

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 13
– Queenstown Mapping
Annotations and
Rezoning Requests

**REPLY OF VICKI JONES
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL
GROUP 1D QUEENSTOWN URBAN – JACKS POINT ZONE EXTENSION**

6 OCTOBER 2017

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1. INTRODUCTION

- 1.1 My name is Victoria (Vicki) Sian Jones. I drafted the section 42A report for Hearing Stream 13 entitled “Group 1D Queenstown Urban – Jacks Point Zone Extension” and also prepared rebuttal evidence and a summary of evidence in relation to the Group 1D submissions.
- 1.2 My qualifications and experience are set out in my section 42A report dated 24 May 2017.
- 1.3 I have reviewed the evidence filed by other expert witnesses on behalf of submitters, attended part of the hearing (specifically on 7, 8, 24, and 25 August 2017) and have been provided with information from submitters and counsel at the hearing, including reports and recordings of what has taken place at the hearing that relate to my evidence and recommendations. I have also been provided with Minutes issued by the Hearing Panel dated 15 August 2017 and 15 September 2017.
- 1.4 My reply evidence deals exclusively with submission 715, lodged by Jardine Family Trust & Remarkables Station Limited (**Jardine**), and covers the following matters arising from the hearing:
- (a) planning response to the further wastewater and transport related information provided by Jardine;
 - (b) amendment to the Outstanding Natural Landscape (**ONL**) and Open Space Residential Activity Area (**OSR**) boundaries;
 - (c) the reply provisions relating to the NZone airstrip;
 - (d) management of the effects of a water reservoir on Jacks Point hill;
 - (e) response to the provisions proposed by Mr Geddes in his summary statement to primary evidence; and
 - (f) discussion of miscellaneous matters intended to assist the Hearing Panel (**Panel**).

1.5 The following information is attached as Appendices:

- (a) **Appendix 1:** Updated Table of recommendations to Group 1A submissions;
- (b) **Appendix 2:** Table of submissions recommended to be accepted or accepted in part that require changes to the PDP Maps;
- (c) **Appendix 3:** Amended Structure Plan; and
- (d) **Appendix 4:** Section 32AA Evaluation.

1.6 I note also that I recommended minor amendments to provisions in my rebuttal evidence, which I continue to recommend alongside 'Scenario A' from my evidence in chief.

1.7 All references to the Proposed District Plan (**PDP**) provision numbers in this evidence are to the Council's Reply version of those provisions, unless otherwise stated.

1.8 In considering these matters, I have relied in part on the reply evidence of Mr Ulrich Glasner regarding wastewater disposal, Dr Marion Read regarding landscape matters, and Ms Wendy Banks regarding the transportation effects of the rezoning sought by Jardine.

2. **PLANNING RESPONSE TO THE FURTHER WASTEWATER AND TRANSPORT RELATED INFORMATION PROVIDED BY JARDINE**

2.1 On 15 August 2017 the Panel issued a Minute setting out a timeframe for Jardine to provide additional information¹ which Jardine had offered to provide at the conclusion of its case on 8 August 2017.

1 a) Mapping calculated noise contours for the NZone airstrip;
b) Revised versions of various proposed rules;
c) An analysis of wastewater on-site disposal appropriate for what is sought by the submitter; and
d) The outcome of discussions with NZTA concerning access onto SH6.

2.2 In response, Jardine provided:

- (a) information in relation to questions raised regarding whether wastewater disposal to land could be achieved in accordance with the Otago Regional Council (**ORC**) discharge rule for nutrients and whether the disposal to land would be in accordance with the Water Conservation (Kawarau) Order 1997 for the Wakatipu on 22 August 2017; and
- (b) a statement dated 5 September (signed 6 September) recording the outcome of discussions with Mr Tony Sizemore and Mr Tony MacColl of the NZ Transport Agency (**Agency**) and Council's transport expert (Ms Wendy Banks) concerning access onto State Highway 6.

2.3 The balance of the information initially offered by Jardine at the hearing in relation to mapping the aircraft noise contours and revised provisions, was not provided.

Wastewater disposal

2.4 Based on the reply evidence of Mr Glasner, I remain of the opinion that there is insufficient evidence to assure the Council that the wastewater from the full extent of residential development enabled by the rezoning (ie. in the order of around 541 residential units in addition to those enabled by the notified PDP) can be appropriately disposed of without adverse effects on the environment. Sufficient proof that there is a solution or solutions that are acceptable to the Council has not been provided. Based on the information provided, Mr Glasner still has concerns that there is insufficient evidence to assure the Council that the wastewater from the full extent of residential development enabled by the rezoning can be appropriately disposed of without adverse effects on the environment.

2.5 This lack of information, together with the lack of any noise modelling (as discussed further below), prevents me from recommending that the zone be expanded to any greater extent than the small additional expansion of the OSR recommended in my S42A report.

Traffic effects

- 2.6** Based on the reply evidence of Ms Wendy Banks, the other traffic evidence presented at the hearing, and the Memorandum of Traffic Conferencing, I am satisfied that there is sufficient information to assure the Council that the transport effects of enabling up to an additional 541 dwellings in the Homestead Bay portion of the Jacks Point Zone can be avoided or sufficiently mitigated.
- 2.7** While the ownership of Maori Jack Road (which, from my understanding, enables the owner to prevent access from Homestead Bay beyond that enabled by the notified PDP) presents an unusual issue and constrains access options for Homestead Bay, it appears that the alternative, albeit less desirable, option of creating an additional access onto the State Highway is feasible, subject to Agency approval.
- 2.8** Both the Agency and Ms Banks have confirmed that their strong preference is that Maori Jack Road be upgraded and used by Homestead Bay rather than an additional fourth access created into the Zone.² As such, I do not support an additional access being enabled; either by a rule or through annotation on the Structure Plan.
- 2.9** Therefore, in my opinion, traffic effects are no longer an impediment to approving the additional zoning and intensification sought by Jardine. As such, in the event that the Panel recommends expanding the zone to the extent sought by the submitter, then I support inclusion of the following trigger rule in both the Subdivision and Development Chapter 27 and the Jacks Point Zone Chapter 41 in order to enable a thorough investigation of the wider transport effects as part of any subdivision or development that enables more than 243 residential unit equivalents (being units either for visitor accommodation or residential use) to be developed:

² Paragraphs 7 and 8, Memorandum of Traffic Conferencing dated 5 September 2017.

