

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District Proposed District Plan Topic 09
Resort Zones

STATEMENT OF EVIDENCE OF MIKE COBURN FOR

Jack's Point Residents and Owners Association (#765, and #1277)

Dated 3 February 2017

Solicitors

Anderson Lloyd
M A Baker-Galloway| R E Hill
Level 2, 13 Camp Street, Queenstown 9300
PO Box 201, Queenstown 9348
DX Box ZP95010 Queenstown
p + 64 3 450 0700| f + 64 3 450 0799
maree.baker-galloway@al.nz | rosie.hill@al.nz

**anderson
lloyd.**

QUALIFICATIONS AND EXPERIENCE

- 1 My name is Michael Coburn.
- 2 I am Company Director having served on a number of boards including public, private, cooperatives, Crown and local government. I have been involved in property development for over thirty years. I have been a member of the Jack's Point Residents and Owners Association (JPROA) from its inception. I am the current Committee Chairman. I live at Jack's Point. I have been involved in the development of Jack's Point since 2003. I am authorised by the JPROA to give evidence on its behalf. I work closely with the Jack's Point developer entities on behalf of the residents and the JPROA committee on the use, design, management, development and planning for the Jack's Point Zone
- 3 In preparing this evidence I have reviewed:
 - (a) The s42a report prepared by Ms Jones (dated 17 January 2017).
 - (b) The submissions made on the Jack's Point Zone.
 - (c) The reports and statements of evidence of other experts giving evidence relevant to my areas of interest, including the infrastructure evidence by Mr Gousmett; the traffic evidence of Mr Carr; the urban design evidence of Mr Te Paa and Mr Thomson; and the evidence of Mr Darby.
 - (d) I have also been kept informed by Jack's Point representatives of the further amendments that have been made to the provisions of the Zone to further address issues raised by submitters and Council as at 3 February 2016 (as set out in the evidence of submitter numbers #762, #856 and #1275 ("**Jack's Point**")

SCOPE OF EVIDENCE

- 4 The JPROA is the representative body of all residents within Jack's Point. I have been asked by the JPROA to present evidence on Chapter 41 Jack's Point Zone ('**JPZ**') or ('**Zone**'), of the Proposed District Plan ('**PDP**'). My evidence will cover the following topics:
 - (a) An overview of the structure, vision, and general workings of the JPROA.
 - (b) How the integration and consolidation of the JPZ, including roading and infrastructure, will positively impact existing residents from an economic perspective.

- (c) Why the re-zoning of the OSA/OSL land on Lot 12, DP DP 364700 to OSCAR, along with rules that enable development, is not supported by the JPROA.
- (d) The appropriateness of density controls over Hanley's Farm areas.
- (e) The appropriateness of density controls at over Hanley's Farm areas.
- (f) Why the proposed consolidation of the Village area with previous E Activity Area will benefit the existing residents and not conflict with other town centres.
- (g) Why the replacement of the notified EIC activity area with a residential area is considered a good use of this land which will benefit Jack's Point residents.
- (h) How the removal of the requirement of members of the JPROA to obtain resource consent for new dwellings will reduce financial costs on residents.
- (i) How the PDP, in particular, the proposed zoning of the Tablelands / Valley Slopes areas, and definition of 22 additional Homesites is an acceptable outcome for existing residents.

EXECUTIVE SUMMARY

- 5 The JPZ as notified via the PDP (including Plan Change 44) will allow for circa 3,500 - 4,500 dwelling equivalents. Comparatively this could be up to more than four times the size of Arrowtown, which has approximately 1,000 dwellings. Given the size of the JPZ, along with the high-quality golf course amenity (recently receiving a number 2 ranking in New Zealand by the Australian Golf Digest)¹, the demand from both residents and tourists/golfers is rapidly increasing. Strategic planning for residents of the JPZ is imperative, including allowing zoning for education precincts. Allowing for controlled development on the balance of the privately-owned land within the zone is vital to ensure the ongoing integration of open space and walking/biking trails on the balance of Hanley Farm.
- 6 Jack's Point has been embraced in recent years by many residents deciding to make Jack's Point their home. At present, there are circa 328 dwellings built or under construction across all residential Jack's Point areas (R(JP)). A further 121 dwellings have obtained Design Review Board approval, but construction is yet to commence. All of these new builds are households

