

Kāi Tahu ki Otago Ltd  
PO Box 446  
Dunedin

16 November 2012

Attention Chris Rosenbrock

**PROPOSED CHANGES TO THE RESORT ZONE (JACKS POINT) OF THE QUEENSTOWN LAKES DISTRICT  
PLAN**

RCL Queenstown Ltd have an ownership interest in much of Jacks Point and Henley Downs and are interested in making some changes to the District Plan zoning in this area (Attachment 1 indicates 'the site'). Some changes may be sought through the forthcoming District Plan review led by Council (due for notification in late 2013). Other changes may be proposed via a private plan change request to Council prior to the full review being notified.

The purpose of this letter is to advise you of the changes being considered and to provide you with an opportunity to discuss any issues you may have with those working on the project.

A significant amount of urban development is already enabled in the Jacks Point Zone (or more accurately the Resort Zone in Section 12 of the Queenstown Lakes District Plan). Our intention is to make adjustments to where and how that development is enabled to occur.

Some of the potential changes that are being considered include:

- Removing the need to apply for some resource consents, for example for new dwellings that meet District Plan standards (note that this not expected to affect the existing design review process administered by the Design Review Board)
- Enabling some additional development rights on:
  - o Lot 400 DP 378578 (a small sites within the existing Jacks Point subdivided area); and
  - o Lots 1,7,8 and 9 DP 398514 (in the currently undeveloped Henley Downs area);
- Changing the rules in the currently undeveloped Henley Downs area, so as to allow more houses in the residential neighbourhoods and ensure that activities such as education and retirement facilities are enabled
- Possible changes to the scale of development and uses envisaged in the Jacks Point and Henley Downs village areas
- Providing for an additional road entrance at Woolshed Road.

We have considered the Kāi Tahu Ki Otago Natural Resource Management Plan 2005 and noted the issues, objectives and policies set out in that document. We have also considered the original feedback from Edward Ellison of Kai Tahu ki Otago and the archaeological assessment carried out as part of the Jacks Point variation in 2001 (copies are attached).

We have yet to decide on the extent to which we will seek to modify the provisions in the District Plan, but overall it is our intention to remain true to the principles behind the objectives and policies of the Jacks Point zone, including the commitments to:

- Protect and enhance public access and landscape values
- Protect and enhance environmental qualities, such as through:
  - o Weed and pest control
  - o Retirement of stock from waterways
  - o Enhancing biodiversity, including through the reestablishment of native species where possible and the protection and enhancement of wetlands and grey shrubland areas

Currently discharges of sewage in the Jacks Point community are either dealt with through on-site septic tanks, or discharged to land via a wastewater treatment and disposal system. We have had preliminary technical analysis undertaken which has concluded that the development proposed by the plan change can be serviced with similar wastewater systems which avoid the need for a discharge to water. In due course, an Otago Regional Council resource consent for the effluent discharge to land from the Henley Downs residential area is expected to be required.

We are not aware of any sites of cultural significance on the site. We would be pleased to discuss if there are in fact such sites or you believe there is a high chance of them being discovered through the development process. If you do believe there is a real possibility of discovering such sites, we could discuss the potential for the zone's provisions to be amended to ensure that due procedure is carried out through the development process so as to identify and protect any places or objects of cultural significance.

You are also welcome to call me to discuss on (03) 450 2241 or 021 942 991.

