, two mixed use villages,~~ and a variety of recreation opportunities and community benefits including access to public open space and amenities.

The village areas and associated residential activities at Jacks Point will be sustainable in their nature, constituting mixed density development, best practice methods of waste disposal and longevity in their quality and built form. The preparation of development controls and non-regulatory design guidelines, in conjunction with provisions of the District Plan and other methods, will ensure provision for the social, economic and cultural wellbeing of the wider community, while also assisting in ecological enhancement and the seamless integration of the built and natural environment.

In addition, the zoning anticipates an 18-hole championship golf course, a luxury lodge, small-scale commercial activities, provision for community facilities, ~~craft and~~ winery activities, outdoor recreation and enhanced access to and enjoyment of Lake Wakatipu.

Comment [MSOffice1]: Jacks Point Landowners (as defined in paragraph 9.6 of s42A report) (regarding commercially viable and appropriate scale and design)

Comment [MSOffice2]: Sally and Clive Geddes (540), Margaret Joan Williams (605), JPROA (765), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342).

Comment [MSOffice3]: Consequential amendment from removing the FBA activity area.
Queenstown Mapping (Stream 13)

41.2 Objectives and Policies

41.2.1 Objective - Development of an integrated community, incorporating residential living activities, including well designed medium density housing opportunities, visitor accommodation, well designed community, and small-scale commercial activities, community activities, ~~within a framework of open space and recreational amenities activities,~~ while protecting the having appropriate regard for outstanding natural landscape, maintaining and enhancing public access, and having regard to visual amenity values of the open space areas, servicing, and public access issues.

Comment [MSOffice4]: RCL (632), Jacks Point Landowners, Margaret Joan Williams (605), Tim and Paula Williams (601).

Comment [MSOffice5]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), JPROA (765), Margaret Joan Williams (605).

Policies

41.2.1.1 Require building and activities to be located in accordance with Use a the Structure Plan (41.7) to establish the spatial layout of development within the zone and diversity of living and complementary activities in order to ensure that the following matters are taken into account:

Comment [MSOffice6]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342), Margaret Joan Williams (605).

- Integration of activities and servicing;
- The recognition and protection of landscape and amenity values;

Comment [MSOffice7]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), JPROA (765), Margaret Joan Williams (605).

JACKS POINT ZONE 41

- Road, open space and trail networks;
 - Visibility from ~~public places beyond the Jacks Point Zone State Highway 6 and Lake Wakatipu;~~
- 41.2.1.2 Ensure subdivision and development incorporates the ~~roads, road connections, open space, access connections and trails design elements~~ shown on the Structure Plan, namely ~~roads, road connections, open space, access connections and trails.~~
- 41.2.1.3 Maintain and protect views into the site when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond when viewed from ~~public places beyond the Jacks Point Zone, the State Highway.~~
- 41.2.1.4 Ensure that residential development is not readily visible from the State Highway
- 41.2.1.5 Provide public access from the State Highway to the lake foreshore and to facilitate increased use and enjoyment of the margin and waters of Lake Wakatipu.
- 41.2.1.6 Provide for local biodiversity through:
- The protection and enhancement of existing ecological values, in a holistic manner;
 - Reduction in grazing around wetland areas; and
 - The provision of links between grey shrublands, wetlands and the lakeshore escarpment, including indigenous vegetation links between Activity Areas where appropriate.
- 41.2.1.7 Ensure that development within the ecologically sensitive areas of the zone results in a net environmental gain.
- 41.2.1.8 Control the take-off and landing of aircraft within the zone.
- 41.2.1.9 Ensure that subdivision, development and ancillary activities within the Tablelands Landscape Protection Area ~~maintain or enhance~~ the character of the landscape.
- 41.2.1.10 Provide for farming and associated activities in the appropriate areas, while ensuring that development associated with those activities does not result in over domestication of the landscape ~~and that residential amenity is not adversely affected.~~
- 41.2.1.11 ~~Avoid all buildings in the Open Space Golf and Open Space Residential Amenity Activity Areas other than recreational buildings which are ancillary to an outdoor recreation activity that is occurring on the site and are of a low scale and design that is sympathetic to the landscape.~~
- 41.2.1.12 Enable mining activities ~~in the Open Space Golf Activity Area only where the material extracted is to be used within the Jacks Point which contribute to the development of the Zone and only where the provided~~ environmental effects are appropriately managed.
- 41.2.1.13 Provide a diversity of ~~residential opportunities and housing typologies to suit a broad range of the community, including higher density housing in the villages, medium and low density housing in the residential areas, and living accommodation, including opportunities for farm and rural living at very low densities, density rural living within the Homesites and Rural Living Activity Area.~~
- 41.2.1.14 Recognise the Residential (Hanley Downs) Activity Area, ~~and the Village Activity Area~~ as being appropriate to accommodate residential development at a greater scale and intensity than elsewhere in the zone.
- 41.2.1.15 Enable medium density housing development within the established areas of Jacks Point where the scale and form of built development is appropriate to the character of the Activity Area

Comment [MSOffice8]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342), Margaret Joan Williams (605).

Comment [MSOffice9]: Reverted back to the notified version as no scope to amend.

Comment [MSOffice10]: Change in sentence order. Non substantive change.

Comment [MSOffice11]: Reverted back to the notified version as no scope to amend.

Comment [MSOffice12]: Non substantive for legibility only

Comment [MSOffice13]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), and Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).

Comment [MSOffice14]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).

Comment [MSOffice15]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), and Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).

Comment [MSOffice16]:

Comment [MSOffice17]: RCL (632), Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), and Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice18]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).

Comment [MSOffice19]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), and Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice20]: RCL (632)

JACKS POINT ZONE 41

- 41.2.1.16 ~~Enable a dominance of conventional low density residential development in the Residential - State Highway Activity Areas ((R(HD-SH) and (R(JP-SH))), while requiring that any conventional low density residential development in the Residential Activity Areas (((R(HD) and (R(JP))) be offset by higher density residential development and common open spaces in order to achieve efficient use of land and infrastructure, a range of typologies, and greater affordability.~~
- 41.2.1.17 ~~Enable the development of education, business innovation and associated activities within the Education Innovation Campus and day care facilities within the Education Activity Area and encourage this to be laid out and designed in a manner that integrates with and contributes positively to the adjoining Jacks Point village and Open Space activity areas, subject to achieving a high standard of urban design.~~
- 41.2.1.18 ~~Ensure the visual impacts of subdivision and development within the Residential State Highway and Education Innovation Campus Activity Areas are is appropriately mitigated through landscaping and the provision of open space.~~
- 41.2.1.17 ~~Provide for farming and rural living in the Farm Preserve Activity Area to enable continued rural land management together with providing a greater diversity of lot sizes that retains rural amenity and protects landscape values, while ensuring that:~~
- ~~• within the Farm Preserve 1 Activity Area, subdivision and development incorporates mechanisms for the protection and management of open space and native vegetation.~~
 - ~~• within the Farm Preserve 2 Activity Area, buildings are not visible from Lake Wakatipu and State Highway 6.~~
- 41.2.1.19 ~~41.2.1.17~~ Enable the Jacks Point Village Activity Area to develop as ~~a~~ the vibrant mixed use hub ~~for of~~ the Jacks Point Zone, comprising a range of activities including high density and medium density residential housing, a ~~small~~ local shopping centre that services the needs of Jacks Point residents and provides a small amount of destination shopping, office space, visitor accommodation, education facilities, community activities, healthcare, commercial recreation activity, and technology and innovation-based business.
- 41.2.1.20 ~~41.2.1.18~~ Enable commercial activities ~~along or near primary roads~~ within the Residential (Hanley Downs) Activity Area, designed to ~~primarily~~ service the needs of the local ~~Hanley Downs residents~~ community, ~~where they can locate along or near primary roads.~~
- 41.2.1.21 ~~41.2.1.19~~ Enable commercial and community activities and visitor accommodation, provided residential amenity, health, and safety are protected or enhanced through:
- Compatible hours of operation and noise;
 - A high standard of building design;
 - The location and provision of open space, buffers and setbacks;
 - Appropriate landscape mitigation;
 - The design of vehicle access and car parking; and
 - An appropriate scale of activity and form of building development.
- 41.2.1.22 ~~41.2.1.20~~ Use residential development controls to protect privacy and amenity, provide access to sunlight, achieve design cohesion and to provide appropriate opportunities for outdoor living.
- 41.2.1.23 ~~41.2.1.21~~ Provide for medium density and small lot housing subject to ensuring the scale and form of built development provides an appropriate standard of residential amenity and design.

Comment [SG21]: Further clarification as to the reasoning behind providing a lower threshold as well as an upper threshold, at the request of the Panel.

Comment [MSOffice22]: Otago Polytechnic (757), the Ministry of Education (524), Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).

Comment [MSOffice23]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).

Comment [MSOffice24]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).

Comment [MSOffice25]: Jacks Point Landowners, Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice26]: Improved certainty/ removal of ambiguity.

Comment [MSOffice27]: Jacks Point Landowners, Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice28]: Improved certainty/ removal of ambiguity.

Comment [MSOffice29]: Jacks Point Landowners, Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice30]: Jacks Point landowners, insofar as this will help to enable the commercial viability of the Jacks Point village

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- 41.2.1.24 ~~41.2.1.22~~ Avoid industrial activities.
- 41.2.1.25 ~~41.2.1.23~~ Provide for the development of lakeside activities in the Homestead Bay area, in a manner which complements and enhances amenity values.
- 41.2.1.26 ~~41.2.1.24~~ Ensure substantial native revegetation of the lake foreshore and open spaces within Homestead Bay and Home site activity areas within the Tablelands Landscape Protection Area.
- 41.2.1.27 ~~41.2.1.25~~ Provide safe and efficient road access from State Highway 6.
- 41.2.1.28 ~~41.2.1.26~~ With respect to infrastructure:
- a. Ensure that provision of integrated servicing infrastructure, including the roading network and vehicle access is integrated; and
 - b. Ensure the provision of integrated wastewater and water supply infrastructure, except that a new private scheme may be acceptable where it can be demonstrated that:
 - i. it is not possible or is inefficient in the long term to connect to an existing scheme and/ or;
 - ii. a new scheme will provide a higher quality and/ or more reliable service more efficiently than existing options.
- 41.2.1.29 ~~41.2.1.27~~ Ensure an adequate level of sewage disposal, water supply and refuse disposal services are provided which do not adversely affect water quality or quantity or other environmental values.
- 41.2.1.30 ~~41.2.1.28~~ Ensure that the visual impacts of development within the Village and Education Activity Areas are avoided or appropriately mitigated through landscaping, building design, and the provision of open space, such that ones' appreciation of the broader landscape is not adversely affected.
- 41.2.1.31 ~~41.2.1.29~~ Encourage high quality urban design throughout the villages by:
- a. Requiring all subdivision and development to be in accordance with an approved Comprehensive Development Plan, which shall establish the layout of open space, built form, roading patterns, pedestrian and cycle access, and carparking; the landuses enabled with the buildings; the streetscape design; and design controls in relation to buildings and open space and an appropriate legal mechanism to ensure their implementation
 - b. requiring the street and block layouts and the bulk, location, and design of buildings to minimise the shading of public spaces and to avoid the creation of wind tunnels;
 - c. encouraging generous ground floor ceiling heights for commercial buildings that are relatively consistent with others in the village; and
 - d. encouraging the incorporation of parapets, corner features for landmark sites, and other design elements in order to achieve a positive design outcome by providing for a generous 3 storey building height in the Jacks Point village and generous 2 storey commercial development in the Homestead Bay village.
- 41.2.1.32 Recognise the important contribution that the open space areas that adjoin the residential and village areas make to the identity, character, amenity, and outlook for residents and visitors.
- 41.2.1.33 Ensure subdivision and development complies with the Structure Plan in order to achieve a diversity of residential opportunities and a range of complementary activities; recognition of landscape and amenity values; connected roads, open space, and trail networks; and the integration of activities and servicing.

Comment [MSOffice31]: Non substantive for legibility only.

Comment [MSOffice32]: Jardine (715); Queenstown Mapping (Stream 13)

Comment [MSOffice33]: Jardine (715); Queenstown Mapping (Stream 13)

Comment [MSOffice34]: Jacks Point Landowners, Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice35]: Jacks Point Landowners, Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice36]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).

Comment [MSOffice37]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).
To better support rule 41.4.7 regarding the requirement to provide a CPD

Comment [MSOffice38]: Jacks Point Residential No. 2 et al (762), Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605), and Jacks Point Landowners (as encouraging quality development will improve commercial viability and will help to achieve an quality outcome as encouraged through the ODP outline plan approval process).

Comment [MSOffice39]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), JPROA (765), Margaret Joan Williams (605).

Comment [MSOffice40]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), JPROA (765), Margaret Joan Williams (605).

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- 41.2.1.34 Avoid subdivision and development of the Peninsula Hill Landscape Protection Area that does not protect, maintain, or enhance the outstanding natural character of the Area, while recognising that arable and pastoral farming of the area may necessitate the development of farm buildings within the Area.
- 41.2.1.35 Ensure that subdivision and development adjacent to the Peninsula Hill Landscape Protection Area will not degrade the landscape quality, character and visual amenity of the Peninsula Hill Landscape Protection Area.
- 41.2.1.36 Maintain or enhance the character and amenity values that exist in the established Jacks Point Residential activity areas as at the date of notification of this District Plan, including the high standard of design and landscape elements incorporated into communal open space areas, transport corridors and private lots.
- 41.2.1.37 Enable the subdivision layouts and building designs within the Hanley Downs and Homestead Bay residential activity areas to differ from the Jacks Point residential areas, providing that the unifying elements of the Structure Plan are adhered to such as the provisions of open space areas.

Comment [MSOffice41]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), JPROA (765), Margaret Joan Williams (605).

Comment [MSOffice42]: Placeholder only; subject to those being accepted in the mapping hearing

Comment [MSOffice43]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), JPROA (765), Margaret Joan Williams (605).

41.3 Other Provisions and Rules

41.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative ~~District Plan (ODP)~~.

Comment [SG44]: Drafting only for consistency with the rest of the PDP

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 Operative DP)	25 Earthworks (22 Operative DP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 Operative DP)
30 Energy and Utilities and Renewable Energy	31 Hazardous Substances (16 Operative DP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

41.3.2 Clarification

Advice notes

- 41.3.2.1 References to the Structure Plan and to Activity Areas are references to the Jacks Point Zone Structure Plan and the Activity Areas identified on that Structure Plan.
- 41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.
- 41.3.2.3 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.
- 41.3.2.4 Where an activity does not comply with a rule or standard the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

Comment [MSOffice45]: Consistency only with other chapters.

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41.3.2.5 The following abbreviations are used within this Chapter.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

General Rules

41.3.2.6 The existence of a farm building either permitted or approved by resource consent under rules 41.2.5.21 shall not be considered the permitted baseline for residential or other non-farming activity development within the Rural Zone.

41.3.2.7 Where provisions refer to the structure plan, this shall be taken to mean the Structure plan contained in Rule 41.7 and Standard 41.5.1 - Structure Plan

Comment [MSOffice46]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice47]: Added for improved clarification. No substantive change.

41.4 Rules – Activities

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
41.4.1	Activities that are not listed in this table and comply with all standards	P
41.4.2	<p>Educational and Day Care Facilities</p> <p>Educational and Day Care Facilities within the (E) and R(HD) Activity Areas.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • Location and external appearance of buildings. • Setback from roads. • Setback from internal boundaries. • Traffic generation, access and parking, <u>including effects on the safety and efficiency of the State Highway 6 road network at any intersections with the Jacks Point Zone.</u> • Outdoor living space. • Street scene including landscaping. • Enhancement of ecological and natural values. • PProvision for walkways, cycle ways and pedestrian linkages. • Noise. • <u>Infrastructure and servicing, including traffic effects.</u> 	C

Comment [MSOffice48]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice49]: Jacks Point Residential No. 2 (762), RCL (855), NZTA (719), Scope Resources (342), and the Jardine Family Trust and Remarkables Station Limited (715).

Comment [MSOffice50]: Non substantive - typographical correction only

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Table 1	Activities Located Within the Jacks Point Zone	Activity Status
41.4.3	Buildings	GRD
	<p>41.4.3.1 Buildings (including the addition, alteration or construction of buildings) located within the Lodge Activity Areas (L).</p> <p>Control is reserved Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The external appearance of buildings with respect to the effect on visual and landscape values of the area. • Infrastructure and servicing. • Associated earthworks and landscaping. • Access and parking. • Bulk and location. • Exterior lighting. • Any development controls and design guidelines. 	GRD
	<p>41.4.3.2 Residential buildings located within the Homesite (HS), Open Space Residential (OSR) and Rural Living (RL) Activity Areas (HS Activity Areas), with Council's control reserved to the matters listed above in Rule 41.4.3.1 (Lodge Area) and, in addition:</p> <ul style="list-style-type: none"> • The protection and enhancement of Wetland areas within and adjacent to the site in the Homesite Activity Area. • Any effects on the ability to implement and maintain the comprehensive vegetation plan required at the time of subdivision and to protect existing native vegetation in the Rural Living Activity Area • The extent of native planting proposed in the OSR Area and the positive effects on nature conservation values as a result of such planting. 	C
	<p>41.4.3.3 Except in the Lake Shore Landscape Protection Area as provided for in 41.4.3.4.5 and 41.4.3.4.8, recreation buildings ancillary to outdoor recreation activity within the Open Space Golf, and Open Space Residential Amenity, and Open Space Landscape Activity Areas, with Council's control reserved to the matters listed in Rule 41.4.3.1 (Lodge), 3.4 (farm buildings).</p>	G
	<p>41.4.3.4 Except as provided for in (41.4.3.5 and 41.4.3.64) below, farm buildings located within the FP-1 and FP-2 Open Space Landscape Activity Area.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • The external appearance of buildings with respect to the effect on visual and landscape values of the area. • Infrastructure and servicing. • Associated earthworks and landscaping. 	G

Comment [MSOffice51]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice52]: QLDC (383)

Comment [MSOffice53]: Jardine Family Trust (715) as a consequence of their submission to enlarge the activity area and remove the 50% landscaping requirement; Queenstown Mapping (Stream 13)

Comment [MSOffice54]: Sally and Clive Geddes (540), Margaret Joan Williams (605), JPROA (765), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342).

