

Part Six – Special Zones

Submitter Number: 430 **Submitter:** Ayrburn Farm Estate Ltd
Contact Name: Amy Wilson-White **Email:** amyw@brownandcompany.co.nz
Address: PO Box 1467, Queenstown, New Zealand, 9348

Point Number 430.15 **Provision:** 7-Part Six - Special Zones

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Relating to the proposed rezoning options, the submitter seeks that the land be rezoned to an Ayrburn residential zone, with appropriate controls as follows:

(a) A Concept Development Plan, being the same or similar to that shown in Figure 4, attached to submission 430

- (b) Limitations to 125 residential units, to avoid adverse effects on traffic and reticulated services;
 - (c) Limitations on the location of development and inclusion of buffer areas for screen planting, taking into account the visibility from surrounding roads and the visibility from and amenities of surrounding residential properties;
 - (d) Avoidance of development on the highly visible slopes;
 - (e) Height restrictions to avoid undue effects of visibility when viewed from outside the property.
 - (f) Provisions requiring retention and adaptive reuse of the historic buildings on the site should be included.
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Submitter Number: 480 **Submitter:** Lloyd James Veint, Arcadia Station
Contact Name: Carey Vivian **Email:** carey@vivianespie.co.nz
Address: PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 480.2 **Provision:** 7-Part Six - Special Zones

Position: Not Stated

Summary of Submission Supports land zoned Special Zone – Arcadia (Rural Visitor Zone) and seeks no changes to the objectives, policies and rules associated with that zone.

Retain Rural Visitor Zone provisions over the area identified as Special Zone – Arcadia within Proposed District Plan Map 9 - Glenorchy Rural, Lake Wakatipu.

Submitter Number:	583	Submitter:	Glendhu Bay Trustees Limited
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		
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Point Number	583.6	Provision:	7-Part Six - Special Zones
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Insert a new Chapter 44 into the Part Six Special Zones entitled "Glendhu Station Zone", with the provisions contained within the Appendix to this submission		

Submitter Number:	638	Submitter:	Northlake Investments Ltd
Contact Name:	James Aoake	Email:	reception@jea.co.nz
Address:	PO Box 95, Queenstown, New Zealand, 9348		
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Point Number	638.1	Provision:	7-Part Six - Special Zones
Position:	Not Stated		
Summary of Submission	Create a new Chapter 44 for the Proposed Plan entitled "Northlake Special Zone" and insert the attached PC45 Plan Provisions in full, subject to the following amendments: a) Delete any references to Activity Area A and amend the Northlake Special Zone Structure Plan to exclude Activity Area A (which will therefore retain its notified Rural Residential zoning). b) Include any final amendments to the PC45 plan provisions which result from the Environment Court's final decision when it issues.		

Chapter 41 – Jacks Point

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.19	Provision:	287-41 Jacks Point Zone
Position:	Support		
Summary of Submission	Support the Jacks Point Zone		

Submitter Number:	131	Submitter:	Joanna & Simon Taverner
Contact Name:		Email:	jo_dey@hotmail.com
Address:	47 McChesney Road, Arthurs Point, Queenstown, New Zealand, 9371		

Point Number	131.1	Provision:	287-41 Jacks Point Zone
Position:	Oppose		

Summary of Submission	Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.		
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Point Number	131.2	Provision:	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1
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Position:	Other - Please clearly indicate your position in your submission below		
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Summary of Submission	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point		
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portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

Point Number 131.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number 131.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 131.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Not Stated

Summary of Submission Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 131.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

Point Number 131.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Oppose

Summary of With the exception / incorporation of points raised in support of the proposed District Plan in this

Submission submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Point Number 131.8 **Provision:** 287-41 Jacks Point Zone

Position: Support

Summary of Submission Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

Point Number 131.9 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

Position: Support

Summary of Submission Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

Point Number 131.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Not Stated

Summary of Submission Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.

Point Number 131.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

Point Number 131.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

Point Number 131.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 131.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 131.15 **Provision:** 287-41 Jacks Point Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Point Number 131.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Submitter Number: 178 **Submitter:** trustee for the JH Dowell Trust
Contact Name: Hamish Dowell **Email:** hamish.d@daypoint.co.nz
Address: PO Box 302860, North Harbour, North Shore City, New Zealand, 0751

Point Number 178.1 **Provision:** 287-41 Jacks Point Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission a) Use or replicate (to the extent necessary) the existing Jacks Point Resort Zone objectives and policies , rules, and assessment criteria, OR alternatively,

b) Amend the proposed Jacks Point Zone as requested in this submission and shift the provisions relating to the Hanley Downs land into a new Hanley Downs Zone; utilising the proposed plan provisions applicable to the Hanley Downs land.

Point Number 178.2 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend the Jacks Point (JP) Residential neighbourhood and Open space annotations on the proposed Structure Plan so that the landscape and amenity values and planned outcomes provided for in the operative JP structure plan can continue to be achieved

Point Number 178.3 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission In the Jacks Point Open Space areas remove provision for commercial farming activities while allowing for seasonal haymaking (for use outside the Zone) and for occasional low intensity grazing be sheep only

Point Number 178.4 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 316-41.2.1.26

Position: Oppose

Summary of Submission Delete proposed Policy 41.2.1.26 and otherwise amend the proposed zone provisions so that provision of integrated infrastructure (incl roading) and servicing can be developed if appropriate, agreed, and commercially viable.

Submitter Number: 185 **Submitter:** James & Elisabeth Ford

Contact Name: **Email:** jfordpcs@gmail.com

Address: 4 Kinross Lane, Jacks Point, Queenstown, New Zealand, 9300

Point Number 185.1 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission With the exception of / incorporation of points raised in support of the proposed district Plan, the operative District plan objectives, policies, rules and structure plan as it relates to the Jacks Point portion of the Jacks Point Special Zone is re-instated.

Point Number 185.2 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission We consider that a district plan rule should be added that specifically refers to assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes, etc., as if the Jack's Point vision becomes compromised (i.e., increased residential density over and above what is anticipated) there needs to be a framework within the district plan for the existing residents to be appropriately considered.

Submitter Number: 195 **Submitter:** Alexander Schrantz

Contact Name: **Email:** alex_schrantz@hotmail.com

Address: House A1, 6 Mount Davis Road, Pokfulam, Hong Kong, Hong Kong, 0000

Point Number 195.1 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission

1. No change to the existing Open Space and Landscape Protection Area zoning; no Farm Preserve Activity Areas
2. No public access route in the proposed location; retain the prior access via Stragglers Loop

Submitter Number:	203	Submitter:	Karen Hansen
Contact Name:		Email:	ngeddes@cfma.co.nz
Address:	PO Box 553, Queenstown, New Zealand, 9348		
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Point Number	203.1	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6
Position:	Oppose		
Summary of Submission	Oppose. Maori Jack Road is a private road. Requests that Maori Jack Road vests into Council ownership in its current state and form prior to residential development and subdivision occurring within Hanley Downs or Woolshed Bay.		
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Submitter Number:	207	Submitter:	Julie & William Jamieson
Contact Name:		Email:	julie.jamieson@xtra.co.nz
Address:	9/67 Andrews Road, Queenstown, New Zealand, 9300		
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Point Number	207.1	Provision:	287-41 Jacks Point Zone
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	With the exception of / incorporation of points raised in support of the proposed district Plan, submitter requests that the operative District plan objectives, policies, rules and structure plan as it relates to the Jacks Point portion of the Jacks Point Special Zone are re-instated.		
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Point Number	207.2	Provision:	287-41 Jacks Point Zone
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

Submitter considers that a district plan rule should be added that specifically refers to assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes, etc., as if the Jack's Point vision becomes compromised (i.e., increased residential density over and above what is anticipated) there needs to be a framework within the district plan for the existing residents to be appropriately considered.

Submitter Number: 246**Submitter:** Amy Bayliss**Contact Name:****Email:** amybayliss@gmail.com**Address:** 2B Amber Close, RD 1, Queenstown, New Zealand, 9371**Point Number** 246.1**Provision:** 287-41 Jacks Point Zone**Position:** Oppose**Summary of Submission**

Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

Point Number 246.2**Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1**Position:** Other - Please clearly indicate your position in your submission below**Summary of Submission**

With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

Point Number 246.3**Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan**Position:** Not Stated**Summary of Submission**

With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents

and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number 246.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 246.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 246.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

Point Number 246.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Point Number 246.8 **Provision:** 287-41 Jacks Point Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

Point Number	246.9	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
Position:	Support		
Summary of Submission	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		

Point Number	246.10	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
Position:	Support		
Summary of Submission	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		

Point Number	246.11	Provision:	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		

Point Number	246.12	Provision:	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.		

Point Number	246.13	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		

Point Number 246.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 246.15 **Provision:** 287-41 Jacks Point Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Point Number 246.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Submitter Number: 259 **Submitter:** Duncan & Sheena Ashford & Ashford-Tait

Contact Name: **Email:** duncanandsheena@mac.com

Address: PO Box 2579, Wakatipu, Queenstown, New Zealand, 9349

Point Number 259.1 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as

per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

Point Number 259.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

Point Number 259.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number 259.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 259.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 259.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

Point Number 259.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Not Stated

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Point Number 259.8 **Provision:** 287-41 Jacks Point Zone

Position: Support

Summary of Submission Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

Point Number 259.9 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

Position: Support

Summary of Submission Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

Point Number 259.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.

Point Number 259.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

Point Number 259.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

Point Number 259.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 259.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 259.15 **Provision:** 287-41 Jacks Point Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Point Number	259.16	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

Submitter Number:	284	Submitter:	Maria & Matthew Thomson
Contact Name:		Email:	thomsonplastering@xtra.co.nz
Address:	12 Bretby Court, Jacks Point, Queenstown, New Zealand, 9371		

Point Number	284.1	Provision:	287-41 Jacks Point Zone
Position:	Oppose		
Summary of Submission	Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.		

Point Number	284.2	Provision:	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1
Position:	Oppose		
Summary of Submission	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.		

Point Number	284.3	Provision:	287-41 Jacks Point Zone > 456-41.7 Structure Plan
Position:	Oppose		

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number 284.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Oppose

Summary of Submission Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and request that there be no residential and/ or commercial subdivision and development in this area.

Point Number 284.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Oppose

Summary of Submission Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 284.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Oppose

Summary of Submission Specifically retain the rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

Point Number 284.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Point Number 284.8 **Provision:** 287-41 Jacks Point Zone

Position: Support

Summary of Submission Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

Point Number 284.9 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

Position: Support

Summary of Submission Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

Point Number 284.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Support

Summary of Submission Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.