41.5.xx	<p><i>Development that enables a total of over 244 residential or visitor accommodation units within the Homestead Bay Village (V(HB)), Homestead Bay Residential (R(HB)), or Open Space Residential (OSR) Activity Areas.</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>Effects on the transport network, including traffic generation effects on the local roading network and the adjacent State Highway</i></p>	RD
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27.5.xx	<p><i>Subdivision that enables a total of over 244 residential or visitor accommodation units within the Homestead Bay Village (V(HB)), Homestead Bay Residential (R(HB)), or Open Space Residential (OSR) Activity Areas of the Jacks Point Zone.</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>Effects on the transport network, including traffic generation effects on the local roading network and the adjacent State Highway</i></p>	RD
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2.10 Paragraphs 15 and 16 of the Memorandum of Traffic Conferencing state that any access from State Highway 6 must be approved by the Agency at the time the access is formed, when more than 244 dwellings are enabled at Homestead Bay, and at the time when more than 500 dwelling equivalents are developed at Homestead Bay.

2.11 I understand that it is *ultra vires* to require such approval by the Agency in the PDP and that the intent of these paragraphs is best achieved by making the 244 unit traffic trigger rule a restricted discretionary activity, and by enabling the serving of notice on any party where an application for resource consent relates to access onto the State Highway. This is sufficiently addressed in the reply version of Section 41.6.2 of the Jacks Point Zone chapter (Notification of Applications).

2.12 I have not included a further discretionary rule relating to access onto the State Highway when more than 500 dwelling equivalents are developed at Homestead Bay as I have no evidence to rely on to support this threshold.

3. AMENDMENT TO THE ONL AND OSR ACTIVITY AREA BOUNDARIES

3.1 An amended recommended Structure Plan is attached to this evidence as **Appendix 3**.

3.2 The only change between this Structure Plan and that which was recommended in my S42A report is that the ONL line in the vicinity of Jacks Point hill has been corrected (as shown in Exhibit 13.15, which is the joint statement of Dr Read and Mr Geddes dated 30 August 2017). As a consequence, the boundary of the OSR that adjoins this has been amended slightly to align with this. The size of the OSR has changed only very slightly and I am comfortable that it can still absorb ten³ dwellings within it, as provided for by the amended provisions attached to my S42A report.

3.3 In recommending this, I note that as there is no minimum lot size, the dwellings and lot boundaries can be clustered in a manner that is sympathetic to the landform and vegetation patterns. This will also enable clustering in a manner that mitigates any air noise effects (as further discussed in section 4 below) and natural hazard risks.

4. THE NZONE AIRSTRIP

4.1 A Minute from the Panel dated 15 September 2017 includes the following request:

When hearing Submitter 715 there appeared to be some ambiguity as to how the existing airfield on that property, and the NZone skydiving operation, would be affected by rules in the PDP under the notified Rural Zone. We note that the airfield

3 At the hearing, Dr Read confirmed that Exhibit 13.15 should refer to 10 dwellings in the OSR, rather than 12 dwellings.

may be used by aviation activities other than the NZone operation. We would like the Council to set out how it sees those activities being affected by the various PDP rules with reference to the reply versions.

- 4.2** Regardless of the PDP provisions, NZone can continue to operate under its resource consent (RM960447), even if such operations contravene the PDP provisions.
- 4.3** Regardless of the underlying zone, the airstrip is an "informal airport"⁴ under the reply version of the Definitions Chapter 2.

PDP Noise Chapter

- 4.4** Regardless of the underlying zone, activity within the informal airport (by any and all operators) would be regulated by the reply version of the Noise Chapter 36 in the following manner:
- (a) in relation to Fixed Wing Aircraft, a non-complying consent would be required if the sound from airports/landing strips for fixed wing aircraft received at any point within the notional boundary of any residential unit and at any point within a residential site other than residential units on the same site as the activity at all times exceeds 55dB Ldn (Rule 36.5.12); and
 - (b) Rules 36.5.1 and 36.5.2 specify maximum sound levels that can be received within the Rural Zone and the Jacks Point Zone (Residential Activity Area) respectively. At 50dB L_{Aeq}(15 min), these are more lenient than the fixed wing noise limits outlined above. However, contrary to paragraphs 49 and 51 of Mr Brabant's submissions on behalf of MJ and RB Williams and Brabant, it is not the intention that these rules apply to fixed wing craft. Rather, the clarification provided in Clause 36.3.2.6 refers to "...rules

⁴ Means any defined area of land or water intended or designed to be used for the landing, departure movement or servicing of aircraft and specifically excludes the designated 'Aerodromes', shown as designations 2, 64, and 239 in the District Plan. ~~Note: This definition does not apply to~~ excludes the airspace above land or water located on any adjacent site over which an aircraft may transit when arriving and departing from an informal airport.

in the applicable zones” and not to the zone-specific noise provisions in Table 3 of Chapter 36. That clause reads as follows:

36.3.2.6 - Notwithstanding compliance with Rules 36.5.13 (Helicopters) and 36.5.14 (Fixed Wing Aircraft) in Table 3, informal airports shall be subject to the rules in the applicable zones.

4.5 This is clarified by Clause 36.3.2.10, which states that:

36.3.2.10 - The standards in Table 3 are specific to the activities listed in each row and are exempt from complying with the noise standards set out in Table 2.

4.6 I recommend that such confusion in the future be avoided by amending Clause 36.3.2.6 as follows:

36.3.2.6 - Notwithstanding compliance with Rules 36.5.13 (Helicopters) and 36.5.14 (Fixed Wing Aircraft) in Table 3, informal airports shall also be subject to the rules in the chapters relating to the zones within which the activity is located.