Comment [MSOffice55]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765), including ROR amendments

Comment [MSOffice56]: Jardine Family Trust (715) as a consequence of their submission to enlarge the activity area and remove the 50% landscaping requirement; Queenstown Mapping (Stream 13)

Comment [MSOffice57]: Consistency only

Comment [MSOffice58]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765), including ROR amendments.

Comment [MSOffice59]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765). The provisions have been amended to be consistent with the rural zone and, as such, farm buildings that meet the standard in 41.5.21 are now permitted.

Comment [MSOffice60]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

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Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<ul style="list-style-type: none"> • Access and parking. • Bulk and location. • Exterior lighting. • Visibility of the building from State Highway 6 and Lake Wakatipu. 	RD
	<p>41.4.3.3 Except as provided for in (41.4.3.4) below, any residential unit in the FP-2 Activity Area and any visitor accommodation activity within the FP-1 or FP-2 Activity Areas.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The matters listed in clause (41.4.3.2) above. • The appropriateness of any mitigation and its impact on the character of the landscape. 	RD
	41.4.3.5 Farm buildings and recreation buildings ancillary to outdoor recreation activity within the Peninsula Hill Landscape Protection Area and Highway Landscape Protection Area.	D
	41.4.3.6 Farm buildings within the Lake Shore Landscape Protection Area of the Open Space Landscape Activity Area.	D
41.4.3.5	<p>41.4.3.7 Any building within the Peninsula Hill Landscape Protection Area other than farm buildings (which are subject instead to Standard 41.5.21) and recreation buildings ancillary to outdoor recreation activity within the Peninsula Hill Landscape Protection Area, Lake Shore Landscape Protection Area or Highway Landscape Protection Area identified on the Structure Plan.</p>	NC
41.4.3.6	Any building other than farm buildings within the Lake Shore Landscape Protection Area other than farm buildings in that part classified as Open Space Landscape Area (which are subject instead to Standard 41.5.21).	NC
41.4.3.7	Any building within the Highway Landscape Protection Area other than farm buildings in that part classified as Open Space Landscape Area (which are subject instead to standard 41.5.21) and recreation buildings ancillary to outdoor recreation activity enabled in that part classified as Open Space Golf Area within the Highway Landscape Protection Area.	D
41.4.3.8	Any building within the Open Space Golf Activity Area outside the Highway and Lakeshore and Peninsula Hill Landscape Protection Areas other than recreation buildings ancillary to outdoor recreation activity within the Open Space Golf Activity Area outside the Highway Lakeshore Landscape Protection Areas.	RD
41.4.3.9	<p>Within the BFA any boat ramp, jetty, breakwater or other buildings and associated parking and boat trailer parking.</p> <p>Discretion is restricted to all of the following:</p>	

Comment [MSOffice61]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice62]: The provisions have been amended to be consistent with the rural zone and, as such, farm buildings that meet the standard in 41.5.21 are now permitted and if not, they are restricted discretionary.

Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765)

Comment [MSOffice63]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Note: Scope to make some buildings non complying stems from the submissions to reinstate the ODP provisions, which include Rule 12.2.3.5(vii) which makes any buildings not in accordance with the Structure Plan non-complying.

Comment [MSOffice64]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice65]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<ul style="list-style-type: none"> • Effects on natural character. • Effects on landscape and amenity values. • Effects on public access to and along the lake margin. • External appearance, colours and materials. • Location. <p>41.4.3.10 Buildings within the Village Activity Areas, provided the application is accompanied by a Comprehensive Development Plan or is in accordance with an approved Comprehensive Development Plan, which is sufficiently detailed to enable the matters of control listed below to be fully considered.</p> <ul style="list-style-type: none"> • Control is reserved to the following: The bulk, location and external appearance of buildings and associated carparking, including the creation of active frontages adjacent to roads and public spaces. • The layout and orientation of streets, lanes, open spaces, and carparking and the provision of cycle and pedestrian links. • Infrastructure and servicing including traffic generation and effects on the state highway arising from the density and mix of uses being proposed. • The adequate provision of storage and loading/ servicing areas. • The density and location of residential activity. • Landscaping. <p>41.4.3.10 Buildings within the Village Activity Area, which are not accompanied by a Comprehensive Development Plan or are in accordance with an approved Comprehensive Development Plan.</p> <p>Discretion is restricted to the matters listed above in Rule 41.4.3.9.</p>	<p>G</p> <p>RD</p>
41.4.4	<p>Outdoor Swimming Pools and Tennis Courts</p> <p>41.4.4.1 Any tennis court (including fencing) located within the smaller of the two Lodge Areas and any outdoor swimming pool (including fencing) located within the Tablelands Landscape Protection Area (except spa pools less than 9m² and located within any Homesite or Lodge Activity Area) provided:</p> <ol style="list-style-type: none"> a. The tennis court surfaces are either dark green or grey in colour; and b. Any tennis court fencing is chain mesh or similar and grey in colour. <p>Control is reserved to all of the following:</p>	C

Comment [MSOffice66]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605) insofar as this rule is intended to retain the design control that exists in the ODP.

Comment [MSOffice67]: Non substantive for legibility only

Comment [MSOffice68]: Jacks Point Landowners, Sally and Clive Geddes (540), Margaret Joan Williams (605), JPROA (765), Alexander Schrantz (195), Scope Resources (342), and Tim and Paula Williams (601). These submissions indirectly seek the reinstatement of RD status for tennis courts rather than relaxation of the rules. The recommended provisions strengthen the notified PDP provisions.

Comment [MSOffice69]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<ul style="list-style-type: none"> • Associated earthworks and landscaping. • Colour. • Fencing, <u>including any glare resulting from the location and orientation of glass pool fencing.</u> • any development controls and design guidelines. <p>41.4.4.2 <u>Any tennis court (including fencing) located within the smaller of the two Lodge Areas and any outdoor swimming pool (including fencing) located within the Tablelands Landscape Protection Area that does not comply with Rule 41.4.4.1(a) and 41.4.4.1 (b) and discretion is restricted to those matters listed in Rule 41.4.4.1.</u></p> <p>41.4.4.3 Except as provided for in <u>(41.4.4.1 and 41.4.4.2), any outdoor tennis court located within the Tablelands Landscape Protection Area Activity Area.</u></p>	RD
41.4.5	<p>Mining</p> <p><u>Within any- the Open Space Golf or Farm Preserve Activity Areas the mining of rock and aggregate and/or gravel, for use anywhere within the Jacks Point Zone</u></p> <p><u>Discretion is restricted to all of the following:</u></p> <p><u>Dust.</u></p> <p><u>Noise.</u></p> <p><u>Traffic.</u></p> <p><u>Hours of operation.</u></p> <p><u>Effects on landscape and amenity values.</u></p>	RD
41.4.6	<p>Medium Density Residential Development</p> <p>41.4.6.1 Within the R(HD) A – E, and R(HD-SH)-1, and <u>R(HD-SH)-3</u> Activity Areas, any residential activity which results in either:</p> <p>a. three or more attached residential units; or</p> <p>b. a density of more than one residential unit per 380 m² of net site area.</p> <p><u>Control is reserved Discretion is restricted to all of the following:</u></p> <ul style="list-style-type: none"> • External appearance. • Access and car parking. • <u>Traffic generation effects, including effects on the safety and efficiency of the State Highway 6 road network at any intersections with the Jacks Point Zone.</u> • Associated earthworks. 	RD

Comment [MSOffice70]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).

Comment [MSOffice71]: Non substantive for legibility only

Comment [MSOffice72]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), and Tim and Paula Williams (601), Margaret Joan Williams (605), JPROA (765).

Comment [MSOffice73]: Consequential amendment

Comment [MSOffice74]: Non substantive for legibility only

Comment [MSOffice75]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice76]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice77]: Jacks Point Residential No. 2 (762), RCL (855), NZTA (719), Scope Resources (342), and the Jardine Family Trust and Remarkables Station Limited (715).

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
41.4.6.2	<ul style="list-style-type: none"> • Landscaping. • <u>Effects on adjacent sites that are not part of the medium density residential development being applied for.</u> • <u>Bulk and location.</u> • <u>Legal mechanisms proposed in relation to building bulk and location.</u> <p>Within the R(JP) 1 - 3 and R(JP-SH) 4 Activity Areas any residential activity which results in either:</p> <p>a. three or more attached residential units; <u>or.</u></p> <p>b. a density of more than one residential unit per 380 m² of net site area.</p> <p>Discretion is restricted to <u>all of</u> the following:</p> <ul style="list-style-type: none"> • External appearance. • Residential amenity values. • Access and car parking. • Associated earthworks. • Landscaping. • <u>Effects on adjacent sites that are not part of the medium density residential development being applied for.</u> • <u>Bulk and location.</u> • <u>Legal mechanisms proposed in relation to building bulk and location.</u> 	RD
41.4.6.3	<p>Except that this rule shall not apply to:</p> <p>a. <u>A single residential unit on any site contained within a separate computer freehold register.</u></p> <p>b. Residential units located on sites smaller than <u>560380 m²</u> created pursuant to subdivision <u>rules 27.6.1 or 27.7.11.3.</u></p>	
41.4.7	<p>Commercial Activities, Community Activities and Visitor Accommodation</p> <p>47.4.7.1 Commercial activities and community activities located within the EIC Activity Area, including the addition, alteration or construction of associated buildings.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • Location, scale and external appearance of buildings. • Setback from roads. 	G

Comment [MSOffice78]: RCL (632) insofar as this is a consequential amendment to recommending MDR be exempt from internal setbacks and the relaxation of recession plane rules.

Comment [MSOffice79]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice80]: RCL (632) insofar as this is a consequential amendment to recommending MDR be exempt from internal setbacks and the relaxation of recession plane rules.

Comment [MSOffice81]: RCL (632). Non substantive. This exemption is unnecessary as Rule 41.4.6 would not be triggered for a single dwelling unless it is on a site smaller than 380m² and that scenario is already exempt through 41.4.6.3.b)

Comment [MSOffice82]: RCL (632), Jacks Point Landowners, Sally and Clive Geddes (540), and Tim and Paula Williams (601).

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Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<ul style="list-style-type: none"> • Setback from internal boundaries. • Traffic generation. • Vehicle access, street layout and car parking. • Street scene including landscaping. • Enhancement of ecological and natural values. • Provision for walkways, cycle ways and pedestrian linkages. • Scale of the activity. • Noise. • Hours of operation. • State Highway Mitigation in the locations shown on the Structure Plan. <p>Village Activity Area</p> <p>41.4.7.1 <u>Any commercial, community, residential or visitor accommodation activity within the Jacks Point or Homestead Bay Village Activity Areas, including the addition, alteration or construction of associated buildings, provided the application is accompanied by a Comprehensive Development Plan or is in accordance with an approved Comprehensive Development Plan, which applies to the whole of the relevant Village Activity Area and is sufficiently detailed to enable the matters of control listed below to be fully considered.</u></p> <p><u>Control is reserved to the following:</u></p> <ul style="list-style-type: none"> • <u>The layout and orientation of built form, open spaces, roading pattern, car parking, and pedestrian and cycle access.</u> • <u>The bulk, location and external appearance of buildings and associated including the creation of active frontages adjacent to roads and public spaces.</u> • <u>The density and location of any proposed residential activity.</u> • <u>The location of any proposed commercial and community activity.</u> • <u>Landscaping.</u> • <u>Streetscape design.</u> • <u>The formulation of design controls in relation to buildings, open space, and streetscapes and an appropriate legal mechanism to ensure their implementation.</u> • <u>Infrastructure and servicing, including traffic generation and effects on the safety and efficiency of the State Highway 6 road network at any intersections with the Jacks Point Zone.</u> • <u>The adequate provision of storage and loading/ servicing areas.</u> 	<p>C</p>

Comment [MSOffice83]: Sally and Clive Geddes (540), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joan Williams (605).

Comment [MSOffice84]: Jacks Point Residential No. 2 (762), RCL (855), NZTA (719), Scope Resources (342), and the Jardine Family Trust and Remarkables Station Limited (715)

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
41.4.7.2	<p><u>Any commercial, community, or visitor accommodation activity within the within the Jacks Point or Homestead Bay Village Activity Areas, including the addition, alteration or construction of associated buildings, which is undertaken in the absence of a resource consent having been granted under Rule 41.4.7.1 or which is not in accordance with a Comprehensive Development Plan approved as part of a resource consent under Rule 41.4.7.1.</u></p>	RD
41.4.7.3	<p><u>The use and development of land within the JP(V) Activity Area having more than one resource consent in effect at any one time in respect to Rule 41.4.7.1</u></p> <p><u>Discretion is restricted to the matters of control listed in 41.4.7.1 but only in relation to those aspects of the Comprehensive Development Plan proposal that differ from that already granted under Rule 41.4.7.1.</u></p>	RD
<u>R(HD) and R(SH-HD) Activity Areas</u>		
41.4.7.4	<p><u>Commercial activities, and community activities and visitor accommodation, located within the R(HD)-A-D and R(SH-HD)1-3 Activity Areas, including the addition, alteration or construction of associated buildings.</u></p> <p>Discretion is restricted to all of the following matters listed in clause 41.4.7.1 above.</p> <ul style="list-style-type: none"> • <u>Location, scale and external appearance of buildings.</u> • <u>Setback from roads.</u> • <u>Setback from internal boundaries.</u> • <u>Traffic generation, including traffic generation and effects on the safety and efficiency of the State Highway 6 road network at any intersections with the Jacks Point Zone.</u> • <u>Vehicle access, street layout and car parking.</u> • <u>Street scene including landscaping.</u> • <u>Enhancement of ecological and natural values.</u> <ul style="list-style-type: none"> • <u>Provision for walkways, cycle ways and pedestrian linkages.</u> • <u>Scale of the activity.</u> • <u>Noise.</u> • <u>Hours of operation.</u> • <u>State Highway Mitigation in the locations shown on the Structure Plan.</u> 	RD
41.4.7.5	<p><u>Commercial activities, community activities, and visitor accommodation located within the R(HD)-E Activity Area, including the addition, alteration or construction of associated</u></p>	

Comment [MSOffice85]: SG only - removed res as beyond

Comment [MSOffice92]: Missing from earlier version

Comment [MSOffice86]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605) insofar as this rule is intended to retain the design control that exists in the ODP through the controlled status of the buildings and the requirement to lodge an Outline Development Plan.

Comment [MSOffice87]: Re-numbered.

Comment [MSOffice88]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice89]: Jacks Point Residential No. 2 (762), RCL (855), NZTA (719), Scope Resources (342), and the Jardine Family Trust and Remarkables Station Limited (715)

Comment [MSOffice90]: Consequential amendment as a result of deleting 41.4.7.1

Comment [MSOffice91]: Re-numbered as a result of deleting notified rule 41.4.7.1.

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<p><u>buildings, provided the application is accompanied by a Comprehensive Development Plan or is in accordance with an approved Comprehensive Development Plan, which applies to the whole R(HD)-E Activity Area and is sufficiently detailed to enable the matters of discretion to be fully considered.</u></p> <p><u>Discretion is restricted to the matters listed in clause 41.4.7.1 above.</u></p>	<p>RD</p> <p>D</p>
<p>41.4.8</p>	<p>Sale of Liquor</p> <p>Premises licensed for the sale of liquor (including both off-licenses and on-licenses).</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Location. • Scale of the activity. • Residential amenity values. • Noise. • Hours of operation. • Car parking and vehicle generation. 	<p>RD</p>
<p>41.4.9</p>	<p>Structure Plan – Activities</p> <p>Any activity which is not provided for within the list of activities below or which is not provided a specific activity status through any other rule within Rule 41.4 Table 1 – Activities located within the Jacks Point Zone or Rule 41.5 Table 2 – Standards for Activities:</p> <p>41.4.9.1 Residential Activities Area (R) – the use of this area is restricted to residential activities.</p> <p>41.4.9.2 Residential State Highway R(SH) – the use of this area is restricted to residential activities and for the mitigation of development from the State Highway.</p> <p>41.4.9.3 Village Area (V) – The use of this area is restricted to residential and visitor accommodation activities including bars, restaurants, theatres, conference, cultural and community facilities and office and administration activities ancillary to the above activities; small-scale commercial activities including technology and innovation based business; health activities, educational activities, office and administration activities, and indoor and outdoor recreation facilities; and commercial recreation activities.</p> <p>41.4.9.4 Education Precinct (E) – The use of this area is restricted to Educational and Day Care Facilities.</p> <p>41.4.9.5 Education Innovation Campus (EIC) – The use of this area is</p>	<p>D</p>

Comment [MSOffice93]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice94]: Rule has been moved to Table 41.5

Comment [MSOffice95]: RCL (632)

Comment [MSOffice96]: Jacks Point Residential No. 2 (762)

Comment [MSOffice97]: RCL (632)

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<p>restricted to technology based activities including commercial and medical research, laboratories, training, educational facilities, specialist health care and associated administrative, office, accommodation, retailing and recreation facilities.</p> <p>41.4.9.6 Lodge Activity Area (L) – the use of this area is restricted to visitor accommodation activities, restaurants and conference facilities.</p> <p>41.4.9.7 Home Site Activity Area (HS) – the use of this area is restricted to residential activities with a maximum of one residential unit per HS Activity Area.</p> <p>41.4.9.8 Farm Preserve (FP) – Activities in this area are limited to farming, farm buildings, fencing, trail formation, farm access tracks, recreation, mining, residential and visitor accommodation activities.</p> <p>41.4.9.9 Wetland (W) – Structures are restricted to those necessary to develop pedestrian access (e.g. boardwalks), fences, or other structures relating to the protection and enhancement of biodiversity and ecological values.</p> <p>41.4.9.10 Open Space Golf (OSG) – the use of this area is restricted to indigenous revegetation and outdoor recreation activities, including the development and operation of golf courses, including associated earthworks, green keeping, driving range, administrative offices associated with golf, mining, sales and commercial instruction.</p> <p>41.4.9.11 Open Space Landscape (OSL) – activities in this area are limiting to farming, together with farm buildings, fencing, trail formation, mining, farm access tracks and recreation activities.</p> <p>41.4.9.12 Open Space Residential Amenity (OSA) – the use of this area is restricted to recreation amenities, playgrounds, landscaping, pedestrian and cycle trails, lighting, stormwater retention and underground services.</p> <p>41.4.9.13 Open Space – Horticultural (OSH) – the use of this area is restricted to horticultural activities and accessory buildings and activities, and residential activities.</p> <p>41.4.9.14 Open Space – Foreshore (OSF) – the use of this area is restricted to the regeneration of native endemic species over 80% of the land area, and retention of open space.</p> <p>41.4.9.15 Open Space – Residential (OSR) – the use of this area is restricted to 12 low level, low impact residential units set within a regenerating foreshore environment.</p> <p>41.4.9.16 Farm Buildings and Craft Activity Area (FBA) – the use of this area is limited to the existing residence, farm buildings and buildings and activities associated with craft and farming related activities, retail sales of goods produced or reared on site, a farm stay and a bed and breakfast operation.</p> <p>41.4.9.17 Boating Facilities Activity Area (BFA) – the use of this area is</p>	

Comment [MSOffice98]: Sally and Clive Geddes (540), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joan Williams (605).