Point Number 284.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

Point Number 284.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

Point Number 284.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Add a district plan rule that specifically refers to an assessment of effects on neighbouring

Submission properties/ neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 284.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 284.15 **Provision:** 287-41 Jacks Point Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Point Number 284.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Submitter Number: 316 **Submitter:** Karen Page

Contact Name: **Email:** karen_page1@hotmail.com

Address: PO Box 46, Queenstown, NZ, 9300

Point Number 316.1 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies

Position: Oppose

Summary of Submission Require council approval for any future changes to the Jacks Point residential design guidelines (as is currently the requirement) to ensure independence and alignment with the objectives and policies.

Point Number 316.2 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP and that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP; b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this; c) the provisions should generally reflect where applicable, the intent of the covenants and consent notices for this zone (e.g. relating to residential flats and the further subdivision of certain areas).

Point Number 316.3 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

Point Number 316.4 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number 316.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Oppose

Summary of Submission Specifically retain the following rule: "(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 316.6 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Oppose

Summary of Submission Specifically retain the following rule: "(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 316.7 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Oppose

Summary of Submission Specifically retain the rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

Point Number 316.8 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Point Number 316.9 **Provision:** 287-41 Jacks Point Zone

Position: Support

Summary of Submission Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

Point Number 316.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

Position: Support

Summary of Submission Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this

is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

Point Number 316.11 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Support

Summary of Submission Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.

Point Number 316.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

Point Number 316.13 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

Point Number 316.14 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 316.15 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc,

because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 316.16 **Provision:** 287-41 Jacks Point Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Point Number 316.17 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Submitter Number: 342 **Submitter:** Scope Resources Ltd & Southern Beaver Ltd

Contact Name: Nick Geddes **Email:** ngeddes@cfma.co.nz

Address: PO Box 553, Queenstown, New Zealand, 9348

Point Number 342.1 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Oppose

Summary of Submission Proposed amendments to the Jacks Point Structure Plan boundaries are removed from the Proposed District Plan.

Point Number 342.2 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 339-41.4.6

Position: Oppose

Summary of Submission	Proposed amendments to the Jacks Point Structure Plan boundaries are removed from the Proposed District Plan		
Point Number	342.3	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6 > 409-41.5.6.2
Position:	Oppose		
Summary of Submission	<p>Rule 41.5.6.2 is amended to read:</p> <p><i>"In advance of 224(c) being issued for any residential development in the R(HD) Residential Activity Areas a roundabout intersection constructed to New Zealand Transport Agency standards and available for public use should be constructed at Woolshed Road. This roundabout should enable access for land to the east."</i></p>		

Submitter Number:	383	Submitter:	Queenstown Lakes District Council
Contact Name:	Vanessa van Uden	Email:	mayor@qldc.govt.nz
Address:	Private Bag 50072, Queenstown, New Zealand, 9348		
Point Number	383.73	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 329-41.4.3
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	<p>Delete reference to design guidelines through the chapter as, whilst Design Guidelines are specified in the zone purpose as a “non-regulatory method”, they are then referenced in the matters of control within Rule 41.4.3 without specific reference to a document version or year. Compliance with design guidelines is managed by Jacks Point in accordance with by-laws, consent notices/covenants and processes external to the District Plan, such as the design review board. Reviewing developments against these design guidelines by council is a duplication of this process and as currently worded, it is uncertain as to which version of the guidelines would apply.</p>		
Point Number	383.74	Provision:	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	<p>Delete reference to design guidelines through the chapter as, whilst Design Guidelines are specified in the zone purpose as a “non-regulatory method”, they are then referenced in the matters of control within Rule 41.4.3 without specific reference to a document version or year. Compliance with design guidelines is managed by Jacks Point in accordance with by-laws, consent notices/covenants and processes external to the District Plan, such as the design review</p>		

board. Reviewing developments against these design guidelines by council is a duplication of this process and as currently worded, it is uncertain as to which version of the guidelines would apply.

Point Number 383.75 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 335-41.4.4

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Delete reference to design guidelines through the chapter as, whilst Design Guidelines are specified in the zone purpose as a “non-regulatory method”, they are then referenced in the matters of control within Rule 41.4.3 without specific reference to a document version or year. Compliance with design guidelines is managed by Jacks Point in accordance with by-laws, consent notices/covenants and processes external to the District Plan, such as the design review board. Reviewing developments against these design guidelines by council is a duplication of this process and as currently worded, it is uncertain as to which version of the guidelines would apply.

Point Number 383.76 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 413-41.5.8

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend Rule 41.5.8.2 to clarify the intent of this rule.

Point Number 383.77 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 430-41.5.13

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend Rule 41.5.13.1 by adding the words “and the night sky” to end of sentence in order to limit impacts.

Submitter Number: 524 **Submitter:** Ministry of Education

Contact Name: Julie McMinn **Email:** julie.mcminn@opus.co.nz

Address: Private Bag 1913, Dunedin, New Zealand, 9054

Point Number 524.50 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies >

Position: Support

Summary of Submission Retain

Point Number 524.51 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 305-41.2.1.15

Position: Support

Summary of Submission Retain

Point Number 524.52 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 309-41.2.1.19

Position: Support

Summary of Submission Retain

Submitter Number: 540 **Submitter:** Clive and Sally Geddes

Contact Name: **Email:** clivegeddes@xtra.co.nz

Address: New Zealand, 0

Point Number 540.1 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Retain by amendment to the PDP the existing Jacks Point Resort Zone Objective, Policies, Rules and assessment criteria.

Point Number 540.2 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend the Residential neighbourhood and Open Space notations in the PDP Structure Plan so that the landscape, amenity value, open space and residential outcomes provided for in the existing Special Resort Zone Part 12 can continue to be achieved in the Jacks Point Activity Area

Point Number 540.3 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 316-41.2.1.26

Position: Oppose

Summary of Submission Delete proposed Policy 41.2.1.26 and change the proposed zone provisions so that integrated infrastructure provision and servicing can be developed if appropriate and commercially viable.

Point Number 540.4 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Amend the proposed Jacks Point zone to replicate in their entirety the objective and associated policies, activity table and development controls and assessment criteria presently found in Part 12 (Jacks Point Resort Zone) save for those provisions which have no further utility or relevance, and create a new Hanley Downs zone utilising the proposed plan provisions applicable to the Hanley Downs land;

Submitter Number: 547 **Submitter:** J M Smith, Bravo Trustee Company Limited & S A Freeman

Contact Name: Scott Freeman **Email:** scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 547.1 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission That Jacks Point Zone should be split from the Millbrook and Waterfall Park Zones

Point Number 547.2 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

Position: Not Stated

Summary of Submission Subject to compliance with the Jacks Point Design Guidelines, the submitter supports removing the need for a resource consent for every stand-alone residential dwelling.

Point Number 547.3 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission Supports a range of housing options being provided in the District, and agrees there is potential that Jacks Point can absorb such provided any further residential intensification at Jacks Point is controlled so as to ensure such development is sympathetic to the environment and the existing residential amenity at Jacks Point.

Point Number 547.4 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission Jacks Point, Homestead Bay and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP as a) Jacks Point deserves its own specific zone with associated objectives, policies and methods; b) neither Hanley Downs or Homestead Bay will have covenants or other legislative methods and controls placed upon the development (individual lots, streetscapes, reserves and open space) in these zones to the same degree that have been applied to Jacks Point, and as such the development outcome in these zones will appear vastly different to Jacks Point; c) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development; and d) the unique and special character of Jacks Point should be preserved and enhanced and we do not consider that the PDP creates a framework capable of achieving this.

Point Number 547.5 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

Position: Not Stated

Summary of Submission With the exception/ incorporation of points raised in support of the proposed District Plan (listed above), re-instate the Operative District Plan objectives and policies.

Point Number 547.6 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Not Stated

Summary of Submission With the exception/ incorporation of points raised in this submission in support of the proposed District Plan, re-instate the Operative District Plan rules, noting in particular that no residential or commercial development should be allowed in those 'open space' areas shown on the operative Structure Plan that are owned by the Jacks Point Residents and Owners Association ("JPROA"); and that the increase or reallocation of residential 'density' within Jacks Point without proper regard for the existing amenity values (both landscape and residential) at Jacks Point is opposed.

Point Number	547.7	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
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Position:	Not Stated
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Summary of Submission	With the exception/ incorporation of points raised in this submission in support of the proposed District Plan, re-instate the Operative District Plan rules, noting in particular that no residential or commercial development should be allowed in those 'open space' areas shown on the operative Structure Plan that are owned by the Jacks Point Residents and Owners Association ("JPROA"); and that the increase or reallocation of residential 'density' within Jacks Point without proper regard for the existing amenity values (both landscape and residential) at Jacks Point is opposed.
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Point Number	547.8	Provision:	287-41 Jacks Point Zone > 456-41.7 Structure Plan
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Position:	Not Stated
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Summary of Submission	With the exception/ incorporation of points raised in the submission in support of the proposed District Plan, re-instate the Operative District Plan structure plan as it relates to the Jacks Point portion of the Jacks Point Special Zone, noting in particular that all 'open space' activities areas currently shown on the Operative Jacks Point Structure Plan that are owned by the Jacks Point Residents and Owners Association ("JPROA") should remain as such.
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Point Number	547.9	Provision:	287-41 Jacks Point Zone
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Position:	Not Stated
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Summary of Submission	Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.
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Point Number	547.10	Provision:	287-41 Jacks Point Zone
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Position:	Not Stated
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Summary of Submission	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.
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Submitter Number:	567	Submitter:	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust
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Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
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Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 567.2 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Support

Summary of Submission Support the continued provision of the Lodge Activity Areas within the JPRZ.

Point Number 567.3 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 353-41.4.9.6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support the continued provision of the Lodge Activity Areas within the JPRZ but oppose in part Rule 41.4.9.6 in that a) residential activities should also be allowed in the Lodge Activity Area, in combination with visitor accommodation activities, restaurants and conference facilities, and b), this rule should also be amended to incorporate 'meeting facilities' as per Rule 12.2.5.1(i)(g) in the Operative District Plan.

Point Number 567.4 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

Position: Support

Summary of Submission Support replacing the existing JPRZ objective (12.1.4.3) with the proposed JPRZ objective 41.2.1.

