

41 Jacks Point Zone – Dan Wells recommended amendments for DP Hearing

41.1 Zone Purpose

The purpose of the Jacks Point Zone is to provide for residential, rural living, commercial, community and visitor accommodation in a high quality sustainable environment comprising residential areas, an education innovation campus, two villages and a variety of recreation opportunities and community benefits including access to public open space and amenities.

The village areas and associated residential activities at Jacks Point will be sustainable in their nature, constituting mixed density development, best practice methods of waste disposal and longevity in their quality and built form. The preparation of development controls and non-regulatory design guidelines, in conjunction with provisions of the District Plan and other methods, will ensure provision for the social, economic and cultural wellbeing of the wider community, while also assisting in ecological enhancement and the seamless integration of the built and natural environment.

In addition, the zoning anticipates an 18-hole championship golf course, a luxury lodge, small-scale commercial activities, provision for community facilities, craft and winery activities, outdoor recreation and enhanced access to and enjoyment of Lake Wakatipu.

41.2 Objectives and Policies

41.2.1 **Objective - Development of an integrated community, incorporating residential living, visitor accommodation, community, and small-scale commercial activities within a framework of open space and recreation amenities.**

Policies

41.2.1.1 Use a Structure Plan to establish the spatial layout of development within the zone and diversity of living and complementary activities, taking into account:

- Integration of activities and servicing;
- Landscape and amenity values;
- Road, open space and trail networks;
- Visibility from State Highway 6 and Lake Wakatipu.

41.2.1.2 Ensure subdivision and development incorporates the design elements shown on the Structure Plan, namely roads, road connections, open space, access connections and trails.

41.2.1.3 Maintain and protect views into the site when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond when viewed from the State Highway.

41.2.1.4 Ensure that residential development is not readily visible from the State Highway.

41.2.1.5 Provide public access from the State Highway to the lake foreshore and to facilitate increased use and enjoyment of the margin and waters of Lake Wakatipu.

41.2.1.6 Provide for local biodiversity through:

- The protection and enhancement of existing ecological values, in a holistic manner;

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- Reduction in grazing around wetland areas; and
 - The provision of links between grey shrublands, wetlands and the lakeshore escarpment, including indigenous vegetation links between Activity Areas where appropriate.
- 41.2.1.7 Ensure that development within the ecologically sensitive areas of the zone results in a net environmental gain.
- 41.2.1.8 Control the take-off and landing of aircraft within the zone.
- 41.2.1.9 Ensure that subdivision, development and ancillary activities within the Tablelands maintain the character of the landscape.
- 41.2.1.10 Provide for farming and associated activities in appropriate areas, while ensuring that development associated with those activities does not result in over domestication of the landscape.
- 41.2.1.11 Enable mining activities which contribute to the development of the zone, provided environmental effects are appropriately managed.
- 41.2.1.12 Provide a diversity of living accommodation, including opportunities for farm and rural living at low densities.
- 41.2.1.13 Recognise the Residential (Hanley Downs) Activity Area and Village Activity Areas as being appropriate to accommodate residential development at a greater scale and intensity than elsewhere in the zone.
- 41.2.1.14 Enable medium density housing development within the established areas of Jacks Point where the scale and form of built development is appropriate to the character of the Activity Area.
- 41.2.1.15 Enable the development of education, business innovation and associated activities within the Education Innovation Campus, subject to achieving a high standard of urban design.
- 41.2.1.16 Ensure the visual impacts of subdivision and development within the Residential State Highway and Education Innovation Campus Activity Areas are appropriately mitigated through landscaping and the provision of open space.
- 41.2.1.17 Provide for farming and rural living in the Farm Preserve Activity Area to enable continued rural land management together with providing a greater diversity of lot sizes that retains rural amenity and protects landscape values, while ensuring that:
- within the Farm Preserve 1 Activity Area, subdivision and development incorporates mechanisms for the protection and management of open space and native vegetation.
 - within the Farm Preserve 2 Activity Area, buildings are not visible from Lake Wakatipu and State Highway 6.
- 41.2.1.18 Enable commercial activities within the Residential (Hanley Downs) Activity Area, designed to service the needs of the local community, where they can locate along or near primary roads.
- 41.2.1.19 Enable commercial and community activities and visitor accommodation, provided residential amenity, health and safety are protected or enhanced through:
- Compatible hours of operation and noise;
 - A high standard of building design;
 - The location and provision of open space, buffers and setbacks;

