

Before Queenstown Lakes District Council

---

In the matter of            The Resource Management Act 1991

And                            The Queenstown Lakes District proposed District Plan Topic  
09 Resort Zones

---

**SUMMARY STATEMENT OF EVIDENCE OF 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 15 February 2017

---

**Solicitors:**

Maree Baker-Galloway | Rosie Hill  
Anderson Lloyd  
Level 2, 13 Camp Street, Queenstown 9300  
PO Box 201, Queenstown 9348  
DX Box ZP95010 Queenstown  
p + 64 3 450 0700 | f + 64 3 450 0799  
maree.baker-galloway@al.nz | rosie.hill@al.nz

**anderson  
lloyd.**

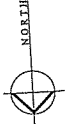
## INTRODUCTION

- 1 My name is Duane John Davis Te Paa.
- 2 My statement of evidence dated 03 February 2017 outlines my experience in landscape architecture and master planning. I have been involved in the master planning, site and design planning of the Jack's Point Zone ("JPZ"), which is characterised by the following key design features:
  - (a) Open space protection;
  - (b) Restricted building coverage;
  - (c) Reinstatement of indigenous vegetation;
  - (d) Creation of significant recreational amenity;
  - (e) Public access; and
  - (f) Design controls on architecture and landscape.
- 3 My evidence primarily addresses the following issues: updates to the Coneburn Area Resource Study (CARS); changes to FP-1 and FP-2; changes to R(HD)-F and G; and changes to R(HD-JP)2a.
- 4 In summary, I consider that:
  - (a) Deletion of the FP1 Activity Area and replacement with some 20 site specific Homesites (HS37-56) is a more appropriate framework and will provide for low density, cluster development within areas of open space for recreation and conservation.
  - (b) Deletion of the FP2 Activity Area and replacement with 2 site specific Homesites (HS57 – HS58) is appropriate for areas outside of the Peninsula Hill and Lake Shore Landscape Protection Areas providing they are of a low density, and are located within areas of significant open space for recreation, low intensity farming and conservation.
  - (c) The use of Design Guidelines will further ensure building and land development with the Homesite Areas are controlled appropriately.
  - (d) The R(HD)-F areas should be separated into 2 subzones (FA & FB) to better reflect the underlying landform and more site-specific criteria should be provided for potential Homesites within FB. The subzones will enable a more appropriate level of integration between adjoining high / medium density development and low density development areas.
  - (e) The R(HD)-G area should be developed at a density and site size equivalent to R(HD)-FB.
  - (f) The existing R(JP)-2A area could be retained without change.
- 5 There has been significant growth and development since the original CARS was commissioned. In light of these changes, and having undertaken a more fine-grained analysis to update the Study, I consider that the proposal put forward by the Jack's

Point entities in this hearing will provide for a comprehensive and appropriate land use and landscape management strategy for completion of the JPZ.

- 6 I consider proposed amendments to the previous FP-1 and FP-2 activity areas will ensure development preserves the existing landscape character, in particular, the specific and careful siting of homesites will ensure development occurs in those parts of the landscape capable of absorbing such development. Details of further controls included in paras 27-28 will provide additional controls on residential buildings within the HS areas.
- 7 Amendments proposed to relocate HS51, HS52 and HS53 to alternative sites identified through the Joint Witness Statement (dated 14<sup>th</sup> February, 2017) should now adequately address concerns around "site containment" as outlined in Dr. Read's Summary of Evidence.
- 8 HS57 and HS58 have been sited specifically within two pockets that have potential to absorb some limited, low density development as they occur in areas of no visibility and are in accordance with the CARS. To address any concerns regarding HS57 and HS58 raised by Dr. Read in her Summary of Evidence, matters for assessment could be restricted to infrastructure, earthworks, access and parking, bulk / location and lighting. This would still enable Council to maintain an appropriate level of control.
- 9 Through my own observations, I support that 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 at a density of 17 – 26 per ha.
- 10 I also support that the upper portion of previous R(HD)-F should be developed, at a lower density than originally proposed, as this landform is more sensitive to development. 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. This area is approximately 6.77ha in size and could absorb a density of 2 per ha yielding some 10-12 sites.
- 11 In the R(HD)-G Activity Area, a similar Homesite approach as proposed by R(HD)-FB would enable a similar low density development between adjoining areas along the lower slopes. This area is approximately 4.65ha in size and could absorb a density of 2 per ha yielding some 8 – 10 sites.
- 12 The notified Structure Plan sought to expand R(JP)-2a further west by approximately 0.8ha. It is in my view that a change to the western boundary of the Activity Area is not necessary.
- 13 I attach an updated Structure Plan dated 14<sup>th</sup> February, 2017 and note the following updates relevant to my evidence:
  - (a) Addition of the Tablelands area as an overlay on the Structure Plan
  - (b) Identification of HS51A, HS52A and HS53A to replace HS51, HS52 and HS53
  - (c) Correction to the Key on the Structure Plan to include the Open Space hatch pattern
  - (d) Correction of the R(HD)-B boundary

**Duane John Davis Te Paa**



**FIGURE 1**  
**Jacks Point Resort Zone**

scale 1:25,000 (A4), 1:12,500 (A2)  
 Rev J 14 Feb 2017



<b>KEY</b>	
R(JP)	Residential Jacks Point
R(JP-SH)	Residential Jacks Point - State Highway
R(VJP)	Village Jacks Point
R(HD)	Residential Hanley Downs
R(HD-SH)	Residential Hanley Downs - State Highway
L	Lodge
HS	Preserve Homesites
W	Wetland
OSG	Open Space Golf
OSL	Open Space Landscape Protection / Farming
OSA	Open Space Residential Amenity
V(HB)	Village Homestead Bay
OSH	Open Space Horticulture
OSR	Open Space Residential
OSF	Open Space Foresore
FBA	Farm Buildings and Craft Activity Area
BFA	Boating Facilities Area
Activity Area	Activity Area
Public Access Route (location indicative)	Public Access Route (location indicative)
Secondary Road Access (location indicative)	Secondary Road Access (location indicative)
Primary Road Access (location indicative)	Primary Road Access (location indicative)
Key Road Connections (location indicative)	Key Road Connections (location indicative)
Open Space	Open Space
<b>OVERLAYS</b>	
[Hatched pattern]	Highway Landscape Protection Area
[Dotted pattern]	Peninsula Hill Landscape Protection Area
[Diagonal lines]	Lake Shore Landscape Protection Area
[Wavy line]	State Highway Mitigation
[Dotted pattern]	Tablelands (includes Homesites and Wetlands within Tablelands area)
[Dashed line]	ONL Line

**FOR HEARING**

