

## **ANNEXURE B - Copy of the RSL and Jardine Submission**

**RESOURCE MANAGEMENT ACT 1991**  
**SUBMISSION ON QUEENSTOWN LAKES DISTRICT PLAN REVIEW**

**TO:** Mr Mathew Paetz  
Planning Policy Manager  
Queenstown Lakes District Council  
Private Bag 50077  
QUEENSTOWN

**SUBMITTERS:**

Jardine Family Trust and Remarkables Station Limited

The submitters could not gain a trade advantage through this submission.

**1.0 Introduction to the submitter(s)**

The submitters own land that includes;

- Lot 8 DP 443832 (Remarkables Station Limited)
- Lots 1- 7 DP 452315 (Jardine Family Trust)

Lots 1-7 compose all the land within the Homestead Bay Structure Plan of the Jacks Point zone in the operative District Plan. The location of Lot 8 DP 443832 ("Lot 8") is highlighted on the Proposed and Operative Planning Maps contained in Attachment [A] of this submission.

Lot 8 is currently occupied by an airstrip operated by a regionally significant tourism operator (Nzone: <http://www.nzoneskydive.co.nz/home>), and the balance is farmed as part of Remarkables Station.

Remarkables Station originally included the land known as Henley Downs and Kelvin Heights. The Jacks Point Zone originally comprised 3 parts: Henley Downs, Jacks Point (then still part of Remarkables Station), and Homestead Bay. The Jardines still own Homestead Bay.

Since the development of the Jacks Point Zone, the operational farm of Remarkables Station is now centred on the land above the State Highway. Rural

zoning better reflects the predominantly ONL values above the State Highway, compared to the RLC classification of lot 8.

Lot 8 is the last remaining remnant of the Station below the State Highway. It serves no ongoing significance to the balance, productivity, or viability of Remarkables Station. The future management of that land is more appropriately linked to the Jacks Point Zone.

Since the establishment of the Jacks Point Zone in the operative Plan, housing capacity, and the impact of that on affordability, has become a major resource management issue for the Wakatipu. That issue has culminated intervention by the Minister for Housing through signing a Housing Accord with the Council. Jacks Point may not be an appropriate location for a Special Housing Area, but the Accord points to the need for the Council to examine opportunities for increasing the range of available new housing opportunities within the district. There are locations within the Homestead Bay structure plan (Figure 3) and within lot 8 that are well suited to medium density housing that will provide a greater range of choice than currently provided for. Medium density housing will, in turn, support the economic viability of the Homestead Bay Village.

## **2.0 OVERALL ISSUES THAT HAVE DETERMINED THE APPROACH IN PREPARING THIS SUBMISSION IN RESPECT TO THE PROPOSED DISTRICT PLAN**

2.2 The submitter opposes the Proposed District Plan for the following reasons;

It does not accord with, or assist the territorial authority to carry out its functions to achieve, the purpose of the Resource Management Act 1991 (the Act);

- i. It does not promote the sustainable management of resources;
- ii. It does not meet section 32 of the Act;
- iii. It does not consistent with Part II of Act;
- iv. It does not represent integrated management or sound resource management practice;
- v. It does not meet the reasonably foreseeable needs of future generations;
- vi. It does not implement the most appropriate standards, rules or methods for achieving the objectives set out in the Proposed District Plan.

### 3.0 SPECIFIC SUBMISSIONS

**Without derogating from the generality of the above, the specific parts of the Proposed District Plan that this submission relates to are:**

- 3.1 The extension to the Homestead Bay part of the Jacks Point Structure plan is considered to provide new housing in and around the existing settlements of Jacks Point, Homestead Bay and Lakeside Estates
- 3.2 The Homestead Bay extension is considered to represent an increase in housing numbers in accordance with directives set out in the policy sections of the Jacks Point, Urban Development, Strategic Directions and Subdivision Chapters of the Proposed District Plan. Many of these policies seek to intensify existing urban areas whilst the expansion of residential development adjacent to already approved residential zones reduces isolated development in the rural area.
- 3.3 The proposed extension is depicted on the plans contained in Attachment [B] to this submission.
- 3.4 The intentions of the Homestead Bay extension are to promote similar design and location philosophies as the proposed provisions of the Jacks Point Zone. The scale and form of built development within the revised Homestead Bay area is considered to be appropriate and can be adequately administered by the standards and policies contained in the Proposed District Plan. As such, minor amendments to the Proposed District Plan are required.
- 3.3 When viewed from the State Highway any visual impacts of subdivision and development have been effectively avoided by the nature of the existing topography. All residential activity areas have been located in areas where any built form will not be highly visible from the State Highway.
- 3.4 A third and fourth access point onto the State Highway may be required to service the Homestead Bay extension. This point will be located in the vicinity of the existing vehicle crossing which provides gravel access to the
- 3.5 A majority of the activities sought within the extension to Homestead Bay are residential in nature. However, the extension includes an EIC to compliment that of the EIC in the Hanley Downs part of the Jacks Point Zone.
- 3.6 The OSL land within lot 8 adjacent to the State Highway should be managed as a single small farm, with one associated residential building platform and accessory farm buildings. The visibility of a homestead and farm buildings from the State Highway will not be inappropriate in the context of farm land in the foreground to the Jacks Point Zone.
- 3.7 Many of the detailed controls in the operative Plan provisions were devised prior to any development occurring. Experience has shown that many of the original controls were either unnecessary in light of experience (such as policies encouraging co-ordinated services); have become redundant through the

changed environment (such as concerns about the visibility of buildings within the zone); or are unenforceable (such as overall building coverage controls across multiple sites or landholdings). The opportunity should be taken to remove unnecessary controls to encourage more efficient development.

### Relief Sought

Principal relief sought;

- Extension of the Jacks Point Zone to include the entire area depicted on the plans contained in Attachment [B] to this submission.
- Extension of the Jacks Point Structure Plan to include all activity areas depicted on the plans contained in Attachment [B] to this submission.
- Extension of the Urban Growth Boundary to include the entire area depicted on the plans contained in Attachment [B] to this submission.

The above requires the following amendments to the Proposed District Plan:

Policy 41.2.1.4. Delete.