Comment [MSOffice99]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice100]: Improved clarity only.

Comment [MSOffice101]: Removes inconsistency with Rule 42.4.5. Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765) as mining is at least restricted discretionary in the ODP.

Comment [MSOffice102]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice103]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<p style="color: red;">limited to a double boat ramp, jetty, a weather protection feature or breakwater, a boat shed and associated boat/trailer/car parking and public facilities, provided that all facilities are available for public use.</p> <p style="color: red;"><u>Note: Buildings are also subject to Rule 41.4.3.</u></p>	
41.4.10	Factory Farming	NC
41.4.11	Forestry Activities All forestry activities, excluding harvesting of existing forestry <u>which existed as at the date of notification of this District Plan (31 August 2016).</u>	NC
41.4.12	<u>State Highway Mitigation</u> <u>The design of the State Highway mitigation within the location shown on the Structure Plan.</u> <u>Control is reserved to the following:</u> <ul style="list-style-type: none"> • <u>The creation of a comprehensively designed landscape edge to the northern part of the zone;</u> • <u>Mitigation of the visual impacts of potential buildings when viewed from State Highway 6 through earth contouring and vegetation (at maturity), within Activity Areas R(HD-SH) – 1 and R(HD-SH)- 2 and RHD-SH) 3;</u> • <u>Maintaining views across the zone to the mountains located against the western shores of Lake Wakatipu;</u> • <u>Appropriate plant species, height at planting and at maturity; and</u> • <u>Provision for on-going maintenance and ownership.</u> 	C
41.4.13	Mining Activities With the exception of the mining of rock and/or aggregate and/or gravel provided for by Rule 41.4.5.	NC
41.4.14	Industrial Activities	NC
41.4.15	Informal Airports 41.4.15.1 Informal Airports limited to the use of helicopters. 41.4.15.2 The establishment and operation of all other Airport Activity or Aerodrome, including Informal Airports used by fixed wing aircraft.	D NC
41.4.16	Informal Airports for emergency landings, rescues, fire fighting and activities ancillary to farming activities.	P
41.4.17	Landfill	NC
41.4.18	Panelbeating, spraypainting, motor vehicle, repair of dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

Comment [MSOffice104]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice105]: Improved for clarification only

Comment [MSOffice106]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

This rule is from the plan change 44 decision

Comment [MSOffice107]: Non substantive to avoid duplication with Rule 41.4.1 (permitted activities)

Comment [MSOffice108]: Separated out the three activities captured by Rule 41.4.17 into three separate rules. Non substantive change to improve legibility and make consistent with other chapters, such as the Town Centres.

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
41.4.19	Fish or meat processing	PR
41.4.20	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

Comment [MSOffice109]: As above

Comment [MSOffice110]: As above

41.5 Rules - Standards

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
41.5.1	<p>Structure Plan - Activities</p> <p>Any activity which is not provided for within the list of activities below or which is not provided a specific activity status through any other rule within Rule 41.4 Table 1 - Activities located within the Jacks Point Zone or Rule 41.5 Table 2 - Standards for Activities:</p> <p>41.5.1.1 Residential Activities Area (R) - Residential activities.</p> <p>41.5.1.2 Residential State Highway R(SH) - Residential activities and the mitigation of development from the State Highway.</p> <p>41.5.1.3 Rural Living (RL) - Residential activities</p> <p>41.5.1.4 Village Area (V) - Residential and visitor accommodation activities including bars, restaurants, theatres, conference, cultural and community facilities and office and administration activities ancillary to the above activities, small-scale commercial activities including technology and innovation-based business, health activities, educational activities, office and administration activities, and indoor and outdoor recreation facilities; and commercial recreation activities.</p> <p>41.5.1.5 Education Precinct (E) - Educational and day care facilities.</p> <p>41.5.1.6 Lodge Activity Area (L) - Visitor accommodation activities, restaurants, and conference facilities.</p> <p>41.5.1.7 Homesite Activity Area (HS) - Residential activities with a maximum of one residential unit per HS Activity Area.</p> <p>41.5.1.8 Wetland (W) – Structures restricted to those necessary to develop pedestrian access (e.g. boardwalks), fences, or other structures relating to the protection and enhancement of biodiversity and ecological values.</p> <p>41.5.1.9 Open Space Golf (OSG) – Indigenous revegetation and outdoor recreation activities, including the development and operation of golf courses, including associated earthworks, green keeping, driving range, administrative offices associated with golf, sales, and commercial instruction.</p> <p>41.5.1.10 Open Space Landscape (OSL) – Pastoral and arable farming, endemic revegetation, and pedestrian and cycle</p>	D

Comment [MSOffice111]: Rule has been moved from Table 41.4 and amended. All provisions in Table 2 have been renumbered accordingly

Comment [MSOffice112]: RCL (632)

Comment [MSOffice113]: Sally and Clive Geddes (540), Margaret Joan Williams (605), JPROA (765), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342).

Comment [MSOffice114]: Jacks Point Residential No. 2 (762)

Comment [MSOffice115]: RCL (632)

Comment [MSOffice116]: Improved clarity only.

Comment [MSOffice117]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p><u>trails.</u></p> <p>41.5.1.11 <u>Open Space Residential Amenity (OSA) – Recreation amenities, playgrounds, landscaping, pedestrian and cycle trails, lighting, stormwater retention, and underground services.</u></p> <p>41.5.1.12 <u>Open Space - Horticultural (OSH) - Horticultural activities and accessory buildings and activities, and residential activities.</u></p> <p>41.5.1.13 <u>Open Space - Foreshore (OSF) - The regeneration of native endemic species over 80% of the land area, and retention of open space.</u></p> <p>41.5.1.14 <u>Open Space - Residential (OSR) - Twelve <u>39 residential units set within a regenerating foreshore environment.</u></u></p> <p>41.5.1.15 <u>Farm Buildings and Craft Activity Area (FBA) – The existing residence, farm buildings and buildings and activities associated with craft and farming related activities, retail sales of goods produced or reared on site, a farm stay and a bed and breakfast operation.</u></p> <p>41.5.1.16 <u>Boating Facilities Activity Area (BFA) - A double boat ramp, jetty, a weather protection feature or breakwater, a boat shed and associated boat/trailer/car parking and public facilities, provided that all facilities are available for public use.</u></p> <p><u>Note: Buildings are also subject to Rule 41.4.3.</u></p>	
41.5.2	<p>Standards for Building</p> <p><i>Open Space Horticulture:</i></p> <p>41.5.2.1 Within the Open Space - Horticultural (OSH) Activity Area:</p> <ol style="list-style-type: none"> a. There shall be no more than 15 building platforms; b. Those 15 building platforms referred to in (a) above are confined to 3 or 4 clusters; and c. No building is to be erected prior to the horticultural activity being planted. <p><i>Homesites <u>and Rural Living:</u></i></p> <p>41.5.2.2 Within any Homesite Activity Area (HS Activity Area), buildings shall not exceed a total building footprint of 1,000m² within that Activity Area.</p> <p>41.5.2.3 <u>Within the Rural Living (RL) Activity Area, all buildings shall be located within an approved building platform.</u></p> <p>For rules 41.5.4-2.1, and 41.5.4-2.2, and 41.5.2.3 discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The external appearance of buildings with respect to the effect on 	RD

Comment [MSOffice118]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice119]: Jardine Family Trust (715); Queenstown Mapping (Stream 13)

Comment [MSOffice120]: The wording of these rules will be reconsidered in the mapping hearing in response to the submission from the Jardine Family Trust (715)

Comment [MSOffice121]: Jardine Family Trust (715); Queenstown Mapping (Stream 13)

Comment [MSOffice122]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice123]: Sally and Clive Geddes (540), Margaret Joan Williams (605), JPROA (765), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342).

Comment [MSOffice124]: Sally and Clive Geddes (540), Margaret Joan Williams (605), JPROA (765), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342).

Comment [MSOffice125]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>visual and landscape values of the area.</p> <ul style="list-style-type: none"> • Associated earthworks and landscaping. • Bulk and location. • Visibility of the building from State Highway 6 and Lake Wakatipu. <p><i>Conservation Dwellings in Farm Preserve 1:</i></p> <p>41.5.1.3 Within the FP-1 Activity Area no residential unit shall be constructed on any site which has not been created in accordance with Subdivision Rule 27.8.9.2 Jacks Point Conservation Lots.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The creation of open space. • Creation of conservation benefits. • Effects on landscape and amenity values. 	RD
41.5.3	<p>Vegetation</p> <p>41.5.3.1 Within the Highway Landscape Protection Area (refer Structure Plan) the planting and/or growing of any tree shall not obscure views from the State Highway to the mountain peaks beyond the zone.</p> <p>41.5.3.2 Within the Peninsula Hill Landscape Protection Area (refer Structure Plan) the planting and/or cultivation of any tree or shrub shall be indigenous and characteristic of the Peninsula Hill escarpment (i.e. grey shrubland and tussock grassland on exposed sites and beech forest on sheltered sites).</p> <p>41.5.3.3 Within the Lakeshore Landscape Protection Area (refer Structure Plan) the planting and/or cultivation of any tree or shrub shall be indigenous and characteristic of the Lake Wakatipu foreshore (i.e. broadleaf forest, grey shrubland and tussock grassland plant communities).</p> <p>41.5.3.4 Within the Tablelands Landscape Protection Area (refer Structure Plan), there shall be no exotic vegetation planted and/or cultivated, with the exception of:</p> <ol style="list-style-type: none"> a. grass species if local and characteristic of the area; and b. other vegetation if it is: 	<p>D</p> <p>D</p> <p>D</p> <p>D</p>

Comment [MSOffice126]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice127]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Consistent with reply version of Chapter 21.

Comment [MSOffice128]: Non substantive for legibility only

Comment [MSOffice129]: Note: this has now been added to the Structure Plan, as it was on the legend in the notified version but missing from the actual plan.

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<ul style="list-style-type: none"> • less than 0.5 metres in height; and • less than 20 square metres in area; and • within 10 metres of a building; and • intended for domestic consumption. <p>41.5.3.5 No buildings shall be erected within a Homesite Activity Area (HS Activity Area) unless and until an area as specified within this rule has been re-vegetated with native vegetation. The area required to be re-vegetated for the purposes of this rule shall be the greater of 3,000m² or 20 per cent of the area of the lot or title within which the Homesite Activity Area is situated, whichever is greater. For the purposes of this rule no account shall be taken of any native vegetation existing at the date of application for subdivision consent to create the lot or title within which the Homesite Activity Area is located.</p> <p>41.5.3.6 On any site within a Residential Jacks Point Activity Area there shall be no shrub and tree planting with less than at least 75% of all trees and shrubs planted shall be from the species identified on the Jacks Point plant list contained within Part 41.8. Percentages are in terms of overall plant numbers.</p> <p>Discretion is restricted to the following:</p> <ol style="list-style-type: none"> a. any effects on nature conservation values. b. effects on landscape character and visual amenity <p>41.5.3.7 Within the OSR Activity Area, at least 50% of any site shall be planted in native vegetation, prior to building.</p> <p>Discretion is restricted to any effects on nature conservation values.</p> <p>41.5.3.8 Anywhere within the zone, there shall be no planting and/or growing of the following tree species:</p> <ul style="list-style-type: none"> • European larch (Larix decidua) • Sycamore <p>Also refer to the District Wide Chapter 34 Wilding Exotic Trees.</p> <p>41.5.3.9 Except as provided for in (41.5.2.3.6) above, any native revegetation required to be planted undertaken within this Zone shall:</p> <ol style="list-style-type: none"> a. Include species appropriate to the ecosystems of the area being planted. b. Aim to Be capable of reaching 80% canopy closure for the ecosystem type being planted within five years of implementation. c. Have eradicated any invasive plant pests the time of planting. Ensure the ongoing eradication 	<p>D</p> <p>RD</p> <p>RD</p> <p>PR</p> <p>RD</p>

Comment [MSOffice130]: Non substantive to improve legibility only

Comment [MSOffice131]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), and Margaret Joan Williams (605).

Comment [MSOffice132]: Jardine Family Trust (715); Queenstown Mapping (Stream 13)

Comment [MSOffice133]: Removes duplication with chapter 34 (Wilding Exotic Trees)

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>of all plant pests which might compete with the planting.</p> <p>d. Ensure the planting is appropriately protected from animal pests.</p> <p>e. Be maintained, with any plants that die or are diseased replaced. Maintain the planting on an ongoing basis; replacing dead or diseased plants as necessary to reach compliance with (b) above.</p> <p>Discretion is restricted to any effects on nature conservation values.</p>	
41.5.4	<p>Structure Plan</p> <p>41.5.4.1 Development shall be undertaken in general accordance with the Structure Plan in Part 41.7. For the purposes of interpreting this rule, the following shall apply:</p> <p>a. A variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Roads, and their intersections with State Highway 6, shall be acceptable.</p> <p>b. Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey.</p> <p>41.5.4.2 Development shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable.</p> <p>41.5.4.3 The boundaries of Open Spaces Areas are shown indicatively with their and may be varied by up to 20m and the exact location and parameters to be established through the subdivision process. Development prior to such subdivision occurring, which would preclude the creation of these open spaces, shall be deemed to be contrary to this rule.</p> <p>41.5.4.4 Within any open space area created by subdivision, in accordance with (Rules 41.5.3.4 and 27.7.11.18.9.4), there shall be no building.</p>	D
41.5.5	<p>Earthworks (excluding earthworks associated with a subdivision)</p> <p>41.5.5.1 Volume of Earthworks</p> <p>The maximum total volume of earthworks (m³) shall not exceed that specified in the table below.</p> <p>a. The maximum total volume of earthworks shall be calculated per site, within one any consecutive 12 month period.</p>	RD

Comment [MSOffice134]: RCL (632).

Comment [MSOffice135]: RCL (632)

Comment [SG136]: For improved clarity (that the intention is not that earthworks is only allowed in one single 12 month period and is restricted discretionary thereafter). This was raised as a potential concern by the Panel

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status								
	<p>b. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off-site and replacing fill on site – refer Interpretive Diagrams 5 (a), (b) and (c) of the Earthworks Chapter of the Operative District Plan.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 70%;">Activity Area</th> <th style="width: 30%;">Maximum Total Volume</th> </tr> </thead> <tbody> <tr> <td>Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area</td> <td style="text-align: center;">500 m³</td> </tr> <tr> <td>Open Space Landscape Open Space Residential Amenity Farm Preserve 1 and 2 Homesite Rural Living</td> <td style="text-align: center;">1,000 m³</td> </tr> <tr> <td>Village Village Homestead Bay Open Space Golf Education Education Innovation Campus Lodge</td> <td style="text-align: center;">No maximum</td> </tr> </tbody> </table> <p>41.5.5.2 Height of cut and fill and slope</p> <p>a. OS, OSG, OSA, <u>FP-1 and 2</u>, HS, E, <u>EIC</u> and L Activity Areas:</p> <p>(i) No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.</p> <p>(ii) All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.</p> <p>(iii) The maximum height of any fill shall not exceed 2 metres <u>and, except in relation to road, tracks or accessways which shall comply with 41.5.5-4.2(a)(i) above, the maximum height of any cut shall not exceed 2.4 metres.</u></p> <p>b. All other Activity Areas:</p> <p>(i) The maximum height of any cut shall not exceed 2.4 metres.</p> <p>(ii) The maximum height of any fill shall not exceed 2 metres.</p> <p>(iii) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of</p>	Activity Area	Maximum Total Volume	Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500 m ³	Open Space Landscape Open Space Residential Amenity Farm Preserve 1 and 2 Homesite Rural Living	1,000 m ³	Village Village Homestead Bay Open Space Golf Education Education Innovation Campus Lodge	No maximum	
Activity Area	Maximum Total Volume									
Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500 m ³									
Open Space Landscape Open Space Residential Amenity Farm Preserve 1 and 2 Homesite Rural Living	1,000 m ³									
Village Village Homestead Bay Open Space Golf Education Education Innovation Campus Lodge	No maximum									

Comment [MSOffice137]: Jacks Point Residents No. 2 et al (762)

Comment [MSOffice138]: Consequential amendment of removing the activity area.
Queenstown Mapping (Stream 13)

Comment [MSOffice139]: Added clarity and consistency only

Comment [MSOffice140]: Sally and Clive Geddes (540), Margaret Joan Williams (605), JPROA (765), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342).

Comment [MSOffice141]: Jacks Point Residents No. 2 et al (762)

Comment [MSOffice142]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice143]: Non substantive consequential amendment. Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

Comment [MSOffice144]: Sally and Clive Geddes (540), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joan Williams (605).

Comment [MSOffice145]: Wild Grass Partnership (567), Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and JPROA (765).

