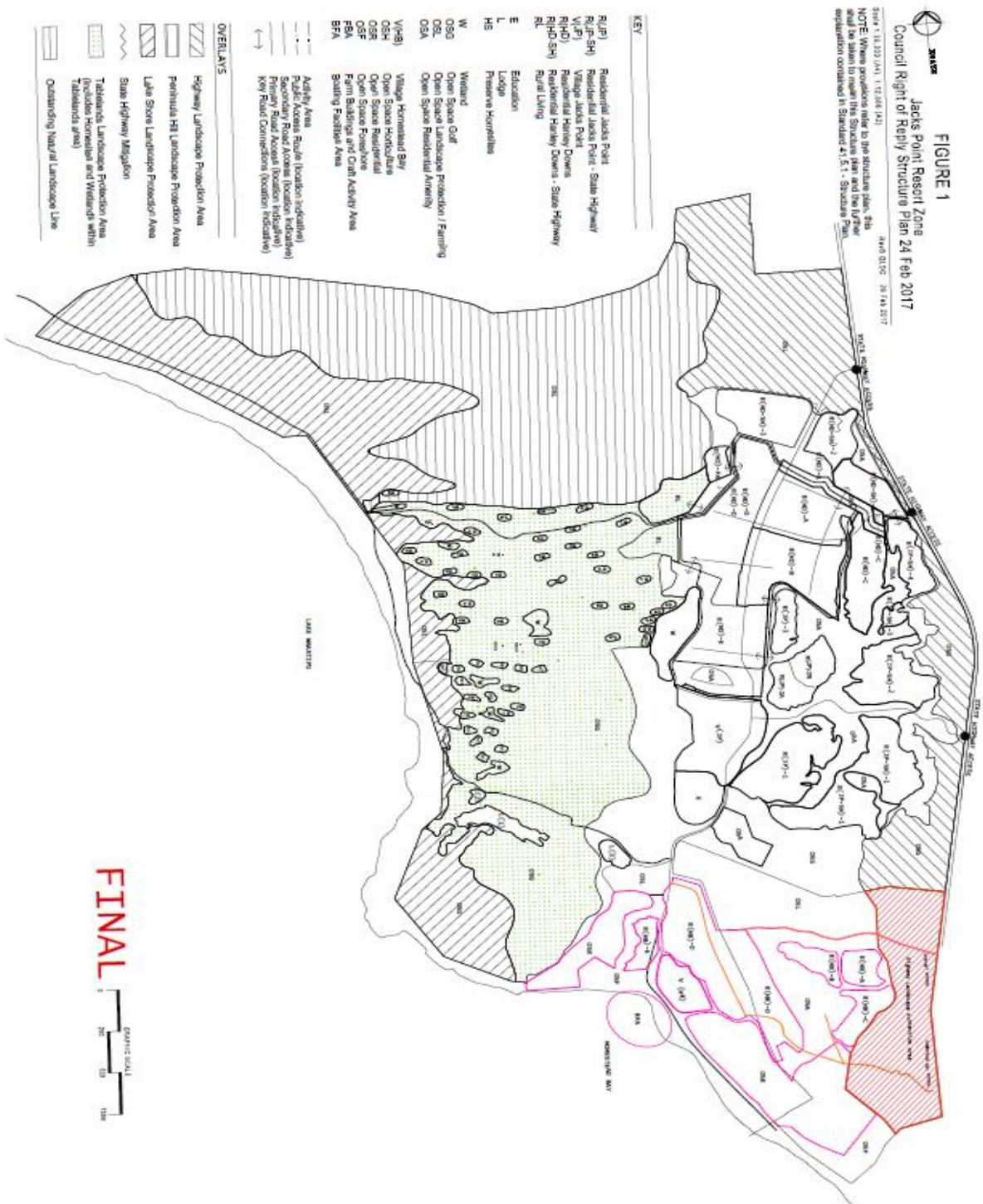


Appendix 1

Recommended Structure Plan. A separate PDF file of the same is contained in Appendix 1 to primary evidence.



Appendix 2

The recommend Chapter 41 in full is contained in Appendix 2 as a separate PDF file to primary evidence. A Summary of recommended Chapter 41 provisions is provided for assistance below:

41.2 Objectives and Policies

41.2.1.38 Provide for development within the Homestead Bay area in a way that maintains an open rural form of landscape character and visual amenity as experienced from State Highway 6.