Policy 41.2.1.10. Delete the words "...while ensuring that development associated with those activities does not over domesticate the landscape".

Policy 41.2.1.13. Add the words "and Residential (Homestead Bay) Activity Area" after the word "Area".

Policy 41.2.1.26. Delete.

Part: 41.4.6

Medium Density Residential Development, make the following changes:

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:

41.4.9.11: 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.

41.4.9.15: Delete the words "12 low level" and replace with "41".

41.4.9.16: Delete.

41.5.2.7: Delete.

41.5.6.1. 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).

41.5.8.1 Add the following:

R(HB)D and-E 10-15 per Ha

R(HB-SH)A-C 10-15 per Ha

41.5.11. Delete.

41.5.12.2. Add new (j) below (i): Open Space Residential (OSR) and Open Space Landscape (OSL) limited to one residence within lot 8 DP 443832: 7m.

Part: 41.5.15

Building Coverage

41.5.15.2 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:

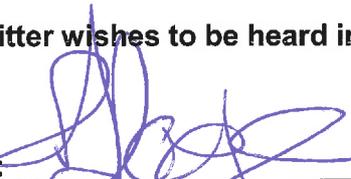
41.5.15.4: delete.

Part: 41.7

Structure Plan

The Structure Plan is amended to include the extension as depicted on the plans contained in Attachment [B] to this submission.

**The submitter wishes to be heard in support of this submission.**

Signature:  \_\_\_\_\_

Date: 23 October 2015

**Address for service of person making submission:**

Galloway Cook Allan

P O Box 143 Dunedin

Attn: Phil Page

Telephone: 03 4777312

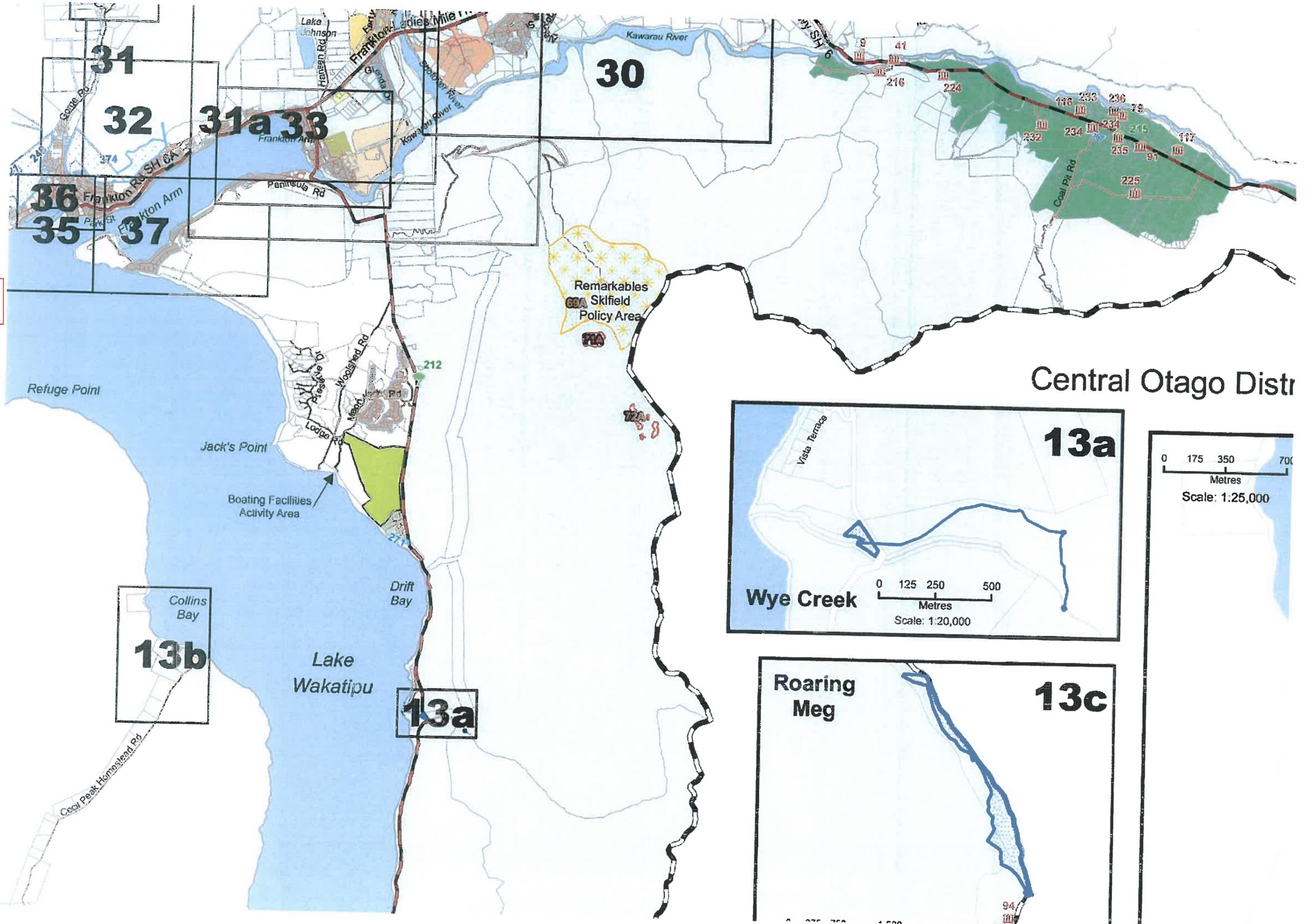
E-mail: [phil.page@gallowaycookallan.co.nz](mailto:phil.page@gallowaycookallan.co.nz)