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p style="text-align: center;">the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height.</p> <p>41.5.5.3 Fill</p> <p>a. All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p> <p>41.5.5.4 Environmental Protection Measures</p> <p>a. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.</p> <p>b. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.</p> <p>c. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.</p> <p>41.5.5.5 Water bodies</p> <p>a. Earthworks within 7m of the bed of any water body shall not exceed 20m³ in total volume, <u>except any man made water body (e.g. Lake Tewa) within one any</u> consecutive 12 month period.</p> <p>b. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water.</p> <p>c. Earthworks shall not:</p> <ul style="list-style-type: none"> • cause artificial drainage of any groundwater aquifer; • cause temporary ponding of any surface water. <p>41.5.5.6 Cultural heritage and archaeological sites</p> <p>a. Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The nature and scale of the earthworks • Environmental protection measures • Remedial works and revegetation • The effects on landscape and visual amenity values • The effects on land stability and flooding • The effects on water bodies 	

Comment [MSOffice146]: Jacks Point Residents No. 2 et al (762)

Comment [SG147]: For improved clarity (that the intention is not that earthworks is only allowed in one single 12 month period and is restricted discretionary thereafter). This was raised as a potential concern by the Panel

Comment [MSOffice148]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<ul style="list-style-type: none"> The effects on cultural and archaeological sites Noise 	
41.5.6	<p>Setbacks from roads and internal boundaries, <u>zone boundaries, and activity area boundaries</u></p> <p>41.5.6.1 Buildings or structures shall be set back a minimum of 20m from the zone boundary, except this rule shall not apply to the Boating Facilities (BFA) Activity Area.</p> <p>41.5.6.2 Buildings for all activities, except for buildings <u>in the Village Activity Area or</u> located on sites smaller than 550 <u>380m²</u> and created pursuant to subdivision <u>Rules 27.6.1 and 27.7.11.3</u>, shall be subject to the following <u>minimum internal</u> setback rules:</p> <p>a. Two setbacks of 4.5m, with all remaining setbacks of 2m; or</p> <p>b. One setback of 6m, one setback of 3.5m and all other setbacks of 2m; <u>except that</u></p> <p>c. <u>In the Residential (Hanley Downs) Activity Areas, there shall be one internal setback of 4.5m with all remaining internal setbacks of 2m and a road set back of at least 3m, provided that any garage is set back at least 4.5m from the road boundary.</u></p> <p>41.5.6.3 Except that:</p> <p>a. Any building may encroach into a setback by up to 1m for an area no greater than 6m² provided the component of the building infringing the setback has no windows or openings;</p> <p>b. Accessory buildings for residential activities, including garages, may encroach into the setback where they are no more than 3.5m in height and where no windows or openings are orientated toward an internal boundary, <u>except that garages may not encroach into the road setback in the Residential (Hanley Downs) Activity Area;</u></p> <p>c. No setbacks are required when buildings share a common wall at the boundary.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> Bulk, height and proximity of the building façade to the boundary. The impact on neighbours' amenity values. <u>Loss of daylight.</u> <u>Access to sunlight.</u> <p>41.5.6.4 <u>In the all Residential (Hanley Downs) Activity Areas;</u></p> <p>a. <u>For commercial activities, community activities and visitor</u></p>	RD

Comment [MSOffice149]: Non substantive and only to improve legibility in that notified Rule 41.5.5.1 relates to a setback from the zone boundary

Comment [MSOffice150]: Reflects recommended new rule 41.5.5.5 for improved legibility. Wild Grass Partnership (567).

Comment [MSOffice151]: RCL (632)

Comment [MSOffice152]: RCL (632) Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice153]: Non substantive change

Comment [MSOffice154]: Jacks Point Landowners. Amended for improved clarity and to be consistent with the Jacks Point guidelines.

Comment [MSOffice155]: Non substantive change - combining rules 41.5.6.2 and 41.5.6.5 to avoid conflicting rules which has arisen by having relaxed the minimum road setback from 4.5 m to 3.0 m

Comment [MSOffice156]: RCL (632)

Comment [MSOffice157]: Consequential amendment of combining rules 41.5.6.2 and 41.5.6.5 for improved clarity.

Comment [MSOffice158]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice159]: Consequential amendment of combining rules 41.5.6.2 and 41.5.6.5 for improved clarity.

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>accommodation, buildings shall be set back at least 3 m from any road boundary.</p> <p>b. For all other activities, except for residential activities on sites smaller than 550380m² and created by subdivision pursuant to Rule 27.7.11.3, buildings shall be set back at least 3 m 4.5m from any road boundary, provided that any garage is set back at least 4.5 m from any road boundary.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Bulk, height. • Proximity on residential amenity values. • Loss of daylight. • Access to sunlight. <p>41.5.6.5 In the most eastern of the three areas of Lodge Activity Area denoted as L(3) on the Structure Plan, buildings and structures shall be set back a minimum of 10 m from the activity area boundary.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • The external appearance of buildings and outdoor car parking areas with respect to the effects on visual and landscape values • The effectiveness of mounding and planting at screening buildings and car parking and the shape and design of earthworks, including their relationship to existing landforms. 	
41.5.7	<p>Access to the State Highway</p> <p>41.5.7.1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road, and Woolshed Road and in a third location as approved by RM160562, as shown on the Structure Plan.</p> <p>41.5.7.2 No more than 500 residential units may be built within the R(HD) and R(SH-HD) Activity Areas without the Woolshed Road intersection being completed and available for use.</p> <p>41.5.7.3 The scale of use of the Woolshed Road access shall not increase until an amended design for that road's intersection with State Highway 6 has been upgraded, completed and available for use, except as provided for through the approval of a Traffic Management Plan by the NZ Transport Agency (refer Advisory Note below)</p> <p>Discretion is restricted to the safe and efficient functioning of the road network.</p> <p><u>Advice Notes:</u></p> <p>i. A 'Traffic Management Plan' is required to be submitted</p>	RD

Comment [MSOffice160]: RCL (632) Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice161]: RCL (632)

Comment [MSOffice162]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice163]: Non substantive change of combining rules 41.5.6.2 and 41.5.6.5 for improved clarity.

Comment [MSOffice164]: Non substantive for added clarity only

Comment [MSOffice165]: Wild Grass Partnership (567).

Comment [MSOffice166]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joan Williams (605), Wild Grass Partnership (567). Matters of discretion were inadvertently omitted in the S42A version.

Comment [MSOffice167]: RCL (855)

Comment [MSOffice168]: Jacks Point Residential No. 2 (762)

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status																																		
	<p><u>to the NZ Transport Agency from any person/s using Woolshed Road in relation to construction within the Jacks Point Resort Zone.</u></p> <p>ii. <u>The upgrade of the intersection of Woolshed Road and State Highway 6 will require approval from the NZ Transport Agency.</u></p>																																			
41.5.8	<p>Fencing</p> <p>41.5.8.1 There shall be no fences or walls within the boundary of any lot or title within the Tablelands <u>Landscape Protection Area</u> (refer Structure Plan) outside of any Homesite Activity Area (HS Activity Area) <u>or approved building platform</u>, except for fencing between stock managed areas and areas retired from stock and for the purpose of demarcating private land from land accessible to the public as a result of the creation of public walkways additional to those walkways identified as "Public Access Route" on the Structure Plan. Any such fencing shall be post and wire only.</p> <p>41.5.8.2 In the R(HD) and R(HD-SH) Activity Areas, except for sites smaller than <u>550 380m²</u> and created by subdivision, <u>solid fences located within a setback from a road shall be no higher than 1.2m 1.5m in height, except that a fence of up to 1.8m in height may be erected within the road setback for a maximum of 1/2 of the length of the road boundary of the site and shall exceed no more than 50% of the frontage of the property.</u></p> <p><u>Advice Note: The remaining length of frontage may be fenced using a visually transparent/ permeable material or planted if desired.</u></p>	D																																		
41.5.9	<p>Density</p> <p>41.5.9.1 The average density of residential units within each of the Residential Activity Areas shall be as follows:</p> <table style="margin-left: 40px;"> <tr><td>R(JP) – 1</td><td><u>13.08 – 18.67</u> per Ha</td></tr> <tr><td>R(JP) – 2A</td><td><u>13.62 – 33.33</u> per Ha</td></tr> <tr><td>R(JP) – 2B</td><td><u>14.04 – 14.85</u> 45 per Ha</td></tr> <tr><td>R(JP) – 3</td><td><u>14.18</u> per Ha</td></tr> <tr><td>R(JP-SH) – 1</td><td>40 <u>9.64</u> per Ha</td></tr> <tr><td>R(JP-SH) – 2</td><td>9 <u>8.85</u> per Ha</td></tr> <tr><td>R(JP-SH) – 3</td><td>5 <u>4.85 – 26.61</u> per Ha</td></tr> <tr><td>R(JP-SH) – 4</td><td>5 - 12 per Ha</td></tr> <tr><td>R(HD-SH) – 1</td><td>12 - 22 per Ha</td></tr> <tr><td>R(HD-SH) – 2</td><td>2 - 10 per Ha</td></tr> <tr><td>R(HD) - A</td><td>17 - 26 per Ha</td></tr> <tr><td>R(HD) – B</td><td>17 - 26 per Ha</td></tr> <tr><td>R(HD) - C</td><td>15 - 22 per Ha</td></tr> <tr><td>R(HD) - D</td><td>17 - 26 per Ha</td></tr> <tr><td>R(HD) - E</td><td>25 - 45 per Ha</td></tr> <tr><td>R(HD) - F</td><td>2 <u>10 - 15</u> per Ha</td></tr> <tr><td>R(HD) – G</td><td>2 <u>10</u> per Ha</td></tr> </table> <p><u>RL 2 per Ha</u></p> <p>Density shall be calculated on the net area of land available for development and excludes land vested or held as reserve, open space,</p>	R(JP) – 1	<u>13.08 – 18.67</u> per Ha	R(JP) – 2A	<u>13.62 – 33.33</u> per Ha	R(JP) – 2B	<u>14.04 – 14.85</u> 45 per Ha	R(JP) – 3	<u>14.18</u> per Ha	R(JP-SH) – 1	40 <u>9.64</u> per Ha	R(JP-SH) – 2	9 <u>8.85</u> per Ha	R(JP-SH) – 3	5 <u>4.85 – 26.61</u> per Ha	R(JP-SH) – 4	5 - 12 per Ha	R(HD-SH) – 1	12 - 22 per Ha	R(HD-SH) – 2	2 - 10 per Ha	R(HD) - A	17 - 26 per Ha	R(HD) – B	17 - 26 per Ha	R(HD) - C	15 - 22 per Ha	R(HD) - D	17 - 26 per Ha	R(HD) - E	25 - 45 per Ha	R(HD) - F	2 <u>10 - 15</u> per Ha	R(HD) – G	2 <u>10</u> per Ha	RD
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Comment [MSOffice169]: Jacks Point Residential No. 2 (762)

Comment [MSOffice170]: Non substantive for legibility only

Comment [MSOffice171]: Sally and Clive Geddes (540), Margaret Joan Williams (605), JPROA (765), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342). Related to adding the RL Activity Area.

Comment [MSOffice172]: RCL (632) Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605).

Comment [MSOffice173]: RCL (632)

Comment [MSOffice174]: RCL (632)

Comment [MSOffice175]: Jacks Point Residents No. 2 et al (856)

Comment [MSOffice176]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joan Williams (605).

Comment [MSOffice177]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joan Williams (605).

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>public access routes or roading and excludes sites used for non-residential activities. <u>Within the Residential Areas of Henley Downs, if part of an Activity Area is to be developed or subdivided, compliance must be achieved within that part and measured cumulatively with any preceding subdivision or development which has occurred with that Activity Area. Within the Jacks Point Residential Activity Areas, density shall be calculated and applied to the net area of land across the whole Activity Area, as defined in 41.5.98.1 above.</u></p> <p>41.5.9.2 Except that this rule shall not apply to:</p> <p style="padding-left: 20px;">a. A single residential unit on any site contained within a separate certificate of title.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Residential amenity values. • Traffic, access, parking. • Adequacy of infrastructure. 	
41.5.10	<p>Scale of Commercial Activity</p> <p>41.5.10.1 The maximum net floor area (as defined) for any single commercial activity (as defined in chapter 2) shall be 200m²; except that this does not apply within the EIC Activity Area.</p> <p>41.5.9.2 The maximum net floor area for any single retail activity within the EIC Activity Area shall be 200m².</p> <p>41.5.10.2 The total floor space gross floor area of all commercial activities, excluding associated car parking, in the R(HD) A to E Activity Areas shall not exceed 550m² across all areas.</p> <p>41.5.10.3 The total gross area of land that can be developed for <u>commercial activities within the V (JP) Activity Area shall not exceed 9.9-2.12 hectares.</u></p> <p>41.5.10.4 The total gross <u>area of land that can be developed for floor space of all commercial activities within the V (HB) Activity Area shall not exceed 2.1 hectares 28,000m².</u></p> <p><u>For the purpose of rules 41.5.10.3 and 41.5.10.4, commercial activities are as defined in Chapter 2 but excludes markets, showrooms, professional, commercial and administrative offices, service stations, and motor vehicle sales. Advice note: the definition includes the car parking associated with the commercial activity.</u></p>	<p>D</p> <p>D</p> <p>NC</p> <p>D</p> <p>D</p>
41.5.11	<p>Building Colours</p> <p>Any building shall result in:</p> <p>41.5.11.1 At least 70% of the total painted or galvanised external surface of buildings (excluding roofs and windows) with a reflectance value of between 0 and 35%</p> <p>41.5.11.2 Roof colours with a light reflectance value of 20% or less,</p>	D

Comment [MSOffice178]: Jacks Point Residents No. 2 et al (856). NB - it may be that for both the Hanley Downs and Jacks Point residential areas can be subject to this last sentence and the preceding one removed. It needs to be clear the average is calculated for each AA (1, 2, etc.) and not for all R(JP) areas collectively.

Comment [MSOffice179]: QLDC (383)

Comment [MSOffice180]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice181]: Non substantive; for added clarity only

Comment [MSOffice182]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joan Williams (605). The Jacks Point Landowners submissions also relevant insofar as the recommendation not to create the EIC will assist the commercial viability of the Jacks Point village

Comment [MSOffice183]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joan Williams (605). The Jacks Point Landowners submissions also relevant insofar as the recommendation not to create the EIC will assist the commercial viability of the Jacks Point village

Comment [MSOffice184]: Improved legibility only.

Comment [MSOffice185]: Non substantive; for added clarity only

Comment [MSOffice186]: Non substantive, for improved legibility only. Jacks Point Landowners (regarding making the Jacks Point village commercially viable).

Comment [MSOffice187]: For consistency with the way the limit is expressed in rule 41.5.9.3 above, Scope derives from the 21,500m² allowable coverage area in the ODP

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status																																																																												
	<p style="text-align: center;">specified for each Homesite, as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Homesite</th> <th style="text-align: left;">Datum (masl)</th> <th style="text-align: left;">Homesite</th> <th style="text-align: left;">Datum (masl)</th> </tr> </thead> <tbody> <tr><td>HS1</td><td>372.0</td><td>HS19</td><td>372.0</td></tr> <tr><td>HS2</td><td>381.0</td><td>HS20</td><td>377.2</td></tr> <tr><td>HS3</td><td>381.0</td><td>HS21</td><td>372.5</td></tr> <tr><td>HS4</td><td>377.0</td><td>HS22</td><td>374.0</td></tr> <tr><td>HS5</td><td>388.0</td><td>HS23</td><td>371.5</td></tr> <tr><td>HS6</td><td>382.0</td><td>HS24</td><td>372.4</td></tr> <tr><td>HS7</td><td>379.0</td><td>HS25</td><td>373.0</td></tr> <tr><td>HS8</td><td>386.5</td><td>HS26</td><td>378.1</td></tr> <tr><td>HS9</td><td>389.0</td><td>HS27</td><td>388.0</td></tr> <tr><td>HS10</td><td>395.0</td><td>HS28</td><td>392.6</td></tr> <tr><td>HS11</td><td>396.0</td><td>HS29</td><td>385.5</td></tr> <tr><td>HS12</td><td>393.0</td><td>HS30</td><td>395.9</td></tr> <tr><td>HS13</td><td>399.0</td><td>HS31</td><td>393.7</td></tr> <tr><td>HS14</td><td>403.0</td><td>HS32</td><td>384.8</td></tr> <tr><td>HS15</td><td>404.0</td><td>HS33</td><td>385.8</td></tr> <tr><td>HS16</td><td>399.5</td><td>HS34</td><td>399.0</td></tr> <tr><td>HS17</td><td>394.5</td><td>HS35</td><td>405.0</td></tr> <tr><td>HS18</td><td>392.5</td><td>HS36</td><td>400.3</td></tr> </tbody> </table>	Homesite	Datum (masl)	Homesite	Datum (masl)	HS1	372.0	HS19	372.0	HS2	381.0	HS20	377.2	HS3	381.0	HS21	372.5	HS4	377.0	HS22	374.0	HS5	388.0	HS23	371.5	HS6	382.0	HS24	372.4	HS7	379.0	HS25	373.0	HS8	386.5	HS26	378.1	HS9	389.0	HS27	388.0	HS10	395.0	HS28	392.6	HS11	396.0	HS29	385.5	HS12	393.0	HS30	395.9	HS13	399.0	HS31	393.7	HS14	403.0	HS32	384.8	HS15	404.0	HS33	385.8	HS16	399.5	HS34	399.0	HS17	394.5	HS35	405.0	HS18	392.5	HS36	400.3	NC
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	<p>41.5.13.4 <u>Within the R(HD) and R(HD-SH) Activity Areas:</u></p> <p style="margin-left: 20px;">a. In addition to the maximum height of buildings above, within all R(HD) Activity Areas, except for:</p> <ul style="list-style-type: none"> • Sites smaller than 550 <u>380m²</u> created by subdivision; • A medium density residential development consented under Rule 41.4.6; <p style="margin-left: 20px;"><u>On flat sites, no part of any building shall protrude through the following recession lines inclined towards the site at an angle of 45° and commencing at 2.5m above ground level at any given point along any internal site boundary:</u></p> <p style="margin-left: 20px;">(i) <u>Northern Boundary: 2.5m and 55 degrees.</u></p> <p style="margin-left: 20px;">(ii) <u>Western and Eastern Boundaries: 2.5m and 45 degrees.</u></p> <p style="margin-left: 20px;">(iii) <u>Southern Boundaries: 2.5m and 35 degrees.</u></p> <p style="margin-left: 20px;"><u>Except that:</u></p> <p style="margin-left: 20px;">(iv) <u>Gable end roofs may penetrate the building recession plane by no more than one third of the gable height.</u></p> <p style="margin-left: 40px;">b. <u>A gable or dormer may encroach beyond the recession lines where it is:</u></p> <ul style="list-style-type: none"> • <u>no greater than 1m in height and width measured parallel to the nearest adjacent boundary</u> • <u>no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.</u> <p style="margin-left: 20px;">(v) <u>A recession line restriction shall not apply to accessory buildings or common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.</u></p>	NC RD																																																																												

Comment [MSOffice203]: RCL (632)

Comment [MSOffice198]: RCL (632)
 Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605).