41.5.1	<u>Structure Plan - Activities</u>	<u>D</u>
41.5.1.10	<u>Open Space Landscape (OSL) – Pastoral and arable farming, endemic revegetation, and pedestrian and cycle trails. 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.</u>	
41.5.1.12	<u>Open Space - Horticultural (OSH) - Horticultural activities and accessory buildings and activities, and residential activities.</u>	
41.5.1.13	<u>Open Space - Foreshore (OSF) - The regeneration of native endemic species over 80% of the land area, and retention of open space. In the OSH, OSR, FBA and V(HD) Activity Areas, no residential units may be constructed until a revegetation plan, including species lists, planting density, and weed and pest control strategies is approved by Council for the gully area identified on the Structure Plan. This plan shall detail a five year planting programme, and a further five year maintenance plan. The goal of the programme shall be to achieve a self-sustaining colony of appropriate indigenous vegetation within ten years. There may be a walking/cycling track constructed within the gully. The plan shall commence execution within the first available planting season following its approval.</u>	
41.5.1.14	<u>Open Space - Residential (OSR) - Twelve <u>Forty one residential units set within a regenerating foreshore environment.</u></u>	

41.5.1.15 Farm Buildings and Craft Activity Area (FBA) – The existing residence, farm buildings and buildings and activities associated with craft and farming related activities, retail sales of goods produced or reared on site, a farm stay and a bed and breakfast operation.

41.5.3	Vegetation	
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41.5.3.7 Within the OSR Activity Area, at least ~~50%~~ 20% of any site shall be planted in native vegetation, prior to building.

41.5.5	Earthworks (excluding earthworks associated with a subdivision <u>and 41.9(a) Homestead Bay – State Highway Earthworks</u>)	RD
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41.5.7	Access to the State Highway	RD
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41.5.7.1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road, ~~and Woolshed Road,~~ Airport Access, Homestead Bay Access and in a third location as approved by RM160562, as shown on the Structure Plan.

41.5.7.4 As shown on the Structure Plan: The Airport Access onto the State Highway shall not exceed a New Zealand Transport Agency Diagram D - Special Use Access.

41.5.9	Density	RD
	41.5.9.1 The average density of residential units within each of the Residential Activity Areas shall be as follows:	

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

R(HB-SH) A – C 10-15 per Ha

41.5.12	Residential Units	NC
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Residential Units

~~In the OSH, OSP, FBA and V(HB) Activity Areas, no residential units may be constructed until 80% of the freehold land within the Open Space Foreshore Activity Area has been planted with native endemic species.~~

~~No residential units shall be constructed within R(HB) D & R(HB-SH) A – C Activity Areas until Highway Mitigation Works are completed in accordance with:~~

- ~~• "Homestead Bay State Highway Earthworks", Job No. 12471, Drawing No. EW 001, Rev. B & dated Feb 17;~~
- ~~• "Landscape Berm Conceptual Layout", Ref: 1171-L1 & dated April 20, 2017;~~
- ~~• "Landscape Berm Planting Concept", Ref: 1171-L2 & dated April 20, 2017.~~

41.5.13	Building Height	
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~~e. Farm Buildings and Craft (FBA) Activity Area —8m~~

- ~~i. Open Space Residential Amenity (OSA) and Open Space Landscape (OSL) limited to one residence within Lot 8 DP 443832 8m~~
- ~~m. Homestead Bay R(HB-SH) A – C: The maximum height of any building shall not exceed the Registered Level directly above that point. For the purposes of this rule "Registered Level" (RL) means the height above sea level as specified on the Structure Plan 41.10.~~

41.9(a) Homestead Bay State Highway Earthworks

41.9(b) Homestead Bay State Highway Landscaping

41.10 HOMESTEAD BAY R(HB-SH) A – C, HEIGHT LIMITS

Appendix 3

National Policy Statement: Urban Development Capacity 2016

Outcomes for planning decisions

Policies PA1 to PA4 apply to any urban environment that is expected to experience growth.

PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:

<u>Short term</u>	<u>Development capacity must be feasible, zoned and serviced development infrastructure.</u>
<u>Medium term</u>	<u>Development capacity must be feasible, zoned and either: serviced with development infrastructure, or the funding for the development infrastructure required to service development capacity must be identified in a Long Term Plan required under the Local Government Act 2002.</u>
<u>Long-term</u>	<u>Development capacity must be feasible, identified in relevant strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.</u>

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

- a) Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;**
- b) Promoting the efficient use of urban land and development infrastructure and other infrastructure; and**
- c) Limiting as much as possible adverse impacts on the competitive operation of land and development markets.**

PA4: When considering the effects of urban development, decision-makers shall take into account:

- a) The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and**
- b) The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.**

Evidence and Monitoring to Support Planning Decisions

Policies PB1 to PB7 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region.

The application of these policies is not restricted to the boundaries of the urban area.

- PB1: Local authorities shall, on at least a three-yearly basis, carry out a housing and business development capacity assessment that:
- a) Estimates the demand for dwellings, including the demand for different types of dwellings, locations and price points, and the supply of development capacity to meet that demand, in the short, medium and long-terms; and
 - b) Estimates the demand for the different types and locations of business land and floor area for businesses, and the supply of development capacity to meet that demand, in the short, medium and long-terms; and
 - c) Assesses interactions between housing and business activities, and their impacts on each other.

Local authorities are encouraged to publish the assessment under policy PB1.

- PB2: The assessment under policy PB1 shall use information about demand including:
- a) Demographic change using, as a starting point, the most recent Statistics New Zealand population projections;
 - b) Future changes in the business activities of the local economy and the impacts that this might have on demand for housing and business land; and
 - c) Market indicators monitored under PB6 and PB7.

- PB3: The assessment under policy PB1 shall estimate the sufficiency of development capacity provided by the relevant local authority plans and proposed and operative regional policy statements, and Long Term Plans and Infrastructure Strategies prepared under the Local Government Act 2002, including:
- a) The cumulative effect of all zoning, objectives, policies, rules and overlays and existing designations in plans, and the effect this will have on opportunities for development being taken up;
 - b) The actual and likely availability of development infrastructure and other infrastructure in the short, medium and long term as set out under PA1;
 - c) The current feasibility of development capacity;
 - d) The rate of take up of development capacity, observed over the past 10 years and estimated for the future; and
 - e) The market's response to planning decisions, obtained through monitoring under policies PB6 and PB7.

- PB4: The assessment under policy PB1 shall estimate the additional development capacity needed if any of the factors in PB3 indicate that the supply of development capacity is not likely to meet demand in the short, medium or long term.

- PB5: In carrying out the assessment under policy PB1, local authorities shall seek and use the input of iwi authorities, the property development sector, significant land owners, social housing providers, requiring authorities, and the providers of development infrastructure and other infrastructure.

- PB6: To ensure that local authorities are well-informed about demand for housing and business development capacity, urban development activity and outcomes, local authorities shall monitor a range of indicators on a quarterly basis including:
- a) Prices and rents for housing, residential land and business land by location and type; and changes in these prices and rents over time;
 - b) The number of resource consents and building consents granted for urban development relative to the growth in population; and
 - c) Indicators of housing affordability.

PB7: Local authorities shall use information provided by indicators of price efficiency in their land and development market, such as price differentials between zones, to understand how well the market is functioning and how planning may affect this, and when additional development capacity might be needed.

Local authorities are encouraged to publish the results of their monitoring under policies PB6 and PB7.

Responsive Planning

Policies PC1 to PC4 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region.

The application of these policies is not restricted to the boundaries of the urban area.

PC1: To factor in the proportion of feasible development capacity that may not be developed, in addition to the requirement to ensure sufficient, feasible development capacity as outlined in policy PA1, local authorities shall also provide an additional margin of feasible development capacity over and above projected demand of at least:

- 20% in the short and medium term,
- 15% in the long term.

PC2: If evidence from the assessment under policy PB1, including information about the rate of take-up of development capacity, indicates a higher margin is more appropriate, this higher margin should be used.

PC3: When the evidence base or monitoring obtained in accordance with policies PB1 to PB7 indicates that development capacity is not sufficient in any of the short, medium or long term, local authorities shall respond by:

- a) Providing further development capacity; and
- b) Enabling development

In accordance with policies PA1, PC1 or PC2, and PC4. A response shall be initiated within 12 months.