Point Number 567.5 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies

Position: Support

Summary of Submission Support replacing the existing JPRZ policies with the proposed JPRZ policies that are relevant to the Lodge Activity Areas

Point Number 567.6 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 329-41.4.3 > 330-41.4.3.1

Position: Support

Summary of Submission Support the controlled activity status for buildings (including the addition, alteration or construction of buildings) pursuant to Rule 41.4.3.1 within the Lodge Activity Areas.

Point Number 567.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 335-41.4.4 > 336-41.4.4.1

Position: Support

Summary of Submission Support the controlled activity status for any tennis court located in the smaller Lodge Activity Area pursuant to Rule 41.4.4.1.

Point Number 567.8 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Support

Summary of Submission Support Rule 41.5.12.1 that provides for building height between 5m and 7.5m as a restricted discretionary activity in the Lodge Activity Areas and Rule 41.5.12.2(h) that provides for a maximum building height of 7.5m in the Lodge Activity Areas.

Point Number 567.9 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Expand the Lodge Activity Area across Lot 3 and Lot 1 DP 447241 (as illustrated in Appendix A and B of the submission) and incorporate a Lodge Parking Activity Area ("LP") in the extreme eastern area of Lot 2.

Point Number 567.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Expand the Lodge Activity Area across Lot 3 and Lot 1 DP 447241 (as illustrated in Appendix A and B of the submission) and incorporate a Lodge Parking Activity Area ("LP") in the extreme eastern area of Lot 2.

Point Number 567.11 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 346-41.4.8

Position: Oppose

Summary of Submission Opposes in part the restricted discretionary status for the sale of liquor pursuant to Rule 41.4.8 in the Lodge Activity Area, requesting that, in the Lodge Activity Areas, the sale of liquor should be classified as a controlled activity.

Point Number 567.12 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 395-

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Delete the earthworks rules 41.5.4.1 and 41.5.4.2 as such relate to the Lodge Activity Area, with the replacement of these rules with the operative earthworks rule 12.2.3.3.

Point Number 567.20 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Submitter Number: 576 **Submitter:** Neville Andrews

Contact Name: **Email:** neandrews1@gmail.com

Address: PO Box 2316, Wakatipu, New Zealand, 9349

Point Number 576.1 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

Point Number 576.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

Point Number 576.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number 576.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 576.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 576.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

Point Number 576.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the

receiving environment of Jacks Point.

Point Number 576.8 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

Point Number 576.9 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

Position: Support

Summary of Submission Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

Point Number 576.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Support

Summary of Submission Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.

Point Number 576.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

Point Number 576.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Not Stated

Summary of Submission Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

Point Number	576.13	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
Position:	Not Stated		
Summary of Submission	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		

Point Number	576.14	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
Position:	Not Stated		
Summary of Submission	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		

Point Number	576.15	Provision:	287-41 Jacks Point Zone
Position:	Not Stated		
Summary of Submission	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		

Point Number	576.16	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

Submitter Number:	582	Submitter:	Tony & Bev Moran
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Contact Name:

Email:

tonyandbev@xtra.co.nz

Address:

139 Mabers Road, Kaiapoi RD2, New Zealand, 7692

Point Number

582.1

Provision:

287-41 Jacks Point Zone

Position:

Oppose

Summary of Submission

Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

Point Number

582.2

Provision:

287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

Position:

Not Stated

Summary of Submission

With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

Point Number

582.3

Provision:

287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number

582.4

Provision:

287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Specifically retain the following rule: "(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number	582.5	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Specifically retain the following rule: " <i>(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space</i> " and that there be no residential and/ or commercial subdivision and development in this area.		

Point Number	582.6	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.		

Point Number	582.7	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

Point Number	582.8	Provision:	287-41 Jacks Point Zone
Position:	Support		
Summary of Submission	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		

Point Number	582.9	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		

Point Number	582.10	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
Position:	Support		
Summary of Submission	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		

Point Number	582.11	Provision:	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		

Point Number	582.12	Provision:	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.		

Point Number	582.13	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		

Point Number	582.14	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed		

district plan for the existing residents to be appropriately considered.

Point Number 582.15 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Point Number 582.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Submitter Number: 601 **Submitter:** Tim & Paula Williams

Contact Name: **Email:** tim@southernplanning.co.nz

Address: 31 Avalon Crescent, Queenstown, New Zealand, 9300

Point Number 601.1 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support the rules relating to residential dwellings within Jacks Point not requiring dwellings to obtain resource consent for design review purposes.

Point Number 601.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Reinstate the operative District Plan Objective and policies as they relate to Jacks Point. Alternatively, make alterations to the proposed provisions to ensure the design, amenity, character, open space, and landscape qualities that exist within Jacks Point and are provided for by the operative District Plan are provided for in Chapter 41.

Point Number 601.3 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Reinstate the operative District Plan rules (with the exemption of the controlled activity requirement for residential dwellings) as they relate to Jacks Point. Alternatively, make alterations to the proposed provisions to ensure the design, amenity, character, open space, and landscape qualities that exist within Jacks Point and are provided for by the operative District Plan are provided for in Chapter 41.

Point Number 601.4 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Reinstate the operative District Plan rules (with the exemption of the controlled activity requirement for residential dwellings) as they relate to Jacks Point. Alternatively, make alterations to the proposed provisions to ensure the design, amenity, character, open space, and landscape qualities that exist within Jacks Point and are provided for by the operative District Plan are provided for in Chapter 41.

Point Number 601.5 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Reinstate the operative District Plan structure plan as it relates to Jacks Point. Alternatively, make alterations to the proposed provisions to ensure the design, amenity, character, open space, and landscape qualities that exist within Jacks Point and are provided for by the operative District Plan are provided for in Chapter 41.

Point Number 601.6 **Provision:** 287-41 Jacks Point Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Make any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Submitter Number:	603	Submitter:	Alpine Trust
Contact Name:	Justine & Tom Bamber	Email:	
Address:	PO Box 2160, Queenstown, New Zealand, 9349		

Point Number	603.1	Provision:	287-41 Jacks Point Zone
Position:	Not Stated		
Summary of Submission	<p>The submitter seeks that, with the exception/incorporation of the points noted in the submission in support of the PDP as it relates to Jacks Point, the Operative objectives, policies, rules and structure plan as it relates to the Jacks Point portion of the Jacks Point Special Zone is re-instated.</p> <p>OR</p> <p>Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in the submission.</p>		

Point Number	603.2	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
Position:	Not Stated		
Summary of Submission	<p>Add a rule to the Jacks Point Special Zone that requires assessment of effects on neighbouring properties/neighbourhoods for resource consent applications, plan changes etc</p> <p>OR</p> <p>Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in the submission.</p>		

Submitter Number:	605	Submitter:	Margaret Joans Williams
Contact Name:		Email:	

Address: 79H Kelmarna Avenue, Herne Bay, Auckland, New Zealand, 1011

Point Number 605.1 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission Use or replicate the operative Jacks Point Resort Zone objectives, policies, rules or assessment criteria and amend the Jacks Point Residential neighbourhood and Open Space notations on the proposed structure plan in order that the landscape and amenity values and the planned residential and open space development outcomes provided for in the existing Jacks Point zone can continue to be achieved.

OR

Amend the proposed Jacks Point zone as requested above and shift the provisions relating to Hanley Downs land into a new Hanley Downs Zone, utilising the proposed Plan provisions applicable to Hanley Downs.

OR

Make any further or additional changes needed to give effect to this submission.

Point Number 605.2 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission In the Jacks Point Open Space areas remove provision for commercial farming activities while allowing for seasonal haymaking (for use outside the zone), and for occasional low intensity grazing by sheep only.

OR

Make any further or additional changes needed to give effect to this submission.

Point Number 605.3 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 316-41.2.1.26

Position: Oppose

Summary of Submission Delete proposed policy 41.2.1.26 and otherwise amend the proposed zone provisions so that provision of integrated infrastructure (including roading) and servicing can be developed if appropriate, agreed and commercially viable.

OR

Make any further or additional changes needed to give effect to this submission.

Position: Not Stated

Summary of Submission

Amend as follows:

~~Within the R(HD) A – E and R(HD-SH) 1 Activity Areas, two or more residential units on a site at a density exceeding any residential activity which results in either:~~

~~three or more attached residential units; or~~

~~a density of more than one residential unit per 380 m2 of net site area.~~

Control is reserved to all of the following:

? External appearance.

? Access and car parking.

? Associated earthworks.

? Landscaping.

~~Except that this rule shall not apply to:~~

~~A single residential unit on any site contained within a separate computer freehold register.~~

~~Residential units located on sites smaller than 550m² created pursuant to subdivision.~~

Point Number

632.73

Provision:

287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 348-41.4.9.1

Position:

Not Stated

Summary of Submission

Delete:

~~Residential Activities Area (R) – the use of this area is restricted to residential activities.~~

~~(at least as it applies to the Hanley Downs part of the Zone)~~

Point Number

632.74

Provision:

287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position:

Not Stated

Summary of Submission

Add the following new Rule:

Open Space Community and Recreation (OSCR) – the use of this area is restricted to recreation amenities (including commercial recreation), playgrounds, landscaping, pedestrian and cycle trails, lighting, community activities, farming, stormwater retention, and underground services.

Point Number

632.75

Provision:

287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 380-41.5.2 > 389-41.5.2.9

Position:

Not Stated

Summary of Submission

Delete:

~~Except as provided for in (41.5.2.6) above, any native vegetation required to be planted within this Zone shall:~~

~~Include species appropriate to the ecosystems of the area being planted.~~

~~Be capable of reaching 80% canopy closure for the ecosystem type being planted.~~

~~Have eradicated any invasive plant pests the time of planting.~~

~~Be maintained, with any plants that die or are diseased replaced.
Discretion is restricted to any effects on nature conservation values.~~

Point Number 632.76 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 390-41.5.3 > 393-41.5.3.3

Position: Not Stated

Summary of Submission

Delete:

~~Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process. Development prior to such subdivision occurring, which would preclude the creation of these open spaces, shall be deemed to be contrary to this rule.~~

Point Number 632.77 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 395-41.5.4 > 396-41.5.4.1

Position: Not Stated

Summary of Submission

Add the Open Space Community and Recreation Activity Area to the table where 1000m³ of earthworks is the maximum volume.