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p><u>Advice Note: Refer to Definitions for detail of the interpretation of recession planes.</u></p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Privacy effects.</u> • <u>Access to sunlight and the impacts of shading.</u> • <u>Effects upon access to views of significance.</u> • <u>Visual dominance and external appearance.</u> <p>41.5.13.5 For:</p> <p>a. <u>Any non-residential activity consented under Rule 41.4.9;</u></p> <p>a. Any medium density residential housing development consented under Rule 41.4.6.</p> <p>b. Sites smaller than <u>550 380m²</u> created by subdivision.</p> <p>the maximum height of buildings may exceed the maximum height stated in (a) above, up to a maximum of 3 storeys or 10m (whichever is lesser).</p> <p><u>Notwithstanding the height limit in Clause (a) above, for any commercial activity located within the EIC Activity Area, consented under Rule 41.4.7, the maximum height of any building shall be 15m.</u></p>	
41.5.14	<p>Glare</p> <p>41.5.14.1 All fixed lighting shall be directed away from adjacent roads and properties.</p> <p>41.5.14.2 No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.</p>	NC
41.5.15	<p>Servicing</p> <p>41.5.15.1 All dwellings shall connect to reticulated infrastructure for the provision of a water supply, wastewater disposal, power and telecommunications. <u>Except this rule does not apply to dwellings located within Activity Areas FP-1 and FP-2.</u></p> <p>41.5.15.2 All services, with the exception of stormwater systems, shall be reticulated underground.</p>	NC
41.5.16	<p>Building Coverage</p> <p>41.5.16.1 On any site within the R(JP), R(JP-SH) and E Activity Areas, buildings shall not exceed a maximum site coverage of 45%; <u>and</u></p> <p><u>On any site within the R(HD) and R(HD-SH) Activity Areas, buildings shall not exceed a maximum site coverage of 50%.</u></p> <p><u>Except, in relation to any medium density residential</u></p>	RD

Comment [MSOffice199]: RCL (631) and also for consistency with similar rules elsewhere in the PDP

Comment [MSOffice200]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and the Jacks Point Landowners.

Comment [MSOffice201]: RCL (632)

Comment [MSOffice202]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and the Jacks Point Landowners (insofar as this will assist the commercial viability of the Jacks Point village).

Comment [MSOffice204]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and the Jacks Point Landowners.

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>housing development consented under Rule 41.4.6 where a maximum site coverage of 55% shall apply.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Urban design. • Effects on amenity values for neighbours and the character of the Activity Area. <p>41.5.15.2 On any site within the EIC, R(HD), R(HD-SH), buildings shall not exceed a maximum building coverage of 50%, except:</p> <p>a. Residential activity consented under Rule 41.4.6 medium density residential housing, where a maximum site coverage of 70% shall apply;</p> <p>b. Any non-residential activity consented under Rule 41.4.7 where a maximum site coverage of 70% shall apply;</p> <p>c. This rule shall not apply to sites smaller than 550m² created by subdivision.</p> <p><u>Except:</u></p> <p>a,b Residential activity in the R(JP), R(JP-SH), R(HD), and R(HD-SH) Activity Areas consented under Rule 41.4.6 (medium density residential development) or under Rule 27.7.11.3 or 27.6.1 shall not exceed a maximum site coverage of 55%.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • <u>Urban design.</u> • <u>Effects on amenity values for neighbours; and; the character of the Activity Area.</u> • Stormwater management. 	
	<p>41.5.16.2 Within the Jacks Point Village Activity Areas maximum building coverage, calculated across the total Activity Area site coverage shall not exceed 60%.</p> <p>Discretion is restricted to the matters listed in Rule clause (41.5.165.2-1) above.</p>	RD
	<p>41.5.16.3 Within the Village (Homestead Bay) Activity Area, the maximum building coverage, calculated across the total Activity Area shall not exceed 60% a maximum of 21,500 m².</p> <p>Discretion is restricted to the matters listed in Rule (41.5.165.1) above.</p>	NC-RD

Comment [MSOffice205]: No substantive change - simply shifted the rule to below.

Comment [MSOffice206]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and the Jacks Point Landowners (insofar as this will assist the commercial viability of the Jacks Point village).

Comment [MSOffice207]: Sally and Clive Geddes (540), Tim and Paula Williams (601), and Margaret Joan Williams (605) regarding coverage and difference in outcomes promoted in various portions (including Geddes' concerns re loss of the ODP 5% building coverage rule).

Comment [SG208]: Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joan Williams (605), and the Jacks Point Landowners (as this reinstates the calculation technique/ rule from the ODP).

Comment [MSOffice209]: Jardine Family Trust and Remarkables Station Limited (715), Sally and Clive Geddes (540), Tim and Paula Williams (601), and Margaret Joan Williams (605).

Comment [MSOffice210]: Non substantive and consequent change resulting from re-numbering

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
41.5.17	<p>Outside storage and <u>non-residential activities</u></p> <p>41.5.17.1 <u>In relation to non-residential activities</u>, no goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.</p> <p>41.5.17.2 All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building except in relation to farming.</p> <p>Except within the Village Activity Areas, where outside storage and activities are permitted.</p>	NC
41.5.18	<p>Location of Retail Activities</p> <p>41.5.18.1 Retail activities within the R(HD) Activity Areas shall be located within 120 metres of the Primary Road shown on the Structure Plan or within 120 metres of its final formed location.</p>	NC
41.5.19	<p>Temporary and Permanent Storage of Vehicles</p> <p>Within the Tablelands <u>Landscape Protection Area</u> (refer Structure Plan), but excluding the Homesite and Lodge Activity Areas (HS) and (L) Activity Areas, there shall be no temporary or permanent siting of:</p> <ul style="list-style-type: none"> • Motor vehicles, trailers, caravans, boats or similar objects; • Storage containers, workshops, offices, sheds, huts or similar structures (other than public toilets and shelter); and • Scaffolding or similar construction materials; <p>Except for temporary filming towers erected during an event and for no more than 7 days either side of an event.</p>	NC
41.5.20	<p>Wetlands</p> <p>There shall be no development, landscaping, and/or earthworks within 7 metres of any Wetland area identified on the Structure Plan, <u>except to enable development of pedestrian access (including boardwalks), the erection of fences to control stock or other structures related to the protection of these areas, or to undertake ecological enhancement, including the removal of plant pests.</u></p>	NC
41.5.21	<p><u>Farm buildings within the Open Space Landscape Activity Area</u></p> <p><u>The construction, replacement or extension of a farm building within the Open Space Landscape Activity Area where the following standards are not met:</u></p> <p>41.5.21.1 <u>The landholding the farm building shall be located within is greater than 100 ha; and</u></p> <p>41.5.21.2 <u>The density of all buildings on the landholding site, inclusive of the proposed building(s) does not exceed one farm building per 50 hectares on the site; and</u></p> <p>41.5.21.3 <u>If located within the Peninsula Hill Landscape Protection</u></p>	RD

Comment [MSOffice211]: Consistent with other chapters of the District Plan this rule is aimed at ensuring avoiding adverse effects of non-residential activities and in particular, home occupations

Comment [MSOffice212]: Non substantive for legibility only

Comment [MSOffice213]: Jacks Point Residential No.2 et al (762)

Comment [SG214]: Sally and Clive Geddes (540), Margaret Joan Williams (605), JPROA (765), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342).

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p><u>Area or the Lakeshore Landscape Protection Area, the farm building shall be less than 4m in height and the ground floor area shall be no greater than 100m²; and</u></p> <p>41.5.21.4 <u>If located elsewhere, the farm building shall be less than 5m in height and the ground floor area shall be no greater than 300m²; and</u></p> <p>41.5.21.5 <u>Farm buildings shall not protrude onto a skyline or above a terrace edge when viewed from adjoining sites, or formed roads within 2km of the location of the proposed building.</u></p> <p><u>Discretion is restricted to the extent to which the scale and location of the farm building is appropriate in terms of:</u></p> <ul style="list-style-type: none"> • <u>Rural amenity values.</u> • <u>Landscape character.</u> • <u>Privacy, outlook, and rural amenity from adjoining properties.</u> • <u>Visibility, including lighting.</u> • <u>Scale.</u> • <u>Location.</u> 	
41.5.22	<p><u>State Highway Noise</u></p> <p><u>Any residential activities located within 80 m of the seal edge of State Highway 6, shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq(24 hour) in bedrooms and 40 dBA (Leq (24 hour) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.</u></p> <p><u>Discretion is restricted to health and residential amenity</u></p>	RD

Comment [SG215]: As recommended in the chapter 36 - Noise reply, this has been relocated to Jacks Point zone chapter for consistency and structural reasons, as the other residential chapters will contain noise rules associated with SH setbacks. This is outlined in Mr Ferguson's evidence dated 3 February 2017.

Comment [SG216]: Non substantive for legibility only

41.6 Non-Notification of Applications

41.6.1 Any application for resource consent for controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.

41.6.2 Any application for resource consent for the following restricted discretionary activities shall be considered without public notification but notice shall be served on those persons considered to be adversely affected if the written approval has not been obtained:

41.6.2.1 ~~Rule 41.4.3.3 Residential Units in the FP-2 Activity Area and Visitor Accommodation within FP-1 and FP-2 Activity Areas~~

Comment [MSOffice217]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and the Jacks Point Landowners.

Comment [MSOffice218]: Consequential amendment of removing FP-1 and FP-2

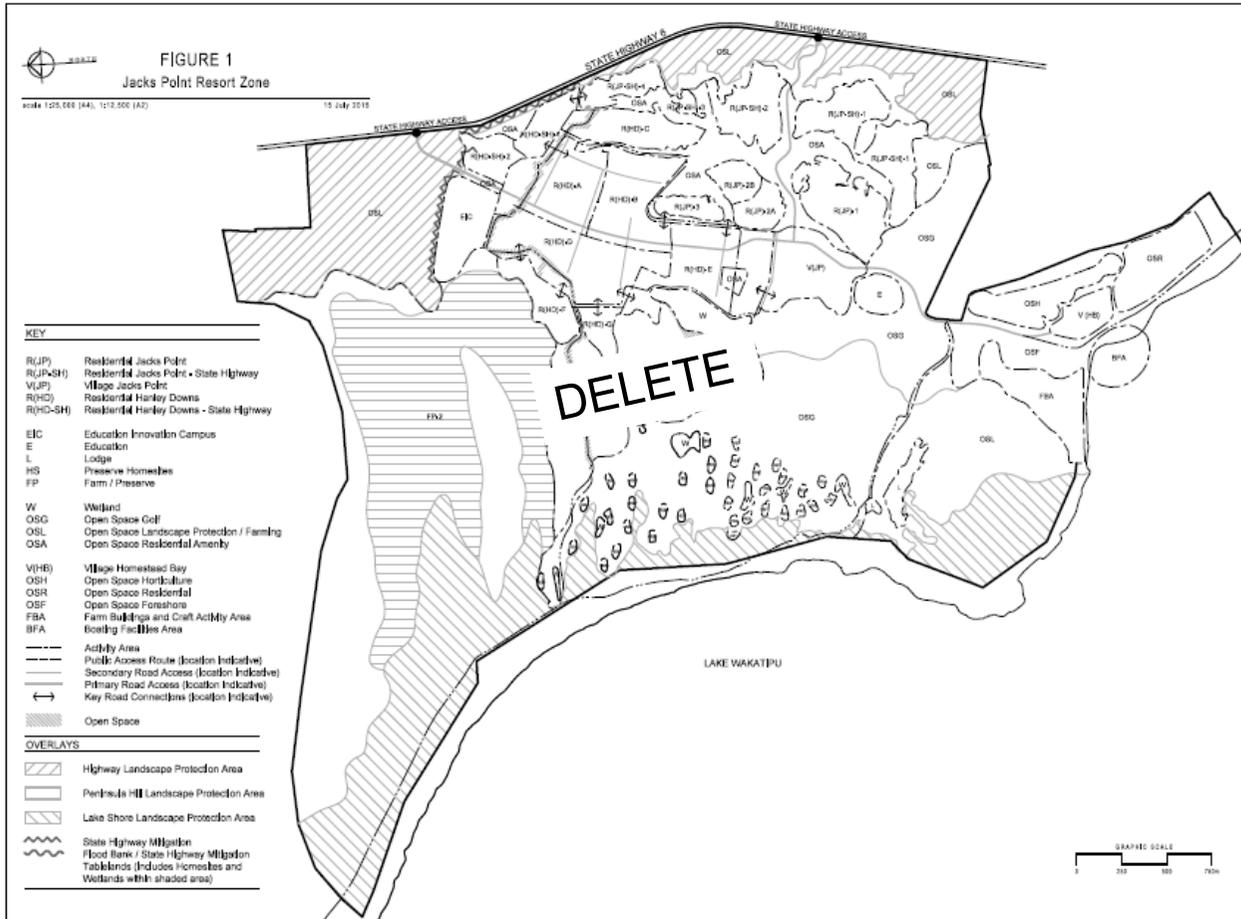
JACKS POINT ZONE 41

- 41.6.2.2 Rule ~~41.4.7~~ Commercial activities, community and visitor accommodation
- 41.6.2.3 Rule ~~41.4.8~~ Sale of Liquor
- 41.6.2.4 Rule ~~41.5.56~~ Setbacks from Roads and Internal Boundaries
- 41.6.2.5 Rule ~~41.5.67~~ Access to the State Highway, ~~only in respect of the New Zealand Transport Agency~~
- 41.6.2.6 Rule 41.4.3.1 Buildings (including the addition, alteration or construction of buildings) located within the Lodge Activity Areas (L).

Comment [MSOffice219]: Considered *ultra vires* for reasons outlined in the Council's legal submissions for Business Hearing Stream 8 dated 13 December 2016.

Comment [MSOffice220]: Wildgrass Partnership (567), Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joan Williams (605), and the Jacks Point Landowners (insofar as this will assist the commercial viability of the Jacks Point village).