4.7 I consider this to be a minor change that need not rely on scope from a submission.

PDP Rural Zone

- 4.8** Under the reply version of the Rural Zone Chapter 21, Objective 21.2.11 and associated policies apply.⁵
- 4.9** Rule 21.5.26 is also relevant to regulation of informal airports. Under that rule, informal airports are permitted provided the nature and scale meets the relatively restrictive standards;⁶ otherwise a full discretionary resource consent is required. In the context of the NZone airstrip, any increase in scale or change in the nature of the NZone operation beyond the consented use, or the use of the airstrip by any other party (including farm aircraft use) will require a discretionary consent under the reply version of the Rural Zone rules due to the proximity of the zone boundary, regardless of whether it can meet the other standards in Rule 21.5.26 or the noise standards and regardless of whether any new dwellings are built in the vicinity.
- 4.10** If the NZone airstrip were to be rezoned as Jacks Point Zone, then based on the Hearing Stream 9 reply version of Chapter 41, the NZone airstrip and activity on it would be regulated under Rule 41.4.15.2. Airport activity, aerodromes, or informal airports on this land would be non-complying pursuant to Rule 41.4.15.2. I also note that under Rule 41.4.15.1, informal airports limited to the use of helicopters would be discretionary.

- 5 **21.2.11 Objective – ~~Manage t~~ The location, scale and intensity of informal airports is managed to maintain amenity values while protecting informal airports from incompatible land uses.**
Policies
- 21.2.11.1 ~~Recognise that informal airports are an appropriate activity within the rural environment, provided the~~ Ensure informal airports is are located, operated and managed ~~so as to minimise adverse effects on~~ maintain the surrounding rural amenity.
- 21.2.11.2 Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from informal airports.
- 21.2.11.3 Protect legally established and permitted informal airports from the establishment of incompatible activities.
- 6 **21.5.26 Informal Airports Located on other Rural Zoned Land**
Informal Airports that comply with the following standards shall be permitted activities:
- 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of ~~3-2~~ flights* per ~~day~~ week;
- 21.5.26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;
- 21.5.26.3 In relation to point rule (21.5.26.1), the informal airport shall be located a minimum distance of 500 metres from any other zone, ~~formed legal road~~ or the notional boundary of any residential unit of building platform not located on the same site.
- * note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure.

4.11 Consistent with the recommendations in my S42A report, I continue to recommend that the zoning of the land to the north and east of the NZone Airstrip remain Rural and that, consequently, the zoning of the airstrip also remain Rural. This is partly due to the potential adverse effects that would arise from enabling residential activity within the R(HB-SH)-A, R(HB-SH)-B, and R(HB)-D Areas, within close proximity to consented aircraft operations on the airstrip and that fact that given the lack of any noise modelling data, it is not possible to amend the boundaries of these residential activity areas in order to mitigate such adverse effects.

4.12 In recognition of the fact that slightly more housing is enabled in the OSR Activity Area at the bottom of Jacks Point hill than is currently enabled under the notified Structure Plan, I further recommend that the following rule be added to the Subdivision and Development Chapter 27 requiring that any subdivision in this OSR area shall identify the 55dB Ldn noise contour and restrict any ASAN⁷ from occurring within that contour:

27.7.13	<p>Jacks Point Zone</p> <p><i>Subdivision within the OSR (west) Activity Area of the Jacks Point Zone shall provide noise modelling data that identifies the 55dB Ldn contour based on any consented operations from the airstrip on Lot 8 DP 443832 and a consent notice shall be registered on any title that includes land that is located between the 55dB Ldn contour and the airstrip preventing any ASAN from locating on these sites.</i></p>	NC
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4.13 A s32AA assessment of this approach is attached as **Appendix 3**.

4.14 While this may appear to contradict the reasoning I have given for not supporting the residential areas identified in the paragraph above, the difference is that approving Areas residential areas A, B, and D in their entirety would enable up to an estimated 466 dwellings whereas

⁷ Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility-activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices. (Reply version of chapter 2).

only 10 dwellings are enabled at very low density within this area of OSR. As such, the inclusion of such a provision will be sufficiently effective and efficient. Other than the OSR area at the bottom of Jacks Point hill, it is my understanding that none of the other development enabled by the attached recommended amended Structure Plan would receive noise levels greater than 55dB Ldn.

4.15 Furthermore, I note in relation to the airstrip that:

- (a) the only qualified expert to present noise evidence to the PDP Panel in this hearing stream regarding this matter is that of Dr Stephen Chiles, and he concludes that no residential activity is appropriate within the 55dB Ldn. As such, I remain of the view that in the absence of such a noise contour, a precautionary approach should be taken and Areas R(HB-SH)-A, R(HB-SH)-B, and R(HB)-D should be declined;
- (b) while no noise evidence has been presented in relation to whether other ASANs should also be prevented within the 55dB Ldn noise contour, in my opinion such activities should also be made non-complying through a rule and/ or through ensuring that the Structure Plan does not enable such activity within that area; and
- (c) given that the Jardine submission sought to include the airstrip within the Jacks Point Zone (as an OSL Activity Area) but did not request any amendment to Rule 41.4.15 the scope available to the Panel in respect of the airstrip must fall between retaining the Rural Zone (and the consequent discretionary activity status for the use of this informal airport) and rezoning it as Jacks Point Zone, which results in a non-complying activity status. In my opinion, if the land was to be re-zoned then the most lenient activity status able to be considered would be discretionary.

5. MANAGEMENT OF THE EFFECTS OF A WATER RESERVOIR ON JACKS POINT HILL

5.1 In response to paragraphs 22-26 of Chris Ferguson's Summary of Evidence, I wish to further clarify that Water and Wastewater Facilities are a discretionary activity, pursuant to Reply Rule 30.4.6. Therefore, in my opinion, the change he suggests to Rule 30.4.10 in his paragraph 26 is unnecessary.