**ATTACHMENT [A]**

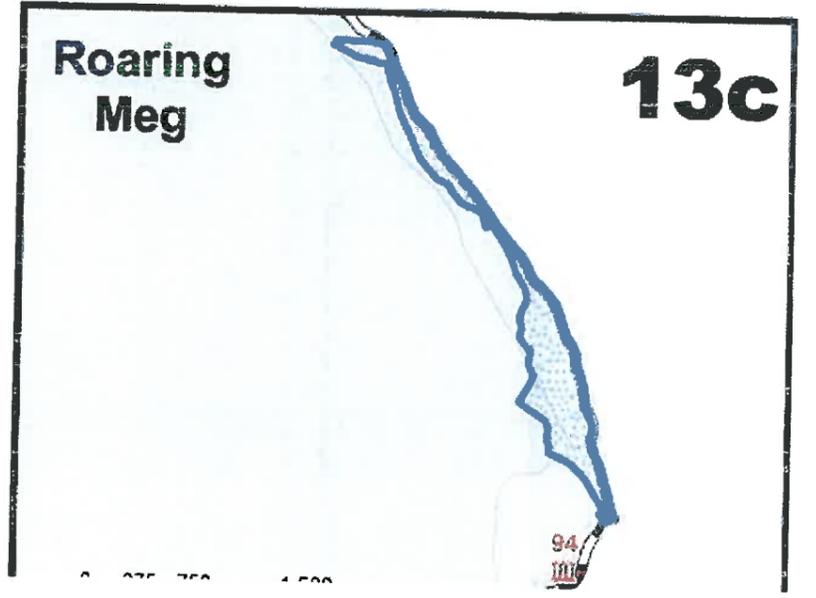
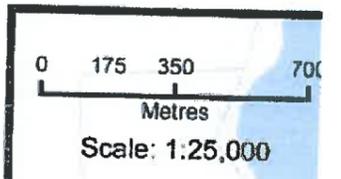
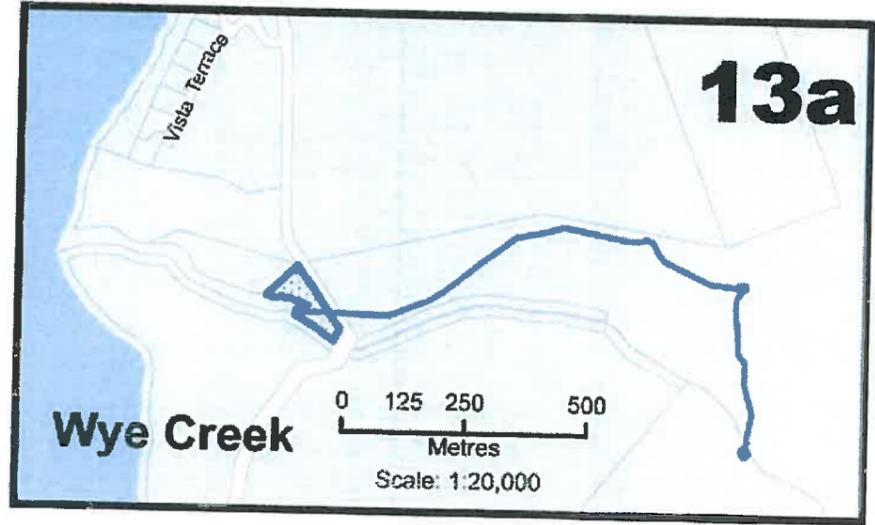
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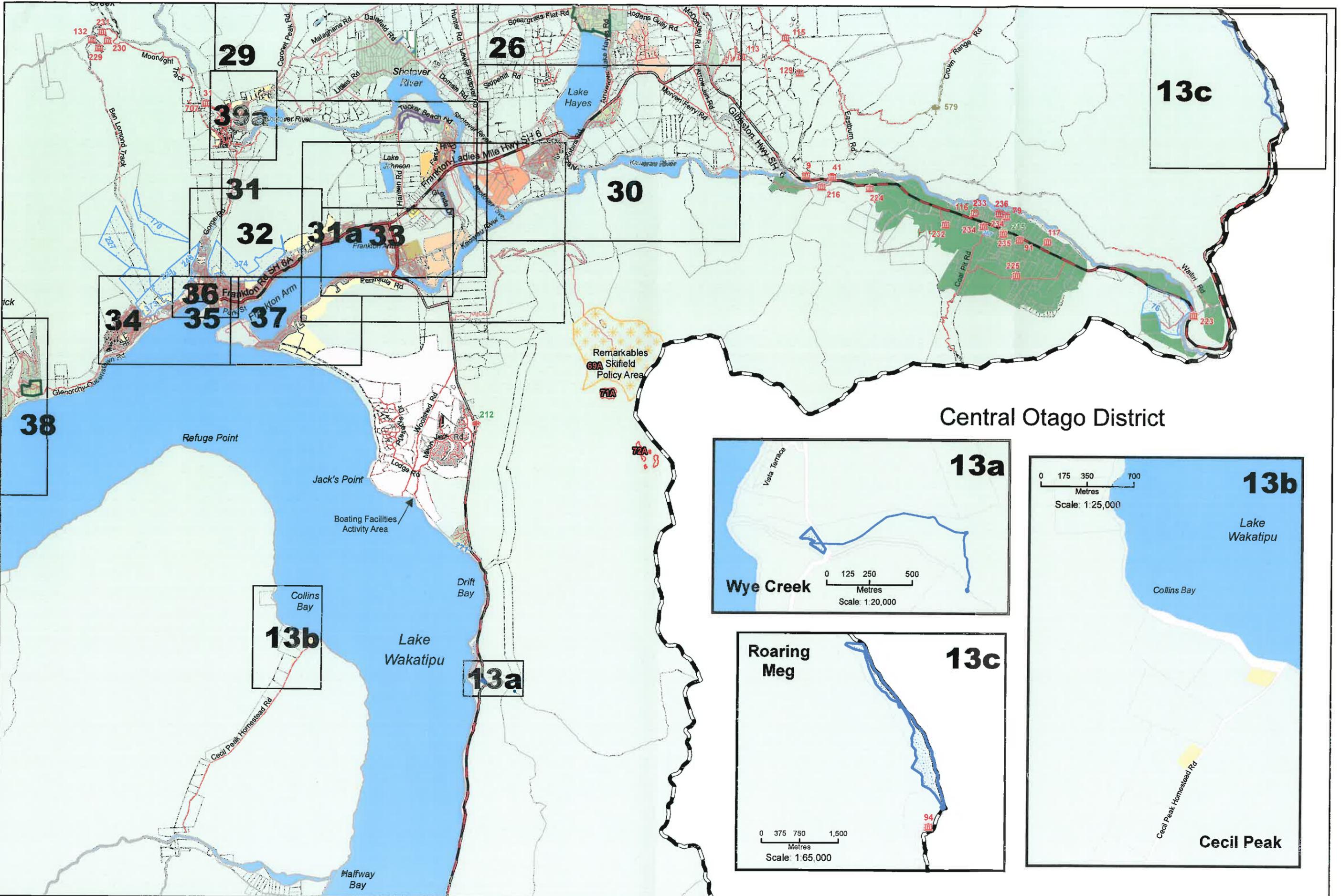
**Operative and Proposed District Planning Maps**

