762/856/1275, 765/1277

Before Queenstown Lakes District Council

In the matter of	The Resource Management Act 1991
And	The Queenstown Lakes District proposed District Plan Topic 09 Resort Zones

STATEMENT OF EVIDENCE OF DUANE TE PAA FOR

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

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

Dated 3 February 2017

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anderson lloyd.

QUALIFICATIONS AND EXPERIENCE

1 My full name is Duane John Davis Te Paa.

2 I am a Design Director of Darby Planning LP, a specialist master landuse planning and landscape design group with offices in Auckland, Christchurch and Queenstown.

3 I hold a Bachelor of Landscape Architecture from Lincoln University and I am a member of the New Zealand Institute of Landscape Architects.

4 I have practiced as a Landscape Architect and Master Planner both in NZ and overseas. I have previously worked as a Landscape Architect for both Boffa Miskell in Christchurch and Broadway Malyan in Weybridge, England, prior to joining Darby Partners in 2004.

5 During my time at Darby Partners /Planning LP, I have worked closely with both John Darby and Brett Thomson on a wide range of master planning, site planning and site specific design projects including Clearwater Resort, Jack's Point, Parkin's Bay and Te Arai.

(a) These projects are all characterized by several key design features including:

(i) open space protection;

(ii) restricted building coverage;

(iii) reinstatement of significant recreational activity;

(iv) public areas; and

(v) design controls on architecture and landscape.

6 I have been a member of the Clearwater Resort and Jack's Point Design Review Boards which review building and Landscape proposals to ensure adherence with Design Guidelines.

7 I have read the Code of Conduct for expert Witnesses in the Environment Court Practice Note. This evidence has been prepared in accordance with it and I agree to comply with it. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

8 I have been engaged by the Jack's Point Groups to provide evidence on the following matters:

(i) Coneburn Area Resource Study – updates;

(ii) Changes to FP1 and FP2;

(iii) Changes to RHD-F and G; and

(iv) Changes to R(HD-JP)2a.

9 In preparing this evidence I have reviewed:

(i) Coneburn Area Resource Study (2002 and 2015 update);

(ii) Jack's Point the Preserve Design Guidelines (version 2.0 – September 2008);

(iii) The memo of council for Jack's Point dated 15 December 2016; and

(iv) The reports and statements of evidence of Dr Read.

EXECUTIVE SUMMARY

10 Deletion of the FP1 Activity Area and replacement with 20 site specific Homesites (HS37-56) is a more appropriate framework and will provide for low density, cluster development within areas of openspace for recreation and conservation.

11 Deletion of the FP2 Activity Area and replacement with 2 site specific Homesite (HS57 – HS58) is appropriate for the Peninsula Hill Landscape Protection Area and will provide for low density development within areas of openspace for recreation, farming and conservation.

12 The use of Design Guidelines will further ensure building and land development with the Homesite Preserve Areas are controlled appropriately.

13 The R(HD)-F areas should be separated into 2 subzones (FA & FB) to better reflect the underlying landform and provide more site-specific criteria around potential Homesites. The subzone will enable a more appropriate level of integration between adjoining high / medium density development and low density development areas.

14 The R(HD)-G area should be developed at a density and site size equivalent to R(HD)-FB.

15 The existing R(JP)-2A area could be retained in its original location.

CONEBURN RESOURCE STUDY - UPDATE

16 The purpose of the original Coneburn Area Resource Study (CARS) was to provide stakeholders with a set of objective resource information to enable a review of existing and potential land uses, existing and current planning policies and to develop a set of controls and guidelines for formulating a landuse and landscape management strategy.

17 In the 15 years since the Coneburn Study was commissioned Jack's Point and the Queenstown District have experienced significant change including significant population growth. The original rural pastoral landscape has been transformed into a mountain village community comprising approx. 800 residential sections, an 18-hole golf course, lakeside clubhouse with restaurant/café, extensive recreation trails, significant ecological enhancement and carefully managed open space. In addition, Jack's Point has created a man-made lake (Lake Tewa) as a setting for future development. Mr Thompson will provide further evidence on the Village activity area. (Figure 1)

18 Jack's Point initiated a comprehensive review of the Coneburn Study area when PC44 was initiated to reflect updates to the original resource information. This included mapping of natural landform, enhancement native planting along State Highway 6 (SH6), land ownership changes, and refinement of areas with the potential to absorb change, concluding with a comprehensive Landuse and Landscape Management Strategy for the Jack's Point Zone.

19 Key findings are as follows:

(a) Updates to the State highway 6 visual corridor to include Jack's Point mitigation and proposals by Hanley Downs for future mitigation along future residential activity Areas. (Figure 2). Mitigation measures enabled potential development areas to be identified including:

(i) Additional R(HD-SH) Activity Area; and

(ii) Changes to Density within the central valley portion of the Hanley Downs landholding.

(b) Refinements to the Peninsula Hill Area that highlighted two distinctive folds within the complex topography that could enable potential for further development of low density living. (Figure 3, Figure 4).

CHANGES TO FP1 AND FP2 ACTIVITY AREAS (HS37 – HS58)

20 The notified version of the Structure Plan proposed a Farm Preserve Activity Area over the northern portion of the Tablelands landscape character area (FP1) and the Peninsula Hill area (FP2).

21 Subsequent to notification, Jack's Point has continued to refine the Structure Plan in accordance with the Coneburn Area Resource Study and to ensure efficient and appropriate landuse, including seeking to resolve, concerns raised in the section 42A reports through caucusing.

22 A Memorandum of Counsel, (dated 15 December 2016) sought to address concerns through the process, including proposed changes to the FP1 and FP2 Activity Areas.

23 Jack's Point preferred approach is to identify site-specific Homesites that are appropriately located in accordance with the CARS Landuse and Landscape Management Strategy.

24 Activity Area FP1 has been detailed and replaced by 20 Preserve Homesites (shown as HS37 – HS56) set in amongst Open Space Golf (OSG). These Homesites would cover an area of approx. 58ha at an average density of 1 per 2.9ha. By comparison the existing 36 Preserve Homesites cover and area of approx. 85ha, at an average density of 1 per 2.4ha. (Figure 5).

