

**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 9 –  
Resort Zones

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**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES  
DISTRICT COUNCIL REGARDING AMENDED STRUCTURE PLAN FOR THE  
JACKS POINT ZONE**

**28 February 2017**

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**MAY IT PLEASE THE PANEL**

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**). Its purpose is to provide the Hearing Panel (**Panel**) and submitters with an amended Structure Plan that correctly reflects the Council's right of reply recommendations and position.
2. The Council respectfully requests that the Panel use the amended Structure Plan in **Appendix 1** in its deliberations, rather than the version included in Part 41.7 of Appendix 1 of Ms Jones' right of reply. Ms Jones supports the corrected Structure Plan in **Appendix 1** of this memorandum.
3. The only change to the Structure Plan is the extension of the Tablelands Landscape Protection Area overlay to include approximately half of Jacks Point hill. This is consistent with the version of the Structure Plan included in Ms Jones' section 42A report. There was an error in its application in preparing the right of reply Structure Plan. The Council confirms that the amendment does not represent a change from Ms Jones's recommendations.
4. The correction to the location of the Tablelands overlay also does not affect the structure plans shown in Appendix 4 of Ms Jones' right of reply.
5. Council apologises for any inconvenience caused.

**DATED** this 28<sup>th</sup> day of February 2017



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S J Scott  
Counsel for Queenstown Lakes District  
Council

**APPENDIX 1**  
**AMENDED STRUCTURE PLAN**



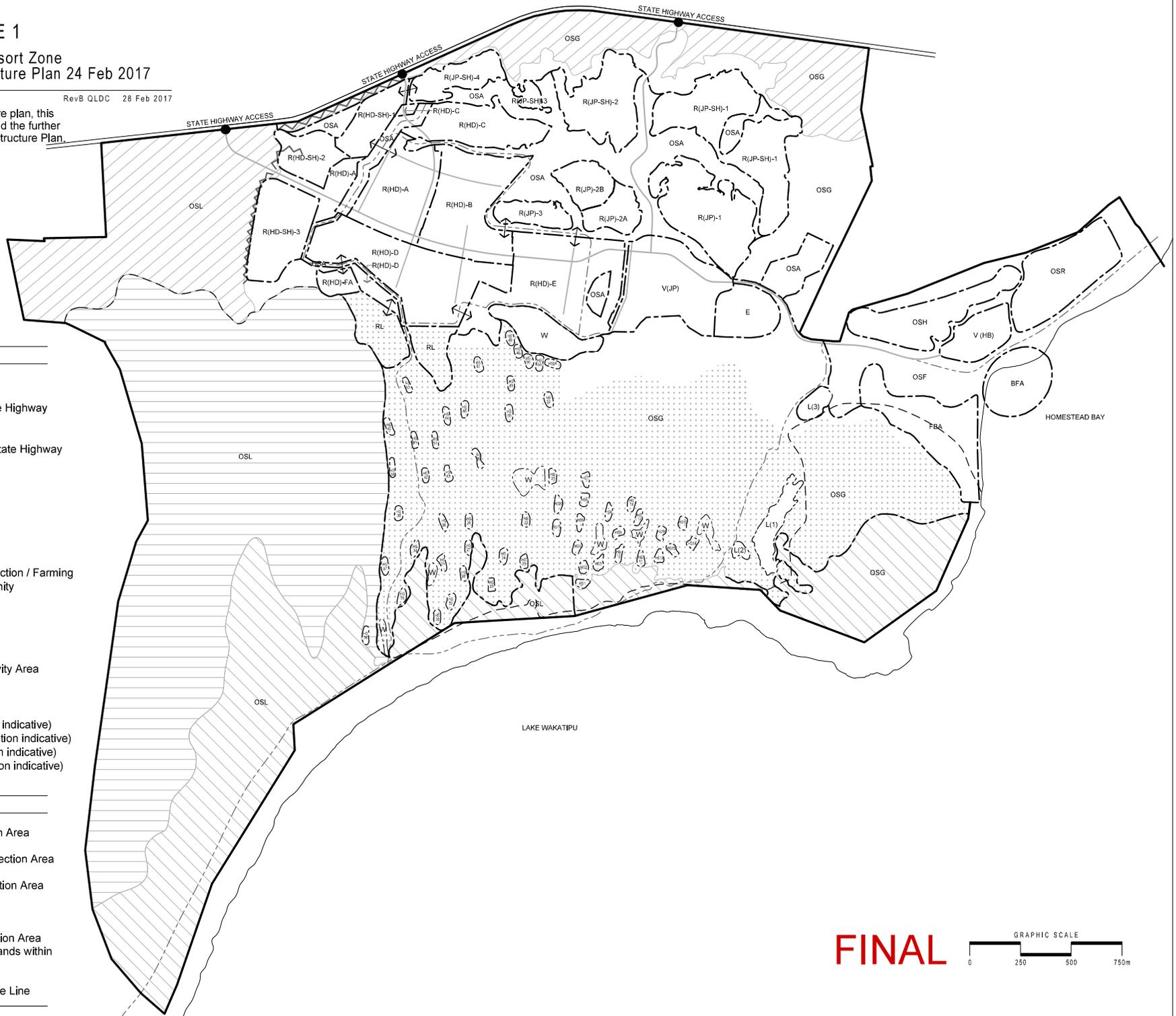
FIGURE 1

Jacks Point Resort Zone  
Council Right of Reply Structure Plan 24 Feb 2017

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

RevB QLDC 28 Feb 2017

NOTE: Where provisions refer to the structure plan, this shall be taken to mean this Structure plan and the further explanation contained in Standard 41.5.1 - Structure Plan.



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

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

OVERLAYS

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

FINAL