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- Appropriate landscape mitigation;
 - The design of vehicle access and car parking; and
 - An appropriate scale of activity and form of building development.
- 41.2.1.20 Use residential development controls to protect privacy and amenity, provide access to sunlight, achieve design cohesion and to provide appropriate opportunities for outdoor living.
- 41.2.1.21 Provide for medium density and small lot housing subject to ensuring the scale and form of built development provides an appropriate standard of residential amenity and design.
- 41.2.1.22 Avoid industrial activities.
- 41.2.1.23 Provide for the development of lakeside activities in the Homestead Bay area, in a manner which complements and enhances amenity values.
- 41.2.1.24 Ensure substantial native revegetation of the lake foreshore and open spaces within Homestead Bay and Home site activity areas within the Tablelands.
- 41.2.1.25 Provide safe and efficient road access from State Highway 6.
- 41.2.1.26 Ensure provision of integrated servicing infrastructure, roading and vehicle access.
- 41.2.1.27 Ensure an adequate level of sewage disposal, water supply and refuse disposal services are provided which do not adversely affect water or other environmental values.

41.3 Other Provisions and Rules

41.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

41.3.2 Clarification

- 41.3.2.1 References to the Structure Plan and to Activity Areas are references to the Jacks Point Zone Structure Plan and the Activity Areas identified on that Structure Plan.
- 41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.

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- 41.3.2.3 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.
- 41.3.2.4 Where an activity does not comply with a rule or standard the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 41.3.2.5 The following abbreviations are used within this Chapter.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

41.4 Rules – Activities

Table 1 Rule	Activities Located Within the Jacks Point Zone	Activity Status
41.4.1	Activities that are not listed in this table and comply with all standards	P
41.4.2	<p>Educational and Day Care Facilities</p> <p>Educational and Day Care Facilities within the (E) and R(HD) Activity Areas.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • Location and external appearance of buildings. • Setback from roads. • Setback from internal boundaries. • Traffic generation, access and parking. • Outdoor living space. • Street scene including landscaping. • Enhancement of ecological and natural values. • (Provision for walkways, cycle ways and pedestrian linkages. • Noise. 	C
41.4.3	<p>Buildings</p> <p>41.4.3.1 Building (including the addition, alteration or construction of buildings) located within the Lodge Activity Areas (L).</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • The external appearance of buildings with respect to the effect on visual and landscape values of the area. • Infrastructure and servicing. 	C

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Table 1 Rule	Activities Located Within the Jacks Point Zone	Activity Status
	<ul style="list-style-type: none"> • Associated earthworks and landscaping. • Access and parking. • Bulk and location. • Exterior lighting. • Any development controls and design guidelines. <p>41.4.3.2 Except as provided for in (41.4.3.4) below, farm buildings located within the FP-1 and FP-2 Activity Areas.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • The external appearance of buildings with respect to the effect on visual and landscape values of the area. • Infrastructure and servicing. • Associated earthworks and landscaping. • Access and parking. • Bulk and location. • Exterior lighting. • Visibility of the building from State Highway 6 and Lake Wakatipu. <p>41.4.3.3 Except as provided for in (41.4.3.4) below, any residential unit in the FP-2 Activity Area and any visitor accommodation activity within the FP-1 or FP-2 Activity Areas.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The matters listed in clause (41.4.3.2) above. • The appropriateness of any mitigation and its impact on the character of the landscape. <p>41.4.3.4 Any building within the Peninsula Hill Landscape Protection Area, Lake Shore Landscape Protection Area or Highway Landscape Protection Area identified on the Structure Plan.</p> <p>41.4.3.5 Within the BFA any boat ramp, jetty, breakwater or other buildings and associated parking and boat trailer parking.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Effects on natural character. • Effects on landscape and amenity values. • Effects on public access to and along the lake margin. • External appearance, colours and materials. • <u>Location.</u> 	<p>C</p> <p>RD</p> <p>D</p> <p>RD</p>

