

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 09
Resort Zones

**MEMO SUBMITTING UPDATED OWNERSHIP PLANS AND CORRECTED
STRUCTURE PLAN**

Jack's Point Residential No.2 Ltd, Jack's Point Village Holdings Ltd, Jack's Point Developments Limited, Jack's Point Land Limited, Jack's Point Land No. 2 Limited, Jack's Point Management Limited, Henley Downs Land Holdings Limited, Henley Downs Farm Holdings Limited, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited (#762, #856 and #1275)

Jack's Point Residents and Owners Association (#765, and #1277)

Dated 24 February 2017

Solicitors

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**anderson
lloyd.**

Introduction

- 1 This Memorandum is submitted explain the following:
 - (a) Firstly, in response to the Commissioner's "minute concerning land ownership maps" an updated land ownership plan is attached, along with a plan showing land contracted for sale.
 - (b) Secondly, to ensure the Commissioners have a Structure Plan that is as accurate as possible and that reflects the updated position of the Jacks Point entities and JPROA. The version appended and titled "Figure 1 Jacks Point Zone" (Rev M 23 February 2017) is submitted for the record. In particular please note the following:

Ownership plan and Contract Land Plan

- 2 The Ownership Plan attached makes a minor correction compared to that as appended to Mr Darby's attachment.
- 3 The Contract Land Site Plan attached sets out the current status of land subject to agreements for sale and purchase between Jacks Point entities and RCL, as of 24 February.

Structure Plan

- 4 **Homesites 57 and 58:** Shown amongst the OSL activity area classified in the Coneburn Area Resource Study as able to absorb some development.
- 5 **Peninsula Hill Landscape Protection Area:** Shown as notified overlaying the OSL activity area, with boundary consistent with the Coneburn Area Resource Study.
- 6 **Lake Shore Landscape Protection Area:** Shown as notified overlaying the OSL activity area, with boundary consistent with the Coneburn Area Resource Study.
- 7 **Tablelands:** Shown as set out in Mr Te Paa's Summary Statement of Evidence, following the boundary of the Tablelands lands character area in the Coneburn Area Resource Study. Tablelands overlays OSG activity area.
- 8 **OSL activity areas:** Note these are all as notified. As per Supplementary Statement on 20 February the provisions for farm buildings and buildings associated with outdoor recreation are tightened up with farm building height 8m, and other building height 4m.

- 9 **Homesites 36 – 56:**
- (a) **Homesites 51A, 52A and 53A:** The locations as marked are as agreed by the landscape architects in the statement dated 14 February 2017. Sites 51, 52 and 53 (shown on previous version of the structure plan as "shadows") have been deleted as per agreement between Dr Read, Mr Te Paa and Ms Pfluger.
 - (b) **Homesites 36 – 50, 54 – 56:** Locations shown within the locations agreed to and supported by all landscape architects in evidence.
- 10 **ONL:** while the location of the ONL line has been submitted separately by way of a second joint statement from the landscape experts by way of evidence, Jacks Point have not included the line on the formal Structure Plan given it is not referenced in the provisions for the Zone, and is instead noted on Planning Map 13.
- 11 **Public Access Routes:**
- (a) In response to concerns raised by both Mr Schrantz and Mr Brabant the public access route shown on the structure plan has been moved from the Tablelands between the Homesites to an existing public access route easement.
 - (b) In respect of the public access route around the Wetland Activity Area and through R(HD)E, this has been amended slightly to the north of the Wetland compared to that as notified, so that it follows property boundaries.
 - (c) The public access route around the lakeside is shown in its as built location.
- 12 **R (HD-SH) - 3:** Shown on the land notified as EIC, flanked to the north by OSL with the Highway Landscape Protection Overlay. Location supported by all landscape architects.
- 13 **R (HD) - B** boundary shown as excluding the "spur land" in the vicinity of north corner of R(JP) 3, to be retained as OSA.
- 14 **Jacks Point Village:** In the 20 February Supplementary Legal Submissions Jacks Point offered retention of the notified site coverage and height restrictions for the area notified as "E" in combination with reclassifying it as V(JP) to enable integrated development of the Village. Should the Commissioners determine the V(JP) and E areas are best developed as an integrated Village but agree that the differing site coverage and height restrictions be retained as notified, the attached shows the boundary between proposed V(JP)-A and

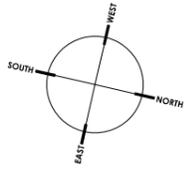
V(JP)-B, whereby those distinctions could then be reflected in the corresponding plan provisions. The boundary of the consolidated Village reflects that as supported by the evidence of the Jacks Point and JPROA witnesses.