¹ New Zealand's Top 40 Golf Courses, Australian Golf Digest, July 22 2016

which are members of the JPROA as required by covenants registered on the relevant titles. The growth factors driving this demand include:

- (a) The high quality of the houses, which is achieved via the Jack's Point Design Guidelines that incorporate a built form which reflects the rural Otago vernacular, accompanied by the recessive colour palette; and
 - (b) Open space and recreational opportunities, including the world class golf course and extensive walking and biking trail network.
- 7 The JPROA supports all the proposals from the Jack's Point submitter, as contained in the evidence of 3 February. The 3 February version will provide the necessary support facilities and services for an integrated community with the projected growth of the JPZ. I consider the core features include:
- (a) Providing for sufficient land in the Village that can accommodate community activities in particular education institutions providing flexibility to deliver primary, secondary, and tertiary education as the community develops and these needs arise.
 - (b) Providing a consolidated Village area (instead of the operative Plan with 2 Village areas, or the notified plan with the separate Education, Village and Education Innovation Campus areas) which will become a vibrant and bustling commercial, community and residential hub, and which has the flexibility to provide for necessary health care and other community services.
 - (c) Providing for a range of housing and land types across the JPZ, so that the Zone can accommodate a mixed demographic and develop into a well-rounded community, while achieving appropriate levels of residential density in those areas where the landscape can accommodate such development.

CONSULTATION WITH SUBMITTERS ON DPR PROCESS

- 8 As part of JPROA's role, it was considered appropriate that the JPROA undertake consultation with as many resident submitters on the DPR as possible. As even though JPROA lodged a submission primarily in support of the Zone as notified on behalf of all members of JPROA, several residents lodged their own submissions raising some concerns. JPROA considered it important to understand these concerns better and see if they could be addressed.

- 9 To this end, the JPROA collated all resident submitters (approximately 32) and met with particular submitters who were prepared to discuss their submissions, the changes sought and their vision for the JPZ.
- 10 This resulted in numerous meetings taking place between 8 November and 8 December 2016. The result of these meetings has been constructive, and JPROA has provided the feedback back it received to Jack's Point, which I understand contributed to proposed changes to the structure plan and plan provisions.

OVERVIEW OF THE JPROA ROLE

- 11 Jack's Point land covered by the Primary Covenant ("**Jack's Point**") has effectively developed as a "private" town and the JPROA undertakes a role akin to that of a local council within Jack's Point. This came about at the inception of Jack's Point, when I understand that for various reasons the best way of servicing the zone was for it to be self-contained.
- 12 JPROA therefore carries out the following functions:
- (a) Owns and maintains communal infrastructure and facilities;
 - (b) Regulates house and landscape designs;
 - (c) Promulgates and enforces bylaws; and
 - (d) Levies members to meet costs incurred in carrying out those functions.

Jurisdiction and Membership

- 13 The JPROA has jurisdiction over the entire Zone. This is because the Constitution is worded in such a way that contemplates land beyond Jack's Point, but within the Zone, to become members of the JPROA. There is however no obligation on such land outside of Jack's Point to join as a member, and no such land has joined as a member to date.
- 14 A Primary Covenant is registered over all of the land originally developed by Jack's Point Limited. This includes all of the Jack's Point residential areas, the Village, "E" activity area, OSL, and OSG. Additionally, a number of specific covenants, which have very similar effect to the Primary Covenant in terms of design controls and the requirement to be a member of JPROA and comply with its rules and bylaws, are registered over other areas including most of the Homesites identified in the Operative Plan on the Tablelands / Valley Slopes. Covenants oblige landowners within these areas to become members of JPROA and comply with its Constitution, amongst other things.