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Table 1 Rule	Activities Located Within the Jacks Point Zone	Activity Status
	<p>residential activity which results in either:</p> <p>a. three or more attached residential units; or</p> <p>b. a density of more than one residential unit per 380 m² of net site area.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • External appearance. • Access and car parking. • Associated earthworks. • Landscaping. <p>41.4.6.241.4.6.1 Within the R(JP) 1 - 3 and R(JP-SH) 4 Activity Areas any residential activity which results in either:</p> <p>a. three or more attached residential units.</p> <p>b. a density of more than one residential unit per 380 m² of net site area.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • External appearance. • Residential amenity values. • Access and car parking. • Associated earthworks. • Landscaping. <p>41.4.6.341.4.6.2 Except that this rule shall not apply to:</p> <p>a. A single residential unit on any site contained within a separate computer freehold register.</p> <p>b. Residential units located on sites smaller than 550m² created pursuant to subdivision.</p>	<p>RD</p>
41.4.7	<p>Commercial Activities, Community Activities and Visitor Accommodation</p> <p>41.4.7.1 Commercial activities and community activities located within the EIC Activity Area, including the addition, alteration or construction of associated buildings.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • Location, scale and external appearance of buildings. • Setback from roads. • Setback from internal boundaries. 	<p>C</p>

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Table 1 Rule	Activities Located Within the Jacks Point Zone	Activity Status
	<ul style="list-style-type: none"> • Traffic generation. • Vehicle access, street layout and car parking. • Street scene including landscaping. • Enhancement of ecological and natural values. • Provision for walkways, cycle ways and pedestrian linkages. • Scale of the activity. • Noise. • Hours of operation. • State Highway Mitigation in the locations shown on the Structure Plan. <p>41.4.7.2 Commercial activities, community activities and visitor accommodation, located within the R(HD) and R(SH-HD) Activity Areas, including the addition, alteration or construction of associated buildings.</p> <p>Discretion is restricted to all of the matters listed in clause 41.4.76.1 above.</p>	RD
41.4.8	<p>Sale of Liquor</p> <p>Premises licensed for the sale of liquor (including both off-licenses and on-licenses).</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Location. • Scale of the activity. • Residential amenity values. • Noise. • Hours of operation. • Car parking and vehicle generation. 	RD
41.4.9	<p>Structure Plan - Activities</p> <p>Any activity which is not provided for within the list of activities below or which is not provided a specific activity status through any other rule within Rule 41.5 Table 2 - Standards for Activities:</p> <p>41.4.9.1 Residential Activities Area (R) – the use of this area is restricted to residential activities.</p> <p>41.4.9.2 Residential State Highway R(SH) – the use of this area is restricted to residential activities and for the mitigation of development from the State Highway.</p> <p>41.4.9.3 Village Area (V) – The use of this area is restricted to residential and visitor accommodation activities including bars, restaurants,</p>	D

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Table 1 Rule	Activities Located Within the Jacks Point Zone	Activity Status
	<p>theatres, conference, cultural and community facilities and office and administration activities ancillary to the above activities, small-scale commercial activities, health activities, educational activities, office and administration activities, and indoor and outdoor recreation facilities.</p>	
41.4.9.4	Education Precinct (E) – The use of this area is restricted to Educational and Day Care Facilities.	
41.4.9.5	Education Innovation Campus (EIC) – The use of this area is restricted to technology based activities including commercial and medical research, laboratories, training, educational facilities, specialist health care and associated administrative, office, accommodation, retailing and recreation facilities.	
41.4.9.6	Lodge Activity Area (L) - the use of this area is restricted to visitor accommodation activities, restaurants and conference facilities.	
41.4.9.7	Home Site Activity Area (HS) - the use of this area is restricted to residential activities with a maximum of one residential unit per HS Activity Area.	
41.4.9.8	Farm Preserve (FP) – Activities in this area are limited to farming, farm buildings, fencing, trail formation, farm access tracks, recreation, mining, residential and visitor accommodation activities.	
41.4.9.9	Wetland (W) – Structures are restricted to those necessary to develop pedestrian access (e.g. boardwalks), fences, or other structures relating to the protection and enhancement of biodiversity and ecological values.	
41.4.9.10	Open Space Golf (OSG) – the use of this area is restricted to the development and operation of golf courses, including associated earthworks, green keeping, driving range, administrative offices, mining, sales and commercial instruction.	
41.4.9.11	Open Space Landscape (OSL) –activities in this area are limiting to farming, together with farm buildings, fencing, trail formation, mining, farm access tracks and recreation activities.	
41.4.9.12	Open Space Residential Amenity (OSA) – the use of this area is restricted to recreation amenities, playgrounds, landscaping, pedestrian and cycle trails, lighting, stormwater retention and underground services.	
41.4.9.13	Open Space - Horticultural (OSH) - the use of this area is restricted to horticultural activities and accessory buildings and activities, and residential activities.	
41.4.9.14	Open Space - Foreshore (OSF) - the use of this area is restricted to the regeneration of native endemic species over 80% of the land area, and retention of open space.	
41.4.9.15	Open Space - Residential (OSR) - the use of this area is restricted to 12 low level, low impact residential units set within	