PC4: A local authority shall consider all practicable options available to it to provide sufficient development capacity and enable development to meet demand in the short, medium and long term, including:

- a) Changes to plans and regional policy statements, including to the zoning, objectives, policies, rules and overlays that apply in both existing urban environments and greenfield areas;
- b) Integrated and coordinated consenting processes that facilitate development; and
- c) Statutory tools and other methods available under other legislation.

Minimum Targets

Policies PC5 to PC11 apply to all local authorities that have part, or all, of a high-growth urban area within their district or region.

Local authorities that have part, or all, of a medium-growth urban area within their district or region are encouraged to give effect to policies PC5 to PC11.

The application of these policies is not restricted to the boundaries of the urban area.

PC5: Regional councils shall set minimum targets for sufficient, feasible development capacity for housing, in accordance with the relevant assessment under policy PB1 and with policies PA1 and PC1 or PC2, and incorporate these minimum targets into the relevant regional policy statement.

PC6: A regional council's minimum targets set under policy PC5 shall be set for the medium and long term, and shall be reviewed every three years.

- PC7: When the relevant assessment required under policy PB1 shows that the minimum targets set in the regional policy statement are not sufficient, regional councils shall revise those minimum targets in accordance with policies PC5, and shall incorporate these revised targets into its regional policy statement.
- PC8: Regional councils shall amend their proposed and operative regional policy statements to give effect to policies PC5 to PC7 in accordance with section 55(2A) of the Act without using the process in Schedule 1 of the Act.
- PC9: Territorial authorities shall set minimum targets for sufficient, feasible development capacity for housing, as a portion of the regional minimum target, in accordance with the relevant assessment under policy PB1, and with policies PA1, PC1 or PC2, and PD3 and incorporate the minimum targets as an objective into the relevant plan.
- PC10: If a minimum target set in a regional policy statement is revised, the relevant territorial authorities shall also revise the minimum targets in their plans in accordance with policy PC9.
- PC11: Territorial authorities shall amend their relevant plans to give effect to policies PC9 and PC10 in accordance with section 55(2A) of the Act without using the process in Schedule 1 of the Act.

Note that using section 55(2A) of the Act for policies PC8 and PC11 only applies to setting minimum targets and not to plan changes that give effect to those minimum targets.

Future Development Strategy

Policies PC12 to PC14 apply to all local authorities that have part, or all, of a high-growth urban area within their district or region.

Local authorities that have part, or all, of a medium-growth urban area within their district or region are encouraged to give effect to policies PC12 to PC14

The application of these policies is not restricted to the boundaries of the urban area.

- PC12: Local authorities shall produce a future development strategy which demonstrates that there will be sufficient, feasible development capacity in the medium and long term. This strategy will also set out how the minimum targets set in accordance with policies PC5 and PC9 will be met.
- PC13: The future development strategy shall:
- a) Identify the broad location, timing and sequencing of future development capacity over the long term in future urban environments and intensification opportunities within existing urban environments;
 - b) Balance the certainty regarding the provision of future urban development with the need to be responsive to demand for such development; and
 - c) Be informed by the relevant Long Term Plans and Infrastructure Strategies required under the Local Government Act 2002, and any other relevant strategies, plans and documents.
- PC14: The future development strategy can be incorporated into a non-statutory document that is not prepared under the Act, including documents and strategies prepared under other legislation. In developing this strategy, local authorities shall:
- a) Undertake a consultation process that complies with:
 - Part 6 of the Local Government Act; or
 - Schedule 1 of the Act;
 - b) Be informed by the assessment under policy PB1; and
 - c) Have particular regard to policy PA1.

Coordinated Planning Evidence and Decision-Making

Policies PD1 and PD2 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region.

The application of these policies is not restricted to the boundaries of the urban area.

PD1: Local authorities that share jurisdiction over an urban area are strongly encouraged to work together to implement this national policy statement, having particular regard to cooperating and agreeing upon:

- a) The preparation and content of a joint housing and business development capacity assessment for the purposes of policy PB1; and
- b) The provision and location of sufficient, feasible development capacity required under the policies PA1, PC1 and PC2.