Core Documents

- 15 The important features, rights and obligations of JPROA and its members are set out in detail within the following documents:
- (a) The JPROA constitution (publically available) ("**Constitution**");
 - (b) Bylaws (attached to the Constitution);
 - (c) Design Guidelines (provided on the Jack's Point website);
 - (d) Development Controls (dated July 2003 as approved by the Council pursuant to the Outline Development Plan for Jack's Point dated 15 August 2005);
 - (e) A series of documents relating to the golf structure (as attached to the Constitution); and
 - (f) The Deed Pertaining to Jack's Point Water Supply (as attached to the Constitution).

Governance

- 16 JPROA is made up of three separate neighbourhoods referred to as "Precincts". One Precinct comprises the residential development and the other two precincts comprise the village development.

Developer Rights

- 17 Under the Constitution there are named "Developer" entities (**Developer**). These Developer entities also have the ability to nominate further Developers.
- 18 Under the Constitution, Developers have a variety of rights and obligations. These rights and obligations are similar to those of a local council. These rights and obligations enable the Developer to realise the vision of the Jack's Point development. The Constitution in combination with the Primary Covenant also requires that members, residents and landowners not object to planning proposals by the Developers (in order to enable the Zone to be efficiently developed to its completion).
- 19 At the conception of Jack's Point, the Developer (Jack's Point Limited, at the time) constructed the core infrastructure and communal facilities at Jack's Point. These were then transferred to the JPROA for nil consideration. These included those Communal Facilities listed below at para 21

- 20 The balance of the development within the jurisdiction of JPROA will be treated the same as above, e.g.: new roads to be created within the Village will be transferred to JPROA for nil consideration.

Infrastructure

- 21 JPROA owns and maintains the following infrastructure (**Communal Facilities**), for the benefit of its members:
- (a) The roading network;
 - (b) Water permits enabling the supply of potable water;
 - (c) Wastewater systems; and
 - (d) Communal amenities, including reserves, open space, walkways and trails.
- 22 Members of JPROA have the right to full use of the Communal Facilities (subject to the Constitution). The Bylaws also prescribe the appropriate use of the Communal Facilities by members.

Water Supply

- 23 Water is supplied to members of JPROA by a separate company, Coneburn Water Supply Co Limited (**WaterCo**).
- 24 Initially, JPROA was the sole shareholder of WaterCo. The sole shareholder of WaterCo is now the Resort Zone Infrastructure Association Incorporated (**RZIA**).
- 25 It is a QLDC requirement that there is a single water supply system for the Jack's Point Zone. RZIA was formed to allow different developers within the Jack's Point Zone to be supplied with water on the same terms. Currently RZIA is structured to supply water to Jack's Point and Henley Downs. There is also the option for other developments within Jack's Point Zone to join the scheme.
- 26 The water supply scheme operates as a breakeven scheme and therefore only actual water costs (plus contributions to sinking funds for future capital maintenance) are charged to members.
- 27 Maintaining high water quality for potable water supply and generally within Jack's Point is amongst the highest priorities for residents and the JPROA. We have worked hard to maintain the Jack's Point water supply and quality, particularly for Lake Tewa which is a key amenity feature where residents and visitors are able to enjoy for swimming, local events and competitions. It is

important that this high quality is maintained, particularly to avoid adverse effects from stormwater run-off, particularly from neighboring land owned by third parties.