Point Number 632.78 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 395-41.5.4 > 397-41.5.4.2

Position: Not Stated

Summary of Submission

Amend as follows:

Height of cut and fill and slope
OSL, OSG, OSA, OSCR, FP-1 and 2, HS, E, EIC and L Activity Areas:

? No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.

? All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.

? The maximum height of any fill shall not exceed 2 metres.

Point Number 632.79 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 402-41.5.5 > 403-41.5.5.1

Position: Not Stated

Summary of Submission

Amend as follows:

Buildings or structures shall be set back a minimum of 20m from the zone boundary, except this rule shall not apply to the Boating Facilities (BFA) Activity Area and the Open Space Community and Recreation (OSCR).

Point Number

632.80

Provision:

287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 402-41.5.5 > 404-41.5.5.2

Position:

Not Stated

Summary of Submission

Amend as follows:

Buildings for all activities, except for buildings located on sites smaller than 550m² and created pursuant to subdivision, and except for buildings in the Hanley Downs Residential Activity Area, the Hanley Downs State Highway Activity Area and the Village Activity Area shall be subject to the following internal setback rules:

Two setbacks of 4.5m, with all remaining setbacks of 2m; or

One setback of 6m, one setback of 3.5m and all other setbacks of 2m;

Point Number

632.81

Provision:

287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 402-41.5.5 > 406-41.5.5.4

Position:

Not Stated

Summary of Submission

Amend as follows:

In the Residential (Hanley Downs) Activity Area, the Hanley Downs State Highway Activity Area and the Village Activity Area:

~~For commercial activities, community activities and visitor accommodation, buildings shall be set back at least 3 m from any road boundary.~~

~~For all other activities, except for residential activities on sites smaller than 550m² and created by subdivision, buildings shall be set back 4.5m from any road boundary~~

~~Road boundary setback: 3m.~~

~~All other boundaries: 1m.~~

~~The following exceptions to this rule shall apply:~~

~~- Accessory buildings for residential activities may be located within the set back distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and comply with rules for Building Height and Recession Plane.~~

~~- No set back is required where a wall is shared at a boundary or on sites smaller than 380m² approved pursuant to subdivision rule 27.7.14.5~~

Point Number

632.82

Provision:

287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 410-41.5.7 > 412-41.5.7.2

Position:

Not Stated

Summary of Submission

Delete:

~~In the R(HD) and R(HD-SH) Activity Areas, except for sites smaller than 550m² and created by subdivision, fences located within a setback from a road shall be no higher than 1.2m in height,~~

except that a fence of up to 1.8 m in height may be erected within the road setback for a maximum of 1/2 of the length of the road boundary of the site.

Point Number 632.83 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12 > 426-41.5.12.2

Position: Not Stated

Summary of Submission Amend Rule 41.5.12.2(j) to read as follows:
All other buildings and structures (excluding temporary filming towers erected during an event and for no more than 7 days either side of an event and buildings in the OSCR).

Point Number 632.84 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Not Stated

Summary of Submission Insert the following new rule after Rule 41.5.12.2:
Restricted Discretionary to breach:
The maximum height of buildings in the Open Space Community and Recreation Activity Area (OSCR) shall be 10m
Discretion shall be limited to effects on landscape and visual amenity values and safety

Point Number 632.85 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12 > 428-41.5.12.4

Position: Not Stated

Summary of Submission Delete as Follows:
~~Within the R(HD) and R(HD-SH) Activity Areas:
In addition to the maximum height of buildings above, within all R(HD) Activity Areas, except for:
- Sites smaller than 550m² created by subdivision. - A medium density residential development consented under Rule 41.4.6
no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° and commencing at 2.5m above ground level at any given point along any internal site boundary.
Except that:
A gable or dormer may encroach beyond the recession lines where it is:
no greater than 1m in height and width measured parallel to the nearest adjacent boundary
no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.
A recession line restriction shall not apply to accessory buildings nor common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.~~

Or provide for recession planes that are less restrictive of built form.

Point Number 632.86 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 436-41.5.15 > 438-41.5.15.2

Position: Not Stated

Summary of Submission

Amend as follows:

On any site within the EIC, R(HD), R(HD-SH), buildings shall not exceed a maximum building coverage of 50%, except:
Residential activity consented under Rule 41.4.6 medium density residential housing, where a maximum site coverage of 70% shall apply;
Any non-residential activity consented under Rule 41.4.7 where a maximum site coverage of 70% shall apply; This rule shall not apply to sites smaller than ~~55~~380m² created by subdivision.

Point Number 632.87 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 436-41.5.15

Position: Not Stated

Summary of Submission

Add new rule as follows (Restricted Discretionary to breach):

Within the Open Space Community and Recreation Activity Area the maximum site coverage shall be 10%)
Discretion is restricted to effects on landscape and visual amenity values.

Point Number 632.88 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission

Amend the structure plan to show the areas in attachment 1 to this submission as OSA and to show the area highlighted green in attachment 2 as OSCR.

Point Number 632.89 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission

Retain all provisions in Section 41 not otherwise submitted upon in this submission as notified.

Submitter Number: 645

Submitter: Christine Cunningham

Contact Name: **Email:** Chris.s.cunningham@gmail.com

Address: 4 Main Street, Mataura, New Zealand, 9712

Point Number 645.1 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

Point Number 645.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

Position: Not Stated

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

Point Number 645.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Not Stated

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number 645.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Not Stated

Summary of Submission Specifically retain the following rule: "(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number	645.5	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
Position:	Not Stated		
Summary of Submission	Specifically retain the following rule: " <i>(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space</i> " and that there be no residential and/ or commercial subdivision and development in this area.		

Point Number	645.6	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12
Position:	Not Stated		
Summary of Submission	Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.		

Point Number	645.7	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
Position:	Not Stated		
Summary of Submission	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

Point Number	645.8	Provision:	287-41 Jacks Point Zone
Position:	Not Stated		
Summary of Submission	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		

Point Number	645.9	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
Position:	Not Stated		
Summary of Submission	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		

Point Number	645.10	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
Position:	Not Stated		
Summary of Submission	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		

Point Number	645.11	Provision:	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
Position:	Not Stated		
Summary of Submission	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		

Point Number	645.12	Provision:	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
Position:	Not Stated		
Summary of Submission	Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.		

Point Number	645.13	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
Position:	Not Stated		
Summary of Submission	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		

Point Number	645.14	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
Position:	Not Stated		
Summary of Submission	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed		

district plan for the existing residents to be appropriately considered.

Point Number 645.15 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Point Number 645.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Not Stated

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Submitter Number: 647 **Submitter:** Scott Sanders

Contact Name: **Email:**

Address: 8 Point Road, Monaco, Nelson, New Zealand, 7011

Point Number 647.1 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

Point Number 647.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies >

Position: Not Stated

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

Point Number 647.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Not Stated

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number 647.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Not Stated

Summary of Submission Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 647.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Not Stated

Summary of Submission Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 647.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Not Stated

Summary of Submission Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

Point Number	647.7	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
Position:	Not Stated		
Summary of Submission	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

Point Number	647.8	Provision:	287-41 Jacks Point Zone
Position:	Not Stated		
Summary of Submission	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		

Point Number	647.9	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
Position:	Not Stated		
Summary of Submission	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		

Point Number	647.10	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
Position:	Not Stated		
Summary of Submission	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		

Point Number	647.11	Provision:	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
Position:	Not Stated		
Summary of Submission	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		

Point Number 647.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Not Stated

Summary of Submission Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

Point Number 647.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Not Stated

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 647.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Not Stated

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 647.15 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Point Number 647.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Not Stated

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Submitter Number:	715	Submitter:	Jardine Family Trust and Remarkables Station Limited
Contact Name:	Phil Page	Email:	phil.page@gallowaycookallan.co.nz
Address:	PO Box 143 , Dunedin, New Zealand, 9054		
<hr/>			
Point Number	715.3	Provision:	287-41 Jacks Point Zone > 456-41.7 Structure Plan
Position:	Not Stated		
Summary of Submission	. Extension of the Jacks Point Structure Plan to include all activity areas depicted on the plans contained in Attachment [8] to this submission.		
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Point Number	715.5	Provision:	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 294-41.2.1.4
Position:	Not Stated		
Summary of Submission	Delete		
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Point Number	715.6	Provision:	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 300-41.2.1.10
Position:	Not Stated		
Summary of Submission	Policy 41.2.1.10. Delete the words"... while ensuring that development associated with those activities does not over domesticate the landscape".		
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Point Number	715.7	Provision:	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 303-41.2.1.13
Position:	Not Stated		
Summary of Submission	Policy 41.2.1.13. Add the words "and Residential (Homestead Bay) Activity Area" after the word "Area".		

Point Number	715.8	Provision:	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 316-41.2.1.26
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Position:	Not Stated
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Summary of Submission	Delete
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Point Number	715.9	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 339-41.4.6 > 340-41.4.6.1
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Position:	Not Stated
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Summary of Submission	41.4.6.1 Within the R(HD) A - E, <u>R(HB) D - E</u> , and R(HD-SH) 1 and <u>R(HB-SH) A - C</u> Activity Areas, any residential activity which results in either:
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Point Number	715.10	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 358-41.4.9.11
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Position:	Not Stated
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Summary of Submission	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.
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Point Number	715.11	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 362-41.4.9.15
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Position:	Not Stated
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Summary of Submission	Delete the words "12 low level" and replace with "41",
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Point Number	715.12	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 363-41.4.9.16
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Position:	Not Stated
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Summary of Submission	Delete
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Point Number	715.13	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 380-41.5.2 > 387-41.5.2.7
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Position:	Not Stated
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Summary of Submission	Delete
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Point Number	715.14	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6 > 408-41.5.6.1
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Position:	Not Stated
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Summary of Submission	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).
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Point Number	715.15	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 413-41.5.8 > 414-41.5.8.1
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Position:	Not Stated
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Summary of Submission	Add the following: R(HB)D and-E 10-15 per Ha R(HB-SH)A-C 10-15 per Ha
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Point Number	715.16	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 423-41.5.11
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Position:	Not Stated
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Summary of Submission	Delete
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Point Number	715.17	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12 > 426-41.5.12.2
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Position:	Not Stated
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Summary of Submission	Add new U) below (i): Open Space Residential (OSR) and Open Space Landscape (OSL) limited to one residence within lot 8 DP 443832: 7m.
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Point Number	715.18	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 436-41.5.15 > 438-41.5.15.2
Position:	Not Stated		
Summary of Submission	On any site within the EIC, R(HD), R(HD-SH), <u>R(HB)</u> , R(HB-SH) buildings shall not exceed a maximum building coverage of 50%, except:		

Point Number	715.19	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 436-41.5.15 > 440-41.5.15.4
Position:	Not Stated		
Summary of Submission	Delete		

Submitter Number:	719	Submitter:	NZ Transport Agency
Contact Name:	Tony MacColl	Email:	
Address:	PO Box 5245, Moray Place, Dunedin, New Zealand, 9058		

Point Number	719.159	Provision:	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 315-41.2.1.25
Position:	Support		
Summary of Submission	retain		

Point Number	719.160	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6
Position:	Not Stated		

Summary of Submission

Amend Rule 41.5.6 to read as follows:
41.5.6. 1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road and Woolshed Road, as shown on the Structure Plan.
~~47.5.6.2 No more than 500 residential units may be built within the R(HD) and R(SH-HD) Activity Areas without the Woolshed Road intersection being completed and available for use.~~
The Woolshed Road access shall not be used until that road's intersection upgrade with State Highway 6 has been completed and available for use.
47.5.6.3 No more than 300 residential units/titles may be built, or no more than 2,400 vehicle movements per day (weekly average) may be generated, whichever is the lesser, within the EIC, R(HD) and R(SH-HD) Activity Areas of the Jacks Point Zone until the Woolshed Road intersection upgrade is completed and available for use.

