

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes
Proposed District Plan

AND

IN THE MATTER of Hearing Stream 9: **Jack's
Point Zone**

MINUTE CONCERNING LAND OWNERSHIP MAPS

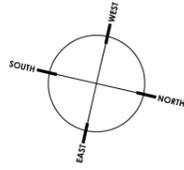
1. At the hearing on 15 February 2017, Mr John Darby presented evidence stating that the Jack's Point Group, of which he is a Director, controlled 563 hectares, being 44% of the Zone's area (paragraph 5(a)). He also provided as Appendix 1 to that evidence a map showing land ownership supporting that statement.
2. The following day, Mr David Wightman, a Director of RCL Real Estate Pty Limited ("RCL"), in his evidence to the Hearing Panel, listed a series of properties in the Jack's Point Zone that he stated RCL controlled. We asked that this be mapped so we could understand the respective interests of the two companies. On Friday 17 February 2017, Mr Wells as representative for RCL provided two plans identifying properties as either owned by RCL, controlled by RCL, or subject to purchase by RCL.
3. On the face of it, the two classifications of ownership provided do not appear consistent. We wish to be sure that we have an undisputed factual understanding of land ownership within the zone.
4. The three relevant maps are attached to this Minute.
5. We ask that the Jack's Point Group either confirm that these two classifications are consistent, or identify any areas of inconsistency, and the basis for claiming inconsistency. Such response is to be provided to the Council at DP.Hearings@qldc.govt.nz by 4pm Friday 24 February 2017 and copied to RCL.
6. If any inconsistencies are claimed by the Jack's Point Group, RCL will have until 4pm on Thursday 2 March 2017 to file any response to the same address.

For the Hearing Panel

A handwritten signature in blue ink, appearing to read "Nugent". The signature is fluid and cursive, with the first letter being a large capital 'N'.