House and Landscape Designs

- 28 All developments at Jack's Point which are subject to the Primary Covenant require Design Review Board (**DRB**) approval before QDLC resource consent is sought. The DRB approval process ensures that Jack's Point is developed comprehensively in a way which preserves and enhances the character of the Zone.
- 29 The DRB is set up under the Development Controls and is defined in the Primary Covenant. The DRB has the responsibility of assessing whether a proposed project complies with the Design Guidelines and the degree to which it enhances the amenity and streetscape of Jack's Point, particularly when viewed from public spaces and neighbouring properties. The DRB review and consenting process has been successful in ensuring a high standard and particular quality yet attractive diversity of development at Jack's Point because it is a prescribed and mandatory process to follow, in accordance with the Primary Covenant.
- 30 The DRB is made up of the following people:
- (a) A representative of the Developer;
 - (b) A registered architect;
 - (c) A landscape architect;
 - (d) A QLDC representative;
 - (e) A JPROA representative; and
 - (f) An administrator.
- 31 The above members are prescribed in the Design Guidelines. The DRB considers the Design Guidelines and Development Controls when assessing building and landscape designs.
- 32 The JPROA develops its Design Guidelines in accordance with the Development Controls. Any amendments to the Guidelines must go through a process of Council review, so as to ensure they continue to comply with the overarching Design Controls. This is a core aspect of the JPROA's constitutional role.

- 33 At present, Design Guidelines have been promulgated for residential activity areas, the Tablelands / Valley Slopes, and the Village, as part of the Village ODP, 2008. Where Design Guidelines have not been created for a particular allotment which is subject to the Primary Covenant, before development could occur, the JPROA would be required to develop Design Guidelines in accordance with the Development Controls and in consultation with Council. This is in accordance with the Primary Covenant and the Society's constitutional role.
- 34 The Design Guidelines are implemented by the DRB and impose controls on the following:
- (a) The build form and roof pitch;
 - (b) Building material(s);
 - (c) Site placement and setbacks;
 - (d) Landscaping;
 - (e) Service areas; and
 - (f) Fencing and gates.
- 35 Each of the three Precincts can have separate Design Review Boards, Design Guidelines and Bylaws. This allows the residential development and commercial development to be differentiated as may be appropriate to respond to the specific landscape and environment of those areas.

Bylaws

- 36 JPROA promulgates and enforces Bylaws which govern the use of properties within Jack's Point. The bylaws impose the following types of controls on landowners at Jack's Point:
- (a) Obligations in relation to the use of Communal Facilities;
 - (b) Appropriate use of roading;
 - (c) Keeping their property tidy;
 - (d) Limitations on temporary/relocatable buildings;
 - (e) Garage and parking obligations;
 - (f) Compliance with the DRB process;

- (g) Property on sell obligations;
- (h) Water meter and wastewater treatment tank requirements;
- (i) Obligations in relation to pets; and
- (j) General "good neighbor" behavior type obligations e.g. not to breach the rights of other landowners.

Golf Course

- 37 The Jack's Point development includes a championship golf course, which currently includes a driving range. Members of JPROA are able to play golf on a casual basis or as a golf course member, at a discounted concessionary cost.
- 38 The Golf Encumbrances and the Village Golf Deed (both attached to the Constitution) provide the details of golf membership rights and the obligation for members to pay levies towards the maintenance of the golf course.

Levies

- 39 JPROA levies its members quarterly, in a manner similar to that of local councils. Members are levied for all the operating costs of JPROA, including the following:
 - (a) Maintenance and operation of all Communal Facilities.
 - (b) An honorarium of \$1,000 per 12 month period for Committee Members who attend over 75% of meetings in that period.
 - (c) Water supply costs, based on costs incurred, including:
 - (i) A fixed charge per lot;
 - (ii) A variable charge per lot, based on water used by that lot; and
 - (iii) A sinking fund charge payable for further capital works.
 - (d) Maintenance of the golf course, for which, members are levied per lot based on a fixed formula. The golf levy is payable to the golf course owner.
- 40 Members of the JPROA were not levied for the initial capital cost of the Communal Facilities, and at the outset of JPROA the Developer heavily subsidised the levies payable by members.