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Table 1 Rule	Activities Located Within the Jacks Point Zone	Activity Status
	<p>a regenerating foreshore environment.</p> <p>41.4.9.16 Farm Buildings and Craft Activity Area (FBA) - the use of this area is limited to the existing residence, farm buildings and buildings and activities associated with craft and farming related activities, retail sales of goods produced or reared on site, a farm stay and a bed and breakfast operation.</p> <p><u>41.4.9.17</u> Boating Facilities Activity Area (BFA) - the use of this area is limited to a double boat ramp, jetty, a weather protection feature or breakwater, a boat shed and associated boat/trailer/car parking and public facilities, provided that all facilities are available for public use.</p> <p><u>41.4.9.18</u> Open Space Education and Recreation Facilities (OSER)- <u>The use of this area is restricted to recreation amenities (including commercial recreation), playgrounds, landscaping, pedestrian and cycle trails, lighting, education activities, farming, stormwater retention, and underground services.</u></p> <p>41.4.9.17</p>	
41.4.10	Factory Farming	NC
41.4.11	Forestry Activities All forestry activities, excluding harvesting of existing forestry.	NC
41.4.12	Mining Activities With the exception of the mining of rock and/or aggregate and/or gravel provided for by Rule 41.4.5.	NC
41.4.13	Industrial Activities	NC
41.4.14	Informal Airports 41.4.14.1 Informal Airports limited to the use of helicopters. 41.4.14.2 The establishment and operation of all other Airport Activity or Aerodrome, including Informal Airports used by fixed wing aircraft.	D NC
41.4.15	Informal Airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities.	P
41.4.16	Landfill	NC
41.4.17	Panelbeating, spraypainting, motor vehicle, repair of dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

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41.5 Rules - Standards

Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status
41.5.1	<p>Standards for Building</p> <p><i>Open Space Horticulture:</i></p> <p>41.5.1.1 Within the Open Space - Horticultural (OSH) Activity Area:</p> <ul style="list-style-type: none"> a. There shall be no more than 15 building platforms; b. Those 15 building platforms referred to in (a) above are confined to 3 or 4 clusters; and c. No building is to be erected prior to the horticultural activity being planted. <p><i>Homesites:</i></p> <p>41.5.1.2 Within any Homesite Activity Area (HS Activity Area), buildings shall not exceed a total building footprint of 1,000m² within that Activity Area.</p> <p>For rules 41.5.1.1 and 41.5.1.2, discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The external appearance of buildings with respect to the effect on visual and landscape values of the area. • Associated earthworks and landscaping. • Bulk and location. • Visibility of the building from State Highway 6 and Lake Wakatipu. <p><i>Conservation Dwellings in Farm Preserve 1:</i></p> <p>41.5.1.3 Within the FP(1) Activity Area no residential unit shall be constructed on any site which has not been created in accordance with Subdivision Rule 27.8.9.2 Jacks Point Conservation Lots.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The creation of open space. • Creation of conservation benefits. • Effects on landscape and amenity values. 	<p>RD</p> <p>RD</p> <p>RD</p>
41.5.2	<p>Vegetation</p> <p>41.5.2.1 Within the Highway Landscape Protection Area (refer Structure Plan) the planting and/or growing of any tree shall not obscure views from the State Highway to the mountain peaks beyond the zone.</p> <p>41.5.2.2 Within the Peninsula Hill Landscape Protection Area (refer Structure Plan) the planting and/or cultivation of any tree or shrub shall be indigenous and characteristic of the Peninsula Hill escarpment (i.e. grey shrubland and tussock</p>	<p>D</p> <p>D</p>