6. RESPONSE TO THE PROVISIONS PROPOSED BY MR GEDDES IN HIS SUMMARY STATEMENT TO PRIMARY EVIDENCE

6.1 In response to Mr Geddes' suggested provisions attached to his Summary Statement to Primary Evidence dated 7 August 2017, I have not undertaken a detailed critique of his proposed provisions on the basis that I have already recommended against the majority of the rezoning and intensification, which would trigger the need for widespread changes to the zone provisions.

6.2 However, I wish to comment briefly on those provisions that Mr Geddes introduced for the first time in his Summary Statement. These relate to a policy to require the 55dBA contour to be determined at the time of subdivision (paragraph 19) and the traffic trigger rule he suggests (at paragraph 24).

Policy relating to establishing a 55dBA contour

6.3 I do not support the inclusion of Mr Geddes' proposed new Policy 27.7.14.8, requiring determination of the 55dBA contour prior to subdivision of the R(HB) areas and consequent registration of a consent notice on the titles requiring design insulation to achieve an indoor sound level of 40 dB Ldn, because:

- (a) in my view this is not an appropriate policy, and to be enforceable, would need to be a rule instead;

- (b) relying on the evidence of Dr Chiles, I consider that insulation will not sufficiently mitigate effects on residential amenity; and
- (c) I do not support a rezoning that would enable such an extensive amount of residential development, given that the appropriateness of the zoning is entirely dependent on the noise modelling and successful administration of the consent notices.

6.4 However, as I have outlined earlier, I am supportive of adding a rule within the Subdivision and Development Chapter 27 which is similar in its intent to Mr Geddes' proposed policy. This would require modelling and, if need be, a consent notice to be placed on sites within the OSR area at the bottom of Jacks Point hill to prevent any ASAN from being undertaken on those sites within the 55 dB Ldn contour.

Traffic Trigger Rule

6.5 Notwithstanding the fact I can only support minor rezoning/intensification of the Homestead Bay area due to the lack of information in relation to the effects from aircraft noise and wastewater disposal and due to the landscape effects of developing residential Areas A - C, if the Panel was to recommend that expansion and/or intensification is appropriate, then I support the inclusion of a traffic trigger rule.

6.6 However, I do not support the specific rule drafted by Mr Geddes (paragraph 24 and proposed new Rule 41.5.12.2 of his provisions), because:

- (a) In my opinion, the non-residential traffic generated within the Homestead Bay Village Activity Area should be able to access Maori Jack Road in the same way it does under the ODP, in addition to 244 residential unit equivalents (i.e. visitor accommodation or residential units) without the need for a specific restricted discretionary consent;

- (b) I do not consider it appropriate for residential development over 244 lots/ units to be non-complying and, instead, consider that restricted discretionary activity status would be sufficient. My recommended rule is included in paragraph 2.10 of this reply evidence. No S32AA evaluation has been undertaken for this, because my primary recommendation is that only slight intensification of the OSR areas is appropriate and, under that scenario, I do not consider such a trigger rule is necessary.

7. MISCELLANEOUS ISSUES RAISED BY THE HEARING PANEL

- 7.1** The Panel asked Mr Geddes to clarify the scope for changing the Activity Area on Jacks Point hill from OSL to OSG, noting that it was OSL in the Structure Plan attached to the Jardine submission and OSG on the Structure Plan attached to my S42A report and to the Structure Plan attached to Mr Geddes' Summary Statement to Primary Evidence. In response Mr Geddes advised that the Jardine submission did not seek this change.
- 7.2** To assist, I draw the Panel's attention to paragraph 3.40 of my S42A report for this hearing, which clarifies that the OSL Activity Area of Jacks Point hill was recommended to be changed through the hearing of submissions on the Jacks Point Zone Chapter 41 (hearing stream 9). For consistency, I therefore also changed the OSL Activity Area annotation to OSG in the amended Structure Plan recommended in this hearing.