Point Number	719.161	Provision:	287-41 Jacks Point Zone > 448-41.6 Non-Notification of Applications > 450-41.6.2 > 455-41.6.2.5
Position:	Support		
Summary of Submission	Retain		

Submitter Number:	735	Submitter:	Russell Tilsley & Joanne Ruthven
Contact Name:	Tilsley Russell	Email:	russ@fetchnz.com
Address:	1 Reading Court, Jacks Point, Queenstown, New Zealand, 9371		

Point Number	735.1	Provision:	287-41 Jacks Point Zone
Position:	Oppose		

Summary of Submission

Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

Point Number	735.2	Provision:	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies >
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Position: Not Stated

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

Point Number 735.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Not Stated

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number 735.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Not Stated

Summary of Submission Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 735.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Not Stated

Summary of Submission Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 735.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Not Stated

Summary of Submission Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

Point Number	735.7	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
Position:	Not Stated		
Summary of Submission	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

Point Number	735.8	Provision:	287-41 Jacks Point Zone
Position:	Not Stated		
Summary of Submission	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		

Point Number	735.9	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
Position:	Not Stated		
Summary of Submission	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		

Point Number	735.10	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
Position:	Not Stated		
Summary of Submission	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		

Point Number	735.11	Provision:	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
Position:	Not Stated		
Summary of Submission	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		

Point Number 735.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Not Stated

Summary of Submission Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

Point Number 735.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Not Stated

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 735.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Not Stated

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 735.15 **Provision:** 287-41 Jacks Point Zone

Position: Not Stated

Summary of Submission Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Point Number 735.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Not Stated

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Submitter Number:	757	Submitter:	Otago Polytechnic
Contact Name:	Philip Cullen	Email:	philip.cullen@op.ac.nz
Address:	Forth Street, Private Bag 1910, Dunedin, New Zealand, 9054		

Point Number	757.1	Provision:	287-41 Jacks Point Zone
Position:	Support		

Summary of Submission	"I seek the following decision from the local authority: that Chapter 41, Planning Map 18 and any other provisions related to enabling the establishment of education and innovation facilities at Jacks Point be approved..."		
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Submitter Number:	762	Submitter:	Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D
Contact Name:	Chris Ferguson	Email:	Chris.Ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	762.10	Provision:	287-41 Jacks Point Zone
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission	Support in part Amend all rules where matters of discretion are listed to delete the phrase "to all of the following", from the statement "Discretion is restricted to".		
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Point Number 762.11 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 351-41.4.9.4

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part

Amend Rule 41.4.9.4 Structure Plan – Activities, as follows:

Education and Health Care Precinct (EH) - the use of this area is restricted to Education, Health Care and Day Care Facilities.

Point Number 762.12 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 395-41.5.4 > 396-41.5.4.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part

Amend Rule 41.5.4.1 Volume of Earthworks, to shift the Village Activity Area out of the 500 m3 band to “no maximum”.

Point Number 762.13 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 395-41.5.4 > 400-41.5.4.5

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part

Amend Rule 41.5.4.5 Water bodies, as follows:

a. Earthworks within 7m of the bed of any water body shall not exceed 20m³ in total volume, except any man made water body (e.g. Lake Tewa), within one consecutive 12 month period.

b. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body, except any man made water body (e.g. Lake Tewa) or where it may dam, divert or contaminate water.

c. Earthworks shall not:

- cause artificial drainage of any groundwater aquifer;
- cause temporary ponding of any surface water.

Point Number 762.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part

Amend Rule 41.5.6, as follows:

41.5.6.1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road and Woolshed Road, as shown on the Structure Plan.

41.5.6.2 The Woolshed Road access shall not be used until an amended design for that road's intersection with State Highway 6 has been upgraded, completed and available for use, except as provided for through the approval of a Traffic Management Plan by the NZ Transport Agency (refer Advisory Note below)

41.5.6.3 No more than ~~500~~300 residential units/titles or 2,400 vehicle movements per day (weekly average), whichever is the lesser, ~~may not be exceeded~~ may be built within the EIC, R(HD) and R(SH-HD) Activity Areas ~~without until the Woolshed Road intersection upgrade is being completed and available for use.~~

Discretion is restricted to the safe and efficient functioning of the road network.

Advisory Notes:

- i. A 'Traffic Management Plan' is required to be submitted to the NZ Transport Agency from any person/s using Woolshed Road in relation to construction within the Jacks Point Resort Zone
- ii. The upgrade of the intersection of Woolshed Road and State Highway 6 will require approval from the NZ Transport Agency. The expectation of the NZ Transport Agency is that the existing crossing points CP60, CP62 and CP63 will be permanently and physically closed when that intersection upgrade is completed.

Point Number	762.15	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12 > 426-41.5.12.2
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Support in part

Amend Rule 41.5.12.2 Building Height, as follows:

The maximum height of buildings shall be:

- a. Jacks Point Village Activity Area 12 m
- b. All other Village (V) Activity Areas 10m
- c. ...

Point Number	762.16	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 447-41.5.19
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part

Amend Rule 41.5.19 Wetlands, as follows:

There shall be no development, landscaping and/or earthworks within 7 metres of any Wetland area identified on the Structure Plan, except to enable development of pedestrian access (including boardwalks), the erection of fences to control stock or other structures related to the protection of these areas, to undertake ecological enhancement, including the removal of plant pests.

Point Number

762.17

Provision:

287-41 Jacks Point Zone > 448-41.6 Non-Notification of Applications > 450-41.6.2

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part

Amend Provision 41.6.2, as follows:

Any application for resource consent for the following restricted discretionary activities shall be considered without public notification but notice ~~shall~~may be served on those persons considered to be adversely affected if the written approval has not been obtained

Point Number

762.18

Provision:

287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part

Replace 41.7 Structure Plan with the revised Structure Plan contained within Appendix 1 to this submission (762).

Point Number

762.19

Provision:

287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6 > 408-41.5.6.1

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

Support in part

Amend Rules 41.5.6.2 and 41.5.6.3, as follows:

41.5.6.1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road and Woolshed Road, as shown on the Structure Plan.

41.5.6.2 The Woolshed Road access shall not be used until an amended design for that road's intersection with State Highway 6 has been upgraded, completed and available for use, except as provided for through the approval of a Traffic Management Plan by the NZ Transport Agency (refer Advisory Note below)

41.5.6.3 No more than ~~500~~300 residential units/titles or 2,400 vehicle movements per day

~~(weekly average), whichever is the lesser, may not be exceeded may be built within the EIC, R(HD) and R(SH-HD) Activity Areas without until the Woolshed Road intersection upgrade is being completed and available for use.~~

Discretion is restricted to the safe and efficient functioning of the road network.

Advisory Notes:

i. A 'Traffic Management Plan' is required to be submitted to the NZ Transport Agency from any person/s using Woolshed Road in relation to construction within the Jacks Point Resort Zone

ii. The upgrade of the intersection of Woolshed Road and State Highway 6 will require approval from the NZ Transport Agency. The expectation of the NZ Transport Agency is that the existing crossing points CP60, CP62 and CP63 will be permanently and physically closed when that intersection upgrade is completed.

Point Number	762.20	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6 > 409-41.5.6.2
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Position:	Other - Please clearly indicate your position in your submission below
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Summary of Submission	Support in part
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Amend Rules 41.5.6.1 and 41.5.6.2, as follows:

41.5.6.1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road and Woolshed Road, as shown on the Structure Plan.

41.5.6.2 The Woolshed Road access shall not be used until an amended design for that road's intersection with State Highway 6 has been upgraded, completed and available for use, except as provided for through the approval of a Traffic Management Plan by the NZ Transport Agency (refer Advisory Note below)

41.5.6.3 ~~No more than 500300 residential units/titles or 2,400 vehicle movements per day (weekly average), whichever is the lesser, may not be exceeded may be built within the EIC, R(HD) and R(SH-HD) Activity Areas without until the Woolshed Road intersection upgrade is being completed and available for use.~~

Discretion is restricted to the safe and efficient functioning of the road network.

Advisory Notes:

i. A 'Traffic Management Plan' is required to be submitted to the NZ Transport Agency from any person/s using Woolshed Road in relation to construction within the Jacks Point Resort Zone

ii. The upgrade of the intersection of Woolshed Road and State Highway 6 will require approval from the NZ Transport Agency. The expectation of the NZ Transport Agency is that the existing crossing points CP60, CP62 and CP63 will be permanently and physically closed when that intersection upgrade is completed.

Submitter Number:	765	Submitter:	Jacks Point Residents & Owners Association Inc.
Contact Name:	Michael Coburn	Email:	mike@jackspoint.com
Address:	PO Box 1164, Queenstown, New Zealand, 9348		

Point Number	765.1	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
Position:	Support		
Summary of Submission	Retain permitted activity status for all buildings within the residential activity areas at Jacks Point. JPROA supports the removal of the blanket requirement to obtain resource consents for all building and believes that the requirements of the DRB and quality of the building design controls are sufficient to maintain the quality of the built amenity.		