PD2: To achieve integrated land use and infrastructure planning, local authorities shall work with providers of development infrastructure, and other infrastructure, to implement policies PA1 to PA3, PC1 and PC2.

Policies PD3 and PD4 apply to all local authorities that have part, or all, of a high-growth urban area within their district or region.

Policy PD3 a) applies to all local authorities that have part, or all, of a medium-growth urban area within their district or region and choose to set minimum targets under policies PC5 to PC11.

PD3 b) and PD4 apply to all local authorities that have part, or all, of a medium-growth urban area within their district or region and choose to prepare a future development strategy under policies PC12 to PC14.

The application of these policies is not restricted to the boundaries of the urban area.

PD3: Local authorities that share jurisdiction over an urban area are strongly encouraged to collaborate and cooperate to agree upon:

- a) The specification of the minimum targets required under PC5 and PC9 and their review under policies PC6, PC7 and PC10; and
- b) The development of a joint future development strategy for the purposes of policies PC12 to PC14.

PD4: Local authorities shall work with providers of development infrastructure, and other infrastructure, in preparing a future development strategy under policy PC12.

Appendix 4

Relevant provisions of the operative Otago Regional Policy Statement

- Objective 5.4.1 To promote the sustainable management of Otago's land resources in order:*
- (a) To maintain and enhance the primary productive capacity and life-supporting capacity of land resources; and*
 - (b) To meet the present and reasonably foreseeable needs of Otago's people and communities.*
- Objective 5.4.2 To avoid, remedy or mitigate degradation of Otago's natural and physical resources resulting from activities utilising the land resource.*
- Objective 5.4.3 To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development.*
- Policy 5.5.4 To promote the diversification and use of Otago's land resource to achieve sustainable landuse and management systems for future generations.*
- Policy 9.5.4 To minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through avoiding, remedying or mitigating:*
- (a) Discharges of contaminants to Otago's air, water or land; and*
 - (b) The creation of noise, vibration and dust; and*
 - (c) Visual intrusion and a reduction in landscape qualities; and*
 - (d) Significant irreversible effects on:
 - (i) Otago community values; or*
 - (ii) Kai Tahu cultural and spiritual values; or*
 - (iii) The natural character of water bodies and the coastal environment; or*
 - (iv) Habitats of indigenous fauna; or*
 - (v) Heritage values; or*
 - (vi) Amenity values; or*
 - (vii) Intrinsic values of ecosystems; or*
 - (viii) Salmon or trout habitat.**
- Policy 9.5.5 To maintain and, where practicable, enhance the quality of life for people and communities within Otago's built environment through:*
- (a) Promoting the identification and provision of a level of amenity which is acceptable to the community; and*
 - (b) Avoiding, remedying or mitigating the adverse effects on community health and safety resulting from the use, development and protection of Otago's natural and physical resources; and*
 - (c) Avoiding, remedying or mitigating the adverse effects of subdivision, landuse and development on landscape values.*

Relevant provisions of the Otago Regional Policy Statement, as amended by decisions on 1 October 2016

Objective 3.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced

Policy 3.2.4 Managing outstanding natural features, landscapes and seascapes

Protect, enhance and restore outstanding natural features, landscapes and seascapes, by all of the following:

- a) Avoiding adverse effects on those values which contribute to the significance of the natural feature, landscape or seascape;*
- b) Avoiding, remedying or mitigating other adverse effects*
- c) Recognising and providing for the positive contributions of existing introduced species to those values;*
- d) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;*
- e) Encouraging enhancement of those areas and values which contribute to the significance of the natural feature, landscape or seascape.*

Policy 3.2.6 Managing highly valued natural features, landscapes and seascapes

Protect or enhance highly valued natural features, landscapes and seascapes, by all of the following:

- a) Avoiding significant adverse effects on those values which contribute to the high value of the natural feature, landscape or seascape;*
- b) Avoiding, remedying or mitigating other adverse effects;*
- c) Recognising and providing for positive contributions of existing introduced species to those values;*
- d) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;*
- e) Encouraging enhancement of those values which contribute to the high value of the natural feature, landscape or seascape.*

Objective 4.5 Urban growth and development is well designed, reflects local character and integrates effectively with adjoining urban and rural environments

Policy 4.5.1 Managing for urban growth and development

Manage urban growth and development in a strategic and co-ordinated way, by all of the following:

- a) Ensuring there is sufficient residential, commercial and industrial land capacity, to cater for the demand for such land, over at least the next 20 years;*
- b) Coordinating urban growth and development and the extension of urban areas with relevant infrastructure development programmes, to provide infrastructure in an efficient and effective way.*
- c) Identifying future growth areas and managing the subdivision, use and development of rural land outside these areas to achieve all of the following:
 - i. Minimise adverse effects on rural activities and significant soils;*
 - ii. Minimise competing demands for natural resources;*
 - iii. Maintain or enhance significant biological diversity, landscape or natural character values;*
 - iv. Maintain important cultural or historic heritage values;*
 - v. Avoid land with significant risk from natural hazards;**
- d) Considering the need for urban growth boundaries to control urban expansion;*
- e) Ensuring efficient use of land;*
- f) Encouraging the use of low or no emission heating systems;*
- g) Giving effect to the principles of good urban design in Schedule 5;*
- h) Restricting the location of activities that may result in reverse sensitivity effects on existing activities.*

Appendix 5

Further Submissions on Submission 715:

1218

Submitter

Grant and Cathy Boyd (oppose and support)

Relevant Parts

Oppose

Submitter 715: Jardine Family Trust and Remarkables Station

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Reasons

This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserve adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the OLDC District Plan.

We seek that the whole or part of the following submissions be disallowed

6.7 Parts 18, 21, 31 and 34 of submission 632
6.8 Whole of submission 715

1225

Submitter

David Martin Poppleton and Margaret Poppleton

We oppose the submission of:

Submitter 715: Jardine Family Trust and Remarkables Station

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Reason

This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserve adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban

sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the OLDC District Plan.

Relief Sought

We seek that the whole or part of the following submissions be disallowed

Whole of submission 715

1237

Submitter

Kristi and Jonathan Howley

We oppose the submission of:

Submitter 715: Jardine Family Trust and Remarkables Station

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Reason: This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

We seek that the whole or part of the following submissions be disallowed

Whole of submission 715

1247

Submitter - Mark and Katherine Davies

We oppose the submission of:

Submitter 715: Jardine Family Trust and Remarkables Station

The particular parts of the submissions we oppose are:

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Reasons

This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also

set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief sought

We seek that the whole or part of the following submissions be disallowed

Whole of submission 715

1250

Submitter - Sonia Voldseth and Grant McDonald

We oppose the submission of:

3.9 Submitter 715: Jardine Family Trust and Remarkables Station

The particular parts of the submissions we oppose are:

Submitter 715: All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Reasons

Submitter 715: This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief sought

We seek that the whole or part of the following submissions be disallowed

Whole of submission 715

1252

Submitter – Paula and Tim Williams

Oppose

Submission 715 – Jardines Family Trust and Remarkables Station Limited

Reasons

The submitter opposes this submission as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.

The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point.

Relief sought

Submission 715 – Jardines Family Trust and Remarkables Station Limited be disallowed.

1277

Submitter - Michael Coburn

Support - 715 Jardine Family Trust

Support the submission, subject to refinements to the JPZ structure plan and provisions provide for protection of landscape and amenity values including landscape protection further submission. areas, a sensitively designed marina village, additional water transport connections, sensitively designed and limited residential and other activities that complement and do not adversely affect or detract from the wider JPZ activity areas, staged development and overall integration of the Homestead Bay Activity Area with the JPZ.

Relief sought

Allow the submission subject, to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission

1283

Submitter - M J Williams and RB Brabant

Jardine Family Trust and Remarkables Station Limited

All parts opposed

Reasons

The provision for development at Homestead Bay in the operative Jacks Point zone is appropriate to the landholding and its location and ought to be retained. The proposed additional residential opportunities would create sprawling development along SH6. If the request for further development opportunities were to be considered, a separate zone would be necessary. Any development as proposed would need to be conditional on separate access to a proper engineered standard from SH 6. The proposals for expansion at Homestead Bay are opportunistic, would not meet the tests of s32, or the purpose of the Act and other part 2 provisions

Relief sought

Reject submission (not actually stated)

1275 -

Submitter - Jacks Point" (Submitter number 762 and 856)