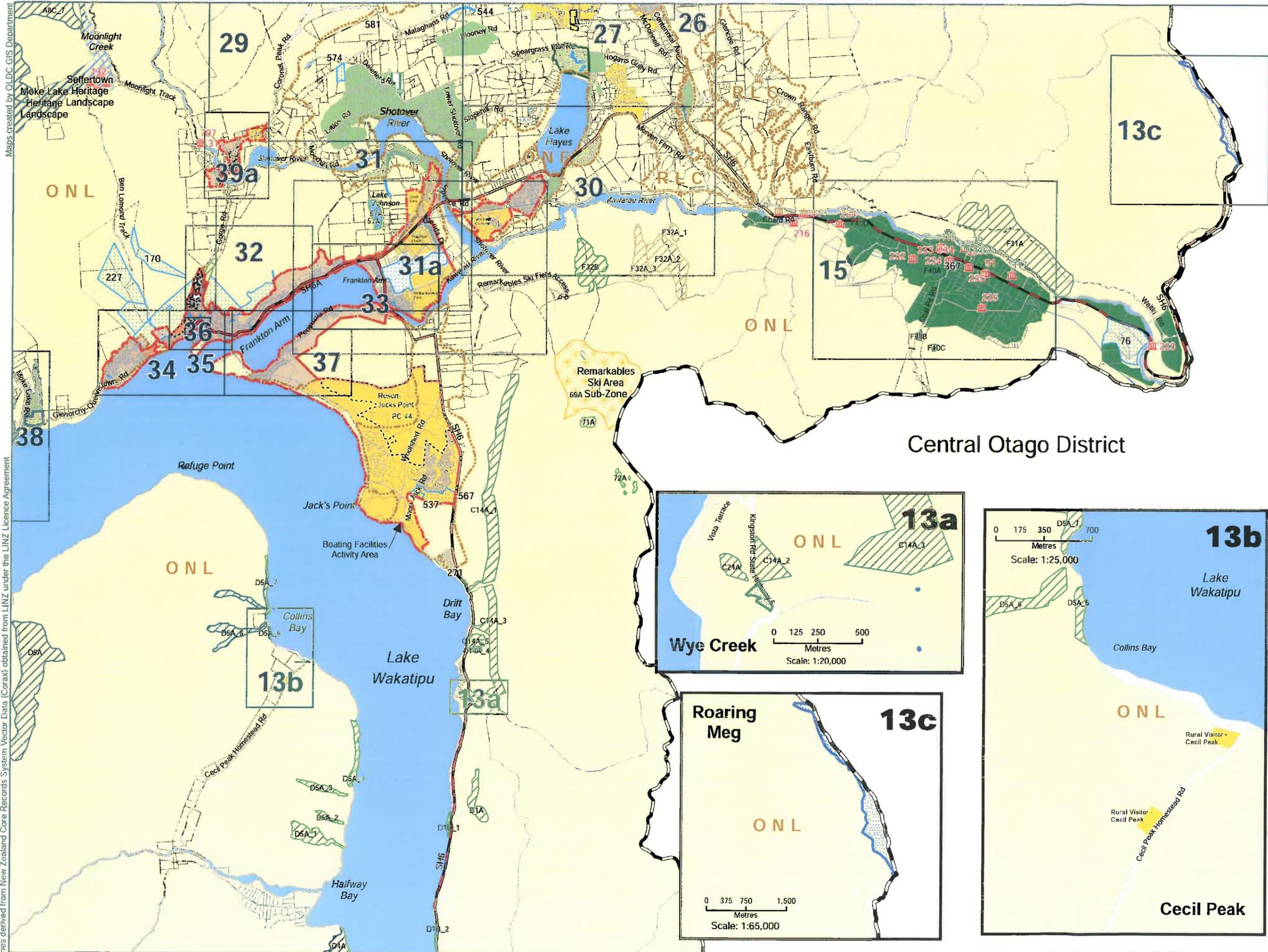
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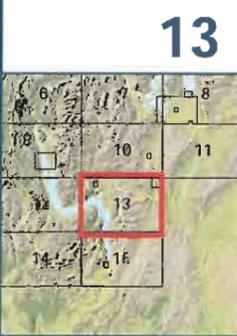
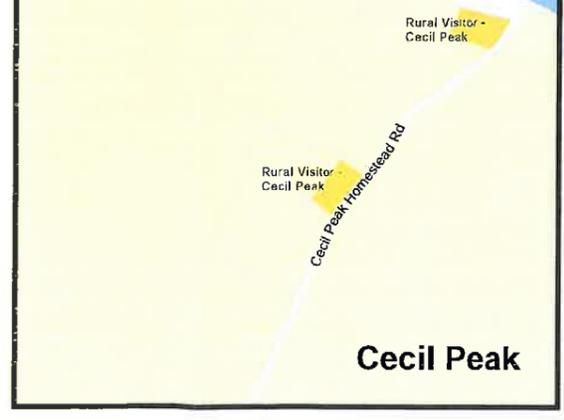
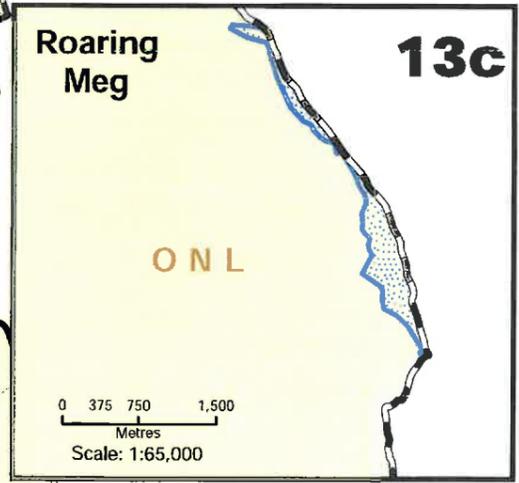
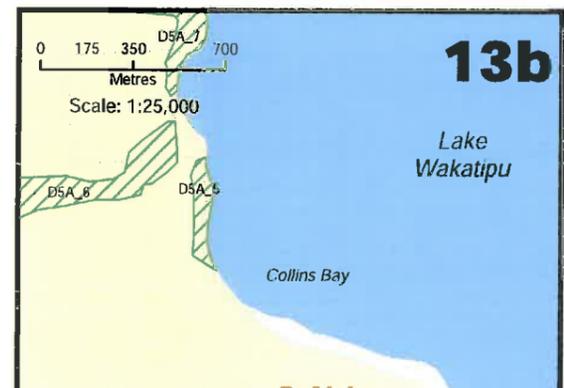
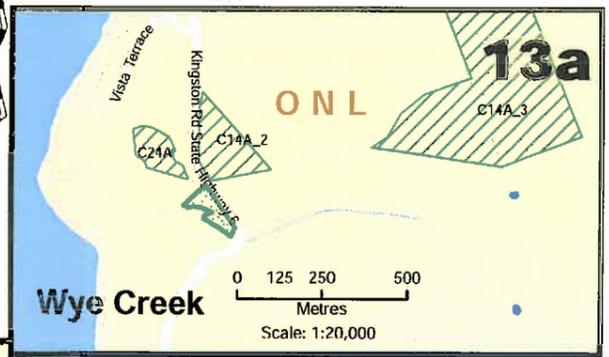
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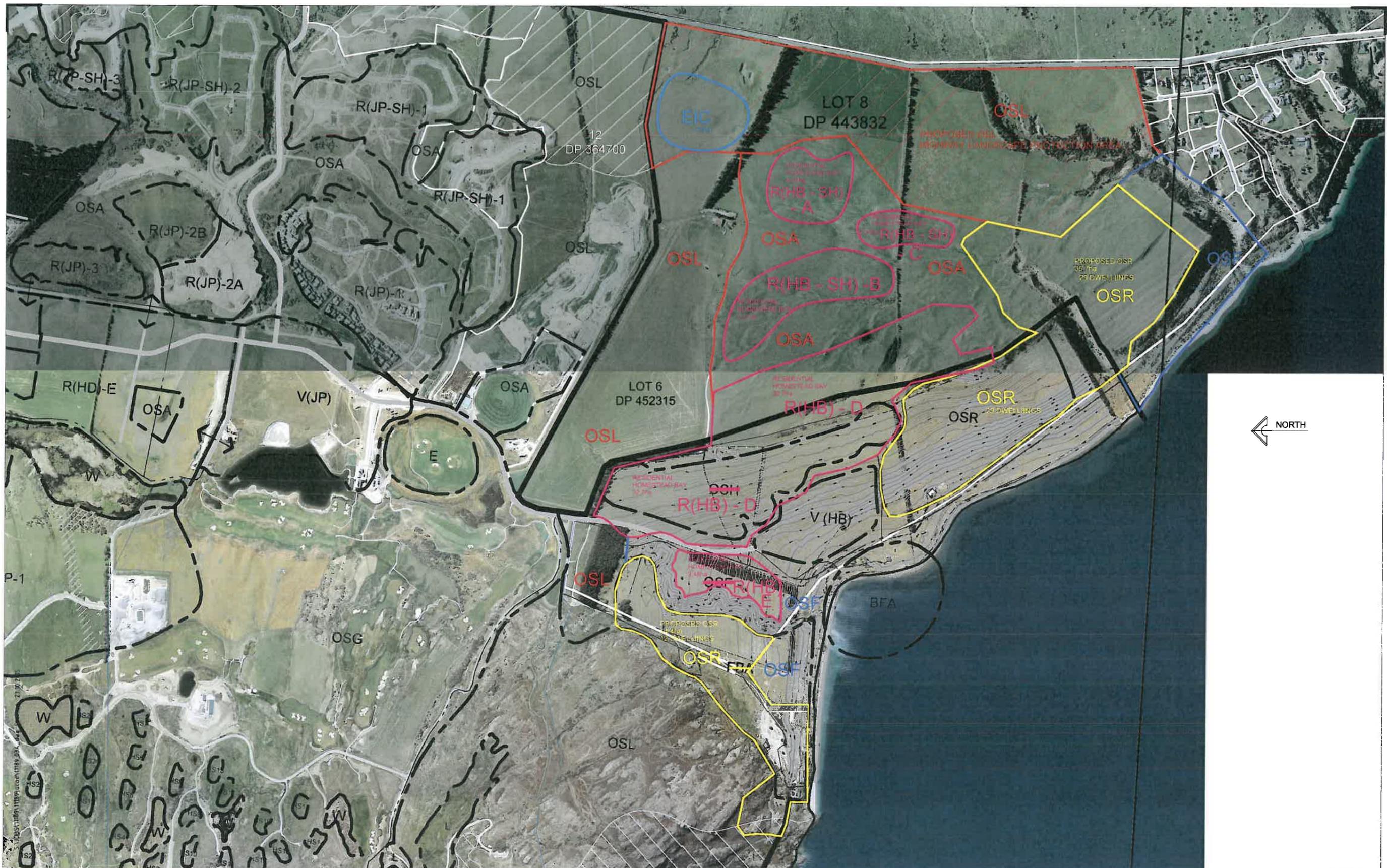
- Legend**
- Historic Heritage Features
  - Protected Tree
  - Transmission Corridor
  - Parcel/Road Boundary
  - Landscape Classification (ONF, ONL, RLC)
  - Urban Growth Boundary
  - Roads
  - State Highways
  - Territorial Authority Boundary
  - Heritage Landscape
  - Significant Natural Area
  - Unformed Roads
  - Designated Areas
  - Ski Area Sub-Zone
  - Rural Residential Sub-Zone
  - Plan Change Boundary
  - Hydro Generation Zone (Operative)
  - Business Mixed Use
  - Medium Density Residential
  - Low Density Residential
  - High Density Residential
  - Town Centres (Operative)
  - Local Shopping Centre
  - Airport Mixed Use Zone
  - Business
  - Industrial A Zone (Operative)
  - Rural
  - Rural Residential
  - Rural Lifestyle
  - Ferry Hill Rural Residential Sub-Zone
  - Gibbston Character Zone
  - Rural Lifestyle Deferred
  - Rural Lifestyle Buffer
  - Special Zones
  - Water