25 Activity Area FP2 has been deleted and replaced with 2 Homesites (shown as HS57 -HS58) within Open Space Landscape (OSL).

26 The design intent for all Homesites would be as follows:

(i) ensure all development is appropriately sited and controlled in respect to buildings, infrastructure and landscaping;

(ii) create a build environment which exhibits a seamless integration between the build and the natural environment;

(iii) avoid obvious and visually intrusive development in this landscape zone; and

(iv) establish a rigid set of prescriptive Design Guidelines in order to achieve the above.

27 The design principles and concepts for each Homesite allotment would include:

(a) Homesite:

(i) A maximum Homesite area of between 2400 – 2900m2 to be identified within each allotment, with all improvements being restricted to this location (Figure 6).

(b) Openspace:

(i) The remaining area to be covenanted as Openspace, with use restricted to retention and enhancement of any unimproved grassland, wetlands, tussock land and grey shrubland. A minimum of 3000m2 or 20% of the Openspace area was required to be revegetated with native vegetation selected from a prescribed “grey shrubland” and “tussock land” plant palette to provide for areas of ecological enhancement.

28 Council could continue to reserve control of residential buildings with the HS Activity area to:

(i) External appearance of buildings;

(ii) Protection and enhancement of wetlands;

(iii) Infrastructure;

(iv) Earthworks;

(v) Access and parking;

(vi) Bulk and location;

(vii) Exterior Lighting; and

(viii) Council approved Design Guidelines

29 In addition to the Councils Control, Jack's Point would provide further restrictions on residential buildings to ensure design outcomes where buildings are subservient to the landscape including:

(i) Roof overhangs;

(ii) Roof pitch;

(iii) Specific materials;

(iv) Fencing / walls.

DESIGN REVIEW BOARD (DRB)

30 The Jack's Point Design Review Board has the responsibility of assessing whether a proposal complies with the principles and objectives of the Preserve Guidelines. The DRB would continue to provide this role for all future development of any new Preserve Homesites. (Figure 7).

31 The process is similar to the DRB review process established for the Jack's Point Residential Activity Areas which requires approval from both the Jack's Point DRB, in addition to the QLDC regulatory process.

SITE SELECTION CRITERIA

32 A set of criteria was established to identify each of the 22 Homesites, to ensure they were all comparable with the site principles and design intent of the existing 36 homesites, including:

(a) located within the Landuse and Landscape Management Strategy Areas 1-3.

(b) located within existing landform “tucks and folds” to ensure future buildings would be subservient, rather than dominate the existing landscape character;

(c) sites to have good northern aspect to maximize exposure to full day sun and provide for outdoor living;

(d) roading and access to be located off dominant ridgelines;

(e) sites to provide shelter from the predominant cooler winds;

(f) located within areas that could be managed for openspace, conservation and recreation including requirements for enhancement planting; and

(g) sites that could accommodate a "Homesite Area" comparable to the existing Preserve sites, (2400 – 2900m2) including a requirement for management of open space areas such as revegetation and protection of any sensitive wetlands.

CAUCUS WITH DR READ (FP1)

33 Dr Read expressed concerns with the potential visual effects of proposed development within the FP1 area. In my view, the Homesite approach suggested by Dr Read and now proposed by Jack's Point is the most appropriate framework for development within this area.

34 A recent site visit with Dr Read confirmed that 19 of the 20 proposed Homesites were generally sited appropriately and only subject to minor on-site refinements. HS46 was the only site identified as being visually prominent and was therefore proposed to be relocated from its original position to a location adjacent the wetland area, being a less visually prominent location and therefore sited more appropriately.

CAUCUS WITH DR READ (FP2)

35 Dr Read also raised concerns in relation to vehicle access to HS57 - HS58 during the site visit. I agree with Dr Read that vehicle access across the upper, more visible south facing slopes of Penninsula Hill should be avoided, with access being more appropriate within the various gullies and folds to ensure visual effects are minimised and/or appropriately mitigated.

CHANGES TO R(HD)-F&G

36 These two Activity Areas are located along the upper slopes of the Central Valley, generally north of the existing Wetland. The Hanley Downs High Density Residential Area R(HD)-D is located along the eastern boundary and is proposed at a density of 17-26/ha. R(HD)F&G were originally proposed to provide for low density rural residential style living at a density of 2-10/ha.

Caucus with Dr Read R(HD)-F

37 Dr Read expressed concerns with the proposed density of development within the western portions (the more elevated / complex topography) of R(HD)-F, specifically relating to locating dwellings within existing rocky features. (Figure 8).

38 Through my own site observations, I agree that the upper portion of R(HD)-F should be developed, at a lower density than originally proposed, as this landform is more sensitive to development.

39 One approach would be to identify specific Homesites within the upper portion to ensure a higher level of protection of both natural landscape features and areas of existing grey shrubland. The selection of specific sites could adopt a similar, but not necessary the same site selection criteria as used for HS37 – HS58, however the resulting density and average site size would be comparatively smaller. I refer to this area now as R(HD)-FB, with the lower portion being R(HD)-FA.

40 The upper portion of R(HD)-FB has a far more complex landform when compared to the lower portions, exhibiting more undulating landform character with large areas of open grassland interspersed with grey shrubland and rocky features. The area is approx. 6.77ha in size and could yield approx. 10-12 sites at a density of 2/ha.

41 The lower portions of R(HD)-FA could potentially absorb a higher density of development due to the area having similar landscape character to the adjacent R(HD)-D activity area. This area is approximately 2.26ha in size and could potentially absorb a density of 17-26/ha (the same density as R(HD)-D), yielding between 25-38 sites.

CHANGES TO R(HD)-G

42 In the R(HD)-G Activity Area, a similar Homesite approach as proposed by R(HD)-FB would enable a similar low density of development between adjoining areas along the lower slopes. This area also has a relatively complex topography, with a slightly undulating character and predominantly large areas of unimproved, open grassland.

