

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

SUMMARY STATEMENT OF EVIDENCE OF JOHN DARBY FOR

Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Limited, Henley Downs Farm Holdings Limited, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited (#762, #856 and #1275)

Jacks Point Residents and Owners Association (#765, and #1277)

Dated 15 February 2017

Solicitors:

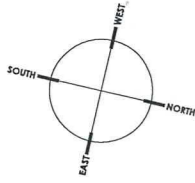
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**anderson
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INTRODUCTION

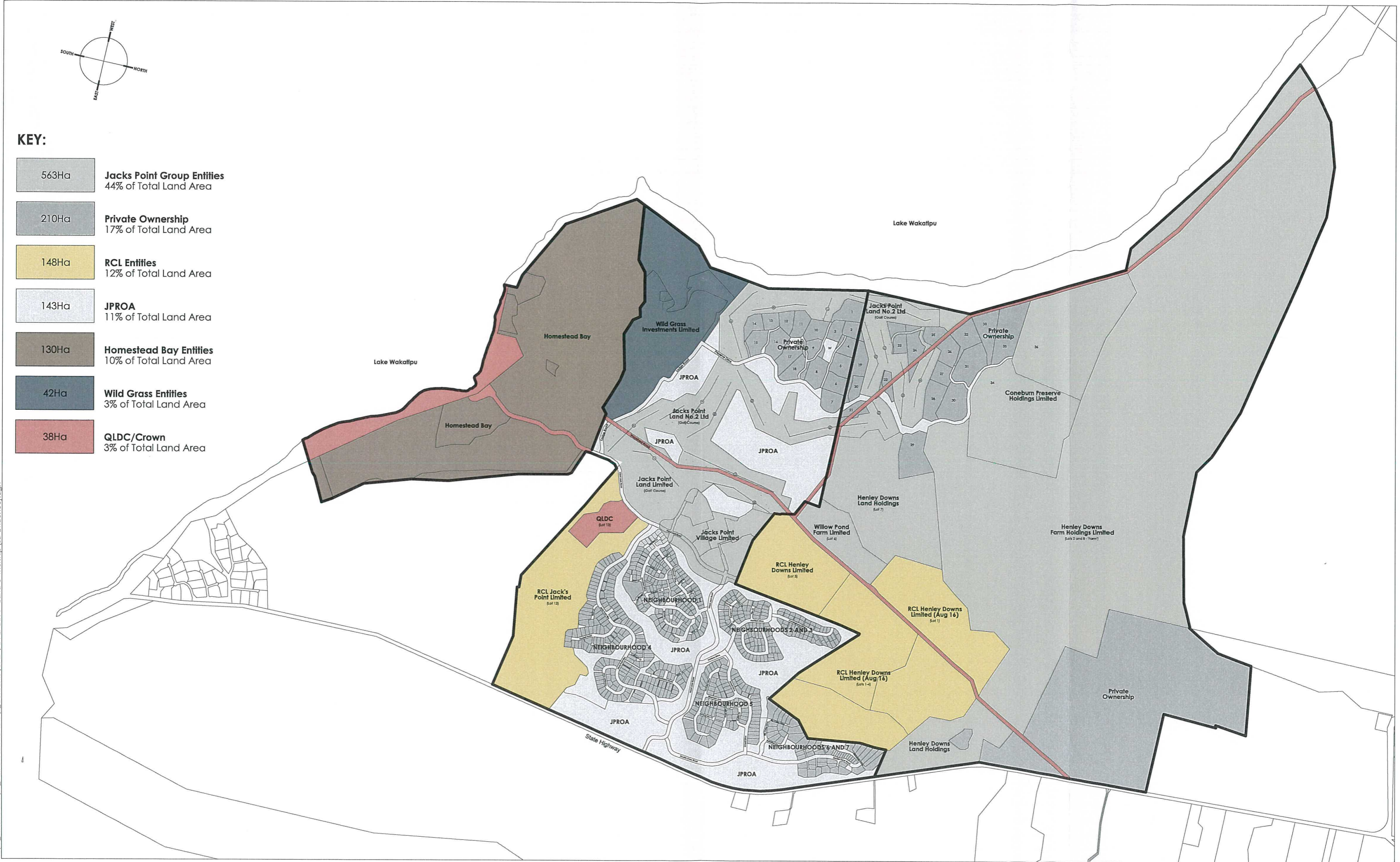
- 1 My name is John Gerard Darby.
- 2 I am the Director of the Jack's Point companies as noted, further referred to as the Jack's Point Group ("JPG") and I am authorised to give evidence on their behalf. My evidence dated 03 February 2017 outlines my experience and qualifications in presenting this evidence in respect of the Jack's Point Zone ("JPZ").
- 3 My evidence provides a brief history and overview of the JPZ and under the District Plan Review. It also considers how the Zone can better address changing circumstances of land ownership, growth demands of the district and new opportunities for achieving a vibrant, well-integrated self-sustaining community for both residents and visitors alike.
- 4 I have been closely involved in the planning and development of Jack's Point since its inception. My evidence details, at paras 9-16, the important history of development of the land which is now identified as the JPZ.
- 5 The original vision for the Jack's Point development is now at a point where it is being realised, this has been created through the following aspects;
 - (a) JPG controls 563ha being 44 percent of the Zone's area. Of the 563ha approximately 500ha is to be managed in perpetuity as either golf course or protected natural open space managed primarily for low intensity recreation, conservation and appropriate low intensity grazing.
 - (b) The development of Jack's Point Village to create a single vibrant and sustainable community hub centrally located to service the surrounding residential neighbourhoods, and meet the needs of the growing numbers of residents and visitors to the Queenstown district.
 - (c) The vibrancy of commercial activities in the village hub (including commercial activities such as hotels, visitor accommodation and mixed use buildings incorporating a mix of retail, restaurants, offices and residential living) is ensured by a corresponding restriction on surrounding residential activity areas to be limited in accommodating these same uses.
 - (d) Confirmation of the final 22 Preserve Homesites; a consolidated one village activity area of approximately 26ha, and provision of 12ha of residential in place of the EIC activity area; remain consistent with the original vision for the JPZ and are important economic outcomes that allow a significant area of approximately 300ha to be dedicated as protected natural open space; a key component for completion of the Jack's Point Master Plan.