ATTACHMENT [B]

Plans: Homestead Bay Extension

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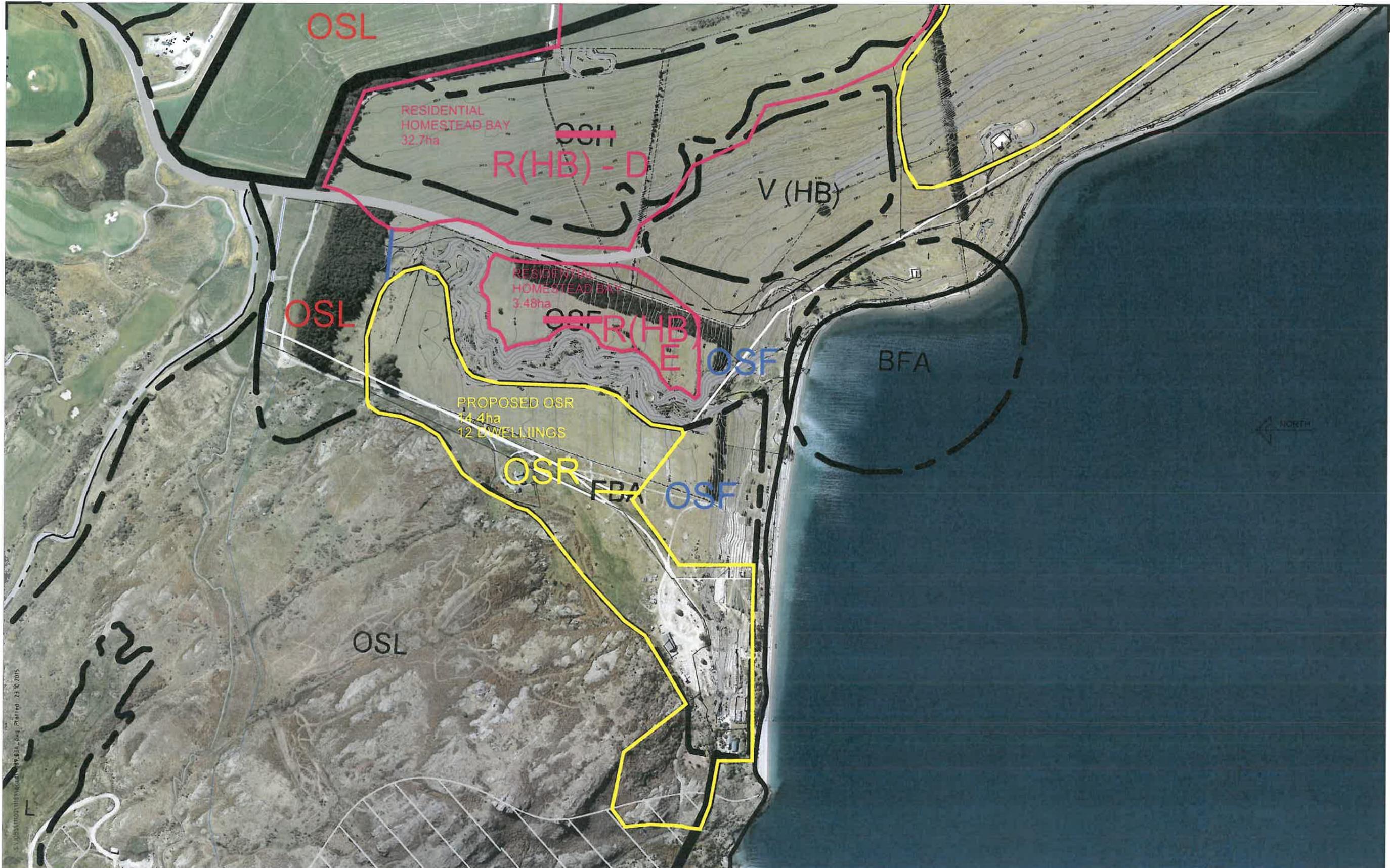
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 Shop 2, Otago House, 475 Moray Place, P.O. Box 5960  
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By
A	08.10.15	ISSUED TO PP AND JARDINE	NM

**PROPOSED STRUCTURE PLAN AND EXTENSION TO JACKS POINT ZONE  
 HOMESTEAD BAY  
 OVER LOTS 1 TO 8 DP 443832**

Client	JARDINE TRUST	Surveyed	Signed	Date	Job No.	Drawing No.
		Drawn	Signed	Date	11189	1
		Designed	Signed	Date	Scale	1:10,000
				Date	Datum & Level	@ A3
				Date	Rev.	

