

**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

**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES
DISTRICT COUNCIL PROVIDING INFORMATION REQUESTED IN PANEL MINUTE
OF 25 JANUARY 2017**

Jacks Point – Chapter 41

1 February 2017

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MAY IT PLEASE THE PANEL

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**) to provide the information requested by the Hearing Panel (**Panel**) in its Minute dated 25 January 2017.
2. The Panel expressed concern that Planning Map 13 and the Structure Plan (both as notified, and as contained in the section 42A report for Chapter 41 Jacks Point) are inadequate at informing people as to how existing lots are affected by the proposed rules. The Panel also noted a discrepancy relating to Hanley Downs, being a consequence of the clause 16(2) Schedule 1 amendments to Planning Map 13 in December 2016.
3. The table below shows the information requested by the Panel and the Council's response. Where appropriate, the Council has provided the information by way of updated maps, attached as **Appendices A-E** to this memorandum.

Table 1: Information requested by Panel and Council's response

Minute reference	Information requested by Panel	Council's response
Paragraph 3(a)	A version of the Structure Plan that shows, underlying the definition of Activity Areas, the existing (as of the date of notification of the PDP would be adequate) roading and lot layout in the same manner, and similar scale, as the Planning Maps show the layout of sites in the urban residential zones	<p>Appendix A shows the Structure Plan as notified, with the addition of roading and lot layout.</p> <p>Appendix B is at a larger scale, and shows the residential portion of the Structure Plan from Appendix A. The larger scale in Appendix B is intended to assist in locating individual residential lots.</p> <p>Appendix C provides a close-up of the notified Structure Plan in relation to the submission by Alexander Schrantz (#195) about the proximity of the proposed accessway to his lot (Lot 35).</p>
Paragraph 3(b)	The inclusion on the Structure Plan of the third access off SH 6 referred to in the s.42A report and the Council evidence	Appendix D shows the Structure Plan as recommended to be amended in the section 42A report dated 17 January 2017, including a third access off SH6. This does not show the addition of roading and lot layout (but submitters can refer to the notified structure plan to see the location of their property). This appendix also shows two areas where additional homesites are yet to be

		defined, as noted at paragraph 1.5 of the section 42A report dated 17 January 2017. The content of this plan has not changed from that which is attached to the section 42A report and is simply a digital version of that plan. Paragraph 1.5 of the section 42A report advised that such a plan would be provided prior to the hearing.
Paragraph 3(c)	Identification on Planning Map 13 of how much of the Jacks Point Zone the Structure Plan applies to	<p>Appendix E shows the correct version of Planning Map 13 as amended via clause 16(2) of the First Schedule to the Resource Management Act 1991 on 23 January 2017.</p> <p>In Appendix E, the area of Planning Map 13 covered by the Special Zone (shown as yellow highlight with grey diagonal hash) has been amended so that it covers the whole of the Jacks Point Zone. This amendment corrects the error in the December 2016 version of Planning Map 13, in which the grey diagonal hash wrongly covered only part of the Jacks Point Zone.</p>

4. In relation to paragraph 3(d) of the Panel's Minute, Council confirms that all of the notified Jacks Point Zone will be considered at the Resort Zone hearing.

DATED this 1st day of February 2017



S J Scott
Counsel for Queenstown Lakes District
Council

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
EIC	Education Innovation Campus
E	Education
L	Lodge
HS	Preserve Homesteads
FP	Farm / Preserve
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