Yours Sincerely

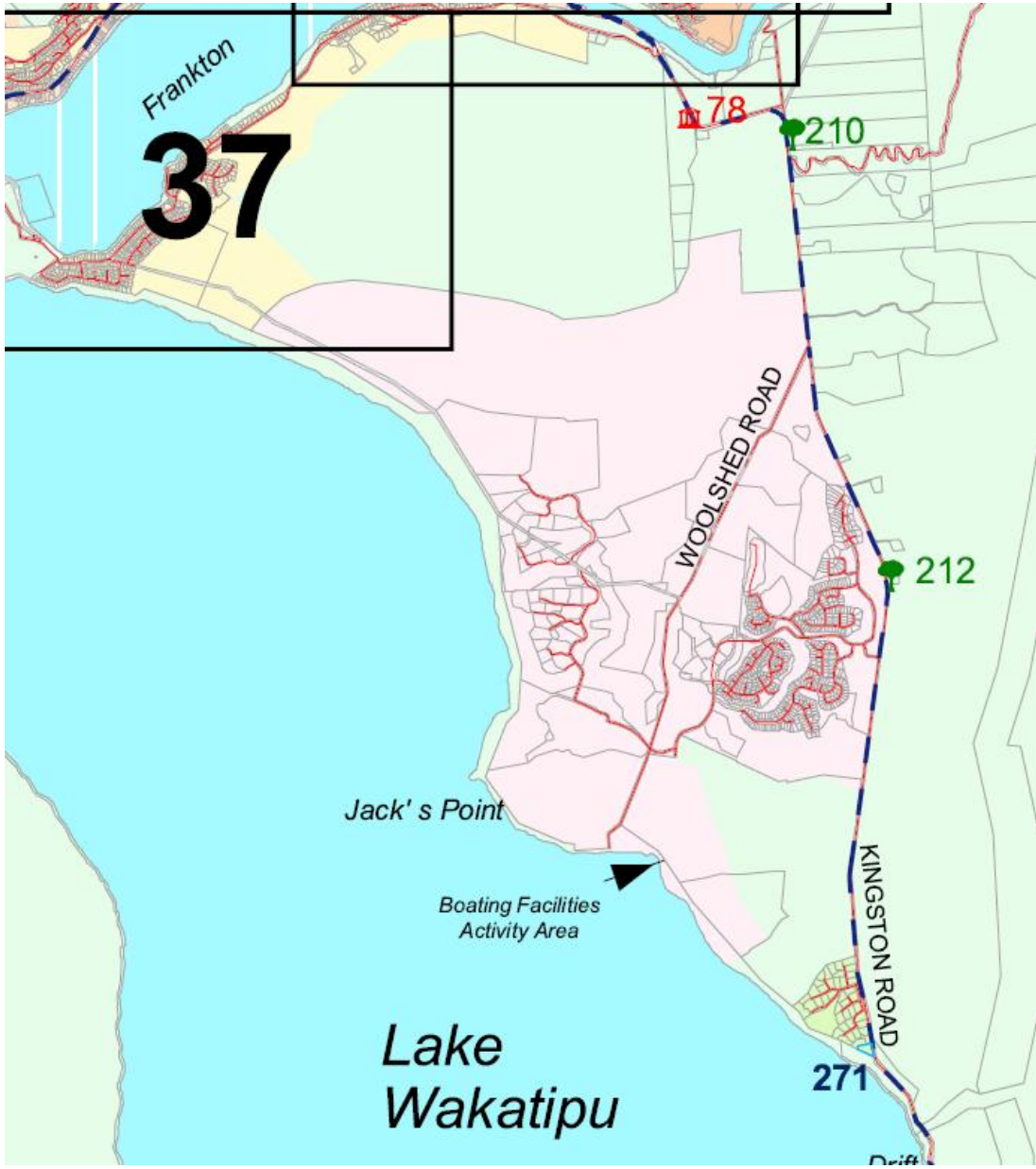
Daniel Wells

**Planning consultant**

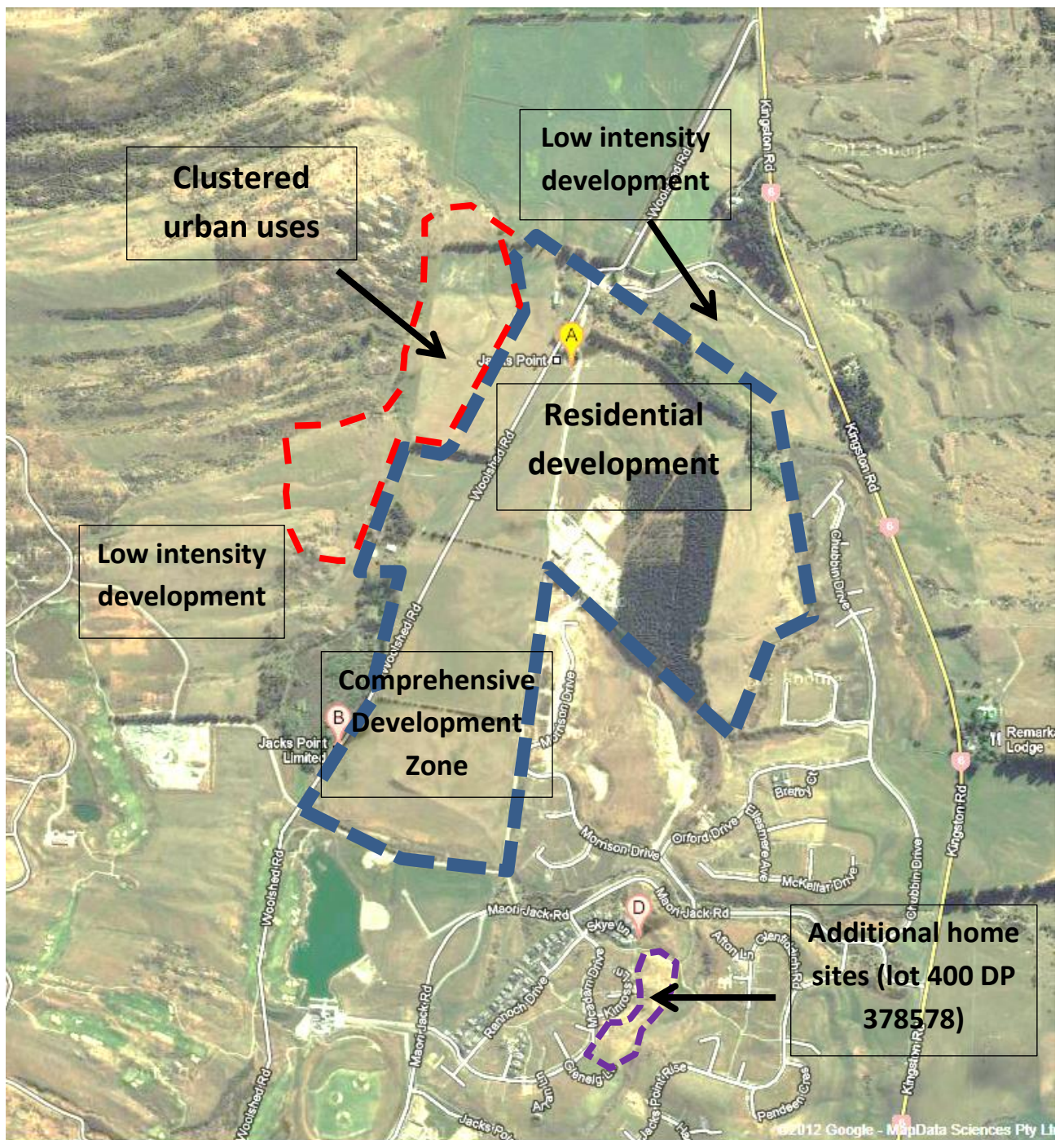
**John Edmonds and Associates Ltd**

Attachment 1 – Jacks Point Zone (as shown in Queenstown Lakes District Plan)

Zoned area shown in pink



**Attachment 2 – Schematic Map Showing Locations of Anticipated Change**



*Note 1 - Boundaries are indicative only.*

*Note 2 - Some changes may be made to provisions that apply to the wider Jacks Point Zone*

**Attachment 3 – Extract from the Henley Downs Outline Development Plan Consent (2007)**

*Note – this will be superseded by the proposed Plan Change. It is included to provide a guide to the level of development already provided for on the site.*