Notes:  
 All dimensions shown are in meters unless shown otherwise.  
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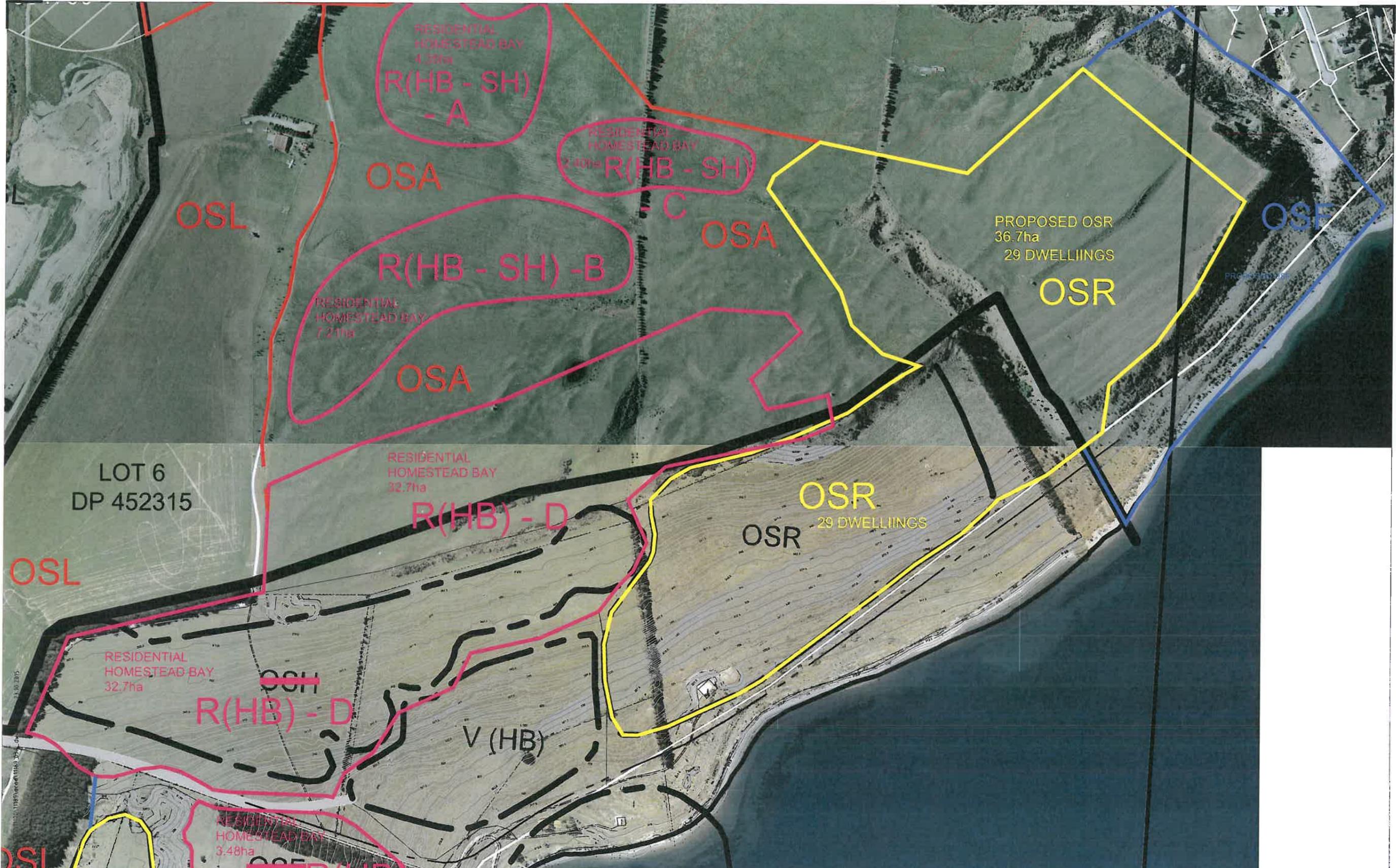
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Client	Surveyed	Signed	Date	Job No.	Drawing No.
JARDINE TRUST				11189	2
	Drawn	Signed	Date	Scale	1:5,000
	Designed	Signed	Date	Datum & Level	Rev. A

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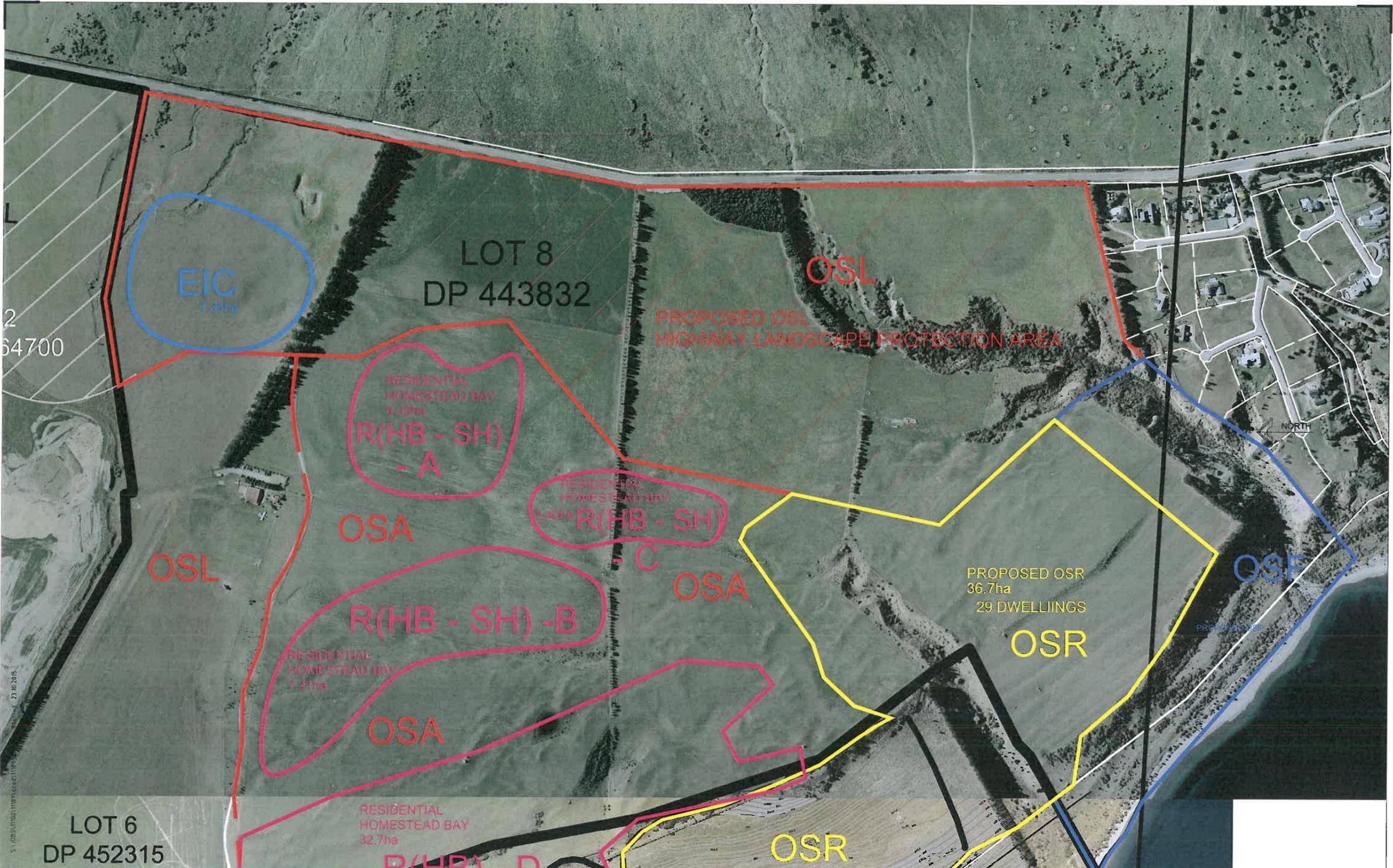
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Rev.	Date	Revision Details	By
A	08.10.15	ISSUED TO PP AND JARDINE	NM