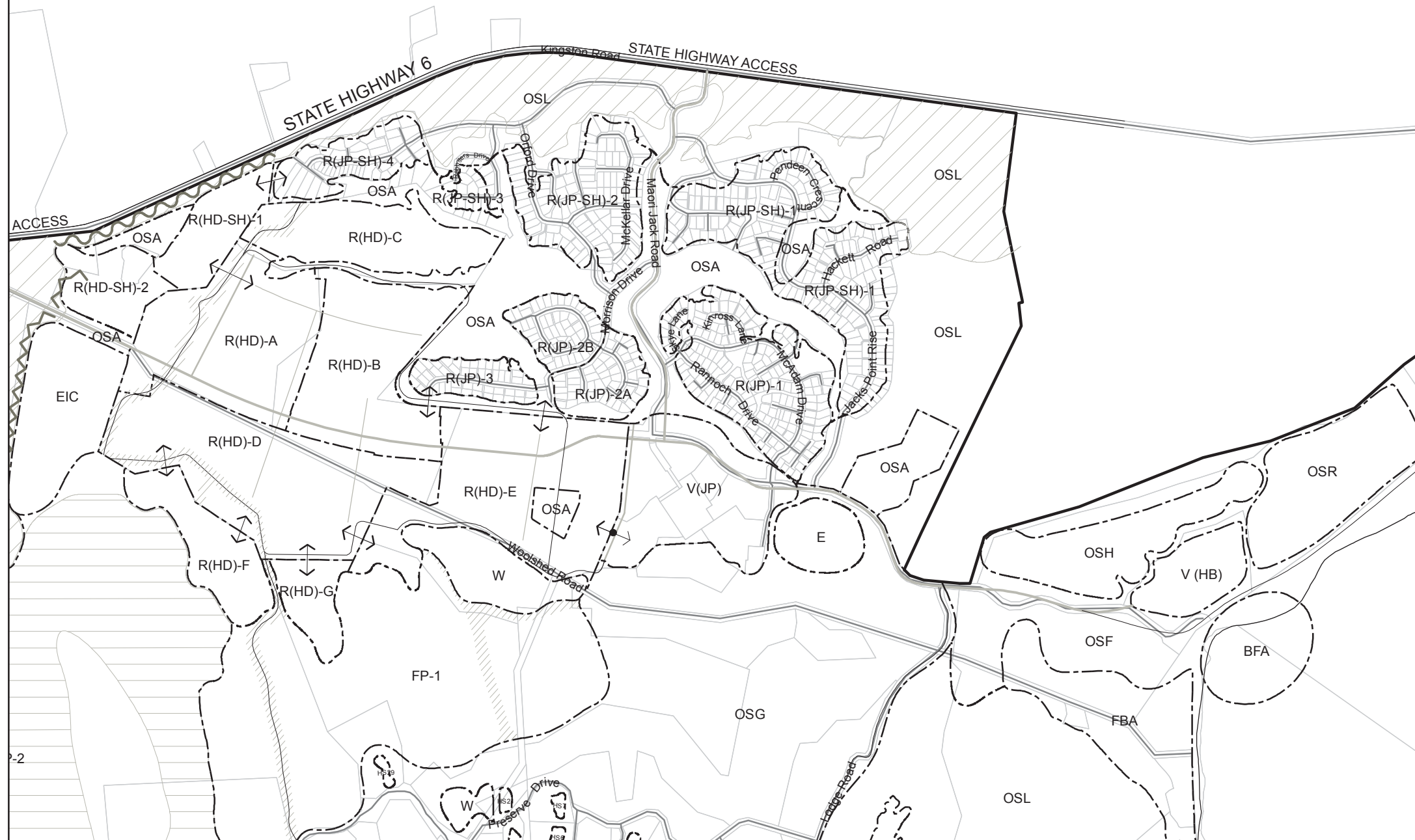
Highway Landscape Protection Area
Peninsula Hill Landscape Protection Area
Lake Shore Landscape Protection Area
State Highway Mitigation Flood Bank / State Highway Mitigation Tablelands (Includes Homesteads and Wetlands within shaded area)