Integration and additional activity areas will benefit existing residents

- 41 JPROA anticipates that the additional areas as notified in the PDP and now included in the 3 February package of evidence will benefit residents by resulting in a decrease of levies payable by residents. Broadly, this is achieved by the fact that the majority of the infrastructure required for the land associated with the zoning expansion, is already in place. As such, by increasing the number of dwellings, maintenance costs will be shared by a larger pool of residents, thus decreasing the amount each individual lot/dwelling pays.
- 42 As a real-world example, there are currently circa 700 titled lots at Jack's Point, and the existing roading network is made up of circa 20 linear kilometres of roading. The Jack's Point Village, which is anticipated to have a similar number of dwelling equivalents as the existing 700 titled lots, (under the operative and proposed district plan regimes) only adds an anticipated 2.5 linear kilometres of roading. Therefore the rezoning will approximately double the number of current dwellings equivalents, with only an estimated 11% increase in actual roads to be maintained.
- 43 The levy structure will be different for the Village compared to the existing residential area at Jack's Point to account for the different uses contained within the Village, with the structure more closely resembling the methodology adopted by Council for commercial premises in Queenstown, compared to a residential dwelling in Frankton.

The re-zoning of the OSA/OSL land on Lot 12 DP DP 364700 to OSCR

- 44 RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jack's Point Ltd, (together referred to as "RCL") has resubmitted to rezone part of Lot 12, DP 364700 from open space to Open Space Community and Recreation Activity Area. Among other things, this zoning allows for commercial recreation activities and buildings of 10 meters in height and 10% site coverage.
- 45 It was always intended that this land remain as open space. I understand that those residents of Jack's Point who purchased land were always under the presumption that this land would remain as open space. This is shown in the range of opposing submissions to this rezoning in the PDP.
- 46 The JPROA has an easement in its favour over much of the land that is proposed for rezoning (See the Appendix to Ken Gousmett's evidence illustrating extent of the easement). The easement covers the area where wastewater is treated and dispersed via sub surface dripper line, at shallow depths in accordance with an existing wastewater discharge consent from Otago Regional Council. The easement services residential neighbours

known as The Terraces and The Highlands South, comprising of some 440 lots and will also service the proposed Village. Given the relative shallow depth of the drippa fields, any development over the easement area is incompatible with the easement for wastewater disposal.

- 47 The Queenstown Lakes District Council owns the sports fields at Jack's Point. RCL have submitted that this land should be re-zoned to contain the OSCR zoning. This is the only Neighbourhood Reserve at Jack's Point, and includes a small playground and one sports field. As the local community grows the demand for further playground facilities will increase and the JPROA does not want to see the ability to expand these essential facilities compromised.
- 48 It is part of the JPROA's constitutional role to continue to provide these Community Facilities for the benefit of its members.
- 49 I have attached a plan (**Appendix A**) illustrating the OSCR zoning, with particular reference to the JPROA easement and the Council owned Neighbourhood Reserve.

The appropriateness of density controls at over Hanley's Farm areas.

- 50 The JPROA has concerns with the excessive residential density in Hanley's Farm, and this has been raised on a number of occasions by Residents of Jack's Point.
- 51 This has been an issue to the point where residents recently proposed that the JPROA construct some form of landscaping segregating from the development because of the density proposed in Hanley's Farm.
- 52 The JPROA concern is with the permitted status of the residential dwellings in Henley's Farm given they are yet to establish a track record for a robust Design Review Board like Jack's Point has. Without a robust Design Review Board process in place, as sought in the JPROA submission, the JPROA view is it would be premature to grant these areas permitted activity status.
- 53 Furthermore it is understood that Hanley's Farm are operating their design review board equivalent out of Melbourne which raises questions on limited site base effects that will be considered by their design review board.

The proposed Education zoning benefit both existing and future residents.

- 54 As outlined earlier, the JPZ, as notified in the PDP, allows for approximately 3,500 - 4,500 dwelling equivalents. However, prior to the notification of the Zone, there has been no zoning for education purposes.