- 15 **Key Road Connections:** Subsequent to presenting evidence it became apparent that 2 "Key Road Connection" arrows were inadvertently left off Jack's Point version of the Structure Plan. This inadvertent omission has been corrected in the following areas:
- (i) Eastern boundary of R(HD) E
 - (ii) R(HD) in the vicinity of R(JP) 3
- (b) There is a third "key road connection" on the northern boundary of the Village that is no longer required, as it has been overtaken by the requirement to include the Comprehensive Development Plan for the Village showing roading layout. This has been deleted.
- 16 **JPROA waste water discharge:** Land subject to the waste water discharge consents and easement is not categorised OSCRA as sought by RCL. The area is retained as OSL as notified.

Dated 24 February 2017



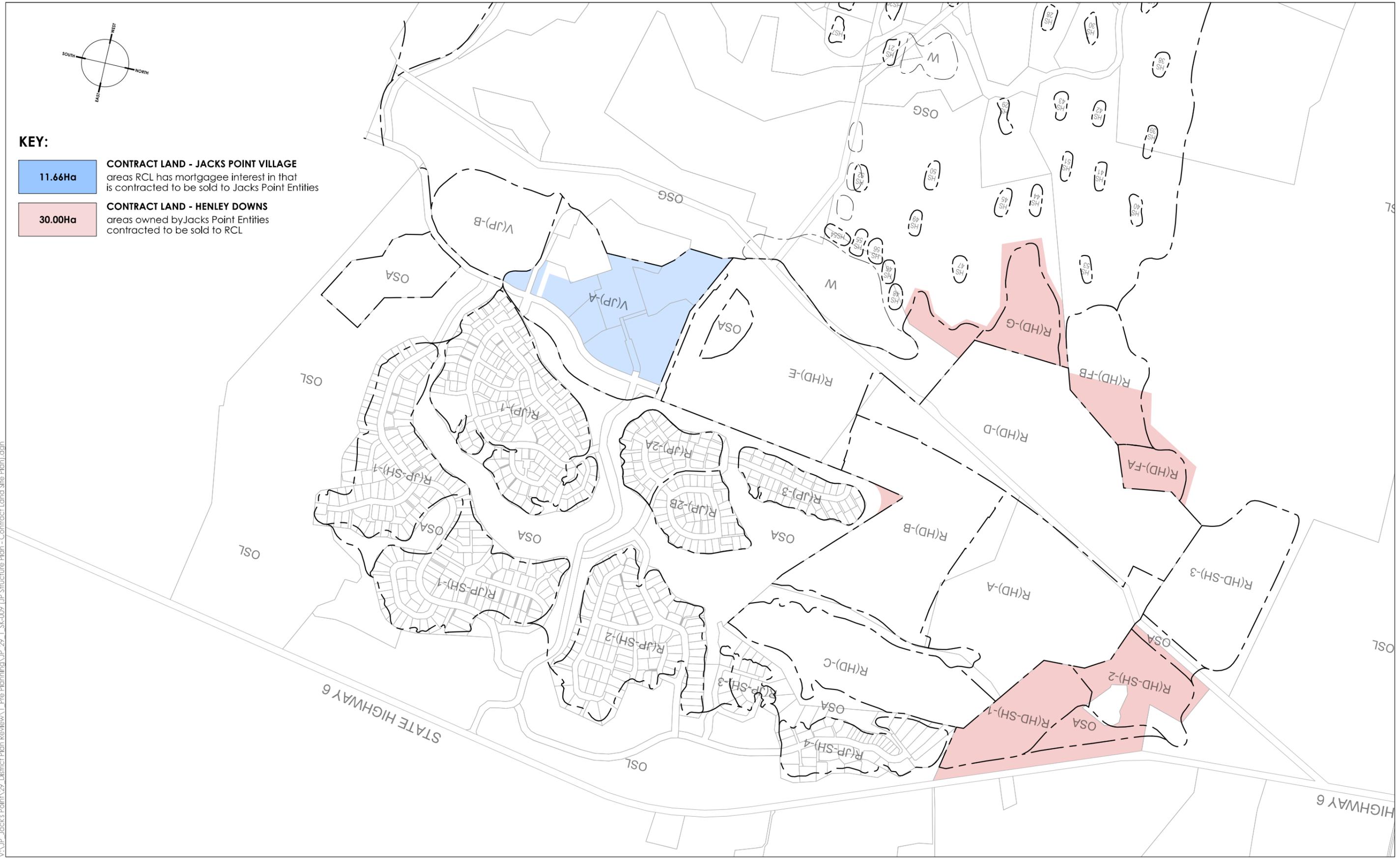
Maree Baker-Galloway
Counsel for Jacks Point group entities and
Jacks Point Residents and Owners
Association