Point Number	765.2	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
Position:	Support		
Summary of Submission	Commercial/intensive farming or Factory Farming, with the exception of low intensity grazing and other non-intensive farming, should not be allowed within Jacks Point Zone open space areas managed by the Jacks Point Residents & Owners Association (JPROA).		

Point Number	765.3	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 365-41.4.10
Position:	Support		
Summary of Submission	Commercial/intensive farming or Factory Farming, with the exception of low intensity grazing and other non-intensive farming, should not be allowed within Jacks Point Zone open space areas managed by the JPROA.		

Point Number	765.4	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 390-41.5.3
Position:	Support		
Summary of Submission	Retain the open space activity areas generally in accordance within the Jacks Point Structure Plan.		

Point Number	765.5	Provision:	287-41 Jacks Point Zone > 456-41.7 Structure Plan
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Position: Support

Summary of Submission Retain the open space activity areas generally in accordance within the Jacks Point Structure Plan.

Point Number 765.6 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Make any similar, alternative and/or consequential relief that may be necessary or appropriate to address the matters raised in this submission or the specific relief requested in this submission.

Point Number 765.7 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 390-41.5.3 > 394-41.5.3.4

Position: Support

Summary of Submission Supports the rules that prevent residential building development within the open space activity areas on the structure plan.

Point Number 765.8 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Support

Summary of Submission Supports the rules that prevent residential building development within the open space activity areas on the structure plan.

Point Number 765.9 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 376-41.5.1

Position: Support

Summary of Submission Supports the rules that prevent residential building development within the open space activity areas on the structure plan.

Point Number 765.10 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 423-41.5.11

Position: Support

Summary of Submission Supports the rules that prevent residential building development within the open space activity areas on the structure plan.

Point Number 765.11 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Support

Summary of Submission Supports the identification of landscape protection areas providing a high level of control in relation to views into the zone from State Highway 6 and Lake Wakatipu.

Point Number 765.12 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 329-41.4.3 > 333-41.4.3.4

Position: Support

Summary of Submission Supports the identification of landscape protection areas providing a high level of control in relation to views into the zone from State Highway 6 and Lake Wakatipu.

Point Number 765.13 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 380-41.5.2

Position: Support

Summary of Submission Supports the identification of landscape protection areas providing a high level of control in relation to views into the zone from State Highway 6 and Lake Wakatipu.

Point Number 765.14 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 293-41.2.1.3

Position: Support

Summary of Submission Supports the identification of landscape protection areas providing a high level of control in relation to views into the zone from State Highway 6 and Lake Wakatipu.

Point Number 765.15 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Support

Summary of Submission Supports the intended uses and ongoing management of the open space areas (OSL), OSA and OSG) contained within the structure plan Rules 41.4.9.10 - 41.4.9.12.

Point Number 765.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Oppose

Summary of Submission

The zone should be subject to the type of design matters that currently exist for Jacks Point to ensure the vision is achieved.

Submitter Number: 770**Submitter:** Fiordland Tablelands Limited**Contact Name:** Clive Geddes**Email:** clivegeddes@xtra.co.nz**Address:** New Zealand, 9300**Point Number** 770.1**Provision:** 287-41 Jacks Point Zone**Position:** Oppose**Summary of Submission**

That no decision be made in regards to the FP-1 activity area until such time as the boundaries have been clarified and notified to all adjoining property owners who can then determine as to whether they wish their entire properties to be included in the activity area or not, noting that a) evidence presented at the PC44 hearing showed the western boundary of the Farm Preserve 1 (FP-1) penetrating the legal boundary of Lot 29 DP 3814 77 Preserve Drive, which is a freehold property owned by the submitter, Fiordland Tablelands Limited; b) we cannot find reasons in the Section 32 Evaluation as to the inclusion or not of this land into the FP-1 activity area; c) the Structure Plan is wholly inadequate given its purpose is to clearly demonstrate activity area boundaries and it is difficult to determine from the PDP Jacks Point Structure Plan if the FP-1 boundary intrusion into the submitter's land is included in the PDP Structure Plan or not; d) the full requirements of Section 32 have not been met in establishing the FP1 and FP 2 areas/ activities given they are placed within areas currently shown as Open Space or various iterations of Landscape Protection and e) the inclusion of part of the Fiordland Tablelands Limited property in the FP-1 zone is contrary to sound planning principles and totally compromises the ability of the owners to fully enjoy their freehold property.

Point Number 770.2**Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan**Position:** Oppose**Summary of Submission**

That no decision be made in regards to the FP-1 activity area until such time as the boundaries have been clarified and notified to all adjoining property owners who can then determine as to whether they wish their entire properties to be included in the activity area or not. Refer submission point 770.1 for further detail.

Submitter Number: 787**Submitter:** Westenberg Family Trust**Contact Name:** Andre & Jo Westenberg**Email:** westenbergs@gmail.com

Address: 49 Te Karaka Drive, Te Puna , New Zealand, 3174

Point Number 787.1 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

Point Number 787.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

Point Number 787.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

Point Number 787.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Oppose

Summary of Submission Specifically retain the following rule: "(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 787.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Oppose

Summary of Submission Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 787.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Oppose

Summary of Submission Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

Point Number 787.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Point Number 787.8 **Provision:** 287-41 Jacks Point Zone

Position: Support

Summary of Submission Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

Point Number 787.9 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

Position: Support

Summary of Submission Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

Point Number 787.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Support

Summary of Submission Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.

Point Number 787.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Oppose

Summary of Submission Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

Point Number 787.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Oppose

Summary of Submission Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

Point Number 787.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Oppose

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 787.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Oppose

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number	787.15	Provision:	287-41 Jacks Point Zone
Position:	Oppose		
Summary of Submission	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		

Point Number	787.16	Provision:	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
Position:	Oppose		
Summary of Submission	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

Submitter Number:	789	Submitter:	Vivo Capital Limited
Contact Name:	Robert Makgill	Email:	robert@robertmakgill.com
Address:	PO Box 77-037, Mt Albert, Auckland, New Zealand, 1350		

Point Number	789.1	Provision:	287-41 Jacks Point Zone > 456-41.7 Structure Plan
Position:	Oppose		
Summary of Submission	That the portion of the property legally described as Lot 475609 DP 398514 that falls outside the ONL be reclassified in the Jacks Point Resort Zone Structure Plan as Village Woolshed Road V(WR) and Residential Woolshed Road R(WR). The words "Woolshed Road" are sought as an area descriptor in the same way that other elements in the Structure plan are described as "Jacks Point" and "Henley Downs" and that the Structure Plan within the Proposed District Plan be amended to reflect this change, including deletion of the Highway Landscape Protection Area notation from the subject property.		

Point Number	789.2	Provision:	287-41 Jacks Point Zone > 456-41.7 Structure Plan
Position:	Oppose		
Summary of Submission	That a new Figure 4 to identify structure plan elements for the Woolshed Road part of the Jacks Point Resort zone be added to the Resort Zone rules.		

Point Number 789.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

Position: Oppose

Summary of Submission That an appropriate Outline Development Plan, Policies, Rules and Guidelines specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.

Point Number 789.4 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies

Position: Oppose

Summary of Submission That appropriate Policies specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.

Point Number 789.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Oppose

Summary of Submission That appropriate Rules and Guidelines specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.

Point Number 789.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Oppose

Summary of Submission That appropriate Rules and Guidelines specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.

Point Number 789.7 **Provision:** 287-41 Jacks Point Zone

Position: Oppose

Summary of Submission Any other additional or consequential relief to the Proposed Plan, that will give effect to the matters set out in this submission.

Submitter Number:	802	Submitter:	Harris-Wingrove Trust
Contact Name:	Grant Andrew & Anne Jennifer Harris	Email:	anne.harris@hwge.biz
Address:	PO Box 2813, Queenstown, New Zealand, 9371		
<hr/>			
Point Number	802.1	Provision:	287-41 Jacks Point Zone
Position:	Oppose		
Summary of Submission	Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.		
<hr/>			
Point Number	802.2	Provision:	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1
Position:	Not Stated		
Summary of Submission	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.		
<hr/>			
Point Number	802.3	Provision:	287-41 Jacks Point Zone > 456-41.7 Structure Plan
Position:	Oppose		
Summary of Submission	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.		
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Point Number	802.4	Provision:	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Oppose

Summary of Submission Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 802.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Oppose

Summary of Submission Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

Point Number 802.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

Position: Oppose

Summary of Submission Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

Point Number 802.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Oppose

Summary of Submission With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Point Number 802.8 **Provision:** 287-41 Jacks Point Zone

Position: Support

Summary of Submission Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

Point Number 802.9 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

Position: Support

Summary of Submission Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

Point Number 802.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

Position: Support

Summary of Submission Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.

Point Number 802.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Oppose

Summary of Submission Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

Point Number 802.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

Position: Oppose

Summary of Submission Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

Point Number 802.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

Position: Oppose

Summary of Submission Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number 802.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position: Oppose

Summary of Submission

Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

Point Number

802.15

Provision:

287-41 Jacks Point Zone

Position:

Oppose

Summary of Submission

Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

Point Number

802.16

Provision:

287-41 Jacks Point Zone > 375-41.5 Rules - Standards

Position:

Oppose

Summary of Submission

With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

Submitter Number:

855

Submitter:

RCL Queenstown Pty Ltd, RCL Henley Down Ltd, RCL Jacks Point Ltd (RCL)

Contact Name:

Daniel Wells

Email:

reception@jea.co.nz

Address:

New Zealand, 0

Point Number

855.1

Provision:

287-41 Jacks Point Zone

Position:

Other - Please clearly indicate your position in your submission below

Summary of Submission

RCL seeks that the Jacks Point Zone be amended to ensure that state highway access be enabled via Lot 3 DP 475609. The boundary of this lot is shown in yellow in the attachment to this submission. The preferred access point is approximately shown on that attachment as the point marked "X". However RCL seeks that if the this point is to be shown on the Structure Plan, that a variance of the final location of 120m or more in either direction be provided for in the District Plan rules. This will ensure sufficient flexibility to ensure the intersection is located in the best place.

RCL seeks that that rules anticipate this alternative access point. It seeks that resource consents that utilise an access in this location be processed with the same activity status as development that is accessed via Woolshed Road. To do so it seeks changes in the following sections of the proposed Plan:

41.5.3

41.5.6

41.7 (the Structure Plan)

27.8.9

RCL is aware that changes to other parts of the Plan as a result of this submission may also be appropriate. Accordingly, RCL seeks any alternative, amended, or such other relief deemed more consistent with or better able to give effect to this submission or the provisions referred to in this submission.