Vicki Jones

6 October 2017

APPENDIX 1 – LIST OF SUBMITTERS

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
567.1		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	Supports the continued exclusion of the Lodge Activity Areas from being located within an Outstanding Natural Landscape as illustrated on Planning Map 13.	Accept	Jacks Point provisions	13	Urban - Jacks Point
567.1	FS1275.112	"Jacks Point"	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept	Jacks Point provisions	13	Urban - Jacks Point
715.10		Jardine Family Trust and Remarkables Station Limited	41.4.9	Not Stated	Add new sentences. 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.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.11		Jardine Family Trust and Remarkables Station Limited	41.4.9	Not Stated	Delete the words "12 low level" and replace with "41",	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.14		Jardine Family Trust and Remarkables Station Limited	41.5.6	Not Stated	Delete, or make provision for 2 new access points to be created within lot 8 DP 443832 as Controlled Activities (with control limited to design and location for State Highway traffic safety considerations).	Reject	Jacks Point provisions - Considered in hearing stream 9 (resorts) and will also be considered in the mapping hearing (QLDC memo 22-12-16). No longer seeks that the provision be deleted (Jardine memo 8-2-17)	13	Urban - Jacks Point
715.14	FS1092.21	NZ Transport Agency	41.5.6	Oppose	That the submission 715.14 be disallowed.	Accept	Jacks Point provisions - Considered in hearing stream 9 (resorts) and will also be considered in the mapping hearing (QLDC memo 22-12-16). No longer seeks that the provision be deleted (Jardine memo 8-2-17)	13	Urban - Jacks Point
715.15		Jardine Family Trust and Remarkables Station Limited	41.5.8	Not Stated	Add the following: R(HB)D and-E 10-15 per Ha R(HB-SH)A-C 10-15 per Ha	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.17		Jardine Family Trust and Remarkables Station Limited	41.5.12	Not Stated	Add new U) below (i): Open Space Residential (OSR) and Open Space Landscape (OSL) limited to one residence within lot 8 DP 443832: 7m.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.18		Jardine Family Trust and Remarkables Station Limited	41.5.15	Not Stated	On any site within the EIC, R(HD), R(HD-SH), R(HB), R(HB-SH) buildings shall not exceed a maximum building coverage of 50%, except:	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.2		Jardine Family Trust and Remarkables Station Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Not Stated	Extension of the Jacks Point Zone to include the entire area depicted on the plans contained in Attachment [B] to this submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1073.58	Greig Garthwaite	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that it be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1096.23	Peter & Carol Haythornthwaite	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1103.58	Ben and Catherine Hudson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1108.58	Christine and Neville Cunningham	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes. Believes that 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. Seeks that the part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1114.58	Lingasen and Janet Moodley	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1116.58	Stephen and Karen Pearson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1145.2	John Martin Management Company Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1192.133	Murray and Jennifer Butler	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1192.58	Murray and Jennifer Butler	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1218.58	Grant and Cathy Boyd	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1219.94	Bravo Trustee Company	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. 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 issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1225.58	David Martin and Margaret Poppleton	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.2	FS1227.58	James and Elisabeth Ford	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1237.58	Kristi and Jonathan Howley	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1247.58	Mark and Katherine Davies	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1250.58	Sonia and Grant Voldseth and McDonald	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1252.94	Tim & Paula Williams	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The submitter opposes 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. 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. The submitter seeks the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1277.97	Jacks Point Residents and Owners Association	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1283.213	MJ and RB Williams and Brabant	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Reject submission	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1284.1	Lakeside Estate Homeowners Association Incorporated	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	To the extent that the submission opposes the Urban Growth Boundaries and zoning boundaries on Map 13, refuse this submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1293.58	Joanna and Simon Taverner	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1299.58	Thomas Ibbotson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1316.92	Harris-Wingrove Trust	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Submission be disallowed	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1321.58	John and Mary Catherine Holland	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.2	FS1345.9	Skydive Queenstown Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The extensions to the Jacks Point Zone, Jacks Point Structure Plan and the Urban Growth Boundary not be allowed, and a rural zoning for Lot 8 DP 443832 be retained as per the Operative District Plan.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.3		Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Not Stated	Extension of the Jacks Point Structure Plan to include all activity areas depicted on the plans contained in Attachment [8] to this submission.	Accept in Part	duplicate with 715.2	13	Urban - Jacks Point
715.4		Jardine Family Trust and Remarkables Station Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Not Stated	Extension of the Urban Growth Boundary to include the entire area depicted on the plans contained in Attachment [B] to this submission.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1073.60	Greig Garthwaite	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1096.25	Peter & Carol Haythornthwaite	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1103.60	Ben and Catherine Hudson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1108.60	Christine and Neville Cunningham	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes. Believes that 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. Seeks that the part of the submission be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1114.60	Lingasen and Janet Moodley	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1116.60	Stephen and Karen Pearson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1145.4	John Martin Management Company Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1192.135	Murray and Jennifer Butler	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1192.60	Murray and Jennifer Butler	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.4	FS1218.60	Grant and Cathy Boyd	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1219.96	Bravo Trustee Company	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. 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 issues of existing roads within Jacks Point.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1225.60	David Martin and Margaret Poppleton	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1227.60	James and Elisabeth Ford	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1237.60	Kristi and Jonathan Howley	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1247.60	Mark and Katherine Davies	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1250.60	Sonia and Grant Voldseth and McDonald	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1252.96	Tim & Paula Williams	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The submitter opposes 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. 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. The submitter seeks the submission be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1277.99	Jacks Point Residents and Owners Association	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1283.215	MJ and RB Williams and Brabant	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Reject submission	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1284.3	Lakeside Estate Homeowners Association Incorporated	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1293.60	Joanna and Simon Taverner	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1299.60	Thomas Ibbotson	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1316.94	Harris-Wingrove Trust	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Submission be disallowed	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1321.60	John and Mary Catherine Holland	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	UGB	13	Urban - Jacks Point
715.4	FS1345.10	Skydive Queenstown Limited	Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Oppose	The extensions to the Jacks Point Zone, Jacks Point Structure Plan and the Urban Growth Boundary not be allowed, and a rural zoning for Lot 8 DP 443832 be retained as per the Operative District Plan.	Accept in Part	UGB	13	Urban - Jacks Point
715.6		Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Not Stated	Policy 41.2.1.10. Delete the words "... while ensuring that development associated with those activities does not over domesticate the landscape".	Reject	Jacks Point provisions - Considered in hearing stream 9 (resorts) and will also be considered in the mapping hearing (QLDC memo 22-12-16). Relief confined to the submitter's land (Jardine memo 8-2-17).	13	Urban - Jacks Point
715.7		Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Not Stated	Policy 41.2.1.13. Add the words "and Residential (Homestead Bay) Activity Area" after the word "Area".	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.8		Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Not Stated	Delete Policy 41.2.1.26 regarding integrated infrastructure	Accept in Part	Jacks point provisions - Considered in hearing stream 9 (resorts) and will also be considered in the mapping hearing (QLDC memo 22-12-16). Relief confined to the submitter's land (Jardine memo 8-2-17).	13	Urban - Jacks Point