KEY:

- 11.66Ha** **CONTRACT LAND - JACKS POINT VILLAGE**
 areas RCL has mortgagee interest in that is contracted to be sold to Jacks Point Entities
- 30.00Ha** **CONTRACT LAND - HENLEY DOWNS**
 areas owned by Jacks Point Entities contracted to be sold to RCL

V:_JP_Jacks Point\29_District Plan Review\1_Pre Planning\JP_29_1_SK-009_JP Structure Plan - Contract Land Site Plan.dgn



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SCALE: 1:5,000 (A1); 1:10,000 (A3)

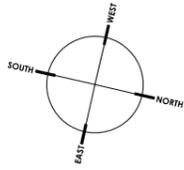
 CONSULTANTS:

NOTES:
 Disclaimer:
 Every precaution has been taken to establish the accuracy of the information set out here. Prospective purchasers should confirm themselves to the property information set out here and should make their own independent enquiries to satisfy themselves on all respects prior to entering into an agreement to buy. Jacks Point Management Limited, Darby Partners Limited nor any related company will accept any responsibility in respect of any errors, inaccuracies or misstatements contained herein, should any details prove to be incomplete or incorrect.

REVISION:	NO	DESCRIPTION	DATE	DRAWN	REVIEWED	APPROVED
-	For Evidence		24.02.17	TG		

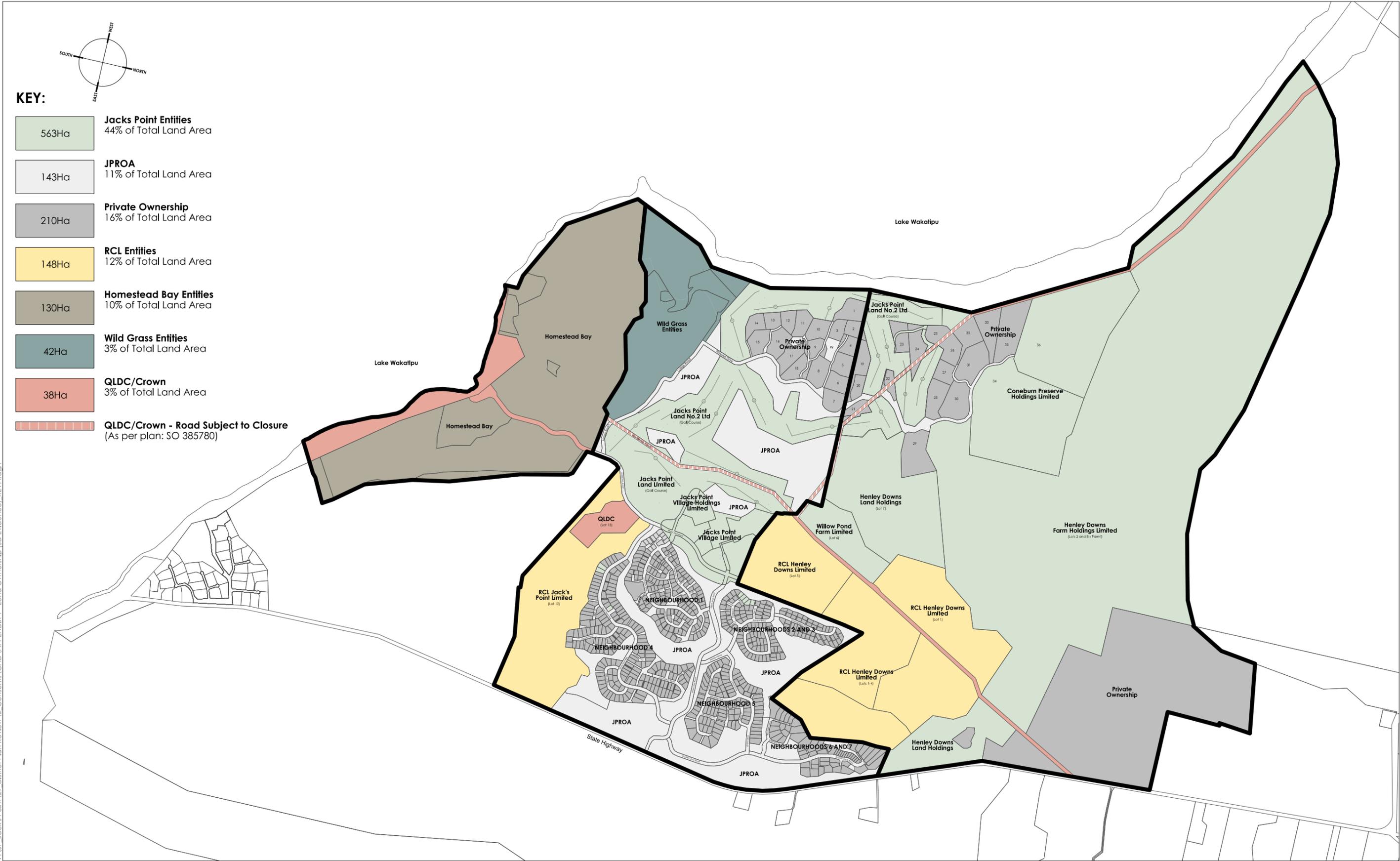
**JACKS POINT ZONE
 CONTRACT LAND SITE PLAN**

PLAN STATUS: **DRAFT** JOB CODE: **JP_29_1** DRAWING NO: **SK-009** REV: **-**

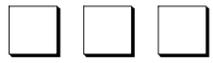


KEY:

- Jacks Point Entities**
563Ha 44% of Total Land Area
- JPROA**