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Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>grassland on exposed sites and beech forest on sheltered sites).</p>	
41.5.2.3	<p>Within the Lakeshore Landscape Protection Area (refer Structure Plan) the planting and/or cultivation of any tree or shrub shall be indigenous and characteristic of the Lake Wakatipu foreshore (i.e. broadleaf forest, grey shrubland and tussock grassland plant communities).</p>	D
41.5.2.4	<p>Within the Tablelands (refer Structure Plan), there shall be no exotic vegetation planted and/or cultivated, with the exception of:</p> <p>a. grass species if local and characteristic of the area; and</p> <p>b. other vegetation if it is:</p> <ul style="list-style-type: none"> • less than 0.5 metres in height; and • less than 20 square metres in area; and • within 10 metres of a building; and • intended for domestic consumption. 	D
41.5.2.5	<p>No buildings shall be erected within a Homesite Activity Area (HS Activity Area) unless and until an area as specified within this rule has been re-vegetated with native vegetation. The area required to be re-vegetated for the purposes of this rule shall be the greater of 3,000m² or 20 per cent of the area of the lot or title within which the Homesite Activity Area is situated, whichever is greater. For the purposes of this rule no account shall be taken of any native vegetation existing at the date of application for subdivision consent to create the lot or title within which the Homesite Activity Area is located.</p>	D
41.5.2.6	<p>On any site within a Residential Jacks Point Activity Area there shall be no shrub and tree planting with less than 75% of the species identified on the Jacks Point plant list contained within Part 41.8. Percentages are in terms of overall plant numbers.</p> <p>Discretion is restricted to any effects on nature conservation values.</p>	RD
41.5.2.7	<p>Within the OSR Activity Area, at least 50% of any site shall be planted in native vegetation, prior to building.</p> <p>Discretion is restricted to any effects on nature conservation values.</p>	RD
41.5.2.8	<p>Anywhere within the zone, there shall be no planting and/or growing of the following tree species:</p> <ul style="list-style-type: none"> • European larch (<i>Larix decidua</i>) • Sycamore <p>Also refer to the District Wide Chapter 34 Wilding Exotic</p>	PR

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Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>Trees.</p> <p>41.5.2.9 Except as provided for in (41.5.2.6) above, any native vegetation required to be planted within this Zone shall:</p> <p>a. Include species appropriate to the ecosystems of the area being planted.</p> <p>b. Be capable of reaching 80% canopy closure for the ecosystem type being planted.</p> <p>c. Have eradicated any invasive plant pests the time of planting.</p> <p>d. Be maintained, with any plants that die or are diseased replaced.</p> <p>Discretion is restricted to any effects on nature conservation values.</p>	RD
41.5.3	<p>Structure Plan</p> <p>41.5.3.1 Development shall be undertaken in general accordance with the Structure Plan in Part 41.7. For the purposes of interpreting this rule, the following shall apply:</p> <p>a. A variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Roads, and their intersections with State Highway 6, shall be acceptable.</p> <p>b. Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey.</p> <p>41.5.3.2 Development shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable.</p> <p>41.5.3.3 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.</p> <p>41.5.3.4 Within any open space area created by subdivision, in accordance with Rules 41.5.3.3 and 27.8.9.1, there shall be no building.</p>	D
41.5.4	<p>Earthworks (excluding earthworks associated with a subdivision)</p> <p>41.5.4.1 Volume of Earthworks</p> <p>The maximum total volume of earthworks (m³) shall not exceed that specified in the table below.</p>	RD