Caucus with Dr Read R(HD)-G

43 From my personal site observations, I agree with Dr Read that this area should be developed at a lower density. This area is approximately 4.65ha in size and could potentially absorb a density of 2/ha yielding some 8 – 10 sites. These findings are consistent with Dr Reads suggested maximum of 8 sites for the same area.

CHANGES TO R(JP)-2a

44 The notified Structure Plan sought to expand R(JP)-2a further west by approximately 0.8ha to better align the activity area with the toe of the existing landform.

STATEMENT OF EVIDENCE – DR READ

45 Dr Read raises concerns that this extension may diminish the outlook experienced by lot owners within N2a. I agree in principal with Dr Read that extension of the Activity Area to the extent originally sought may have an adverse impact on amenity, however it is in my view that a minor refinement of the western boundary would better align the edge of the Activity Area with the upper ridge line on the existing landform.

STRUCTURE PLAN

46 Amendments to reflect proposed refinements as discussed within my evidence are identified on the updated Structure Plan (Figure 9) including:

i. Identification of the 22 Homesites (HS37 – HS58) within the OSG Activity Area;

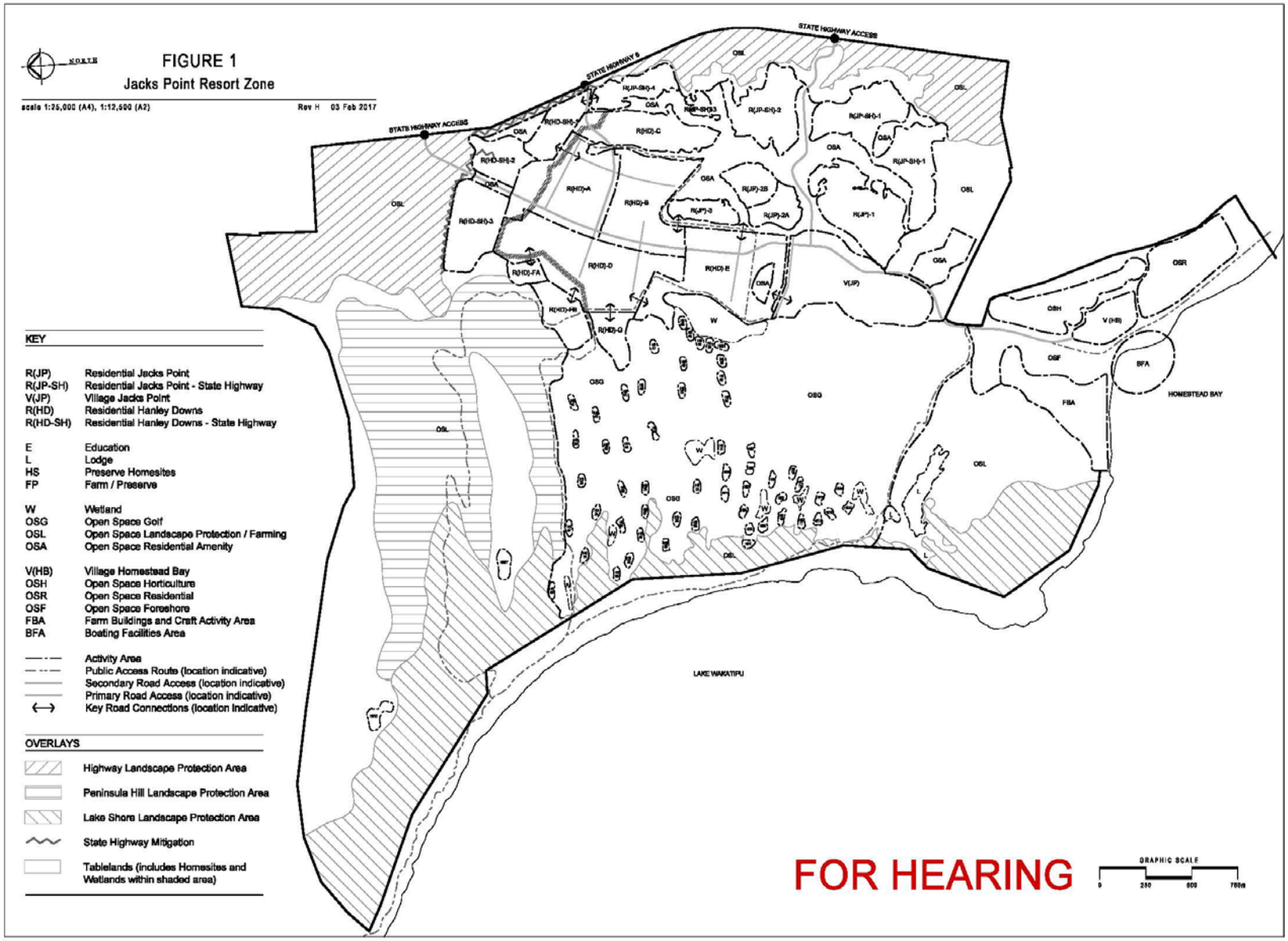
ii. The creation of subzones R(HD)-FA and R(HD)-FB to reflect the underlying topography of the lower slopes and;

iii. The original RJP-2A Activity Area boundary.