Opposes those submitters in opposition to any changes

1284

Submitter - Lakeside Estate Homeowners Association Incorporated

Oppose Submission 715

Reason

To the extent that submission 715 opposes the Jacks Point Zone (JPZ) as notified, the submission is opposed as it will not enable the efficient and effective use of resources both within the JPZ and the land adjoining the JPZ Chapter 41 as notified is generally appropriate to give effect to the higher order provisions of the Proposed Plan. The section 32 evaluation produced by Council does not support the alternative zonings and provisions produced in submission 715, and this submission is not an appropriate alternative to the Operative Planning provisions. Relocating the proposed Urban Growth Boundary over currently zoned rural land to extend the JPZ is not considered to be an effective planning outcome. Re-zoning such as that proposed in Submission 715 adjacent to already developed residential areas without policies encouraging co-ordinated services will not create cohesive planning design. Moreover this land proposed to be rezoned is currently characteristic of rural land which is symbolic to the District in retaining its valued pastoral and farming characteristics.

Council has carefully considered placement of the Urban Growth Boundaries in the District to contain and enhance development within pockets which are already forming and avoiding residential sprawl along areas which are identified by a rural landscape classification protection.

Relief Sought

Refuse Submission

1293

Submitter – Joanna and Simon Taverner

We oppose the submission of:

Submitter 715: Jardine Family Trust and Remarkables Station

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Reasons

This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

Refuse whole of submission

1299

Thomas Ibbotson

We **oppose** the submission of:

Submitter 715: Jardine Family Trust and Remarkables Station

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Reasons

This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

Refuse whole of submission

1316

Submitter - Grant & Anne Harris as trustees of the Harris-Wingrove Trust

Oppose - Submission 715- Jardines Family Trust and Remarkables Station Limited

Reasons

The submitter opposes this submission as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point.

Relief Sought

Submission 715 - Jardines Family Trust and Remarkables Station Limited be disallowed.

1321

Further Submitter - John Holland and Mary Catherine Holland

We **oppose** the submission of:

Submitter 715: Jardine Family Trust and Remarkables Station

Reasons

Submitter 715: This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

We seek that the whole of submission 715 be disallowed.

1345

Further Submitter – NZTA

Oppose Rule 41.5.6.1

Reason

The proposed two new accesses could adversely affect the safety, efficiency and functionality of the adjacent state highway.

Relief Sought

That the submission be disallowed

1145

Further Submission - John Martin Management Company Limited

Full support of submission 715.

Reason

Sustainable management of natural and physical resources and meets the objectives and policies of the proposed district plan.

Relief Sought

Submission 501 be allowed

1073

Submitter – Greg Garthwaite

Oppose - Submission 715- Jardines Family Trust and Remarkables Station Limited

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Submitter 715: This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

We seek that the whole of submission 715 be disallowed.

1096

Submitter – Carol and Peter Haythornwaite

Oppose - Submission 715- Jardines Family Trust and Remarkables Station Limited

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Relief Sought

We seek that the whole of submission 715 be disallowed.

1103

Submitter – Ben and Catherine Hudson

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Submitter 715: This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

We seek that the whole of submission 715 be disallowed.

1108

C and N Cunningham

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Submitter 715: This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

We seek that the whole of submission 715 be disallowed.

1114

L and J Moodley

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Submitter 715: This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

We seek that the whole of submission 715 be disallowed.

1116

S and K Pearson

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Submitter 715: This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

We seek that the whole of submission 715 be disallowed.

1192

M and J Butler

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Submitter 715: This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

We seek that the whole of submission 715 be disallowed.

1218

G and C Boyd

All points, specifically the extension of the Jacks Point Zone, the Jacks Point Structure Plan and the Urban Growth Boundary and extension of the Homestead Bay Structure Plan to include increased development such as residential and an Education Innovation Campus at Homestead Bay.

Submitter 715: This submission proposes allowing additional development in a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. It would also set a precedent for infill development, create overdomestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan.

Relief Sought

We seek that the whole of submission 715 be disallowed

1219

J M Smith, Bravo Trustee Company & S A Freeman

The submitter opposes this submission as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.

The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point

No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the

potential to result in adverse effects including maintenance issues of existing roads within Jacks Point.

Relief Sought

We seek that the whole of submission 715 be disallowed