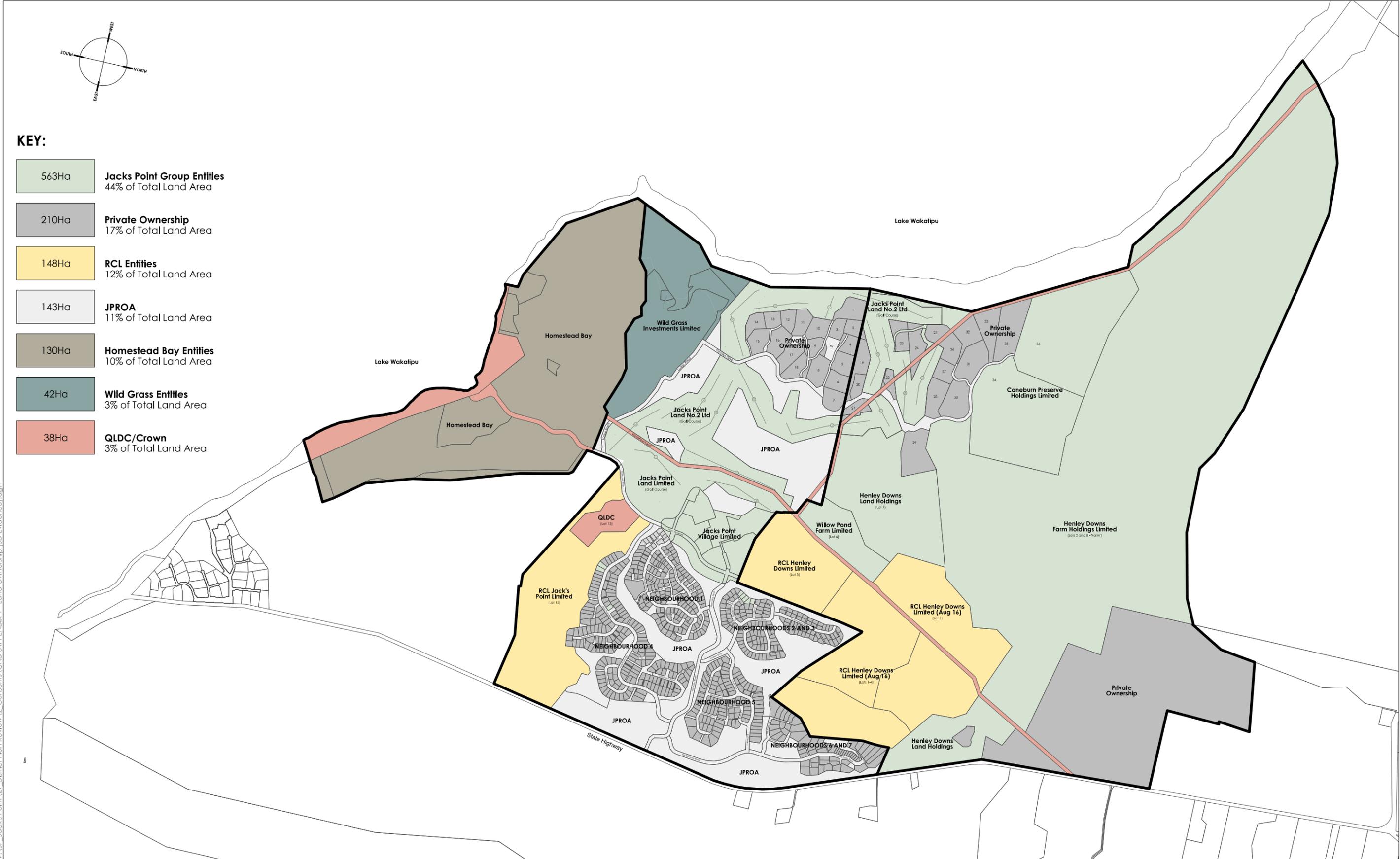
Denis Nugent

18 February 2017

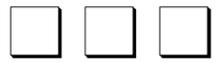


KEY:

- 563Ha **Jacks Point Group Entities**
44% of Total Land Area
- 210Ha **Private Ownership**
17% of Total Land Area
- 148Ha **RCL Entities**
12% of Total Land Area
- 143Ha **JPROA**
11% of Total Land Area
- 130Ha **Homestead Bay Entities**
10% of Total Land Area
- 42Ha **Wild Grass Entities**
3% of Total Land Area
- 38Ha **QLDC/Crown**
3% of Total Land Area



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



DARBY PARTNERS
Level 1, Steamer Wharf, Lower Beach Street
PO Box 1164, Queenstown 9348
Tel +64 3 450 2200 Fax +64 3 441 1451
info@darbypartners.co.nz
www.darbypartners.co.nz

SCALE: 1:10,000 (A1); 1:20,000 (A3)



CONSULTANTS:

NOTES:

Disclaimer:

Every precaution has been taken to establish the accuracy of the information set out here. Prospective purchasers should not confine 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.