DATED this 3rd day of February 2017

Duane John Davis Te Paa

Appendix 1 – Figure 9 – Structure Jack's Point Zone



762/856/1275, 765/1277

FIGURE SCHEDULE - DUANE TE PAA

762/856/1275, 765/1277

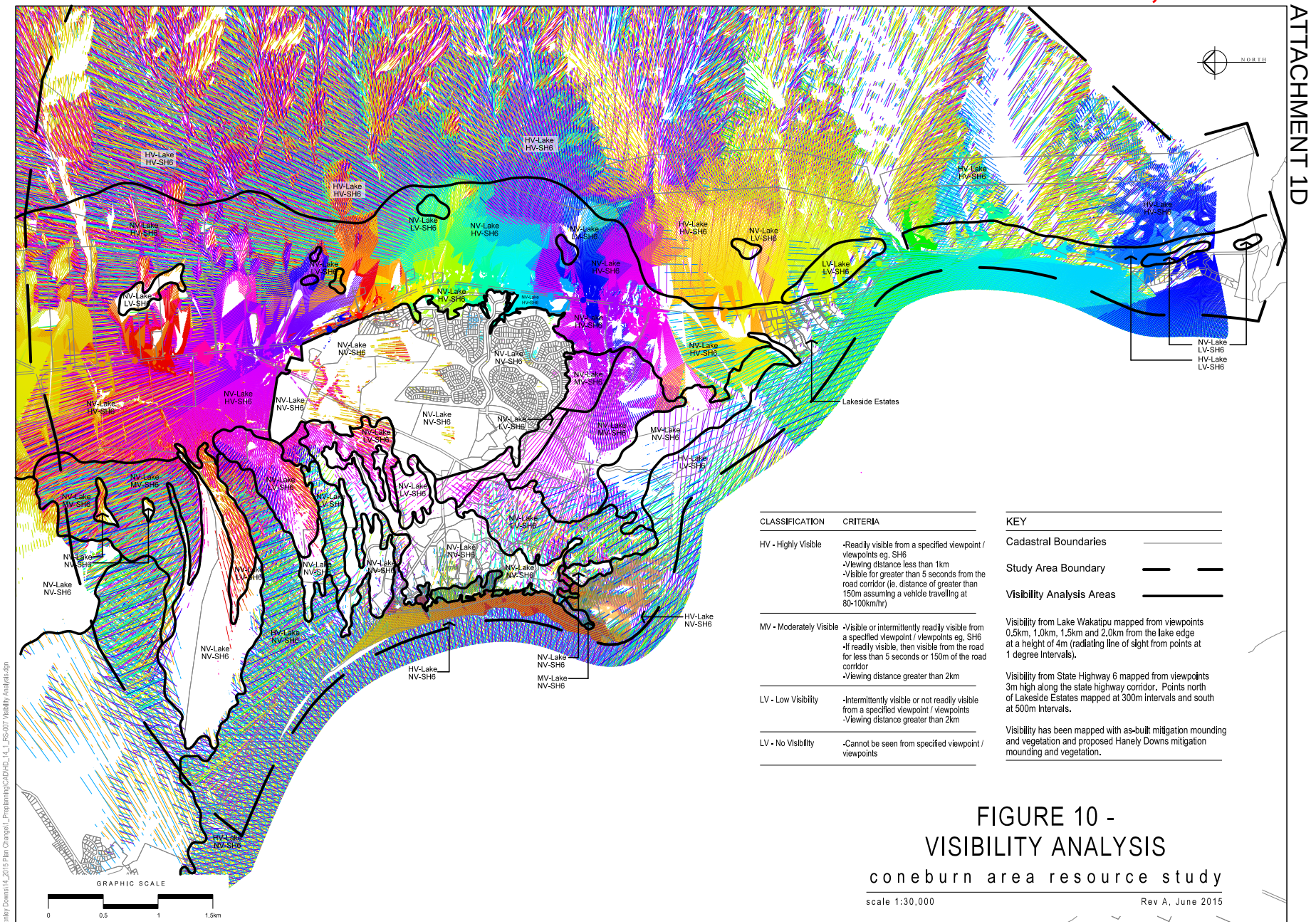
JACK'S POINT TODAY

FIGURE 1

FEBRUARY 2017

762/856/1275, 765/1277

ATTACHMENT 1D



CLASSIFICATION	CRITERIA
HV - Highly Visible	-Readily visible from a specified viewpoint / viewpoints eg, SH6 -Viewing distance less than 1km -Visible for greater than 5 seconds from the road corridor (ie, distance of greater than 150m assuming a vehicle travelling at 80-100km/hr)
MV - Moderately Visible	-Visible or intermittently readily visible from a specified viewpoint / viewpoints eg, SH6 -If readily visible, then visible from the road for less than 5 seconds or 150m of the road corridor -Viewing distance greater than 2km
LV - Low Visibility	-Intermittently visible or not readily visible from a specified viewpoint / viewpoints -Viewing distance greater than 2km
LV - No Visibility	-Cannot be seen from specified viewpoint / viewpoints

KEY

Cadastral Boundaries

Study Area Boundary

Visibility Analysis Areas

Visibility from Lake Wakatipu mapped from viewpoints 0.5km, 1.0km, 1.5km and 2.0km from the lake edge at a height of 4m (radiating line of sight from points at 1 degree Intervals).

Visibility from State Highway 6 mapped from viewpoints 3m high along the state highway corridor. Points north of Lakeside Estates mapped at 300m intervals and south at 500m Intervals.

Visibility has been mapped with as-built mitigation mounding and vegetation and proposed Hanely Downs mitigation mounding and vegetation.

FIGURE 10 - VISIBILITY ANALYSIS

coneburn area resource study

scale 1:30,000 Rev A, June 2015

ley Downs\14_2015 Plan Change\1_Preplanning\CAD\HD_14_1_RS-007 Visibility Analysis.dgn