715.9		Jardine Family Trust and Remarkables Station Limited	41.4.6	Not Stated	41.4.6.1 Within the R(HD) A - E, R(HB) D - E, and R(HD-SH) 1 and R(HB-SH) A - C Activity Areas, any residential activity which results in either:	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12		Jardine Family Trust and Remarkables Station Limited	41.4.9	Not Stated	Delete Rule 41.4.9.16 regarding the Farm Building and Craft Activity Area	Accept	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1073.68	Greig Garthwaite	41.4.9	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1096.33	Peter & Carol Haythornthwaite	41.4.9	Oppose	Opposes. Seeks that part of the submission be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.12	FS1103.68	Ben and Catherine Hudson	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1108.68	Christine and Neville Cunningham	41.4.9	Oppose	Opposes. Believes that 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. Seeks that the part of the submission be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1114.68	Lingasen and Janet Moodley	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1116.68	Stephen and Karen Pearson	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1145.12	John Martin Management Company Limited	41.4.9	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1192.68	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1218.68	Grant and Cathy Boyd	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1225.68	David Martin and Margaret Poppleton	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1227.68	James and Elisabeth Ford	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1237.68	Kristi and Jonathan Howley	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1247.68	Mark and Katherine Davies	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1250.68	Sonia and Grant Voldseth and McDonald	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1284.11	Lakeside Estate Homeowners Association Incorporated	41.4.9	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1293.68	Joanna and Simon Taverner	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1299.68	Thomas Ibbotson	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1321.68	John and Mary Catherine Holland	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1192.143	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Believes that it will 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. . Seeks that be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1217.104	HL Dowell and MJM Brown Home Trust	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. 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 issues of existing roads within Jacks Point.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1219.104	Bravo Trustee Company	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. 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 issues of existing roads within Jacks Point.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1252.104	Tim & Paula Williams	41.4.9	Oppose	The submitter opposes 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. 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. The submitter seeks the submission be disallowed.	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1277.107	Jacks Point Residents and Owners Association	41.4.9	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1283.223	MJ and RB Williams and Brabant	41.4.9	Oppose	Reiect submission	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.12	FS1316.102	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed	Reject	Jacks Point provisions	13	Urban - Jacks Point
715.13		Jardine Family Trust and Remarkables Station Limited	41.5.2	Not Stated	Delete Rule 41.5.2.7 requiring planting 50% of each site in the OSR activity area	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.13	FS1073.69	Greig Garthwaite	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1096.34	Peter & Carol Havthornthwaite	41.5.2	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1103.69	Ben and Catherine Hudson	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1108.69	Christine and Neville Cunningham	41.5.2	Oppose	Opposes. Believes that 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. Seeks that the part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1114.69	Lingasen and Janet Moodley	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1116.69	Stephen and Karen Pearson	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1145.13	John Martin Management Company Limited	41.5.2	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1192.69	Murray and Jennifer Butler	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1218.69	Grant and Cathy Boyd	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1225.69	David Martin and Margaret Poppleton	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1227.69	James and Elisabeth Ford	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1237.69	Kristi and Jonathan Howley	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1247.69	Mark and Katherine Davies	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1250.69	Sonia and Grant Voldseth and McDonald	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1284.12	Lakeside Estate Homeowners Association Incorporated	41.5.2	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1293.69	Joanna and Simon Taverner	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1299.69	Thomas Ibbotson	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1321.69	John and Mary Catherine Holland	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1192.144	Murray and Jennifer Butler	41.5.2	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1217.105	HL Dowell and MJM Brown Home Trust	41.5.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. 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 issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1219.105	Bravo Trustee Company	41.5.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. 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 issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1252.105	Tim & Paula Williams	41.5.2	Oppose	The submitter opposes 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. 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. The submitter seeks the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1277.108	Jacks Point Residents and Owners Association	41.5.2	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.13	FS1283.224	MJ and RB Williams and Brabant	41.5.2	Oppose	Reject submission	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.13	FS1316.103	Harris-Wingrove Trust	41.5.2	Oppose	Submission be disallowed	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16		Jardine Family Trust and Remarkables Station Limited	41.5.11	Not Stated	Delete standard 41.5.11 requiring 80% of certain areas to be planted prior to construction	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1073.72	Greig Garthwaite	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1096.37	Peter & Carol Haythornthwaite	41.5.11	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1103.72	Ben and Catherine Hudson	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1108.72	Christine and Neville Cunningham	41.5.11	Oppose	Opposes. Believes that 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. Seeks that the part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1114.72	Lingasen and Janet Moodley	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1116.72	Stephen and Karen Pearson	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1145.16	John Martin Management Company Limited	41.5.11	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1192.72	Murray and Jennifer Butler	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1218.72	Grant and Cathy Boyd	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1225.72	David Martin and Margaret Poppleton	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1227.72	James and Elisabeth Ford	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1237.72	Kristi and Jonathan Howley	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1247.72	Mark and Katherine Davies	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1250.72	Sonia and Grant Voldseth and McDonald	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1284.15	Lakeside Estate Homeowners Association Incorporated	41.5.11	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1293.72	Joanna and Simon Taverner	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1299.72	Thomas Ibbotson	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1321.72	John and Mary Catherine Holland	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1192.147	Murray and Jennifer Butler	41.5.11	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1217.108	HL Dowell and MJM Brown Home Trust	41.5.11	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. 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 issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1219.108	Bravo Trustee Company	41.5.11	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. 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 issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1252.108	Tim & Paula Williams	41.5.11	Oppose	The submitter opposes 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. 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. The submitter seeks the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.16	FS1277.111	Jacks Point Residents and Owners Association	41.5.11	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1283.227	MJ and RB Williams and Brabant	41.5.11	Oppose	Reject submission	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.16	FS1316.106	Harris-Wingrove Trust	41.5.11	Oppose	Submission be disallowed	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19		Jardine Family Trust and Remarkables Station Limited	41.5.15	Not Stated	Delete standard 41.5.15.4 limiting coverage in the village to 21,500m2	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1073.75	Greig Garthwaite	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1096.40	Peter & Carol Haythornthwaite	41.5.15	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1103.75	Ben and Catherine Hudson	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1108.75	Christine and Neville Cunningham	41.5.15	Oppose	Opposes. Believes that 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. Seeks that the part of the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1114.75	Lingasen and Janet Moodley	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1116.75	Stephen and Karen Pearson	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1145.19	John Martin Management Company Limited	41.5.15	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1192.75	Murray and Jennifer Butler	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1218.75	Grant and Cathy Boyd	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1225.75	David Martin and Margaret Poppleton	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1227.75	James and Elisabeth Ford	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1237.75	Kristi and Jonathan Howley	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1247.75	Mark and Katherine Davies	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1250.75	Sonia and Grant Voldseth and McDonald	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1284.18	Lakeside Estate Homeowners Association Incorporated	41.5.15	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1293.75	Joanna and Simon Taverner	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1299.75	Thomas Ibbotson	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1321.75	John and Mary Catherine Holland	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1192.150	Murray and Jennifer Butler	41.5.15	Oppose	Opposes this submission. Believes that it will 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. Seeks that be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1217.111	HL Dowell and MJM Brown Home Trust	41.5.15	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. 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 issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1219.111	Bravo Trustee Company	41.5.15	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. 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 issues of existing roads within Jacks Point.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Issue Reference	Map no	Sub-group
715.19	FS1252.111	Tim & Paula Williams	41.5.15	Oppose	The submitter opposes 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. 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. The submitter seeks the submission be disallowed.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1277.114	Jacks Point Residents and Owners Association	41.5.15	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1283.230	MJ and RB Williams and Brabant	41.5.15	Oppose	Reject submission	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point
715.19	FS1316.109	Harris-Wingrove Trust	41.5.15	Oppose	Submission be disallowed	Accept in Part	Jacks Point provisions	13	Urban - Jacks Point