- 55 The JPROA keeps in close contact with the Jack's Point developers in all aspects of development at Jack's Point. As part of its constitutional role, it is important that the JPROA is kept up to date with any proposed changes to the zoning and the structure plan layout of activity areas, and in particular how this will affect residents.
- 56 To this end, the JPROA has been in regular contact with Jack's Point throughout preparation for this District Plan Review hearing, and confirms it has been consulted on recent amendments to the structure plan, as detailed in the evidence of Mr Ferguson dated 03 February 2017, as well as updates on the outcome of expert caucusing.
- 57 In particular, it is noted that the previous EIC area, is now intended to provide for residential activities. And that education zoning will effectively be absorbed into the new expanded Village area (including previous "E" activity area). The JPROA confirms it agrees that this will present an optimal use of the Jack's Point land that will benefit the community, and will present a good outcome in terms of providing for residential amenity, and increasing residential growth populations, as well as ensuring that sufficient zoning for education is provided in a centralised hub for the whole of the Zone.
- 58 JPROA supports the single, integrated and consolidated Village that is now proposed. It is an improvement on the Operative Plan which effectively had 2 villages, and the subsequent consolidation of the activities in the notified EIC land is also supported.
- 59 In particular the Village needs to be sufficiently sized to cater for a wide range of activities, to ensure the Village fulfils its role in ensuring Jack's Point becomes a self-sustaining community.
- 60 In respect of education in particular, the closest school to Jack's Point is the Remarkables Primary school. The JPROA understands that it is at capacity, and has been forced to convert the school library into an additional class room². I understand one of the core issues is that the School cannot technically 'deny' entry to any pupil which is within the School's zoning. There is currently one bus that serves Kelvin Heights and Jack's Point. It is over capacity as 90 students can not fit on one bus, which forces many parents to drive their kids to school.
- 61 Buses are currently required to transport children to Jack's Point home zone schools, being: Remarkables Primary School, Kingsview School³,

² From discussions with the School, it is understood that the school role is at approximately 583 pupils, and is expected to grow to 616 by the end of the year. The full building capacity is approximately 600 pupils.

³ Current role of 50 as at January 2017

Queenstown School⁴, St Joseph's School (Queenstown)⁵, Wakatipu High School⁶. The furthest away being Wakatipu High School at approximately 19 kilometres from the JPZ (and Queenstown School in terms of primary education at nearly the same distance.)

- 62 Given there is a shortage of schooling in close proximity, which is further reinforced by the Ministry of Education 15 August 2016 Community Engagement Report outlining the future education provision for the Wakatipu Basin Area, the JPROA believes that the allowance for education in the now expanded Village activity area will benefit Jack's Point. It will also reduce the amount of traffic on the roads beyond Jack's Point.
- 63 I consider that the lack of comprehensive education facilities in the JPZ is putting pressure on the Jack's Point Zoned school roles which are nearing capacity. This is a product of the zoning system, but mostly the nature of the quick growth of Queenstown and the lack of education facilities being provided to keep up with that growth.
- 64 Ongoing projected population growth in the Wakatipu area means that the Ministry now wishes to develop a further plan to address the area's future education needs. The Ministry's Engagement report (discussed above) also summarised the outcomes of community consultation on these issues and growing needs. Of interest, the strongest theme from community preferences to come out of the Report was the desire that future education provision in the area should reinforce community cohesion, and that there should be opportunities to access and interact with the natural environment.
- 65 I consider that the JPZ is in a unique and well-suited position to provide for these community preferences. In particular, the development of education facilities at Jack's Point will reinforce what is a growing and significantly sized self-sustaining community. I believe it is important for a community of this size to provide options for children to walk and go to school, and which in turn creates a community gathering and social aspect. Furthermore, the Jack's Point Zone offers numerous open space, recreation, and natural environmental qualities which other schools in Queenstown do not offer. Part of the vision for Jack's Point (and as facilitated through the JPROA) has been to preserve protect and enhance these areas where they are most suitable for the community. I consider these particular qualities will provide good community and education outcomes for the Jack's Point residents in

⁴ Current role of 640 as at January 2017

⁵ Current role of 147 as at January 2017

⁶ Current role of 840 as at January 2017

particular, as well as benefits to the wider community by relieving pressures on other school roles.

The removal of the requirement of members of the association to obtain resource consent for dwellings will reduce financial costs to residents.