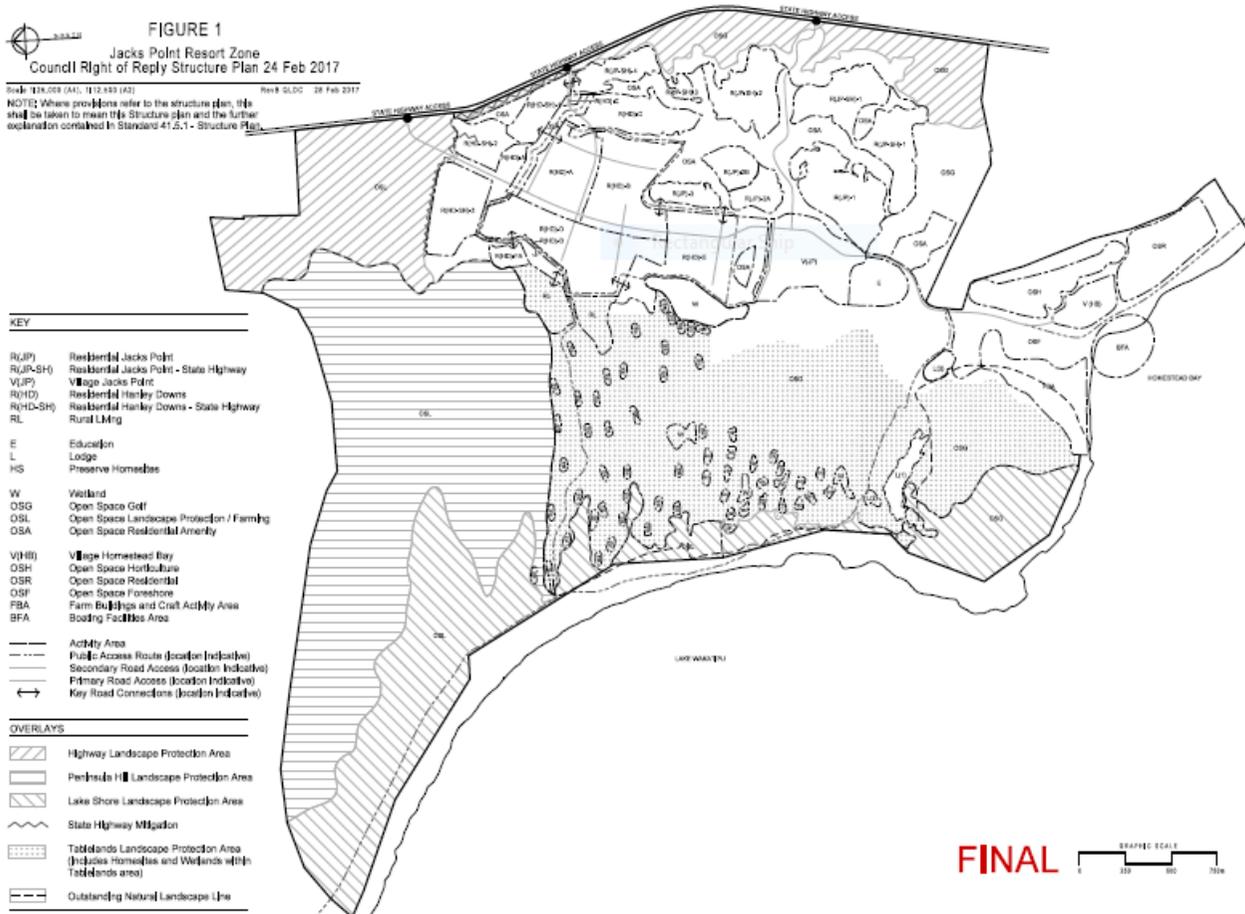
41.7 Structure Plan



JACKS POINT ZONE 41

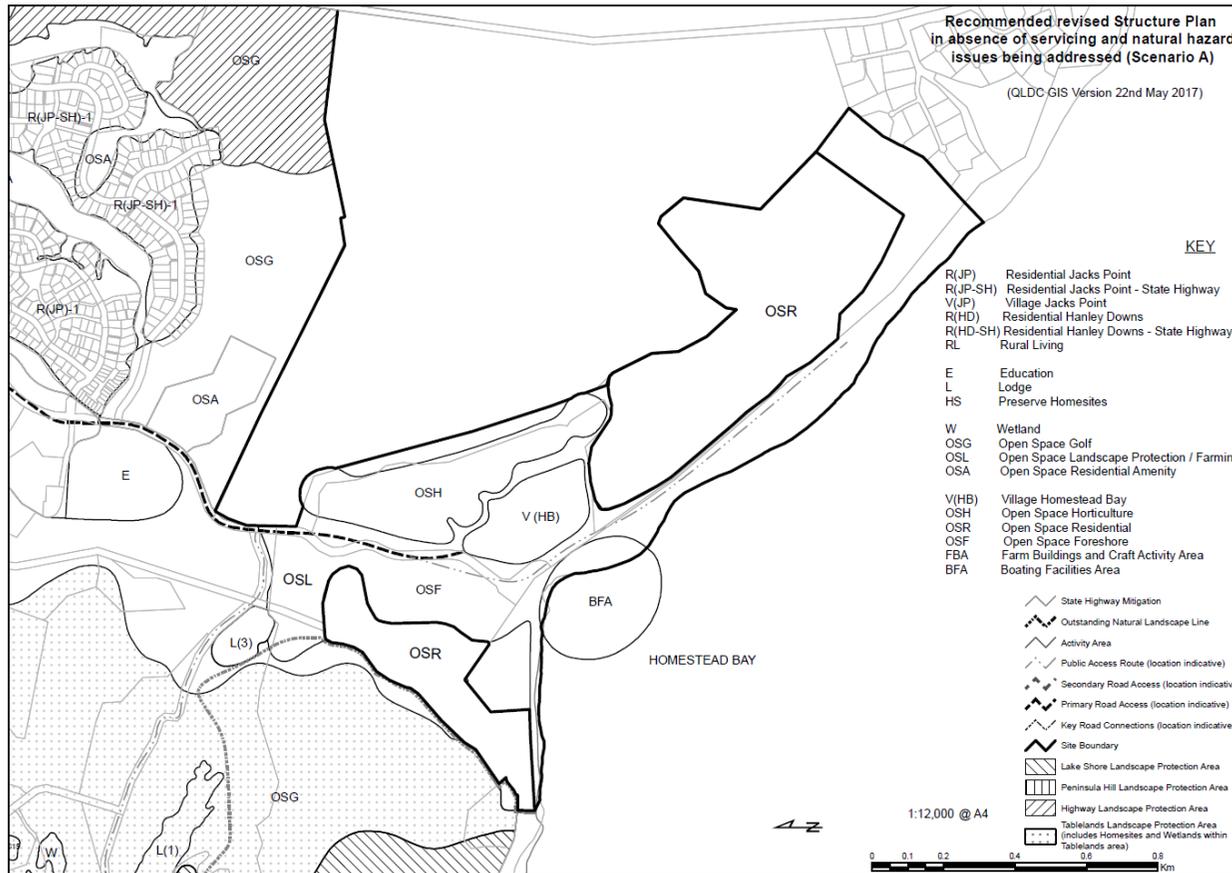


JACKS POINT ZONE 41



Note: For the purpose of the S42A report, rather than replace the above Structure Plan (filed on 28 February 2017) with an amended Structure Plan, the following enlargement of the Homestead Bay portion of the recommended revised Structure Plan that is subject to the Jardine submission (715) is included as it is more legible.

JACKS POINT ZONE 41



JACKS POINT ZONE 41

41.8 Jacks Point Plant List

TREES

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
<i>Aristotelia serrata</i>	Wineberry	x	x		x	x		x
<i>Carpodetus serratus</i>	Putaputaweta / marbleleaf	x	x		x		x	
<i>Coprosma linariifolia</i>	Mikimiki	x	x		x	x		x
<i>Cordyline australis</i>	Ti kouka / cabbage tree	x	x		x	x		x
<i>Fuchsia excorticata</i>	Kotukutuku / tree fuchsia		x		x		x	
<i>Elaeocarpus hookerianus</i>	Pokaka		x		x		x	
<i>Griselinia littoralis</i>	Kapuka / broadleaf	x	x		x	x		x
<i>Hoheria lyallii</i>	Mountain ribbonwood	x			x			x
<i>Melicytus lanceolatus</i>	Mahoe wao	x	x		x		x	
<i>Melicytus ramiflorus</i>	Mahoe / whiteywood	x	x		x	x		x
<i>Metrosideros umbellata</i>	Southern rata	x	x		x	x		x
<i>Myrsine australis</i>	Mapou	x	x	x	x	x		x
<i>Nothofagus fusca</i>	Red beech	x	x		x	x	x	
<i>Nothofagus solandri</i> var. <i>cliffortioides</i>	Mountain beech	x	x		x	x	x	
<i>Pennantia corymbosa</i>	Kaikomako	x	x		x	x		x
<i>Pittosporum eugenoides</i>	Tarata / lemonwood	x	x		x	x		x
<i>Pittosporum tenuifolium</i>	Kohuhu	x	x		x	x		x
<i>Podocarpus hallii</i>	Hall's Totara	x	x		x	x		x
<i>Prumnopitys taxifolia</i>	Matai		x	x	x	x	x	
<i>Pseudopanax crassifolius</i>	Lancewood	x	x		x	x		x
<i>Sophora microphylla</i>	Kowhai	x	x		x	x	x	

Comment [SG221]: Heading of table repeated on each page, for readability purposes.

SHRUBS

<i>Aristotelia fruticosa</i>	Mountain wineberry	x			x			x
<i>Carmichaelia petriei</i>	NZ broom	x	x	x	x			x
<i>Coprosma crassifolia</i>	NZ Coprosma	x	x		x	x		x
<i>Coprosma lucida</i>	Shining Karamu		x	x	x	x		x
<i>Coprosma propinqua</i>	Mingimingi	x			x	x		x
<i>Coprosma rugosa</i>	Needle-leaved Mt	x	x		x	x		x
<i>Corokia cotoneaster</i>	Korokia	x	x		x	x		x
<i>Cyathodes juniperina</i>	Mingimingi	x	x			x		x
<i>Discaria toumatou</i>	Matagouri	x			x	x		x
<i>Dracophyllum longifolium</i>	Inaka	x	x			x		x
<i>Dracophyllum uniflorum</i>	Turpentine shrub	x	x		x			x
<i>Gaultheria antipoda</i>	Tall snowberry	x		x	x	x	x	
<i>Hebe cupressoides</i>	Cypress Hebe	x				x		x
<i>Hebe odora</i>		x			x			x
<i>Hebe rakaiensis</i>		x			x	x		x
<i>Hebe salicifolia</i>	South Island Koromiko	x			x			x
<i>Hebe subalpina</i>		x			x	x		x
<i>Leptospermum scoparium</i>	Manuka	x	x		x	x		x
<i>Melicytus alpinus</i>	Porcupine shrub	x	x		x	x		x

JACKS POINT ZONE 41

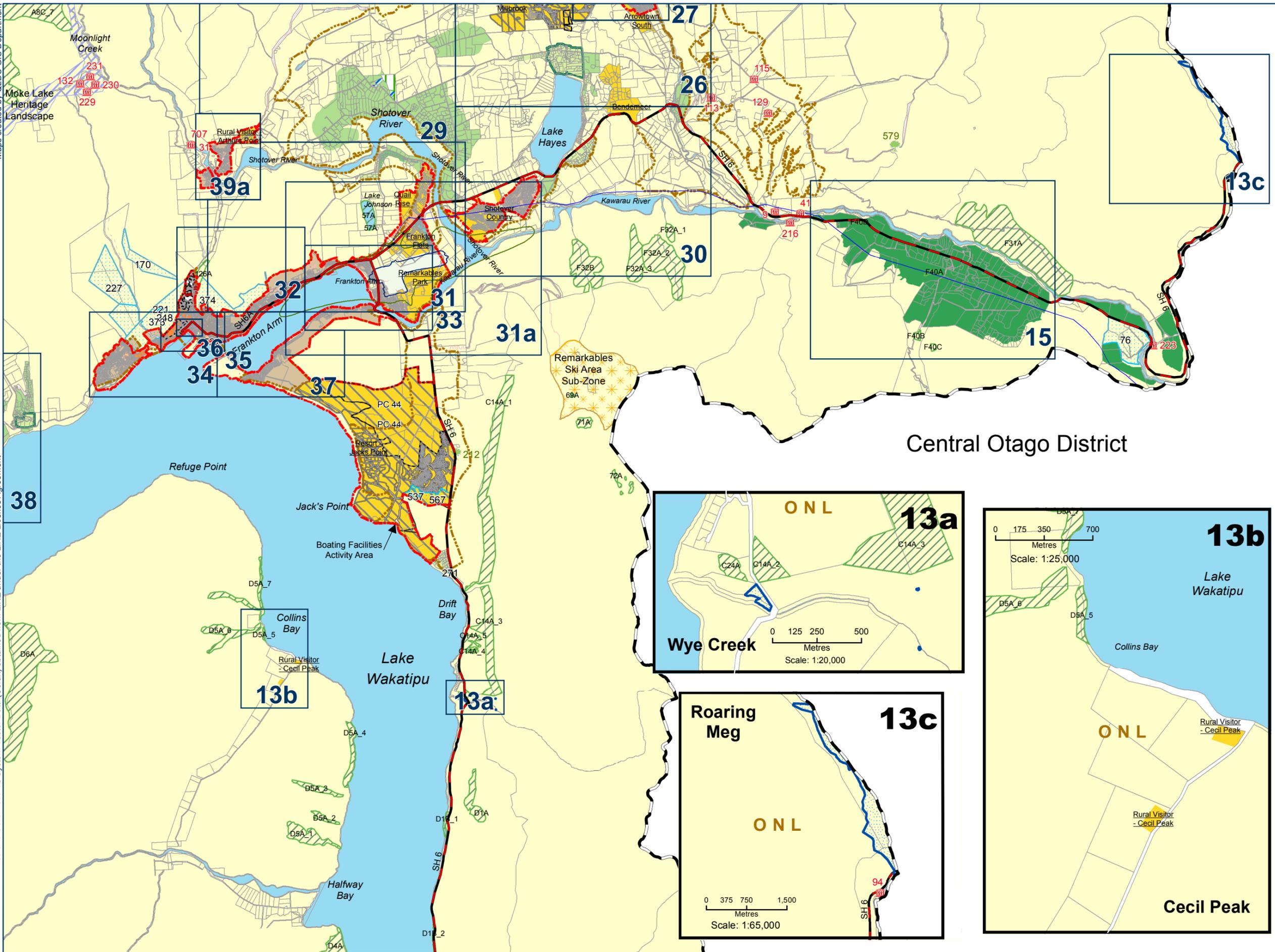
TREES

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
<i>Myrsine divaricata</i>	Weeping mapou	x	x		x	x		x
<i>Olearia arborescens</i>	Southern Tree Daisy	x	x		x	x		x
<i>Olearia avicenniifolia</i>	Tree Daisy	x				x		x
<i>Olearia bullata</i>		x			x	x		x
<i>Olearia cymbifolia</i>		x	x		x	x		x
<i>Olearia fragrantissima</i>		x				x	x	
<i>Olearia hectori</i>		x			x	x		x
<i>Olearia lineata</i>	Tree Daisy	x	x		x	x		x
<i>Olearia nummulariaefolia</i>	Tree Daisy	x				x		x
<i>Olearia odorata</i>	Tree Daisy	x			x		x	
<i>Ozothamnus</i> sp.	Cottonwood	x			x	x		x
<i>Pimelea aridula</i>	NZ daphne	x			x	x		x
<i>Pseudopanax colensoi</i> var. <i>ternatus</i>	Mountain three finger		x	x	x	x		x

Comment [SG221]: Heading of table repeated on each page, for readability purposes.

GRASSES

<i>Aciphylla aurea</i>	Golden speargrass	x				x		x
<i>Aciphylla glaucescens</i>	Blue speargrass	x				x		x
<i>Astelia fragrans</i>	Bush lily		x	x	x		x	
<i>Astelia nervosa</i>	Mountain Astelia		x	x	x	x		x
<i>Carex coriacea</i>	NZ swamp sedge	x			x			x
<i>Carex maorica</i>	Carex	x	x		x			x
<i>Carex secta</i>	Purei	x	x		x			x
<i>Chionochloa conspicua</i>	Bush tussock	x	x		x	x		x
<i>Chionochloa rigida</i>	Narrow-leaved snow	x			x	x		x
<i>Chionochloa rubra</i>	Red Tussock	x			x	x		x
<i>Cortaderia richardii</i>	South Island Toeotoe	x			x	x		x
<i>Festuca novae zelandiae</i>	Hard tussock	x				x		x
<i>Juncus distegus</i>	Wiwi		x		x			x
<i>Juncus gregiflorus</i>	NZ soft rush		x		x			x
<i>Juncus sarophorus</i>	Wiwi	x	x		x			x
<i>Phormium cookianum</i>	Mountain flax	x			x	x		x
<i>Phormium tenax</i>	Harakeke/swamp flax	x			x	x		x
<i>Poa cita</i>	Silver tussock	x			x	x		x
<i>Schefflera digitata</i>	Seven finger	x	x		x	x	x	
<i>Schoenus pauciflorus</i>	Bog rush	x			x		x	
<i>Typha orientalis</i>	Raupo / bullrush	x			x			x



Legend

- Historic Heritage Features
- Protected Tree
- Transmission Corridor
- Parcel/Road Boundary
- Roads
- State Highway
- Territorial Authority Boundary
- Heritage Landscape
- Significant Natural Area
- Unformed Roads
- Designated Areas
- Ski Area Sub-Zone
- Plan Change Boundary
- Rural Residential Sub-Zone
- Business Mixed Use
- Medium Density Residential
- Low Density Residential
- High Density Residential
- Town Centres
- Local Shopping Centre
- Airport Mixed Use Zone
- Rural
- Rural Residential
- Rural Lifestyle
- Ferry Hill Rural Residential Sub-Zone
- Gibbston Character Zone
- Rural Lifestyle Deferred
- Rural Lifestyle Buffer
- Special Zone
- Water (zoned Rural unless otherwise shown)
- Hydro Generation Zone (Operative)
- Industrial A Zone (Operative)
- Special Zone (Operative)

13

Appendix 2. List of submitters

Appendix 2 to the Section 42A Report - Queenstown Mapping - Area 1D

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
567.1		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	Supports the continued exclusion of the Lodge Activity Areas from being located within an Outstanding Natural Landscape as illustrated on Planning Map 13.	Accept	Jacks Point provisions	13	Urban - Jacks Point
567.1	FS1275.112	"Jacks Point"	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept	Jacks Point provisions	13	Urban - Jacks Point
715.10		Jardine Family Trust and Remarkables Station Limited	41.4.9	Not Stated	Add new sentences. There shall be 1 residence accessory to farming activities provided for in the OSL adjacent to State Highway 6 within lot 8 DP 443832. The activities shall also include the airport within lot 8 DP 443832 and associated aviation and commercial recreation activities.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.11		Jardine Family Trust and Remarkables Station Limited	41.4.9	Not Stated	Delete the words "12 low level" and replace with "41",	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.14		Jardine Family Trust and Remarkables Station Limited	41.5.6	Not Stated	Delete, or make provision for 2 new access points to be created within lot 8 DP 443832 as Controlled Activities (with control limited to design and location for State Highway traffic safety considerations).	Reject	Jacks Point provisions - Considered in hearing stream 9 (resorts) and will also be considered in the mapping hearing (QLDC memo 22-12-16). No longer seeks that the provision be deleted (Jardine memo 8-2-17)	13	Urban - Jacks Point
715.14	FS1092.21	NZ Transport Agency	41.5.6	Oppose	That the submission 715.14 be disallowed.	Accept	Jacks Point provisions - Considered in hearing stream 9 (resorts) and will also be considered in the mapping hearing (QLDC memo 22-12-16). No longer seeks that the provision be deleted (Jardine memo 8-2-17)	13	Urban - Jacks Point
715.15		Jardine Family Trust and Remarkables Station Limited	41.5.8	Not Stated	Add the following: R(HB)D and-E 10-15 per Ha R(HB-SH)A-C 10-15 per Ha	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.17		Jardine Family Trust and Remarkables Station Limited	41.5.12	Not Stated	Add new U) below (i): Open Space Residential (OSR) and Open Space Landscape (OSL) limited to one residence within lot 8 DP 443832: 7m.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.18		Jardine Family Trust and Remarkables Station Limited	41.5.15	Not Stated	On any site within the EIC, R(HD), R(HD-SH), R(HB), R(HB-SH) buildings shall not exceed a maximum building coverage of 50%, except:	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.2		Jardine Family Trust and Remarkables Station Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Not Stated	Extension of the Jacks Point Zone to include the entire area depicted on the plans contained in Attachment [B] to this submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1073.58	Greig Garthwaite	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that it be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1096.23	Peter & Carol Haythornthwaite	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1103.58	Ben and Catherine Hudson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1108.58	Christine and Neville Cunningham	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1114.58	Lingasen and Janet Moodley	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1116.58	Stephen and Karen Pearson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1145.2	John Martin Management Company Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1192.133	Murray and Jennifer Butler	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1192.58	Murray and Jennifer Butler	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1218.58	Grant and Cathy Boyd	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1219.94	Bravo Trustee Company	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1225.58	David Martin and Margaret Poppleton	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1227.58	James and Elisabeth Ford	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1237.58	Kristi and Jonathan Howley	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