1:25,000 @ A4

0 250 500 1,000 Metres

LAKE WAKATIPU

Date: 31/01/2017 - QLDC GIS



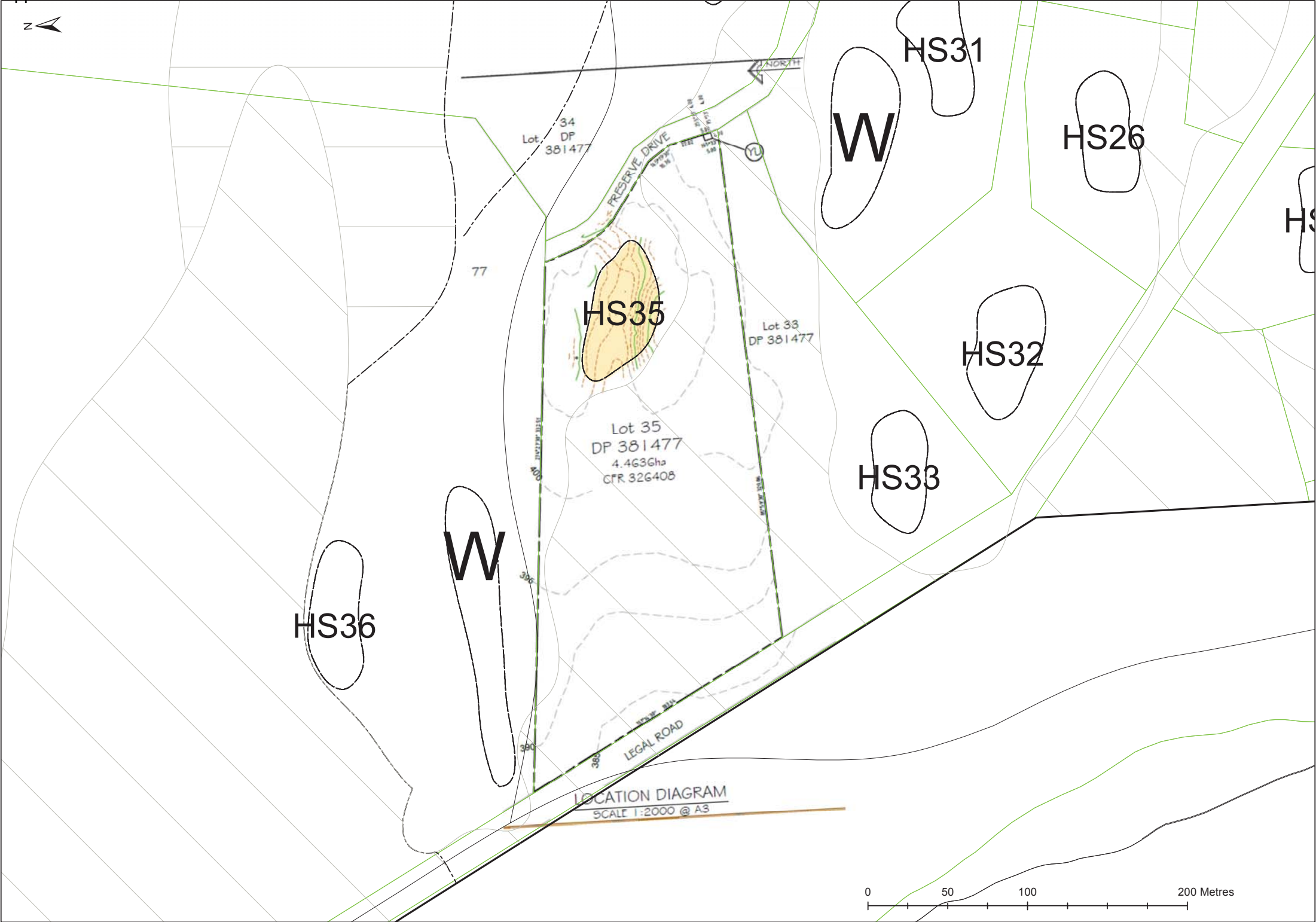




FIGURE 1
Jacks Point Resort Zone

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

Rev QLDC 27 Jan 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

E Education
L Lodge
HS Preserve Homesites
FP Farm / Preserve

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
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OVERLAYS

Highway Landscape Protection Area
 Peninsula Hill Landscape Protection Area
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 State Highway Mitigation
 Flood Bank / State Highway Mitigation
 Tablelands Landscape Protection Area (includes Homesites and Wetlands within shaded area)