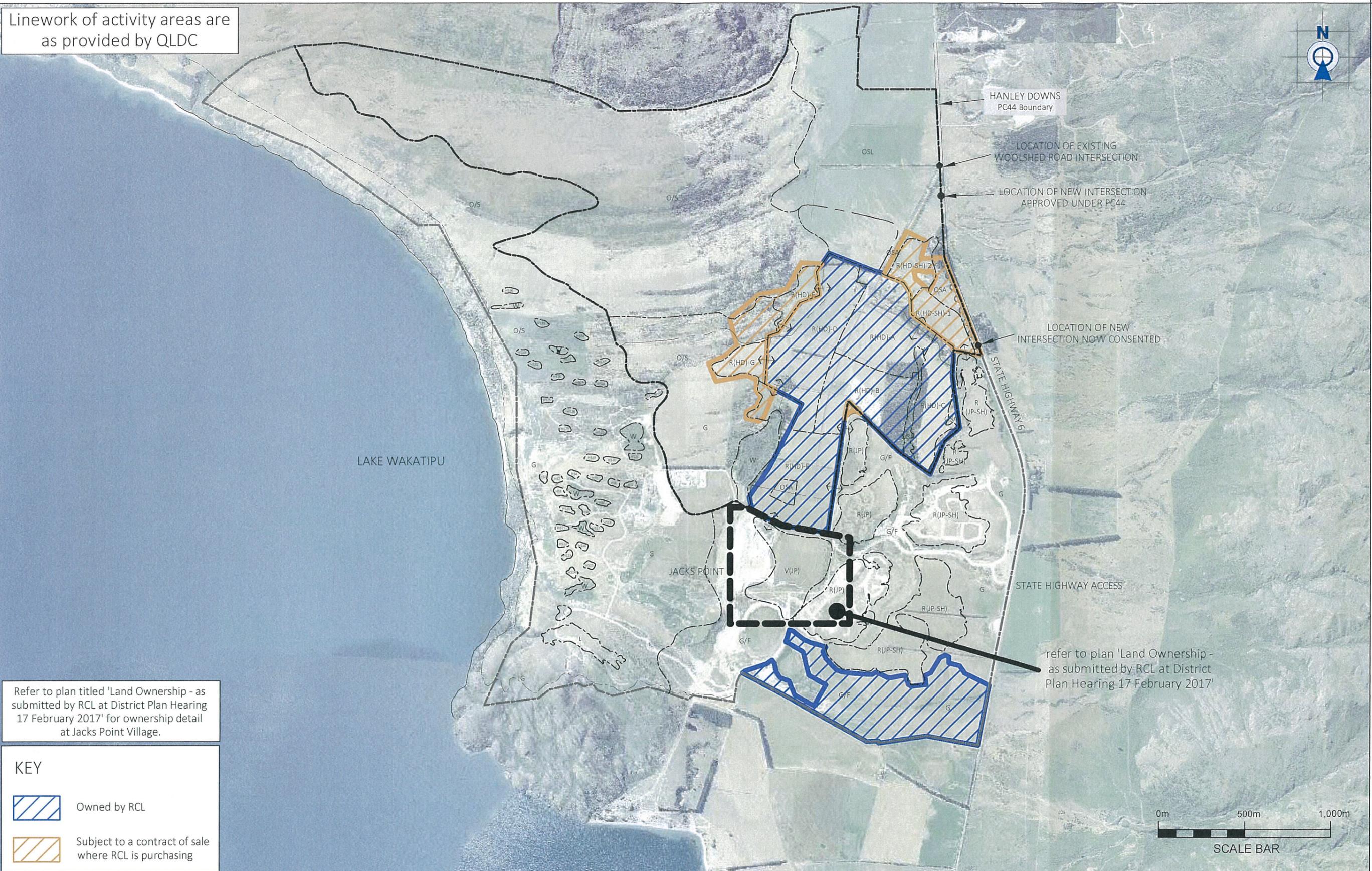
REVISION:

NO DESCRIPTION
- For Evidence

DATE	DRAWN	REVIEWED	APPROVED
14.02.17	ZC	TG	JD

JACK'S POINT ZONE
APPENDIX 1: LAND OWNERSHIP

Linework of activity areas are as provided by QLDC



Refer to plan titled 'Land Ownership - as submitted by RCL at District Plan Hearing 17 February 2017' for ownership detail at Jacks Point Village.

KEY

- Owned by RCL
- Subject to a contract of sale where RCL is purchasing

refer to plan 'Land Ownership - as submitted by RCL at District Plan Hearing 17 February 2017'