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Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status								
	<p>a. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12 month period.</p> <p>b. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off-site and replacing fill on site – refer Interpretive Diagrams 5 (a), (b) and (c) of the Earthworks Chapter of the Operative District Plan.</p> <table border="1" data-bbox="336 616 1197 1232"> <thead> <tr> <th data-bbox="336 616 981 705">Activity Area</th> <th data-bbox="981 616 1197 705">Maximum Total Volume</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 705 981 952">Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area</td> <td data-bbox="981 705 1197 952">500 m³</td> </tr> <tr> <td data-bbox="336 952 981 1108">Open Space Landscape Open Space Amenity <u>Open Space Education and Recreation</u> Farm Preserve 1 and 2 Homesite</td> <td data-bbox="981 952 1197 1108">1,000 m³</td> </tr> <tr> <td data-bbox="336 1108 981 1232">Open Space Golf Education Education Innovation Campus Lodge</td> <td data-bbox="981 1108 1197 1232">No maximum</td> </tr> </tbody> </table> <p>41.5.4.2 Height of cut and fill and slope</p> <p>a. OSL, OSG, OSA, <u>OSER</u>, FP-1 and 2, HS, E, EIC and L Activity Areas:</p> <ul style="list-style-type: none"> • 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. <p>b. All other Activity Areas:</p> <ul style="list-style-type: none"> • The maximum height of any cut shall not exceed 2.4 metres. • The maximum height of any fill shall not exceed 2 metres. • The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretive Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which 	Activity Area	Maximum Total Volume	Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500 m ³	Open Space Landscape Open Space Amenity <u>Open Space Education and Recreation</u> Farm Preserve 1 and 2 Homesite	1,000 m ³	Open Space Golf Education Education Innovation Campus Lodge	No maximum	
Activity Area	Maximum Total Volume									
Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500 m ³									
Open Space Landscape Open Space Amenity <u>Open Space Education and Recreation</u> Farm Preserve 1 and 2 Homesite	1,000 m ³									
Open Space Golf Education Education Innovation Campus Lodge	No maximum									

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Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>case it may be located up to the boundary, if less or equal to 0.5 metre in height.</p> <p>41.5.4.3 Fill</p> <p>a. All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p> <p>41.5.4.4 Environmental Protection Measures</p> <p>a. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.</p> <p>b. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.</p> <p>c. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.</p> <p>41.5.4.5 Water bodies</p> <p>a. Earthworks within 7m of the bed of any water body shall not exceed 20m³ in total volume, within one consecutive 12 month period.</p> <p>b. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water.</p> <p>c. Earthworks shall not:</p> <ul style="list-style-type: none"> • cause artificial drainage of any groundwater aquifer; • cause temporary ponding of any surface water. <p>41.5.4.6 Cultural heritage and archaeological sites</p> <p>a. Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The nature and scale of the earthworks • Environmental protection measures • Remedial works and revegetation • The effects on landscape and visual amenity values • The effects on land stability and flooding • The effects on water bodies • The effects on cultural and archaeological sites 	

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Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<ul style="list-style-type: none"> Noise 	
41.5.5	<p>Setbacks from Roads and Internal Boundaries</p> <p>41.5.5.1 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.</p> <p><u>41.5.5.2</u> Buildings for all activities, except for:</p> <ul style="list-style-type: none"> a. buildings located on sites smaller than 550m² and created pursuant to subdivision, <u>and</u> b. <u>Buildings in the Residential Hanley Downs R(HD) and Residential Hanley Downs State Highway R(HD-SH) and Village (V) areas;</u> <p><u>41.5.5.2</u> shall be subject to the following internal setback rules:</p> <ul style="list-style-type: none"> a. Two setbacks of 4.5m, with all remaining setbacks of 2m; or b. One setback of 6m, one setback of 3.5m and all other setbacks of 2m; <p>41.5.5.3 Except that:</p> <ul style="list-style-type: none"> a. Any building may encroach into a setback by up to 1m for an area no greater than 6m² provided the component of the building infringing the setback has no windows or openings; b. Accessory buildings for residential activities, including garages, may encroach into the setback where they are no more than 3.5m in height and where no windows or openings are orientated toward an internal boundary; c. No setbacks are required when buildings share a common wall at the boundary. <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> Bulk, height and proximity of the building façade to the boundary. The impact on neighbours' amenity values. <p><u>41.5.5.4</u> <u>In the Residential (Hanley Downs) Activity Area:</u></p> <ul style="list-style-type: none"> <u>a. For commercial activities, community activities and visitor accommodation, buildings shall be set back at least 3 m from any road boundary.</u> <u>b. 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.</u> 	RD