143Ha 11% of Total Land Area
- Private Ownership**
210Ha 16% of Total Land Area
- RCL Entities**
148Ha 12% of Total Land Area
- Homestead Bay Entities**
130Ha 10% of Total Land Area
- Wild Grass Entities**
42Ha 3% of Total Land Area
- QLDC/Crown**
38Ha 3% of Total Land Area
- QLDC/Crown - Road Subject to Closure**
(As per plan: SO 385780)



V:_JP_Jacks Point\29_District Plan Review\2_Consents\CAD\APPENDIX 1 - Land Ownership (LD Evidence)_REV1.dgn



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SCALE: 1:10,000 (A1); 1:20,000 (A3)
0 100 200 400 600m

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REVISION:		DATE	DRAWN	REVIEWED	APPROVED
NO	DESCRIPTION	10.02.17	ZC	TG	JD
-	For Evidence	23.02.17	TG	DT	JD
A	Ownership Update				

JACK'S POINT ZONE

APPENDIX 1: LAND OWNERSHIP

23.02.17

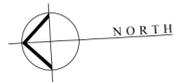


FIGURE 1
Jacks Point Zone

scale 1:25,000 (A4), 1:12,500 (A2)

Rev M 23 Feb 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

- 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

- Activity Area
- - - Public Access Route (location indicative)
- Secondary Road Access (location indicative)
- Primary Road Access (location indicative)
- ↔ Key Road Connections (location indicative)
- /// Open Space

OVERLAYS

- Highway Landscape Protection Area
- Peninsula Hill Landscape Protection Area
- Lake Shore Landscape Protection Area
- State Highway Mitigation
- Tablelands (includes Homesites and Wetlands within Tablelands area)