**APPENDIX 2 – SUBMISSIONS RECOMMENDED TO BE ACCEPTED OR
ACCEPTED IN PART THAT REQUIRE CHANGES TO THE PDP MAPS**

APPENDIX 2

Queenstown Mapping – Hearing Stream 13 (Group 1D)

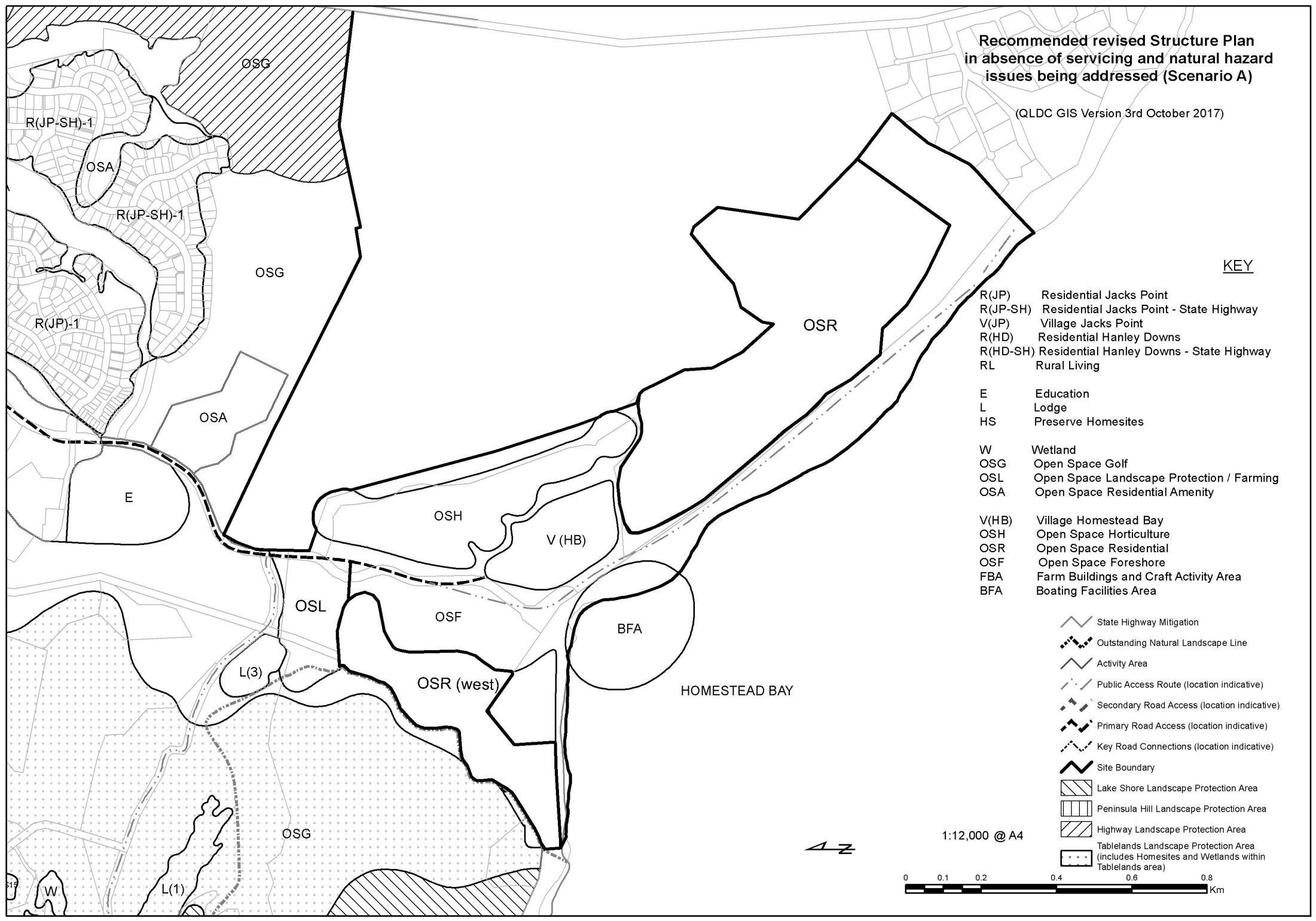
Submission recommended to be accepted or accepted in part that requires a change to the PDP notified Planning Maps.

Submitter	Summary of Relief Sought	S42a and Rebuttal recommendation	Reply recommendation	Reference to the Council supporting evidence and mapping annotations
1D Queenstown Urban – Jacks Point Zone Extension				
<u>Homestead Bay</u>				
Jardine Family Trust & Remarkables Station Limited (715)	Extend the Jacks Point Zone by rezoning land from Rural to Jacks Point Zone in the Homestead Bay area.	Accept in part (Scenario A only)	No change	No change

APPENDIX 3 – AMENDED STRUCTURE PLAN

**Recommended revised Structure Plan
in absence of servicing and natural hazard
issues being addressed (Scenario A)**

(QLDC GIS Version 3rd October 2017)



KEY

- R(JP) Residential Jacks Point
- R(JP-SH) Residential Jacks Point - State Highway
- V(JP) Village Jacks Point
- R(HD) Residential Hanley Downs
- R(HD-SH) Residential Hanley Downs - State Highway
- RL Rural Living

- E Education
- L Lodge
- HS Preserve Homesites

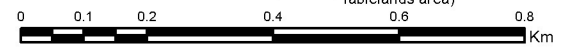
- W Wetland
- OSG Open Space Golf
- OSL Open Space Landscape Protection / Farming
- OSA Open Space Residential Amenity