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JACKS POINT ZONE 41

Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status																
	<p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Bulk, height. • Proximity on residential amenity values. • Loss of daylight. • Access to sunlight. 																	
41.5.6	<p>Access to the State Highway</p> <p>41.5.6.1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road and, Woolshed Road and <u>the “new intersection location”</u>, as shown on the Structure Plan.</p> <p>41.5.6.2 No more than 500 residential units may be built within the R(HD) and R(SH-HD) Activity Areas without <u>either</u> the Woolshed Road intersection <u>or new intersection location shown on the structure plan</u> being completed and available for use.</p> <p>Discretion is restricted to the safe and efficient functioning of the road network.</p>	RD																
41.5.7	<p>Fencing</p> <p>41.5.7.1 There shall be no fences or walls within the boundary of any lot or title within the Tablelands (refer Structure Plan) outside of any Homesite Activity Area (HS Activity Area), except for fencing between stock managed areas and areas retired from stock and for the purpose of demarcating private land from land accessible to the public as a result of the creation of public walkways additional to those walkways identified as “Public Access Route” on the Structure Plan. Any such fencing shall be post and wire only.</p> <p>41.5.7.2 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.</p>	D																
41.5.8	<p>Density</p> <p>41.5.8.1 The average density of residential units within each of the Residential Activity Areas shall be as follows:</p> <table style="margin-left: 40px;"> <tr> <td>R(JP) – 1</td> <td>13 – 18 per Ha</td> </tr> <tr> <td>R(JP) – 2A</td> <td>13 - 33 per Ha</td> </tr> <tr> <td>R(JP) – 2B</td> <td>14 - 15 per Ha</td> </tr> <tr> <td>R(JP) – 3</td> <td>14 per Ha</td> </tr> <tr> <td>R(JP-SH) – 1</td> <td>10 per Ha</td> </tr> <tr> <td>R(JP-SH) – 2</td> <td>9 per Ha</td> </tr> <tr> <td>R(JP-SH) – 3</td> <td>5 per Ha</td> </tr> <tr> <td>R(JP-SH) – 4</td> <td>5 - 12 per Ha</td> </tr> </table>	R(JP) – 1	13 – 18 per Ha	R(JP) – 2A	13 - 33 per Ha	R(JP) – 2B	14 - 15 per Ha	R(JP) – 3	14 per Ha	R(JP-SH) – 1	10 per Ha	R(JP-SH) – 2	9 per Ha	R(JP-SH) – 3	5 per Ha	R(JP-SH) – 4	5 - 12 per Ha	RD
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R(JP-SH) – 4	5 - 12 per Ha																	

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JACKS POINT ZONE 41

Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>R(HD-SH) – 1 12 - 22 per Ha R(HD-SH) – 2 2 - 10 per Ha R(HD) - A 17 - 26 per Ha R(HD) – B 17 - 26 per Ha R(HD) - C 15 - 22 per Ha R(HD) - D 17 - 26 per Ha R(HD) - E 25 - 45 per Ha R(HD) - F 2-4 - 10-22 per Ha R(HD) – G 2 - 10 per Ha</p> <p>Density shall be calculated on the net area of land available for development and excludes land vested or held as reserve, open space, public access routes or roading and excludes sites used for non-residential activities. If part of an Activity Area is to be developed or subdivided, compliance must be achieved within that part and measured cumulatively with any preceding subdivision or development which has occurred with that Activity Area</p> <p>41.5.8.2 Except that this rule shall not apply to:</p> <p style="padding-left: 40px;">a. A single residential unit on any site contained within a separate certificate of title</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Residential amenity values. • Traffic, access, parking. • Adequacy of infrastructure. 	
41.5.9	<p>Scale of Commercial Activity</p> <p>41.5.9.1 The maximum net floor area (as defined) for any single commercial activity shall be 200m², except that this does not apply within the EIC Activity Area.</p> <p>41.5.9.2 The maximum net floor area for any single retail activity within the EIC Activity Area shall be 200m².</p> <p>41.5.9.3 The total floor space of all commercial activities in the R(HD) A to E Activity Areas shall not exceed 550m².</p>	<p>D</p> <p>D</p> <p>NC</p>
41.5.10	<p>Building Colours</p> <p>Any building shall result in:</p> <p>41.5.10.1 At least 70% of the total painted or galvanised external surface of buildings (excluding roofs and windows) with a reflectance value of between 0 and 35%</p> <p>41.5.10.2 Roof colours with a light reflectance value of 20% or less, and in the range of browns, greys and black</p>	D