Appendix 2 to the Section 42A Report - Queenstown Mapping - Area 1D

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.2	FS1247.58	Mark and Katherine Davies	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1250.58	Sonia and Grant Voldseth and McDonald	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1252.94	Tim & Paula Williams	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1277.97	Jacks Point Residents and Owners Association	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1283.213	MJ and RB Williams and Brabant	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Reject submission	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1284.1	Lakeside Estate Homeowners Association Incorporated	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	To the extent that the submission opposes the Urban Growth Boundaries and zoning boundaries on Map 13, refuse this submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1293.58	Joanna and Simon Taverner	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1299.58	Thomas Ibbotson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1316.92	Harris-Wingrove Trust	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Submission be disallowed	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1321.58	John and Mary Catherine Holland	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1345.9	Skydive Queenstown Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The extensions to the Jacks Point Zone, Jacks Point Structure Plan and the Urban Growth Boundary not be allowed, and a rural zoning for Lot 8 DP 443832 be retained as per the Operative District Plan.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.3		Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Not Stated	Extension of the Jacks Point Structure Plan to include all activity areas depicted on the plans contained in Attachment [8] to this submission.	Accept in Part	duplicate with 715.2	13	Urban - Jacks Point
715.4		Jardine Family Trust and Remarkables Station Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Not Stated	Extension of the Urban Growth Boundary to include the entire area depicted on the plans contained in Attachment [B] to this submission.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1073.60	Greig Garthwaite	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1096.25	Peter & Carol Haythornthwaite	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1103.60	Ben and Catherine Hudson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1108.60	Christine and Neville Cunningham	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1114.60	Lingasen and Janet Moodley	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1116.60	Stephen and Karen Pearson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1145.4	John Martin Management Company Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1192.135	Murray and Jennifer Butler	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1192.60	Murray and Jennifer Butler	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1218.60	Grant and Cathy Boyd	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1219.96	Bravo Trustee Company	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1225.60	David Martin and Margaret Poppleton	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point

Appendix 2 to the Section 42A Report - Queenstown Mapping - Area 1D

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.4	FS1227.60	James and Elisabeth Ford	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1237.60	Kristi and Jonathan Howley	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1247.60	Mark and Katherine Davies	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1250.60	Sonia and Grant Voldseth and McDonald	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1252.96	Tim & Paula Williams	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1277.99	Jacks Point Residents and Owners Association	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1283.215	MJ and RB Williams and Brabant	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Reject submission	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1284.3	Lakeside Estate Homeowners Association Incorporated	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1293.60	Joanna and Simon Taverner	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1299.60	Thomas Ibbotson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1316.94	Harris-Wingrove Trust	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Submission be disallowed	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1321.60	John and Mary Catherine Holland	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1345.10	Skydive Queenstown Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The extensions to the Jacks Point Zone, Jacks Point Structure Plan and the Urban Growth Boundary not be allowed, and a rural zoning for Lot 8 DP 443832 be retained as per the Operative District Plan.	Accept in Part	UGB	13	Urban - Jacks Point
715.6		Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Not Stated	Policy 41.2.1.10. Delete the words "... while ensuring that development associated with those activities does not over domesticate the landscape".	Reject	Jacks Point provisions - Considered in hearing stream 9 (resorts) and will also be considered in the mapping hearing (QLDC memo 22-12-16). Relief confined to the submitter's land (Jardine memo 8-2-17).	13	Urban - Jacks Point
715.7		Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Not Stated	Policy 41.2.1.13. Add the words "and Residential (Homestead Bay) Activity Area" after the word "Area".	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.8		Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Not Stated	Delete Policy 41.2.1.26 regarding integrated infrastructure	Accept in Part	Jjacks point provisions - Considered in hearing stream 9 (resorts) and will also be considered in the mapping hearing (QLDC memo 22-12-16). Relief confined to the submitter's land (Jardine memo 8-2-17).	13	Urban - Jacks Point
715.9		Jardine Family Trust and Remarkables Station Limited	41.4.6	Not Stated	41.4.6.1 Within the R(HD) A - E, R(HB) D - E, and R(HD-SH) 1 and R(HB-SH) A - C Activity Areas, any residential activity which results in either:	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12		Jardine Family Trust and Remarkables Station Limited	41.4.9	Not Stated	Delete Rule 41.4.9.16 regarding the Farm Building and Craft Activity Area	Accept	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1073.68	Greig Garthwaite	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1096.33	Peter & Carol Haythornthwaite	41.4.9	Oppose	Opposes. Seeks that part of the submission be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1103.68	Ben and Catherine Hudson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1108.68	Christine and Neville Cunningham	41.4.9	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1114.68	Lingasen and Janet Moodley	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1116.68	Stephen and Karen Pearson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1145.12	John Martin Management Company Limited	41.4.9	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1192.68	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point

Appendix 2 to the Section 42A Report - Queenstown Mapping - Area 1D

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.12	FS1218.68	Grant and Cathy Boyd	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1225.68	David Martin and Margaret Poppleton	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1227.68	James and Elisabeth Ford	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1237.68	Kristi and Jonathan Howley	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1247.68	Mark and Katherine Davies	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1250.68	Sonia and Grant Voldseth and McDonald	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1284.11	Lakeside Estate Homeowners Association Incorporated	41.4.9	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1293.68	Joanna and Simon Taverner	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1299.68	Thomas Ibbotson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1321.68	John and Mary Catherine Holland	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1192.143	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1217.104	HL Dowell and MJM Brown Home Trust	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1219.104	Bravo Trustee Company	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1252.104	Tim & Paula Williams	41.4.9	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1277.107	Jacks Point Residents and Owners Association	41.4.9	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1283.223	MJ and RB Williams and Brabant	41.4.9	Oppose	Reject submission	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1316.102	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.13		Jardine Family Trust and Remarkables Station Limited	41.5.2	Not Stated	Delete Rule 41.5.2.7 requiring planting 50% of each site in the OSR activity area	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1073.69	Greig Garthwaite	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1096.34	Peter & Carol Haythornthwaite	41.5.2	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1103.69	Ben and Catherine Hudson	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1108.69	Christine and Neville Cunningham	41.5.2	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1114.69	Lingasen and Janet Moodley	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1116.69	Stephen and Karen Pearson	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1145.13	John Martin Management Company Limited	41.5.2	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1192.69	Murray and Jennifer Butler	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1218.69	Grant and Cathy Boyd	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

Appendix 2 to the Section 42A Report - Queenstown Mapping - Area 1D

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.13	FS1225.69	David Martin and Margaret Poppleton	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1227.69	James and Elisabeth Ford	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1237.69	Kristi and Jonathan Howley	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1247.69	Mark and Katherine Davies	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1250.69	Sonia and Grant Voldseth and McDonald	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1284.12	Lakeside Estate Homeowners Association Incorporated	41.5.2	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1293.69	Joanna and Simon Taverner	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1299.69	Thomas Ibbotson	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1321.69	John and Mary Catherine Holland	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1192.144	Murray and Jennifer Butler	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1217.105	HL Dowell and MJM Brown Home Trust	41.5.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1219.105	Bravo Trustee Company	41.5.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1252.105	Tim & Paula Williams	41.5.2	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1277.108	Jacks Point Residents and Owners Association	41.5.2	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1283.224	MJ and RB Williams and Brabant	41.5.2	Oppose	Reject submission	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1316.103	Harris-Wingrove Trust	41.5.2	Oppose	Submission be disallowed	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16		Jardine Family Trust and Remarkables Station Limited	41.5.11	Not Stated	Delete standard 41.5.11 requiring 80% of certain areas to be planted prior to construction	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1073.72	Greig Garthwaite	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1096.37	Peter & Carol Haythornthwaite	41.5.11	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1103.72	Ben and Catherine Hudson	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1108.72	Christine and Neville Cunningham	41.5.11	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1114.72	Lingasen and Janet Moodley	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1116.72	Stephen and Karen Pearson	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1145.16	John Martin Management Company Limited	41.5.11	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1192.72	Murray and Jennifer Butler	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1218.72	Grant and Cathy Boyd	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1225.72	David Martin and Margaret Poppleton	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. <u>Seeks that be disallowed.</u>	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

Appendix 2 to the Section 42A Report - Queenstown Mapping - Area 1D

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.16	FS1227.72	James and Elisabeth Ford	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1237.72	Kristi and Jonathan Howley	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1247.72	Mark and Katherine Davies	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1250.72	Sonia and Grant Voldseth and McDonald	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1284.15	Lakeside Estate Homeowners Association Incorporated	41.5.11	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1293.72	Joanna and Simon Taverner	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1299.72	Thomas Ibbotson	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1321.72	John and Mary Catherine Holland	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1192.147	Murray and Jennifer Butler	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1217.108	HL Dowell and MJM Brown Home Trust	41.5.11	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1219.108	Bravo Trustee Company	41.5.11	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1252.108	Tim & Paula Williams	41.5.11	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1277.111	Jacks Point Residents and Owners Association	41.5.11	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1283.227	MJ and RB Williams and Brabant	41.5.11	Oppose	Reject submission	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1316.106	Harris-Wingrove Trust	41.5.11	Oppose	Submission be disallowed	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19		Jardine Family Trust and Remarkables Station Limited	41.5.15	Not Stated	Delete standard 41.5.15.4 limiting coverage in the village to 21,500m2	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1073.75	Greig Garthwaite	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1096.40	Peter & Carol Haythornthwaite	41.5.15	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1103.75	Ben and Catherine Hudson	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1108.75	Christine and Neville Cunningham	41.5.15	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1114.75	Lingasen and Janet Moodley	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1116.75	Stephen and Karen Pearson	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1145.19	John Martin Management Company Limited	41.5.15	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1192.75	Murray and Jennifer Butler	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1218.75	Grant and Cathy Boyd	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1225.75	David Martin and Margaret Poppleton	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1227.75	James and Elisabeth Ford	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

Appendix 2 to the Section 42A Report - Queenstown Mapping - Area 1D

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.19	FS1237.75	Kristi and Jonathan Howley	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1247.75	Mark and Katherine Davies	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1250.75	Sonia and Grant Voldseth and McDonald	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1284.18	Lakeside Estate Homeowners Association Incorporated	41.5.15	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1293.75	Joanna and Simon Taverner	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1299.75	Thomas Ibbotson	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1321.75	John and Mary Catherine Holland	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1192.150	Murray and Jennifer Butler	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1217.111	HL Dowell and MJM Brown Home Trust	41.5.15	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1219.111	Bravo Trustee Company	41.5.15	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1252.111	Tim & Paula Williams	41.5.15	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1277.114	Jacks Point Residents and Owners Association	41.5.15	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1283.230	MJ and RB Williams and Brabant	41.5.15	Oppose	Reject submission	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1316.109	Harris-Wingrove Trust	41.5.15	Oppose	Submission be disallowed	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

Appendix 3. Section 32AA Evaluation

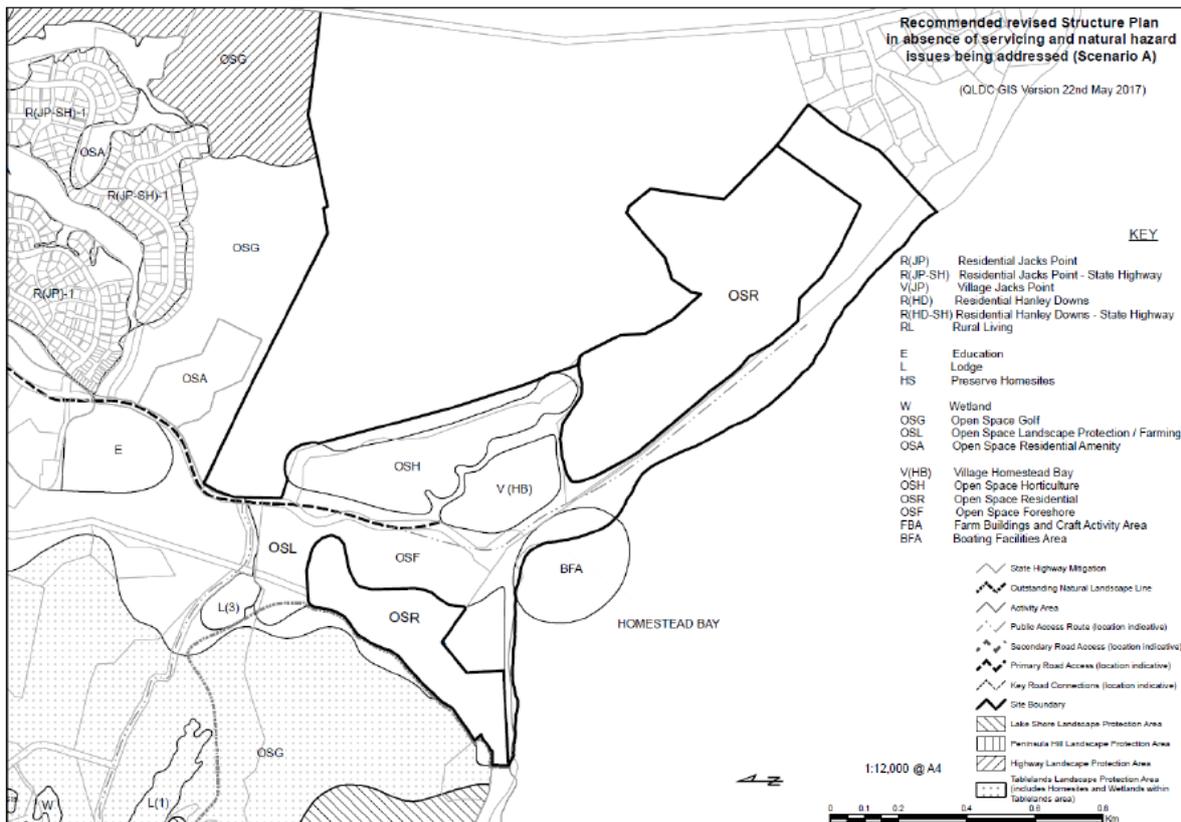
Appendix 3

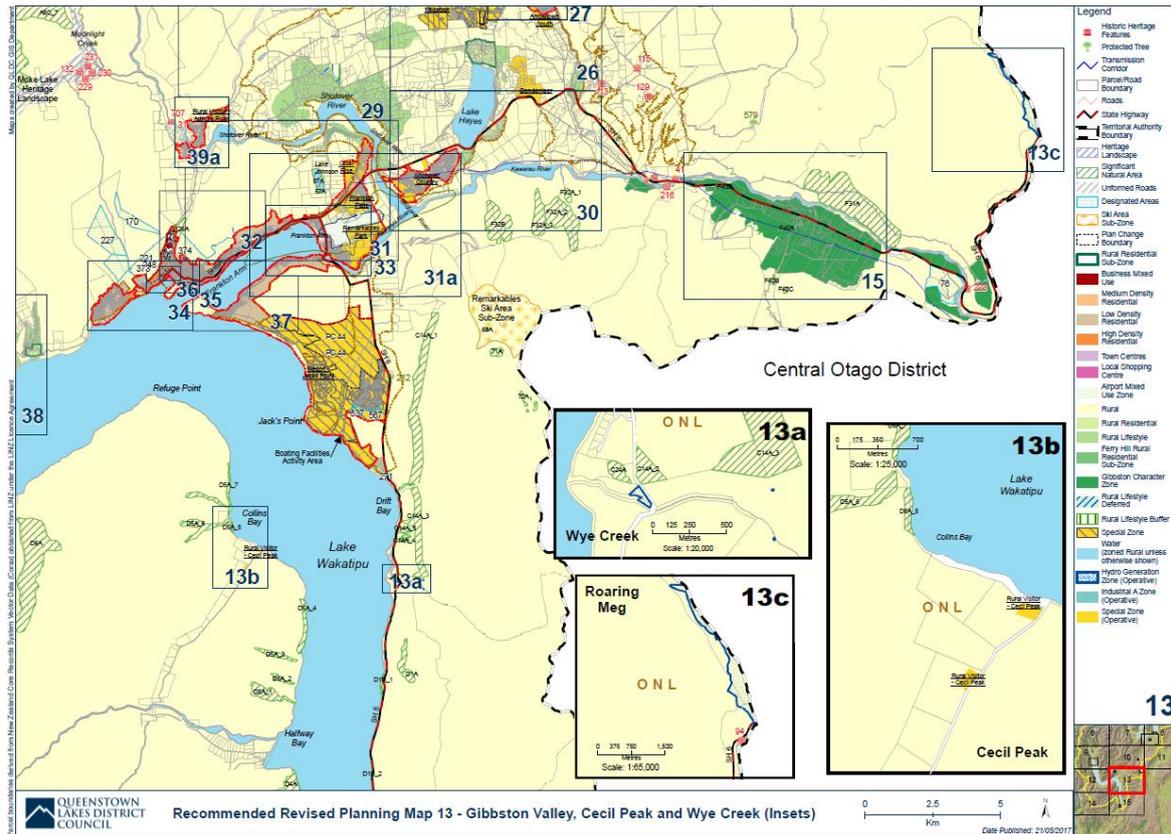
SECTION 32AA EVALUATION IN RELATION TO JACKS POINT ZONE EXTENSION

Note: The relevant provisions from the recommended revised chapter 41 (attached to my Right of Reply for Chapter 41 dated 24 February 2017) are set out below. Black text is notified text, red text is the Chapter 41 right of reply changes, and green text is my recommended changes in this s42A.

Where I consider the amendment to be significant, the section 32AA evaluation for each provision that is recommended to be amended in my evidence (i.e. Scenario A) is provided below. Amended provisions have been grouped where this is more appropriate and all of these amendments should be considered together, as a package.