- V(HB) Village Homestead Bay
- OSH Open Space Horticulture
- OSR Open Space Residential
- OSF Open Space Foreshore
- FBA Farm Buildings and Craft Activity Area
- BFA Boating Facilities Area

- State Highway Mitigation
- Outstanding Natural Landscape Line
- Activity Area
- Public Access Route (location indicative)
- Secondary Road Access (location indicative)
- Primary Road Access (location indicative)
- Key Road Connections (location indicative)
- Site Boundary
- Lake Shore Landscape Protection Area
- Peninsula Hill Landscape Protection Area
- Highway Landscape Protection Area
- Tablelands Landscape Protection Area (includes Homesites and Wetlands within Tablelands area)



1:12,000 @ A4



APPENDIX 4

SECTION 32AA EVALUATION

1. The noise contour rule in relation to the OSR (west) Activity Area

27.7.13	<p>Jacks Point Zone</p> <p><i>Subdivision within the OSR (west) Activity Area of the Jacks Point Zone shall provide noise modelling data that identifies the 55dB Ldn contour based on any consented operations from the airstrip on Lot 8 DP 443832 and a consent notice shall be registered on any title that includes land that is located between the 55dB Ldn contour and the airstrip preventing any ASAN from locating on these sites.</i></p>	NC
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Costs	Benefits	Effectiveness & Efficiency
<p>Financial costs incurred by the developer in undertaking noise modelling.</p> <p>Financial costs incurred by the developer from limiting the range of landuses allowed within the 55 dB Ldn contour.</p>	<p>Increased certainty and reduced financial costs/ financial benefits for those operating from the airstrip as a result of mitigating reverse sensitivity effects.</p> <p>Amenity and safety benefits from avoiding ASANs within areas where it is known that such effects will result.</p>	<p>This provision will be effective and efficient at achieving:</p> <ul style="list-style-type: none"> • The Jacks Point Zone Objective 41.2.1 and policies 41.2.1.8 and 41.2.1.21 (although it is noted the objective does not specifically consider residential amenity). • The Strategic Directions Objective 3.2.1.4 regarding tourism.

2. Evaluation in respect of amendments to provisions recommended in my rebuttal evidence dated 11 July 2017

Note: Black text is notified text, **red text** is the Chapter 41 right of reply changes, and **green text** is my recommended changes in the s42A. Green double underlined text is the changes recommended in my rebuttal evidence.

a) Adding control over natural hazards in the OSR area

41.4.3.2	<p>Residential buildings located within the Homesite (HS), <u>Open Space Residential (OSR) and Rural Living (RL) Activity Areas</u> (HS Activity Areas), with Council's control reserved to the matters listed above in Rule 41.4.3.1 (Lodge Area) and, in addition:</p> <ul style="list-style-type: none"> • <u>The protection and enhancement of Wetland areas within and adjacent to the site in the Homesite Activity Area.</u> • <u>Any effects on the ability to implement and maintain the comprehensive vegetation plan required at the time of subdivision and to protect existing native vegetation in the Rural Living Activity Area</u> • <u>The extent of native planting proposed in the OSR Area and the positive effects on nature conservation values as a result of such planting.</u> • <u>Natural hazards in the OSR Activity Area</u> 	<u>C</u>
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Costs	Benefits	Effectiveness & Efficiency
<p>Financial costs incurred by the developer in undertaking hazard assessments and mitigation methods at the time of consent. However, it will not make the resource consent status any more onerous and therefore any additional consenting costs and uncertainty will be limited.</p> <p>Potential financial costs incurred by the developer from limiting the location of dwellings (resulting in smaller sections) and/ or undertaking physical mitigation measures.</p>	<p>Human safety benefits from sufficiently mitigating the natural hazard at resource consent stage. Financial and health benefits to the wider community by ensuring risks are of an acceptable level.</p> <p>Increased certainty to purchasers of sites within the hazard prone area.</p> <p>No loss in the total number of dwellings that can be developed within the OSR (west) area.</p>	<p>This provision will be effective and efficient at achieving the Natural Hazards Objective 28.3.1.</p> <p>It will be efficient in that it recognises that subdivision and development of the OSR (west) land will still be possible, provided it is done in a manner that limits the potential risk to an acceptable level.</p>

(i) Amendments to Policy 41.2.1.26 and rules 41.5.1.13 and 41.5.1.14

41.2.1.26 Ensure substantial native revegetation of the gully within the lake foreshore (OSF) and the open spaces within Homestead Bay and Home site activity areas within the Tablelands Landscape Protection Area and encourage native planting of the open space Activity Areas (OSF, OSL, and OSG) within Homestead Bay.

41.5.1.13 Open Space - Foreshore (OSF) - ~~The regeneration of native endemic species over 80% of the land area, and retention of open space.~~

41.5.1.14 Open Space - Residential (OSR) - ~~39 residential units set within a regenerating foreshore environment.~~

Costs	Benefits	Effectiveness & Efficiency
<p>May result in less re-vegetation than under the notified PDP.</p>	<p>The regeneration planting reinforces the existing planting patterns rather than creating a new character (from largely pastoral to one of regenerating bush).</p> <p>More enforceable and more easily maintained in perpetuity as the regeneration planting is focussed in a single location, which is likely to be held in a single ownership.</p> <p>The controlled resource consent required for building and associated landscaping will encourage native vegetation and such planting can be monitored and enforced (unlike under the notified PDP provisions).</p> <p>Likely to result in lower consenting and planting costs to developers and subsequent landowners.</p>	<p>Will be effective and efficient in:</p> <ul style="list-style-type: none"> • Achieving Jacks Point Objective 41.2.1, including policies 41.2.1.6 (regarding existing ecological values) and 41.2.1.26 (as amended by my rebuttal evidence); • Better aligning rules 41.5.1.13 and 41.5.2.14 with Policy 41.2.1.26; • Aligning the policies with recommended amended Rule 41.5.3.7 (which makes building and associated landscaping a controlled activity).