66 The PDP, as notified, removes the requirement for residents to obtain resource consent before applying for building consent. Currently Jack's Point residents are required to obtain the below before on site construction commences:

- (i) Design Review Board approval;
- (ii) Resource Consent from the Council; and
- (iii) Building Consent.

67 The Design Review Board at Jack's Point has a higher standard than the Council consenting requirements on built form across the balance of the Queenstown Lakes District.

68 Each lot at Jack's Point has covenants requiring that owners seek Design Review Board approval for any building plans; this is also a requirement of the Jack's Point Residents and Owners Association's Constitution. This process is further outlined above at para 28 onwards.

69 The Developer originally created the Design Controls as guiding principles to create built outcomes which are subservient to the surrounding landscape.

70 The current process requires residents to seek both approval of the DRB, followed by resource consent from Council, before a building consent can be lodged. This two-step process materially increases costs relating to assessment fees and unnecessarily increases time delays.

71 With approximately 328 dwellings now built or under construction, it is evident that the DRB is achieving the outcomes it set out to achieve on inception. The DRB's process has resulted in homes of high standard, while maintaining individualism between builds. It is an overwhelming desire of the residents to dispense with the additional and unnecessary resource consent required in addition to DRB approval.

How the PDP, in particular, the proposed zoning of the new Homesites, is an acceptable outcome for existing residents.

72 Jack's Point now proposes to specifically identify 22 additional homesites (rather than the notified FP 1 and FP 2). Within these areas the aim is to

provide for continued open space land management together with a greater diversity of lot sizes and some limited opportunities for residential and/or visitor accommodation.

- 73 Outside of the proposed 22 additional homesites the Open Space Activity Areas will continue to protect the landscape and amenity values, including through the Peninsula Hill and Lake Shore Protection Area overlays. OSG is proposed to apply to the areas located around the lower slopes of Peninsula Hill and parts of the Tablelands / Valley Slopes.
- 74 The proposed rezoning as outlined above will provide a range of housing and land types which will be attractive to a broad demographic. The JPROA considers this to be a desirable addition to the community. The specific siting of homesites through work with the Council experts has resulted in carefully considered sites and certainty that the landscape and amenity values of the area are protected.