1. Recommended amended 41.7 - Amended Structure Plan (Scenario A) and amended planning map 13





The significant changes to the notified Structure Plan and planning map 13 are:

- the amendment to the ONL line along the eastern edge of Jacks Point hill;
- the extension and intensification of the notified Open Space Residential (**OSR**) activity area;
- the addition of a new OSR Area in place of the Farm Building and Craft Area (**FBA**); and
- an extension to the Jacks Point Zone and Urban Growth Boundary to include the extended OSR area.

The other recommended amendments to the Structure Plan are not considered to be significant.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Residential development within the more elevated and easterly areas of the OSR will potentially be visible from the State Highway, although at a very low density. 	<ul style="list-style-type: none"> • The additional 27 very low, (rural living) density dwellings will contribute to economic wellbeing through land sales and construction. • The extended OSR area will enable efficient use of land; while recognising its limited ability to absorb more dense development from landscape, ecological, and servicing perspectives. • The very low, rural living 	<p>The amended zoning and Structure Plan will be:</p> <ul style="list-style-type: none"> • Most effective at achieving Objective 41.2.1, by enabling residential development of a form and extent that will: <ul style="list-style-type: none"> • Protect the ONL, on the basis of Dr Read's evidence that the ONL line should be shifted up Jacks Point Hill to align with the OSR activity area sought; the consequence of which being that the OSR is wholly outside of the ONL;

Costs	Benefits	Effectiveness & Efficiency
	<p>type of density and total yield enabled in the OSR means that Council can be satisfied that servicing will be possible on-site or through a collective private scheme without adversely affecting the environment.</p> <ul style="list-style-type: none"> The recommended revised amended boundary of the OSR (west) area and classifying it as OSG provide appropriate protection of the ecological values of that area in that uses are limited to outdoor recreation and indigenous revegetation. 	<p>and</p> <ul style="list-style-type: none"> have regard to visual amenity values of the open space areas surrounding it; Most effective at achieving district wide Objectives 6.3.1 - 6.3.6 in relation to landscape protection; Effective at achieving at achieving Strategic Directions objectives 3.2.2.1 and 3.2.4.1 in relation to logical urban development and ensuring the life-supporting capacity of soils and water are sustained (through appropriate infrastructure); Most effective at achieving strategic Urban Development Objectives 4.2.2 (Policy 4.2.2.2 in particular) in relation to managing the growth of centres within distinct and defensible UGBs, while acknowledging that not all areas within them are appropriate for urban development.

2. Recommended amendment to Rule 41.4.3.2 to change the status of buildings in the OSR from permitted to controlled, and deletion of planting Rule 41.5.3.7

41.4.3.2	<p><u>Residential buildings located within the Homesite (HS), Open Space Residential (OSR) and Rural Living (RL) Activity Areas (HS Activity Areas), with Council's control reserved to the matters listed above in Rule 41.4.3.1 (Lodge Area) and, in addition:</u></p> <ul style="list-style-type: none"> <u>The protection and enhancement of Wetland areas within and adjacent to the site in the Homesite Activity Area.</u> <u>Any effects on the ability to implement and maintain the comprehensive vegetation plan required at the time of subdivision and to protect existing native vegetation in the Rural Living Activity Area</u> <u>The extent of native planting proposed in the OSR Area and the positive effects on nature conservation values as a result of such planting.</u> 	<u>C</u>
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41.5.3.7 Within the OSR Activity Area, at least 50% of any site shall be planted in native vegetation, prior to building.	RD
-Discretion is restricted to any effects on nature conservation values.	

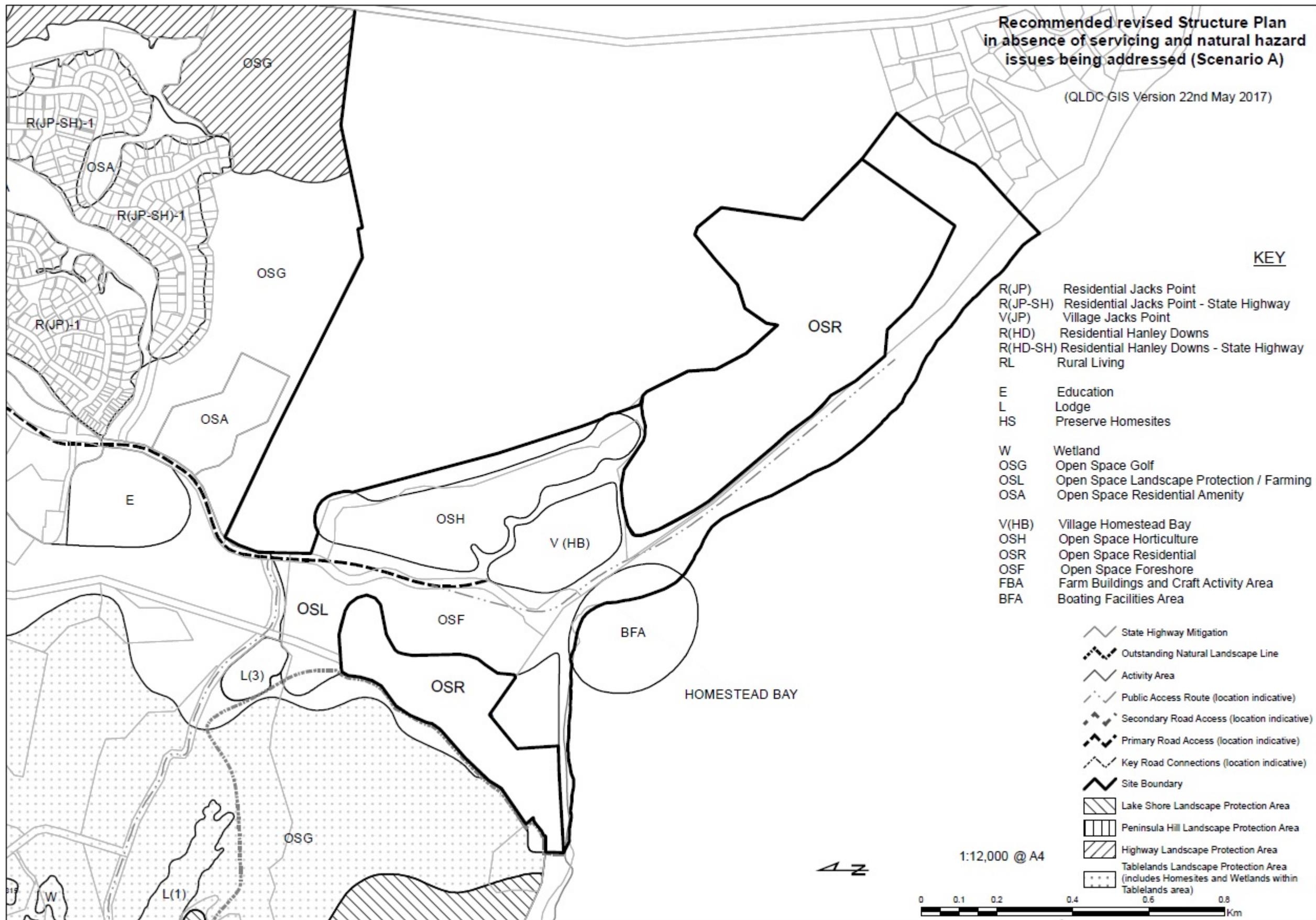
Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There may be less vegetation planted than under the notified rule. This could, but not necessarily, result in less biodiversity. • Buildings may be visible from the State Highway and other public places for a longer period than under the notified rule in that planting would not be required to be undertaken prior to building under controlled activity status. • Applicants incur costs in applying for controlled activity consent for building. However this is minor and will be outweighed by the savings in planting costs or, alternatively, the costs and uncertainty of applying for a discretionary consent if the 50% threshold of the ODP is not proposed to be met. 	<ul style="list-style-type: none"> • Reduced up front cost for those developing the sites, thereby resulting in an overall cost saving. • Generally less than 50% of each site will be planted in natives, which represents a significant cost saving in the immediate and medium term. • Applicants who do not meet the 50% planting requirement will not incur the cost and uncertainty of a restricted discretionary application; applying for a controlled activity consent instead in the same manner all applicants will. • Controlled building status provides the ability to comprehensively consider the specific house design, bulk, and location along with the landscaping together. This enables planting to be tailored to the building design, which may result in more effective screening or softening of the buildings in the long term. • Through the controlled activity status, there is an ability to impose conditions including requiring a landscape plan to Council's satisfaction, monitoring, timing, and requiring that dead plants be replaced. To the contrary, such controls cannot be imposed if an owner plants over 50% of his/ her site in natives, thus avoiding the need for any resource consent. 	<p>The deletion of the provision, coupled with making buildings a controlled activity, will be:</p> <ul style="list-style-type: none"> • Most effective at achieving Objective 41.2.1, by enabling residential development of a form and extent that will protect the ONL and have regard to visual amenity values of the open space areas surrounding it; • Most effective at achieving district wide objectives 6.3.1 - 6.3.6, 3.2.4.7, and 3.2.5.1 in relation to landscape protection; and • Most effective at achieving district wide Objectives 4.2.2 (Policy 4.2.2.2 in particular) in relation to managing the growth of centres within distinct and defensible UGBs, while acknowledging that not all areas within them are appropriate for urban development.

Costs	Benefits	Effectiveness & Efficiency
	<ul style="list-style-type: none"> • Through the recommended controlled activity rule, in addition to control over landscaping and native revegetation, external appearance, infrastructure and servicing (should building precede subdivision), earthworks, access and parking, bulk and location, and exterior lighting can all be considered and conditions imposed. This will better protect landscape and amenity values and water quality. 	

Appendix 4. Structure Plan (Scenario A)

**Recommended revised Structure Plan
in absence of servicing and natural hazard
issues being addressed (Scenario A)**

(QLDC GIS Version 22nd May 2017)



KEY

- R(JP) Residential Jacks Point
- R(JP-SH) Residential Jacks Point - State Highway
- V(JP) Village Jacks Point
- R(HD) Residential Hanley Downs
- R(HD-SH) Residential Hanley Downs - State Highway
- RL Rural Living

- E Education
- L Lodge
- HS Preserve Homesites

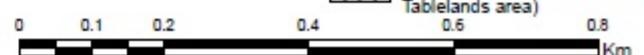
- W Wetland
- OSG Open Space Golf
- OSL Open Space Landscape Protection / Farming
- OSA Open Space Residential Amenity

- V(HB) Village Homestead Bay
- OSH Open Space Horticulture
- OSR Open Space Residential
- OSF Open Space Foreshore
- FBA Farm Buildings and Craft Activity Area
- BFA Boating Facilities Area

- State Highway Mitigation
- Outstanding Natural Landscape Line
- Activity Area
- Public Access Route (location indicative)
- Secondary Road Access (location indicative)
- Primary Road Access (location indicative)
- Key Road Connections (location indicative)
- Site Boundary
- Lake Shore Landscape Protection Area
- Peninsula Hill Landscape Protection Area
- Highway Landscape Protection Area
- Tablelands Landscape Protection Area (includes Homesites and Wetlands within Tablelands area)



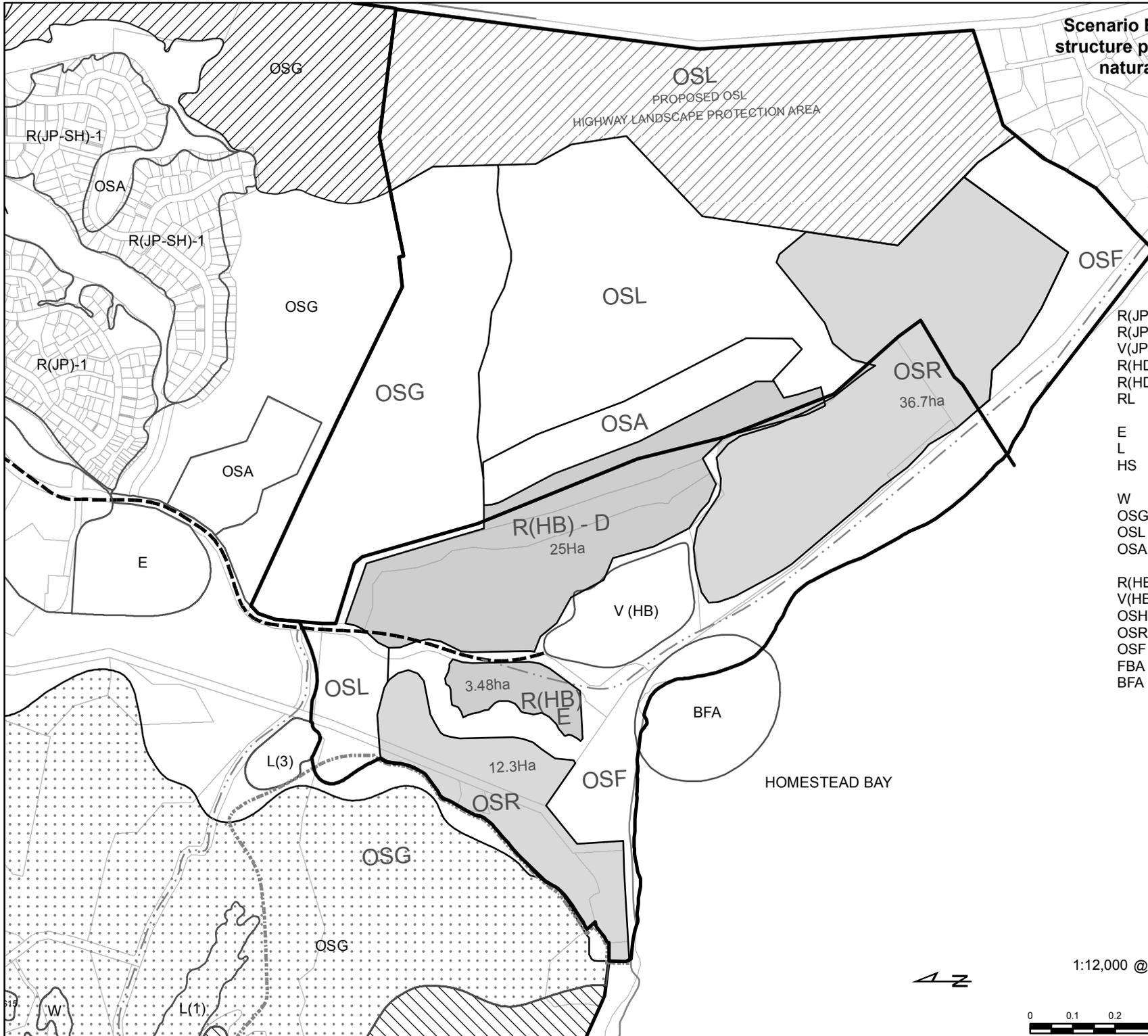
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Appendix 5. Structure Plan (Scenario B)

Scenario B - Provisional recommended revised structure plan subject to servicing, transport and natural hazard issues being addressed

(QLDC GIS Version 22nd May 2017)



KEY

- R(JP) Residential Jacks Point
- R(JP-SH) Residential Jacks Point - State Highway
- V(JP) Village Jacks Point
- R(HD) Residential Hanley Downs
- R(HD-SH) Residential Hanley Downs - State Highway
- RL Rural Living

- E Education
- L Lodge
- HS Preserve Homesites

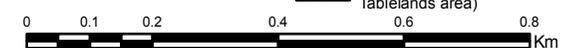
- W Wetland
- OSG Open Space Golf
- OSL Open Space Landscape Protection / Farming
- OSA Open Space Residential Amenity

- R(HB) Residential Homestead Bay
- V(HB) Village Homestead Bay
- OSH Open Space Horticulture
- OSR Open Space Residential
- OSF Open Space Foreshore
- FBA Farm Buildings and Craft Activity Area
- BFA Boating Facilities Area

- State Highway Mitigation
- Outstanding Natural Landscape Line
- Activity Area
- Public Access Route (location indicative)
- Secondary Road Access (location indicative)
- Primary Road Access (location indicative)
- Key Road Connections (location indicative)
- Site Boundary
- Lake Shore Landscape Protection Area
- Peninsula Hill Landscape Protection Area
- Highway Landscape Protection Area
- Tablelands Landscape Protection Area (includes Homesites and Wetlands within Tablelands area)



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319 W L(1)

HOMESTEAD BAY

3.48ha R(HB)E

12.3Ha OSR

25Ha R(HB)-D

36.7ha OSR

Appendix 6. Residential Yield (under various scenarios)

Appendix 6 - Maximum potential residential yields within the Homestead Bay area under various scenarios

Activity Area	Area (ha)	Net area (70% of gross)	Max yield - Revised PDP as recommended through Hearing stream 9	Maximum yield - Submission 715		Recommended revised maximum yield (Scenario A)		Scenario B revised maximum yield	
				Within Notified Zone	Beyond the notified Zone	Within Notified Zone	Beyond the notified Zone	Within notified Zone	Beyond the notified Zone
R(HB-SH)A	4.35	3.05	0	0	46	0	0	0	0
R(HB-SH)B	7.21	5.05	0	0	76	0	0	0	0
R(HB-SH)C	2.4	1.68	0	0	25	0	0	0	0
R(HB)D	32.7	22.89	0	221	123	0	0	221	42
R(HB)E	3.48	2.44	0	37	0	0	0	37	0
FBA			1	0	0	0	0	0	0
OSR (West)	14.4	10.08	0	12	0	10	0	10	0
OSR (East)	36.7	25.69	12	15	14	15	14	15	14
OSL (part of which is recommended to change to OSG)			0	1		0	0	0	1
OSH			15	0		15	0	0	0
Village			215	215		215	0	215	0
Totals			243	501	284	255	14	498	57

Assumptions/ comments:

- In all instances a maximum yield of 15 units/ net ha is used for the R(HB) and R(HB-SH) areas
- The Scenario B yield assumes the R(HB)-D Activity Area is reduced in size (with the boundary moving west of the ridge) and that the whole Activity Area sits outside the 55 dB Ldn sound level contour
- The "Revised PDP as recommended through Hearing stream 9" maximum yield is from Ms Jones' Summary of Evidence for Jacks Point Zone, 13 February 2017. This increased the estimate by 4 more dwellings from that stated in the S42A report.
- The maximum yield in OSR (West) in the Recommended and Scenario B options is based on a reduced Activity area.