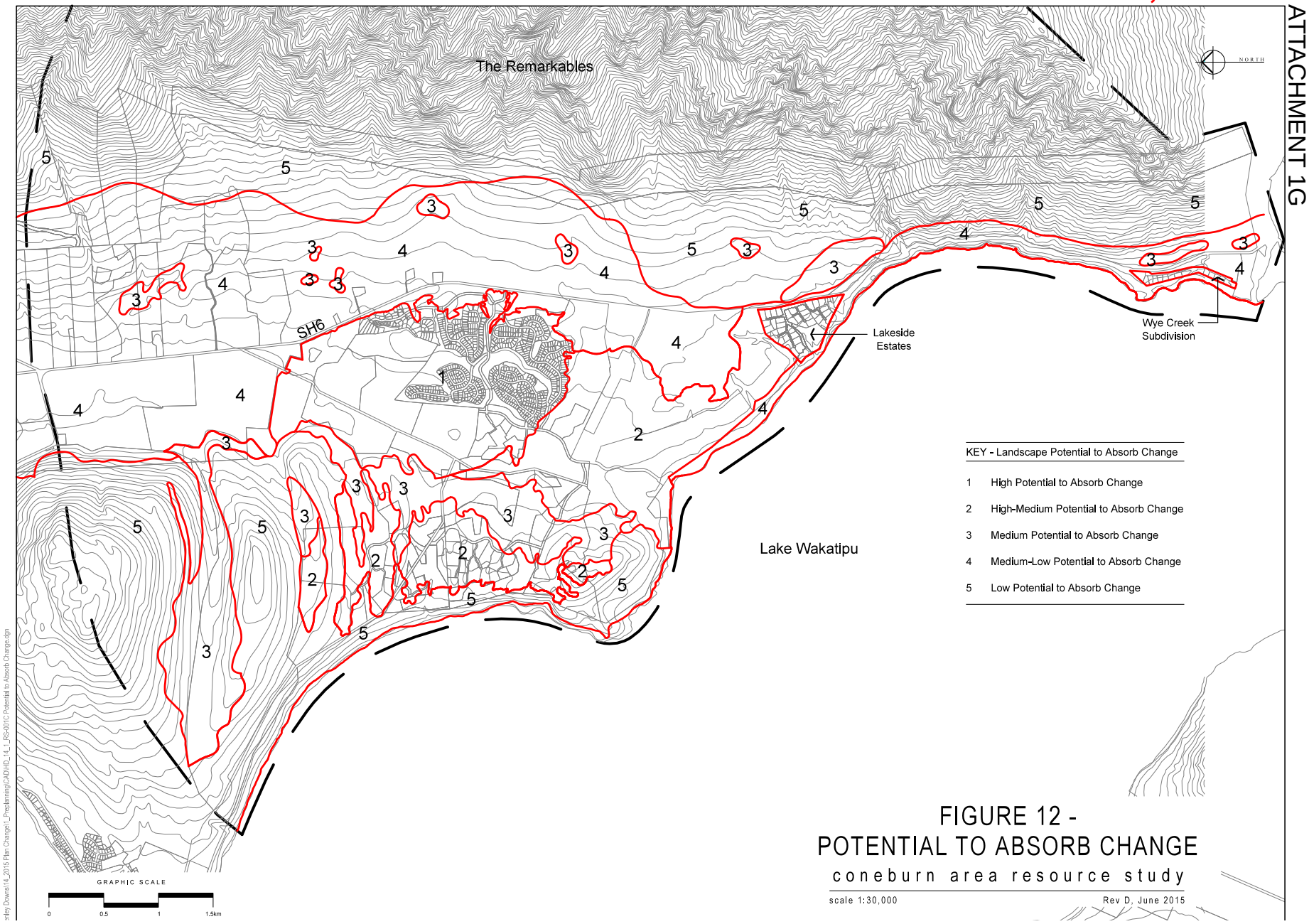
CONEBURN STUDY - VISIBILITY ANALYSIS MAP, REVISION JUNE 2015

FIGURE 2

FEBRUARY 2017

762/856/1275, 765/1277

ATTACHMENT 1G



CONEBURN STUDY - POTENTIAL TO ABSORB CHANGE MAP, REVISION JUNE 2015

FIGURE 3

FEBRUARY 2017

762/856/1275, 765/1277

ATTACHMENT 1H

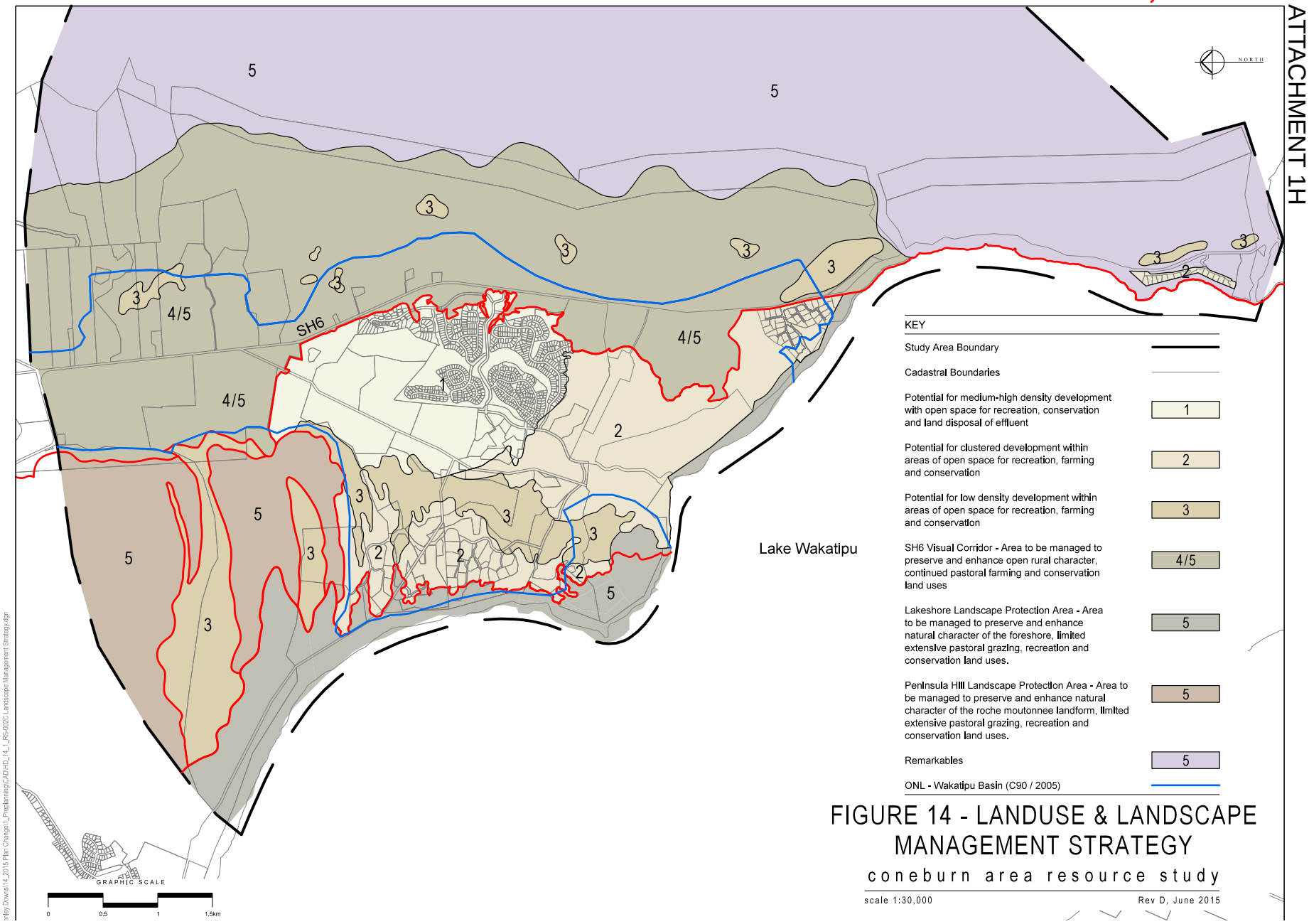


FIGURE 14 - LANDUSE & LANDSCAPE MANAGEMENT STRATEGY

coneburn area resource study

scale 1:30,000 Rev D, June 2015

CONEBURN STUDY - LANDUSE & LANDSCAPE MANAGEMENT STRATEGY MAP, REVISION JUNE 2015

FIGURE 4

FEBRUARY 2017