**PROPOSED STRUCTURE PLAN AND EXTENSION TO JACKS POINT ZONE  
 HOMESTEAD BAY  
 OVER LOTS 1 TO 8 DP 443832**

Client	JARDINE TRUST	Surveyed	Signed	Date	Job No.	Drawing No.
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					Datum & Level	© A3
					Rev.	A

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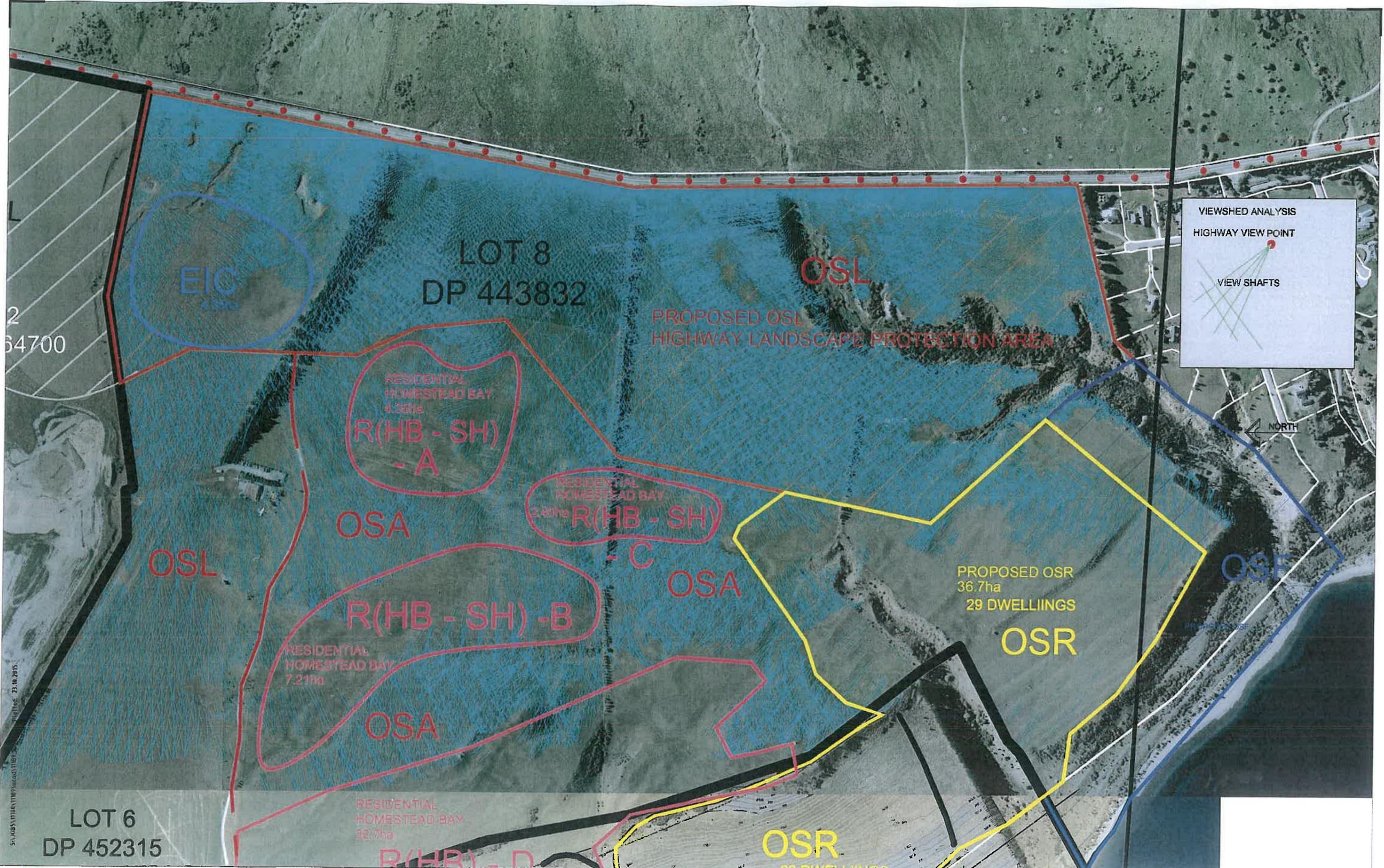
Rev.	Date	Revision Details	By
A	08.10.15	ISSUED TO PP AND JARDINE	NM

**PROPOSED STRUCTURE PLAN AND EXTENSION TO JACKS POINT ZONE  
 HOMESTEAD BAY  
 OVER LOTS 1 TO 8 DP 443832**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
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	Drawn	Signed	Date	Scale	1:5,000
	Designed	Signed	Date	Datum & Level	© A3
					Rev. A

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Rev.	Date	Revision Details	By
A	08.10.15	ISSUED TO PP AND JARDINE	NM

**PROPOSED STRUCTURE PLAN AND EXTENSION TO JACKS POINT ZONE  
 HOMESTEAD BAY - VIEWSHED ANALYSIS FROM KINGSTON ROAD  
 OVER LOTS 1 TO 8 DP 443832**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
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Notes	Drawn	Signed	Date	Scale	1:5,000
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					A