



## PUBLIC NOTICE

### **Section 293 proposal: Proposed alterations to the Jacks Point Zone Structure Plan and provisions and inclusion of a Comprehensive Development Plan (CDP) for the Jacks Point Village in Chapter 41 of the Proposed District Plan**

Queenstown Lakes District Council gives public notice as of **15 October 2021** of a section 293 process directed by the Environment Court in relation to proposed alterations to the Structure Plan and provisions of the Jacks Point Zone determined through Stage 1 of the Proposed Queenstown Lakes District Plan and inclusion of a Comprehensive Development Plan (CDP) for the Jacks Point Village in Chapter 41.

The proposed alterations involve:

- expanding the 'Jacks Point Village Activity Area' over the existing driving range, which is currently classified as an 'Education Activity Area';
- realigning the 'Open Space Golf Activity Area' along the eastern side of Lake Tewa and an area of land immediately alongside the driving range;
- including a CDP within the Proposed District Plan, which provides the spatial layout of roads, trails, open spaces, and land uses within the expanded Jacks Point Village Activity Area and specifies the building coverage for each land use area); and
- amending the Jacks Point Zone provisions and Structure Plan to give effect to the above.

#### **Documentation**

A summary document explaining the proposed Comprehensive Development Plan and associated changes to the PDP provisions; the revised Jacks Point Zone Structure Plan; the proposed Comprehensive Development Plan; the revised Chapter 41 Jacks Point Zone; the Section 32AA Evaluation; the Consultation and Options Report (30 June 2021); a summary of consultation and changes made since 30 June 2021; the Draft Design Guidelines (now Controls); and a s 293 submission form that can be used for written comments can be:

- viewed online at: <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/appeals>
- inspected at any of the following locations during business hours. (Council offices 8.30-5pm. Library opening hours vary, please check [www.codc-qldc.govt.nz](http://www.codc-qldc.govt.nz) for details).

Council offices:

- 10 Gorge Road, Queenstown
- 74 Shotover Street, Queenstown
- Wanaka Service Centre, 47 Ardmore Street Wanaka

Public Libraries:

- Queenstown Library: 10 Gorge Road
- Wanaka Library: Dunmore Street
- Arrowtown Library: 58 Buckingham Street
- Makarora Library: Rata Road
- Glenorchy Library: 13 Islay Street
- Lake Hāwea Library: Myra Street

- Kingston Library: 48 Kent Street
- viewed online on the Jacks Point website at: <https://www.jackspoint.com/cdp-notification-documents>
- Copies of the documentation can also be requested by contacting Queenstown Lakes District Council:
  - Call: 03 441 1499 (Queenstown) or 03 443 0024 (Wanaka)
  - Email: [PDPenquiries@qldc.govt.nz](mailto:PDPenquiries@qldc.govt.nz)

### **Written feedback on the proposed alteration**

Any affected landowner or any person who has an interest in the proposed alterations may provide written comments (and supporting evidence) on the proposed alterations to Queenstown Lakes District Council and Jacks Point no later than **15 November 2021**.

Such written comments (and any supporting expert evidence) shall be lodged with the Queenstown Lakes District Council by:

- Email to [pdpsubmission@qldc.govt.nz](mailto:pdpsubmission@qldc.govt.nz) (subject line: Jacks Point Zone s293 submission), or
- Post: Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348. Attention: QLDC PDP Jacks Point Zone s293 submission.

And lodged with Jacks Point by:

- Email to [villageconsultation@jackspoint.com](mailto:villageconsultation@jackspoint.com) and [maree.baker-galloway@al.nz](mailto:maree.baker-galloway@al.nz) (subject line: Jacks Point Zone s293 submission), or
- Post: Jacks Point, c/o Darby Partners, PO Box 2518, Wakatipu, Queenstown 9349. Attention: QLDC PDP Jacks Point Zone s293 submission.

### **Notice under section 274 of the RMA**

Any person who has been notified of the alterations and has an interest in the alterations greater than the interest of the general public and wants to formally join the appeal, which gives them the ability to be involved in any Environment Court hearing (if necessary) and future appeal rights, must give notice under section 274 of the RMA (using Form 33) to join as a party. That notice must be filed with the Environment Court and served on Queenstown Lakes District Council no later than **15 November 2021**.

Service of s 274 notices must be lodged with the Queenstown Lakes District Council by:

- Email to [pdpsubmission@qldc.govt.nz](mailto:pdpsubmission@qldc.govt.nz) (subject line: Jacks Point Zone s 293), or
- Post: Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348, Attention: QLDC PDP Jacks Point Zone s 293 submission.

Service of s 274 notices must also be lodged with the Environment Court by:

- Email to [Christine.McKee@justice.govt.nz](mailto:Christine.McKee@justice.govt.nz) (subject line: QLDC PDP Jacks Point Zone s 293), or

- Post: Environment Court, Christchurch Registry, PO Box 2069, Christchurch 8013 (Attention: C McKee. Re: QLDC PDP Jacks Point Zone s 293)

The s 274 notice must also be served on the appellant the parties to the appeal.

### **What happens next?**

After all written comments have been received, Queenstown Lakes District Council is required to provide a report to the Environment Court that summarises all feedback received, which provides an affidavit (if amendments are considered appropriate in light of any feedback) and which updates the mapping (if required). After that, the Court will consider the material filed by the parties and decide whether it is in a position to determine the proposed alteration, or issue further directions (as required).

The procedural directions issued by the Court are set out in full in the summary document available online, or for inspection at the locations specified above.