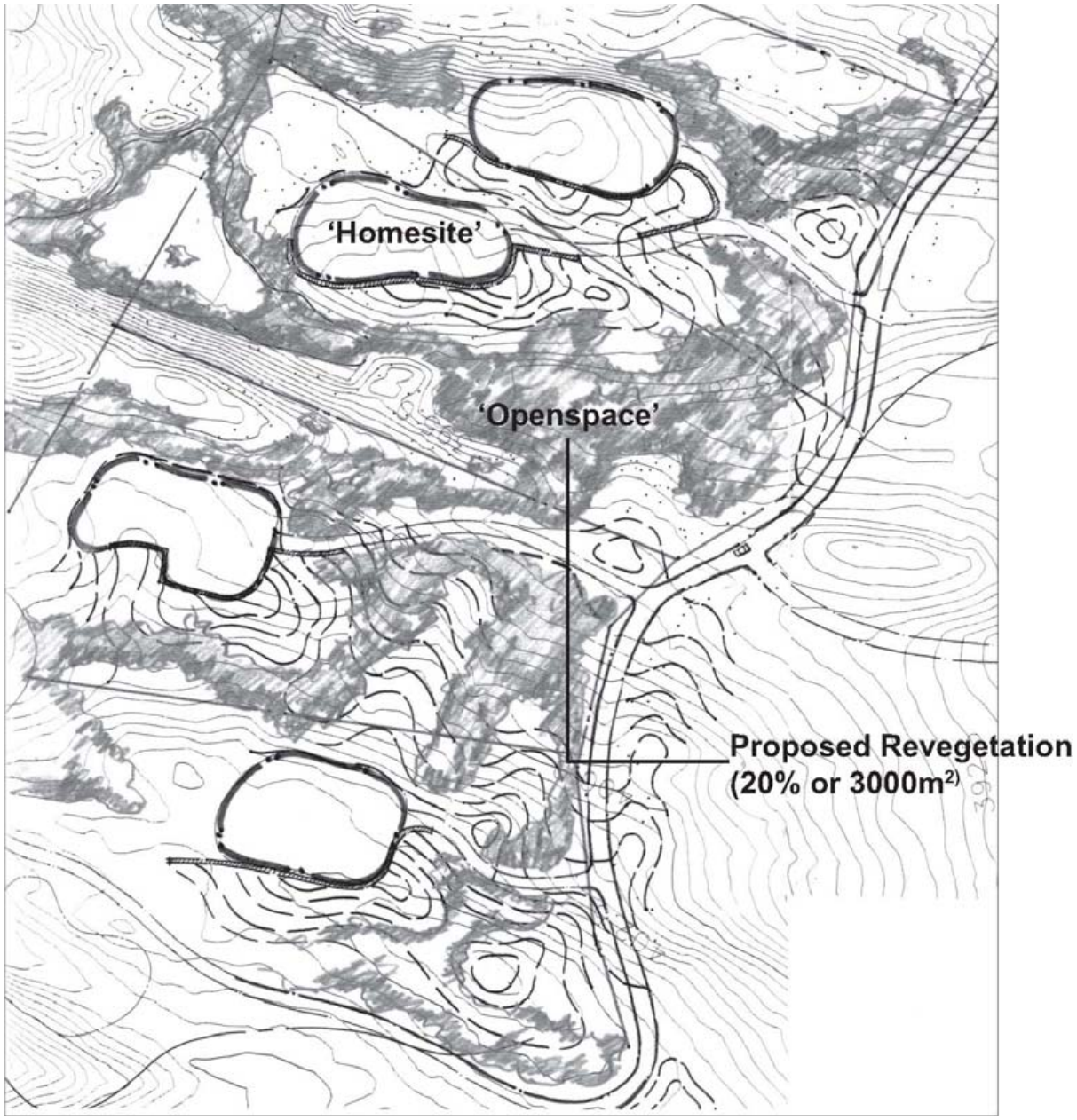
762/856/1275, 765/1277

JACKS POINT STRUCTURE PLAN 2017 - ENLARGEMENT

FIGURE 5

FEBRUARY 2017

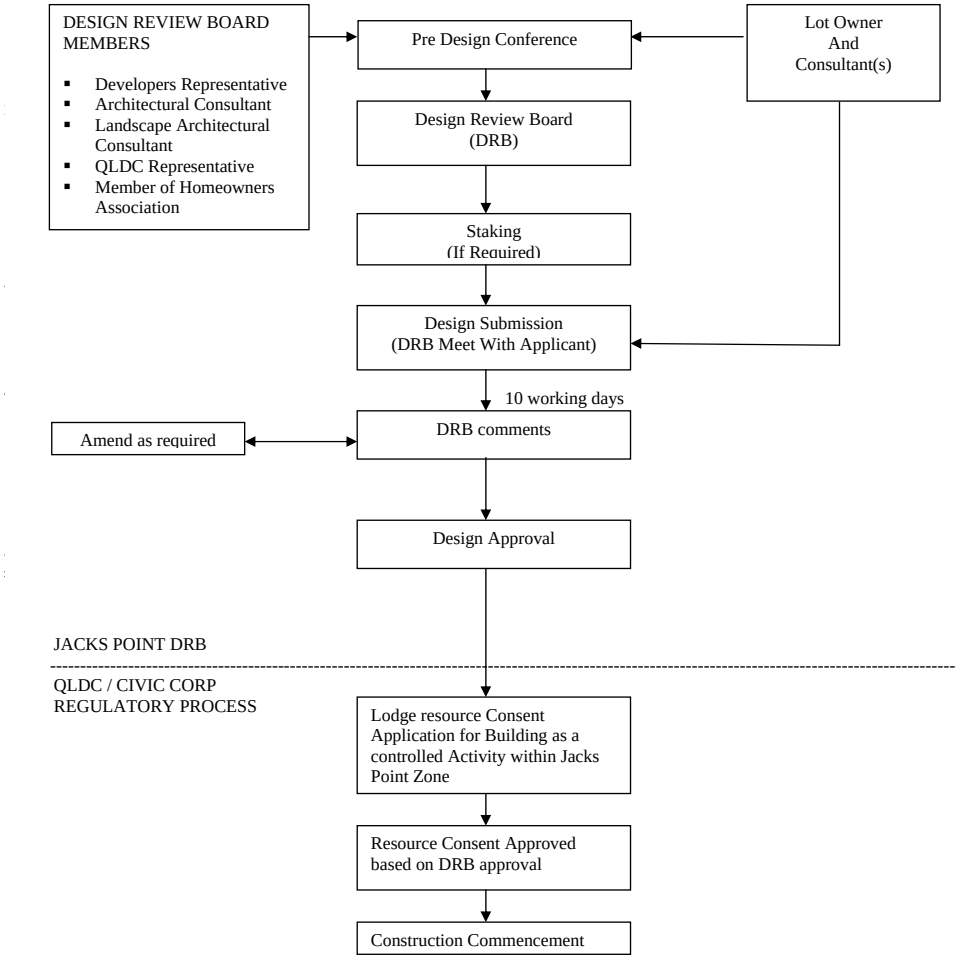
762/856/1275, 765/1277



JACK'S POINT, THE PRESERVE DESIGN GUIDELINES, VERSION 2.0 SEPTEMBER 2008, PAGE 3, HOMESITE AND OPENSPACE CONCEPT

FIGURE 6

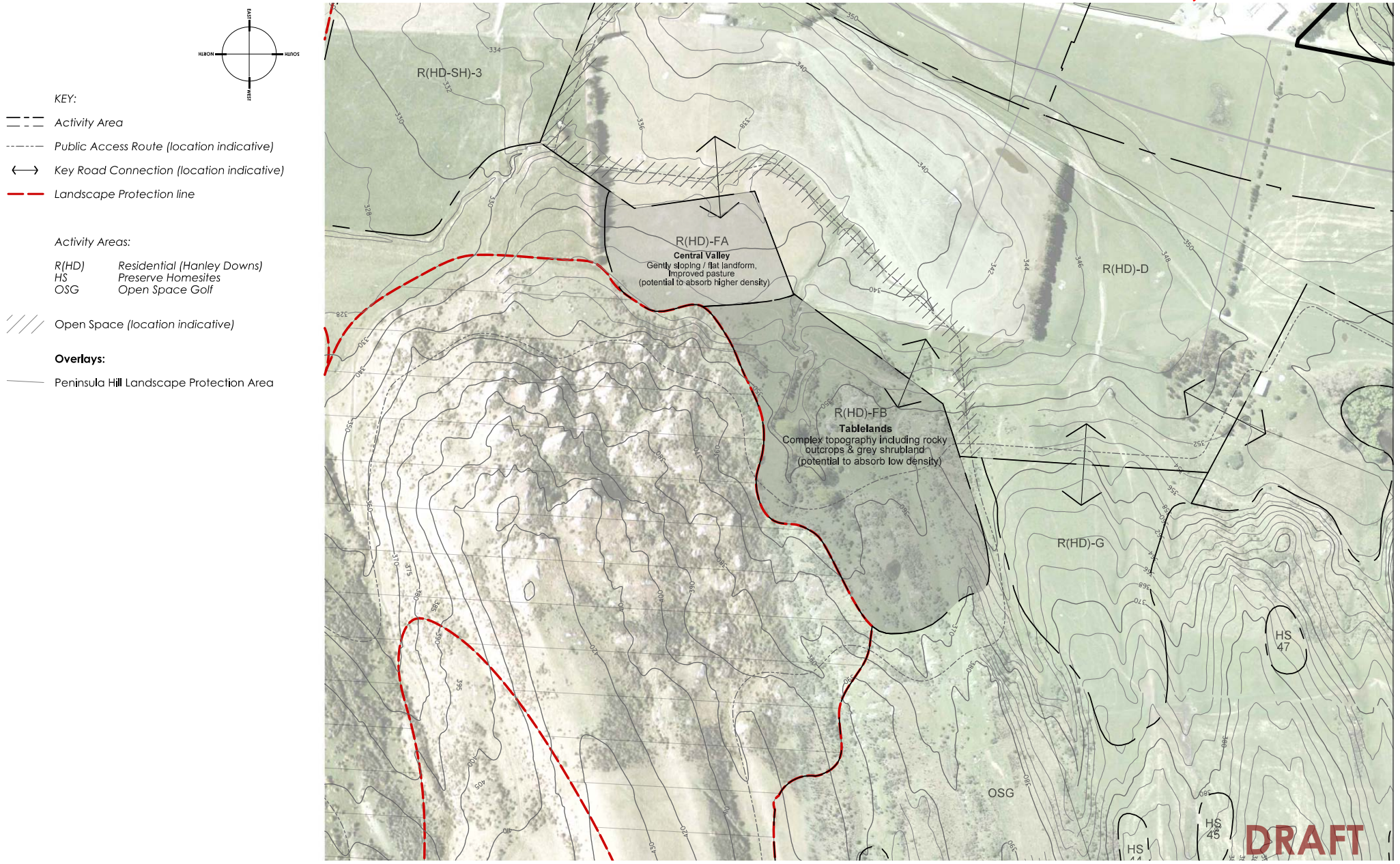
FEBRUARY 2017



JACKS POINT DESIGN REVIEW PROCESS

FIGURE 7

762/856/1275, 765/1277



ACTIVITY AREA R(HD)-FA, R(HD)-FB & R(HD)-G SITE PLAN

FIGURE 8

FEBRUARY 2017

762/856/1275, 765/1277

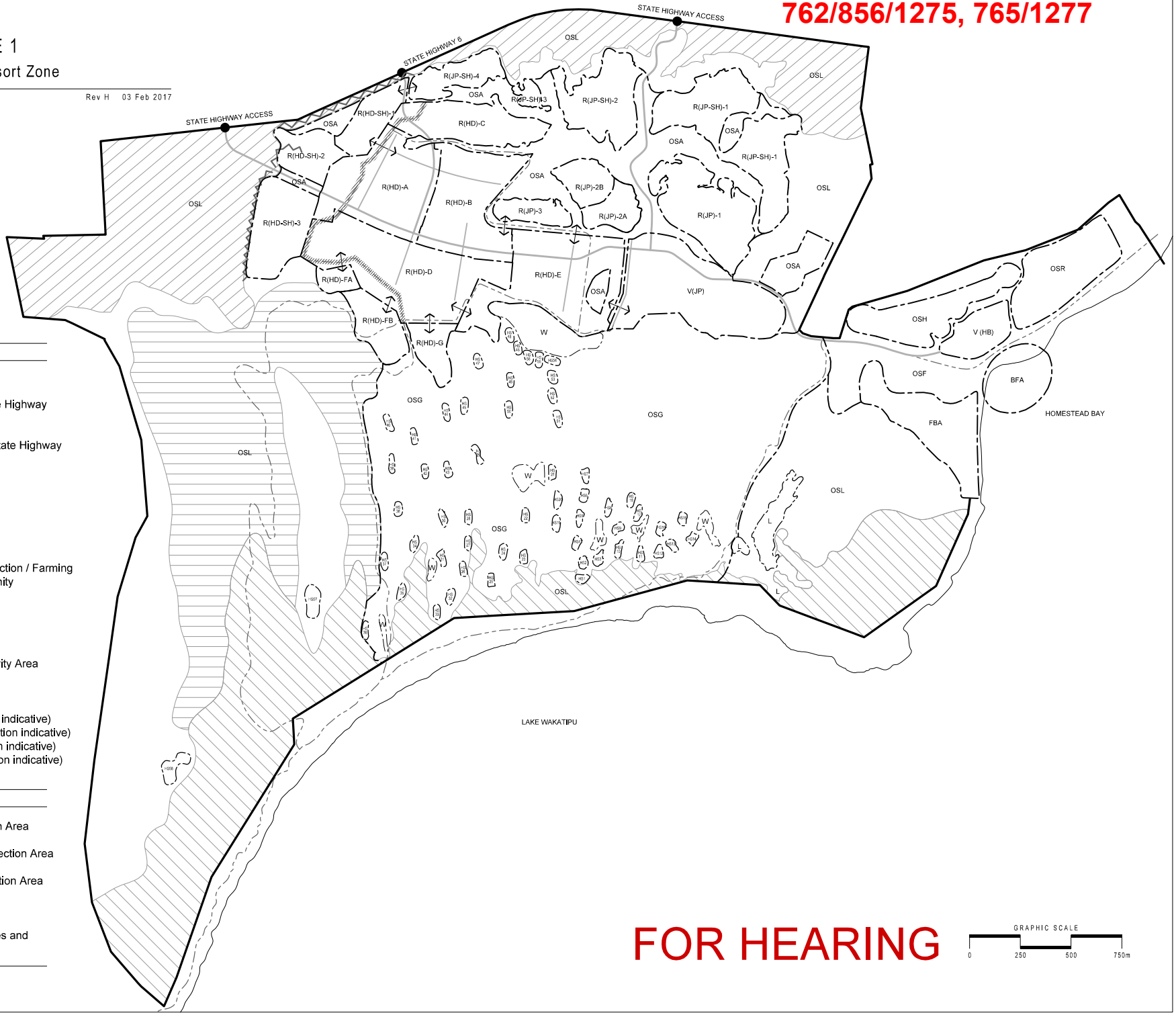