Submitter Number:	856	Submitter:	Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D
Contact Name:	Chris Ferguson	Email:	chris.ferguson@boffamiskell.co.nz
Address:	PO Box 110, Christchurch, New Zealand, 8140		

Point Number	856.1	Provision:	287-41 Jacks Point Zone > 375- 41.5 Rules - Standards > 413- 41.5.8 > 414-41.5.8.1
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Position: Not Stated

Summary of Submission Amend the average density of residential units within the Residential Activity Areas to correct calculation errors in the density standards.

To make any similar, alternative and/or consequential relief that may be necessary or appropriate to address the matters raised in this submission or the specific relief requested in this submission.

Chapter 42 – Waterfall Park Zone

Submitter Number:	19	Submitter:	Kain Froud
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.25	Provision:	26-42 Waterfall Park Zone
Position:	Support		
Summary of Submission	Supports the chapter generally.		

Submitter Number:	430	Submitter:	Ayrburn Farm Estate Ltd
Contact Name:	Amy Wilson-White	Email:	amyw@brownandcompany.co.nz
Address:	PO Box 1467, Queenstown, New Zealand, 9348		

Point Number	430.14	Provision:	26-42 Waterfall Park Zone
Position:	Other - Please clearly indicate your position in your submission below		

Summary of Submission

For the the Waterfall Park zoning extension option proposed by the submitter, the following amendments or inclusions to the Proposed District Plan are requested:

- Expansion of the Structure Plan, and inclusion of the Ayrburn property in the "R" (residential) category of that structure plan, and to include a Concept Development Plan (as shown on Figure 4 of submission 430)
- that Rule 42.5.2 (residential capacity standard) is modified to enable additional residential units as a result of the expansion of the Structure Plan. The modification is: *42.5.2 Residential Capacity*
In the Waterfall Park Zone the maximum number of residential units shall be limited to 400 225, with 125 units allowed in the southern "R" area on the Structure Plan
- seeks inclusion in the Waterfall Park Special Zone of the standards set out in Part 3.6.1(c) of submission 430 relating to Density, Building Height, Building Location, Design Standards and Landscaping (appropriately adapted to the Waterfall Park zone provisions).
- Provisions requiring retention and adaptive reuse of the historic buildings on the site should be included.

The inclusions sought are outlined in section 3.6.1 of submission 430.

Chapter 43 – Millbrook Resort Zone

Submitter Number:	14	Submitter:	Gerald Siddall and Richard Tweedie
Contact Name:	Tony Ray	Email:	tray@mactodd.co.nz
Address:	PO Box 653, Queenstown, New Zealand, 9300		

Point Number	14.1	Provision:	26-43 Millbrook Resort Zone > 28-43.2 Objectives and Policies > 29-43.2.1 Objective 1
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Position: Oppose

Summary of Submission Amend 43.2.1.1 to include 'the avoidance of adverse effects on the amenities of residents within and in the vicinity of Millbrook;

Point Number	14.2	Provision:	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 44-43.4.5
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Position: Oppose

Summary of Submission Delete 43.4.5 which provides for buildings in R14, R15 and R16; - Residential Activity Areas

Point Number	14.3	Provision:	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 45-43.4.6
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Position: Oppose

Summary of Submission Delete 43.4.6 which provides for buildings in R17 Residential Activity Area;

Point Number	14.4	Provision:	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 65-43.5.2
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Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend 43.5.2 by deleting '450' and inserting '400'

Point Number 14.5 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 66-43.5.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend 43.5.3 by deleting reference to R14, R15 and R16

Point Number 14.6 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 67-43.5.4

Position: Not Stated

Summary of Submission Amend 43.5.4 by deleting reference to R14, R15, R16 and R17

Point Number 14.7 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 68-43.5.5

Position: Oppose

Summary of Submission Delete 43.5.5 regarding building height on R14, R15, R16 and R17

Point Number 14.8 **Provision:** 26-43 Millbrook Resort Zone > 85-43.7 Structure Plans

Position: Oppose

Summary of Submission Amend 43.7 (the Structure Plan) by deleting all areas proposed for the expansion of the Millbrook Zone, including but not limited to the area known as Dalgleish Farm. The expansion of the Millbrook Zone to include the land known as 'Dalgleish Farm' to enable the extension of the golf course (27 holes to 36 holes) and to provide for the location of 45-55 additional residential units is opposed as: a) This expansion will have adverse effects on the amenities of persons living within and in the vicinity of Millbrook, including, but are not limited to increased traffic, reduced safety, and noise, and b) The proposed expansion does not demonstrate good resource management practice, does not enable the residents of Millbrook and others to provide for their social, economic, and cultural wellbeing and their health and safety, and does not promote sustainable management of resources.

Point Number 14.9 **Provision:** 26-43 Millbrook Resort Zone

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Make such other consequential deletions or amendments as are necessary to give full effect to

this submission

Submitter Number:	19	Submitter:	Kain Fround
Contact Name:		Email:	kainis_45@hotmail.com
Address:	201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317		

Point Number	19.26	Provision:	26-43 Millbrook Resort Zone
Position:	Support		
Summary of Submission	Supports the chapter generally.		

Submitter Number:	234	Submitter:	Dan Egerton
Contact Name:		Email:	d.egerton@me.com
Address:	51 Jeffreys Road, Fendalton, Christchurch, New Zealand, 8052		

Point Number	234.2	Provision:	26-43 Millbrook Resort Zone > 85-43.7 Structure Plans
Position:	Oppose		
Summary of Submission	Amend the Structure Plan so that Lot 1 DP 327817 (9 Orchard Hill road, Millbrook) is rezoned from RLC to Resort Zone (Millbrook) and with a Residential Activity Area. Apply a reference to the proposed residential Activity Area e.g. R19) to distinguish which rules apply to the land.		

Point Number	234.3	Provision:	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 42-43.4.3
Position:	Oppose		

Summary of Submission Include the new Residential Activity Area (proposed for Lot 1 DP 327817 9 Orchard Hill Road) in this rule i.e. controlled activity consent for all residential buildings.

Point Number 234.4 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 65-43.5.2

Position: Oppose

Summary of Submission Amend Rule 43.5.2 to state that the maximum number of residential units within the Millbrook Resort zone does not apply to Lot 1 DP 327817 (9 Orchard Hill Road)

Point Number 234.5 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 78-43.5.9

Position: Oppose

Summary of Submission Amend Rule 43.5.9 to state that the maximum building coverage of 5% within the Millbrook resort Zone does not apply to the land.

Point Number 234.8 **Provision:** 26-43 Millbrook Resort Zone

Position: Oppose

Summary of Submission If the relief sought by the submitter is not granted, the submitter opposes any extension of the Millbrook Resort Zone, specifically in a westerly direction.

Submitter Number: 346 **Submitter:** Jillian Egerton

Contact Name: **Email:** jill@egerton.co.nz

Address: PO BOX 17, Arrowtown, Queenstown, New Zealand, 9302

Point Number 346.2 **Provision:** 26-43 Millbrook Resort Zone > 85-43.7 Structure Plans

Position: Oppose

Summary of Submission Amend the Structure Plan so that Lot 1 DP 327817 (9 Orchard Hill road, Millbrook) is rezoned from RLC to Resort Zone (Millbrook) and with a Residential Activity Area. Apply a reference to the proposed residential Activity Area e.g. R19) to distinguish which rules apply to the land.

Point Number	346.3	Provision:	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 42-43.4.3
Position:	Oppose		
Summary of Submission	Include the new Residential Activity Area (proposed for Lot 1 DP 327817 9 Orchard Hill Road) in this rule i.e. controlled activity consent for all residential buildings.		
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Point Number	346.4	Provision:	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 65-43.5.2
Position:	Oppose		
Summary of Submission	Amend Rule 43.5.2 to state that the maximum number of residential units within the Millbrook Resort zone does not apply to Lot 1 DP 327817 (9 Orchard Hill Road)		
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Point Number	346.5	Provision:	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 78-43.5.9
Position:	Oppose		
Summary of Submission	Amend Rule 43.5.9 to state that the maximum building coverage of 5% within the Millbrook resort Zone does not apply to the land.		
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Point Number	346.8	Provision:	26-43 Millbrook Resort Zone
Position:	Oppose		
Summary of Submission	If the relief sought by the submitter is not granted, the submitter opposes any extension of the Millbrook Resort Zone, specifically in a westerly direction.		
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Submitter Number:	356	Submitter:	X-Ray Trust Limited
Contact Name:	Louise Taylor	Email:	louise.taylor@mitchellpartnerships.co.nz
Address:	PO Box 489, Dunedin, 9054		
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Point Number	356.4	Provision:	26-43 Millbrook Resort Zone > 85-43.7 Structure Plans
Position:	Oppose		
Summary of	Amend the Proposed Millbrook Structure Plan (included within Proposed Chapter 43: Millbrook) to		

Submission align with this submission and the recommendations of Anne Steven (Registered Landscape Architect) as detailed (attached to this submission as Attachment 1)

Point Number 356.26 **Provision:** 26-43 Millbrook Resort Zone > 27-43.1 Resort Zone Purpose

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend the purpose of the Millbrook Zone to recognise that it is located adjacent to a Rural Zone, land with a Rural Landscape Classification, and land that holds number of ecological and landscape values.

Point Number 356.27 **Provision:** 26-43 Millbrook Resort Zone > 28-43.2 Objectives and Policies > 29-43.2.1 Objective 1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend 43.2.1 as follows: "Visitor, residential and recreation activities developed in an integrated manner ~~with particular regard~~ shall recognise and provide for landscape, heritage, ecological, water and air quality values."; AND

Amend Policy 43.2.1.1 as follows: "Require development and activities to be located in accordance with ~~a the~~ Millbrook Structure Plan so as to promote orderly and integrated development and prevent the inappropriate development of sensitive parts of the site, as identified on the Millbrook Structure Plan."; AND

Amend 43.2.1.3 as follows: "Protect, maintain and enhance valuable ecological remnants and promote the enhancement of ecological values ~~where reasonably practical.~~"; AND

Amend Policy 43.2.1.6 so that it is specific, measurable and enforceable.