- 6 I support the provisions in the JPZ providing for a range of residential options from the higher density living within what is now one central pedestrian focused Village precinct, radiating out to increasingly lower density options on the peripheral areas. It is important that adequate areas of green open space, linked pedestrian, cycleway networks, and parking be provided for as residential density increases. I attach a copy of the approved Outline Development Plan for the village. That document illustrates the detail and level of design consideration that will continue to be applied to the Village. I consider that to preserve a robust assessment process.
- 7 For several reasons, I believe residential density in greenfield developments should be set on an activity gross area basis (before deduction of areas for roads and open space) or have specific open space performance standards that increase with density. I concur with Council's urban design expert that the minimum permitted residential lot size should be 380m². To develop housing on lots below 350-400m² requires a comprehensive development approach and in my experience, increases development costs significantly and therefore doesn't improve home affordability at all. On this basis I consider that the upper permitted density in the R(HD)E activity area at 45 dwellings per hectare has created considerable confusion and concern as to the living quality of those neighbourhoods and their effect on surrounding areas. I consider that a more appropriate and relevant range of dwellings per hectare will be between 17 and 24 per hectare, taking into account approximately 35% of land for open space and roading.
- 8 Additionally, I consider it is of critical importance that visitor accommodation options are sufficiently controlled in residential areas, including in particular R(HD)E due to its higher density. This area should not anticipate visitor accommodation occurring under a lesser activity status than other JPZ residential areas as this otherwise potentially undermines or compromises the purpose of the Village.
- 9 In addition to the above matters raised in my evidence, I wish to address the importance of the link roading network within the JPZ. Part of the original vision for development was to create centralised road corridors which travelled through the Zone in a way so as to connect internal activity areas and provide a through-link which preserved amenity of the Zone. The Woolshed Road corridor was designed for this purpose and it is important that its corridor connection is preserved and that suitable matters of control are included in development provisions to protect capacity of the of the intersection and state highway network.
- 10 I attach to this summary, a more comprehensive plan showing the land ownership structure of the JPZ, compared to the version attached to my evidence in chief (**Appendix 1**).



KEY:

- 563Ha **Jacks Point Group Entities**
44% of Total Land Area
- 210Ha **Private Ownership**
17% of Total Land Area
- 148Ha **RCL Entities**
12% of Total Land Area
- 143Ha **JPROA**
11% of Total Land Area
- 130Ha **Homestead Bay Entities**
10% of Total Land Area
- 42Ha **Wild Grass Entities**
3% of Total Land Area
- 38Ha **QLDC/Crown**
3% of Total Land Area



V:\JP_Jacks Point\29_District Plan Review\2_Consent\CAD\APPENDIX 1 - Land Ownership (LD Evidence).dgn



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SCALE: 1:10,000 (A1); 1:20,000 (A3)



CONSULTANTS:

NOTES:

Disclaimer:
Every precaution has been taken to establish the accuracy of the information set out here. Prospective purchasers should not confine themselves to the property information set out here and should make their own independent enquiries to satisfy themselves on all respects prior to entering into an agreement to buy. Jacks Point Management Limited, Darby Partners Limited nor any related company will accept any responsibility in respect of any errors, inaccuracies or misstatements contained herein, should any details prove to be incomplete or incorrect.

REVISION:

NO DESCRIPTION
- For Evidence

DATE	DRAWN	REVIEWED	APPROVED
14.02.17	ZC	TG	JD

JACK'S POINT ZONE
APPENDIX 1: LAND OWNERSHIP