762/856/1275, 765/1277

NORTH

FIGURE 1

Jacks Point Resort Zone

scale 1:25,000 (A4), 1:12,500 (A2) Rev H 03 Feb 2017



KEY

R(JP)	Residential Jacks Point
R(JP-SH)	Residential Jacks Point - State Highway
V(JP)	Village Jacks Point
R(HD)	Residential Hanley Downs
R(HD-SH)	Residential Hanley Downs - State Highway
E	Education
L	Lodge
HS	Preserve Homesites
FP	Farm / Preserve
W	Wetland
OSG	Open Space Golf
OSL	Open Space Landscape Protection / Farming
OSA	Open Space Residential Amenity
V(HB)	Village Homestead Bay
OSH	Open Space Horticulture
OSR	Open Space Residential
OSF	Open Space Foreshore
FBA	Farm Buildings and Craft Activity Area
BFA	Boating Facilities Area
—·—	Activity Area
— - —	Public Access Route (location indicative)
———	Secondary Road Access (location indicative)
———	Primary Road Access (location indicative)
⟷	Key Road Connections (location indicative)

OVERLAYS

- Highway Landscape Protection Area
- Peninsula Hill Landscape Protection Area
- Lake Shore Landscape Protection Area
- State Highway Mitigation
- Tablelands (includes Homesites and Wetlands within shaded area)

FOR HEARING

GRAPHIC SCALE
0 250 500 750m