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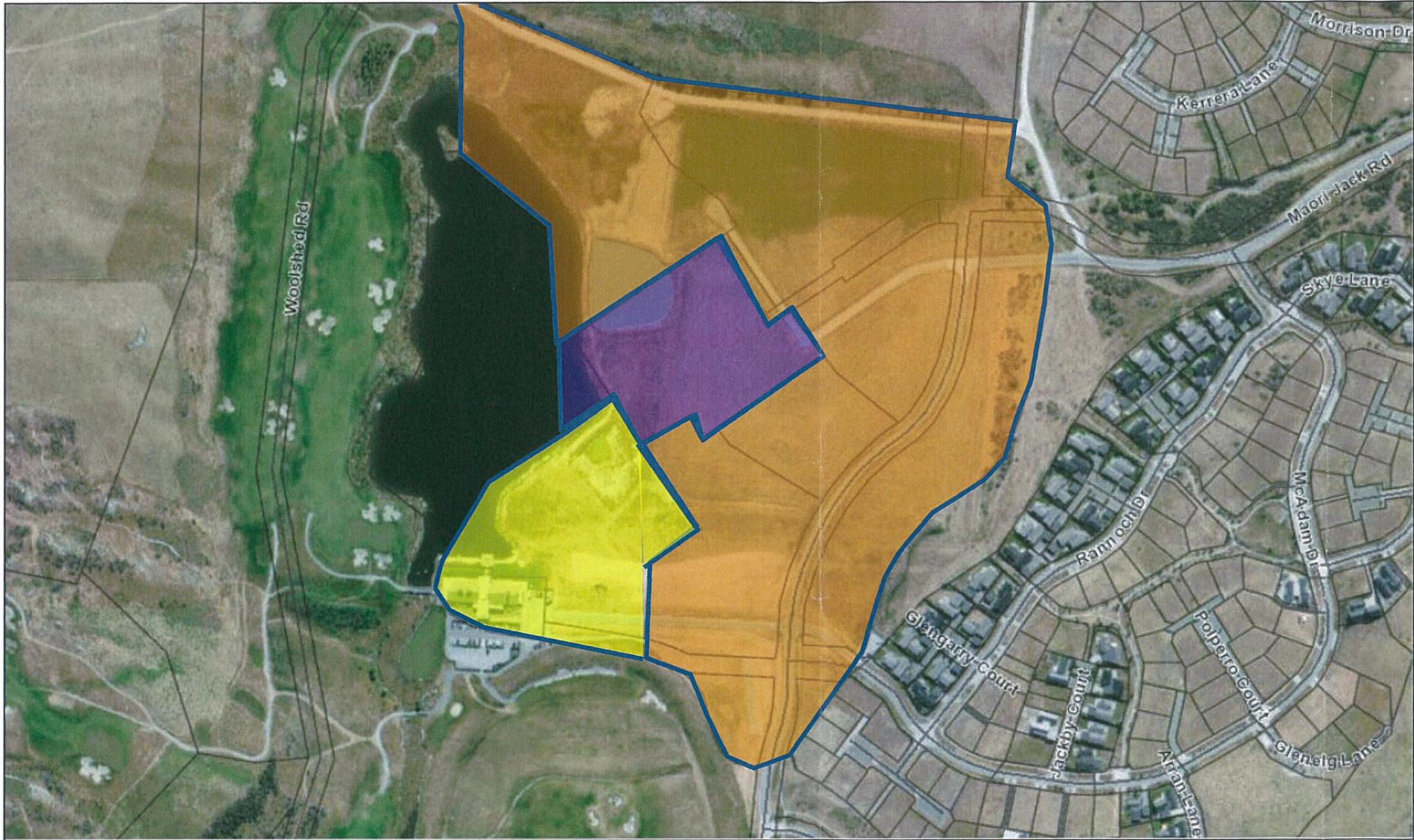
QUEENSTOWN:
 Terrace Junction,
 1092 Frankton Road,
 PO Box 2645,
 Queenstown 9349.
 T 03 441 4715
 E queenstown@ppgroup.co.nz

Client/Location: **RCL Henley Downs Ltd
 Hanley's Farm**

Purpose/Drawing Title: **Land owned or controlled by RCL
 February 2017**

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Surveyed by: -	Original Size: A3	Scale: 1:20,000 at A3
Designed by: -	A3	DO NOT SCALE
Drawn by: MA / DB Feb 2017		
Checked by: DW Feb 2017	Sheet No: 4	Revision No: B
Approved by: -	Job Ref: Q6205 - 14	Date Created: 17/02/2017



Land Ownership – As submitted by RCL at District Plan Hearing 17 February 2017

- Legend
- Subject to a contract of sale to Jacks Point Village Holdings
 - Owned by Jacks Point
 - Controlled by RCL via mortgage