Point Number 356.28 **Provision:** 26-43 Millbrook Resort Zone > 28-43.2 Objectives and Policies > 29-43.2.1 Objective 1 > 31-43.2.1.2

Position: Support

Summary of Submission Retain Policy 43.2.1.2

Point Number 356.29 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 66-43.5.3

Position: Oppose

Summary of Submission Amend Rule 43.5.3, as follows: "In the following parts of the Residential Activity Area the total number of residential units shall not exceed:

~~R14-6 residential units~~

R15-15 residential units

R16-6 residential units

R18 - 1 residential units"

Point Number	356.30	Provision:	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 44-43.4.5
Position:	Oppose		
Summary of Submission	Delete Rule 43.4.5.		

Point Number	356.31	Provision:	26-43 Millbrook Resort Zone > 85-43.7 Structure Plans
Position:	Not Stated		
Summary of Submission	<p>Amend the Proposed Millbrook Structure Plan to align with the submission and the recommendations of Anne Steven, Registered Landscape Architect, outlined within Attachment 1, including the following relief:</p> <ul style="list-style-type: none">i. R14, R15 and R16 Blocks of Residential units are not located on the elevated plateau land form and are not visible from Lot 1 and Lot 2;ii. R13, R17 and R18 are removed from the scarp;iii. The Landscape Area on the Proposed Millbrook Structure Plan is adjusted to include all the areas important for natural and pastoral character, landform values and natural open skylines/ridgelines.iv. The area identified for Golf course and Open Space on the Proposed Millbrook Structure is removed from the upper landforms of the plateau. Land use that aligns with the open pastoral character of this landform is suitable.v. Ecological restoration especially of wetlands and gully areas;vi. Maintenance of the open pastoral and arable land use visible from Lot 1 and Lot 2, and the avoidance of any domestic landscaping;vii. Removing planting along the boundary separating Lot 1 and Lot 2 from Dalgleish Farm, as this creates a linear element that is not fitting with the undulating landscape.		

Point Number	356.37	Provision:	26-43 Millbrook Resort Zone
Position:	Other - Please clearly indicate your position in your submission below		
Summary of Submission	Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission.		

Submitter Number: 383 **Submitter:** Queenstown Lakes District Council
Contact Name: Vanessa van Uden **Email:** mayor@qldc.govt.nz
Address: Private Bag 50072, Queenstown, New Zealand, 9348

Point Number 383.93 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 44-43.4.5
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission Reformat the specified assessment matters into either Matters of Discretion or Standards.

Point Number 383.94 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 45-43.4.6
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission Reformat the specified assessment matters into either Matters of Discretion or Standards

Point Number 383.95 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission Amend to specify version and year of design guidelines which applies; or state “any council approved guidelines”

Point Number 383.96 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 55-43.4.16
Position: Other - Please clearly indicate your position in your submission below
Summary of Submission Amend Non-complying status to Prohibited as mining is not an anticipated use in this zone.

Point Number 383.97 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 59-43.4.20
Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend Non-complying status to Prohibited as panel beating, spray painting, motor vehicle repair or dismantling is not an anticipated use in this zone.

Point Number 383.98 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 60-43.4.21

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend Non-complying status to Prohibited as Forestry is not an anticipated use in this zone.

Point Number 383.99 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 40-43.4.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend to specify what “Service Activities” refers to and the limits of permitted activities under Rule 43.4.1.

Point Number 383.100 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 40-43.4.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend to specify what “Industrial Activities” refers to and the limits of permitted activities under Rule 43.4.1.

Point Number 383.101 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 40-43.4.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Include activity status as Non-complying for buildings in the R18 area containing the historic cottage to rectify default permitted status under 43.4.1.

Point Number 383.102 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 66-43.5.3

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Include density limits for R1 – 12, R13 and R17 areas

Point Number 383.103 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 67-43.5.4

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Specify building height for R13 area

Point Number 383.104 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 69-43.5.6

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Add the words "and the night sky" should be added to end of sentence.

Point Number 383.105 **Provision:** 26-43 Millbrook Resort Zone > 83-43.6 Non-Notification of Applications > 84-43.6.1

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend to reflect standard wording. "Except as provided for by the Act, All applications for controlled and restricted discretionary activities will be considered without shall not require public notification or the need to obtain the written approval of or serve notice on affected persons the written the written consent of other persons and shall not be notified or limited-notified".

Point Number 383.106 **Provision:** 26-43 Millbrook Resort Zone > 85-43.7 Structure Plans

Position: Other - Please clearly indicate your position in your submission below

Summary of Submission Amend structure plan to be consistent with Planning Map 26 (as revised 17/07/2015).

Submitter Number: 446 **Submitter:** Roger Donaldson

Contact Name: **Email:** sleepingdogswine@gmail.com

Address: C-/ Crowe Horwath Private Bag 90106, Invercargill, New Zealand, 9840

Point Number 446.1 **Provision:** 26-43 Millbrook Resort Zone

Position: Oppose

Summary of If Council grants Millbrook an extension of the Millbrook Resort Zone, I request the zoning of my

Submission property be altered to more equitably represent the nature of the Millbrook activities that currently do and will surround my property. I suggest it would be appropriate to either include my land in the Millbrook Zone or, at a minimum, have my land re-zoned as Rural Lifestyle given the density of activity that will surround my property.

Submitter Number: 499 **Submitter:** Skipp Williamson
Contact Name: Carey Vivian **Email:** carey@vivianespie.co.nz
Address: PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

Point Number 499.4 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 50-43.4.11

Position: Not Stated

Summary of Submission Submitter owns property on Mooney Road, which is currently proposed as Rural Lifestyle and Rural General zone within nearby vicinity to the proposed Millbrook Special Zone extension. Opposes Rule 43.4.11 in so far as it enables Commercial Recreational Activities as a discretionary activity. Seeks that all commercial recreational activities be a Non-Complying activity in the Landscape Protection Area Activity Area.

Point Number 499.5 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 51-43.4.12

Position: Support

Summary of Submission Supports Rule 42.4.12 which states that golf courses are a Non-Complying (NC) activity in the Landscape Protection Area.

Point Number 499.6 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 52-43.4.13

Position: Oppose

Summary of Submission Opposes Rule 43.4.13 to the extent that it accepts buildings to 25m² GFA for utilities and farms buildings in that part of the LPA Activity Area which fronts Malaghans Road.

Seeks amendment of proposed Rule 43.3.13 as below:

Buildings the Landscape Protection Activity Area, except for:

- *Utility buildings up to 25m² in gross floor area in the Landscape Protection Area directly adjoining Malaghans Road; and*
- *Farm buildings in the Landscape Protection Area directly adjoining Malaghans Road. **NC***

Point Number	499.7	Provision:	26-43 Millbrook Resort Zone > 28-43.2 Objectives and Policies
Position:	Not Stated		
Summary of Submission	Add a new policy: <u>43.2.1.7 To avoid all buildings and golf courses in the Landscape Protection Activity Area to the west of R15 and R16.</u>		

Submitter Number:	541	Submitter:	Boundary Trust
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	541.2	Provision:	26-43 Millbrook Resort Zone
Position:	Not Stated		
Summary of Submission	That the PDP is amended to rezone 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846 from Rural to Millbrook Resort Zone (and specifically within a Residential Activity Area). OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission OR If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.		

Point Number	541.4	Provision:	26-43 Millbrook Resort Zone
Position:	Not Stated		
Summary of Submission	That the following amendments are made to the Millbrook Resort Zone, and would apply to the 'land' described by the submitter as 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846: - The expansion of the Millbrook Resort Zone Structure Plan to include a Residential Activity Area across the land		

- Provide a reference to the proposed Residential Activity Area (i.e. R19) to distinguish which rules in the Millbrook Resort Zone apply to the land
- Include the new Residential Activity Area in Rule 43.4.3 (i.e. controlled activity consent for all residential buildings)
- Amend rule 43.5.1 to state that no residential building shall be located within 20m of the Arrowtown-Lake Hayes Rd
- Amend Rule 43.5.2 to state that the maximum number of residential units within the Millbrook Resort Zone does not apply to the land
- Amend rule 43.5.9 to state that the maximum building coverage of 5% within the Millbrook resort Zone does not apply to the land.

OR

Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission

OR

If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.

Submitter Number:	558	Submitter:	Spruce Grove Trust
Contact Name:	Scott Freeman	Email:	scott@southernplanning.co.nz
Address:	PO Box 1081, Queenstown, New Zealand, 9348		

Point Number	558.2	Provision:	26-43 Millbrook Resort Zone
Position:	Not Stated		
Summary of Submission	That the amendments to the Millbrook Resort Zone in the PDP are amended as requested in Point 4.17.		

Point Number	558.3	Provision:	26-43 Millbrook Resort Zone
Position:	Not Stated		

Summary of Submission That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.

Point Number 558.4 **Provision:** 26-43 Millbrook Resort Zone

Position: Not Stated

Summary of Submission If the aforementioned relief sought by the submitter in this submission is not granted, the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.

Submitter Number: 559 **Submitter:** Spruce Grove Trust

Contact Name: Scott Freeman **Email:** scott@southernplanning.co.nz

Address: PO Box 1081, Queenstown, New Zealand, 9348

Point Number 559.2 **Provision:** 26-43 Millbrook Resort Zone

Position: Not Stated

Summary of Submission That the amendments to the Millbrook Resort Zone in the PDP are amended as requested in Point 4.17.

Point Number 559.3 **Provision:** 26-43 Millbrook Resort Zone

Position: Not Stated

Summary of Submission That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.

Point Number 559.4 **Provision:** 26-43 Millbrook Resort Zone

Position: Not Stated

Summary of Submission If the aforementioned relief sought by the submitter in this submission is not granted, the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.

Submitter Number: 696 **Submitter:** Millbrook Country Club Ltd
Contact Name: James Aoake **Email:** reception@jea.co.nz
Address: PO Box 95, Queenstown, New Zealand, 9348

Point Number 696.16 **Provision:** 26-43 Millbrook Resort Zone
Position: Support
Summary of Submission Entire Zone - Support

Point Number 696.17 **Provision:** 26-43 Millbrook Resort Zone
Position: Not Stated
Summary of Submission Amend the boundary of the Millbrook Zone as shown on the District Plan maps to reflect that shown on the structure plan within Chapter 43.

Submitter Number: 818 **Submitter:** Michael Hill Tournaments Limited
Contact Name: Michael Glading **Email:** mglading@nzgolftournaments.com
Address: New Zealand, 0

Point Number 818.1 **Provision:** 26-43 Millbrook Resort Zone
Position: Support
Summary of Submission Full support of the Millbrook Resort Zone extension.