CONCLUSION

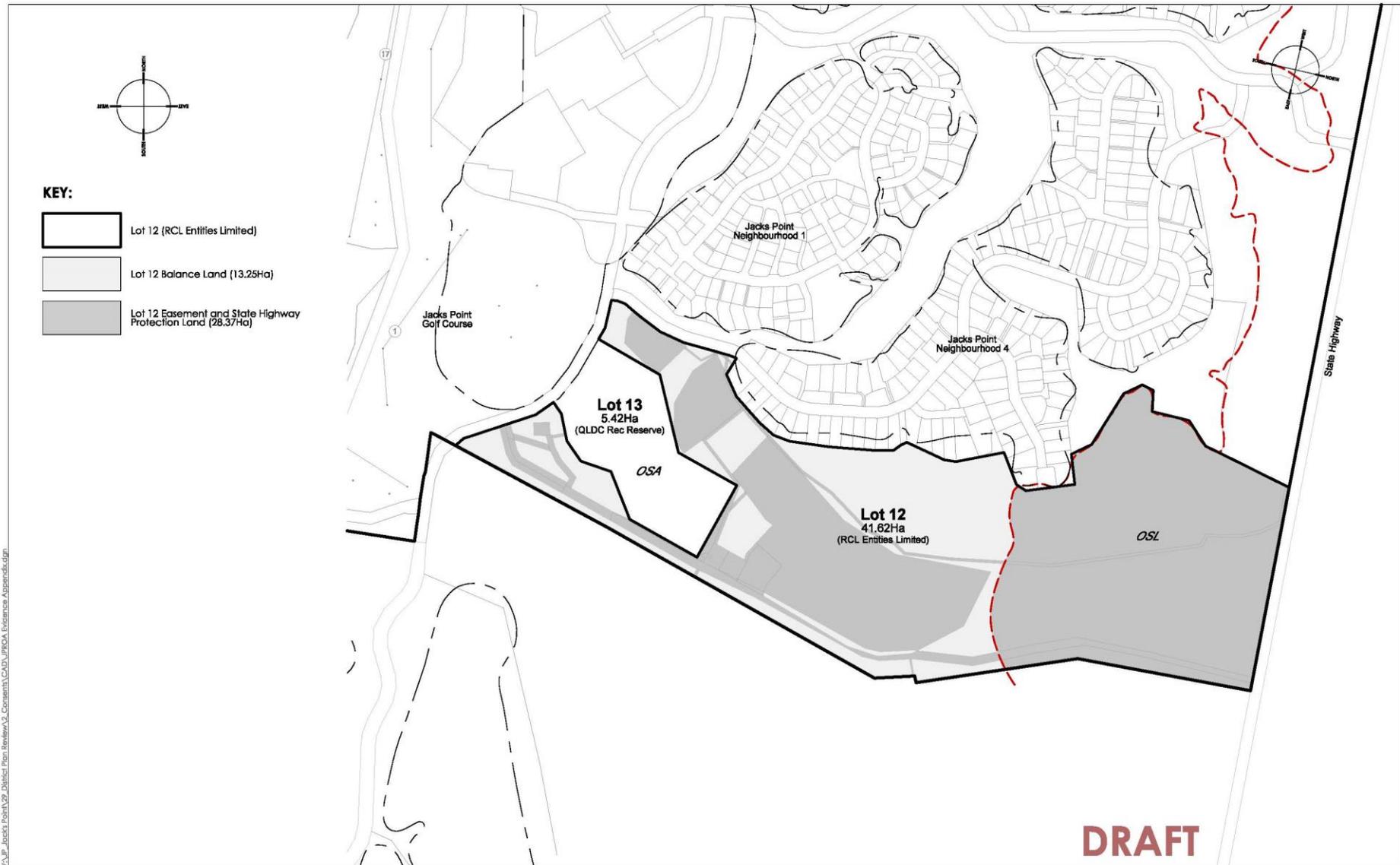
- 75 The proposed amendments sought in the Jack's Point evidence package dated 03 February 2017 presents a comprehensive master-planned outcome for the Jack's Point Zone. I consider the refinements to the structure plan for the Zone as notified now presented in that evidence represents a very good outcome for the community.
- 76 In particular, I consider:
- (a) The consolidation of the Village to now include the previous E activity area, and absorb education and commercial activities from the previous EIC, will result in a vibrant community hub to service the needs of this growing community.
 - (b) The replacement of former EIC with the new residential areas R (HD SH) 3 will further add to this consolidation of activities, and ensure growing residential demand is provided for while ensuring a high standard of residential amenity is retained.
 - (c) The carefully sited Homesites over what were FP 1 and 2 will ensure an ongoing land management regime that protect the landscape, and ensure the land is not inappropriately fragmented through ad-hoc future development. In particular, this management regime will ensure ongoing public access and ecological/conservation enhancement for the future benefit of the community.

- 77 The OSCR zoning is contrary to the desire of residents within the Zone both in terms of open space, and the ongoing sustainable management of treated waste water.
- 78 The residents no longer wish to have an additional requirement of resource consent, and I consider the comprehensive DRB process has proved itself as an efficient and effective method to achieve an exceptionally high quality urban design outcome for the Zone.

DATED this 3rd day of February 2017

Mike Coburn

Appendix A - Illustrating the OSCR Zoning



NOTES:
 Disclaimer:
 Every purchaser has been taken to establish the accuracy of the information set out here. Prospective purchasers should not rely on this information for the purposes of making any decision and should make their own independent enquiries to verify the accuracy of all information before entering into an agreement to buy. Jacks Point Management Limited, Duffell Partners Limited nor any related company will accept any responsibility in respect of any errors, inaccuracies or misstatements contained herein, should any errors prove to be irreparable or incorrect.