JACKS POINT ZONE 41

Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status																																										
41.5.11	<p>Residential Units</p> <p>In the OSH, OSR, FBA and V(HB) Activity Areas, no residential units may be constructed until 80% of the freehold land within the Open Space Foreshore Activity Area has been planted with native endemic species.</p>	NC																																										
41.5.12	<p>Building Height</p> <p>41.5.12.1 In the Lodge (L) Activity Area, the maximum height of any building shall be 5m.</p> <p>Council's Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Visual dominance. • External Appearance. • The scale and extent of the portions that exceed 5m. <p>41.5.12.2 The maximum height of buildings shall be:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">a. Village (V) Activity Areas</td> <td style="text-align: right;">10m</td> </tr> <tr> <td>b. Farm buildings</td> <td style="text-align: right;">10m</td> </tr> <tr> <td>c. Residential (R) Activity Areas</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>d. Farm Buildings and Craft (FBA) Activity Area</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>e. Farm Preserve (FP-1) and (FP-2) Activity Areas</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>f. Education Precinct (E) and Education Innovation Campus (EIC) Activity Areas</td> <td style="text-align: right;">10m</td> </tr> <tr> <td>g. Open Space Golf (OSG) Activity Area</td> <td style="text-align: right;">8m</td> </tr> <tr> <td><u>h. Open Space Education Recreation (OSER) Activity Area</u></td> <td style="text-align: right;"><u>7m</u></td> </tr> <tr> <td>h.i. Lodge (L) Activity Areas</td> <td style="text-align: right;">7.5m</td> </tr> <tr> <td>i.j. Homesite Activity Area</td> <td style="text-align: right;">5m</td> </tr> <tr> <td>j.k. 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).</td> <td style="text-align: right;">4m</td> </tr> </table> <p>41.5.12.3 The maximum height for any building shall be measured from ground level, measured at any point, to the highest part of the building immediately above that point, except in the Homesite Activity Areas (HS Activity Areas), where the maximum height shall be 5m above the datum level specified for each Homesite, as follows:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Homesite</th> <th style="text-align: left;">Datum (masl)</th> <th style="text-align: left;">Homesite</th> <th style="text-align: left;">Datum (masl)</th> </tr> </thead> <tbody> <tr> <td>HS1</td> <td>372.0</td> <td>HS19</td> <td>372.0</td> </tr> <tr> <td>HS2</td> <td>381.0</td> <td>HS20</td> <td>377.2</td> </tr> <tr> <td>HS3</td> <td>381.0</td> <td>HS21</td> <td>372.5</td> </tr> <tr> <td>HS4</td> <td>377.0</td> <td>HS22</td> <td>374.0</td> </tr> </tbody> </table>	a. Village (V) Activity Areas	10m	b. Farm buildings	10m	c. Residential (R) Activity Areas	8m	d. Farm Buildings and Craft (FBA) Activity Area	8m	e. Farm Preserve (FP-1) and (FP-2) Activity Areas	8m	f. Education Precinct (E) and Education Innovation Campus (EIC) Activity Areas	10m	g. Open Space Golf (OSG) Activity Area	8m	<u>h. Open Space Education Recreation (OSER) Activity Area</u>	<u>7m</u>	h.i. Lodge (L) Activity Areas	7.5m	i.j. Homesite Activity Area	5m	j.k. 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).	4m	Homesite	Datum (masl)	Homesite	Datum (masl)	HS1	372.0	HS19	372.0	HS2	381.0	HS20	377.2	HS3	381.0	HS21	372.5	HS4	377.0	HS22	374.0	<p>RD</p> <p>NC</p> <p>NC</p>
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JACKS POINT ZONE 41

Table 2 Rule	Standards for activities located in the Jacks Point Zone				Non-compliance Status	
	HS5	388.0	HS23	371.5	NC	
	HS6	382.0	HS24	372.4		
	HS7	379.0	HS25	373.0		
	HS8	386.5	HS26	378.1		
	HS9	389.0	HS27	388.0		
	HS10	395.0	HS28	392.6		
	HS11	396.0	HS29	385.5		
	HS12	393.0	HS30	395.9		
	HS13	399.0	HS31	393.7		
	HS14	403.0	HS32	384.8		
	HS15	404.0	HS33	385.8		
	HS16	399.5	HS34	399.0		
	HS17	394.5	HS35	405.0		
	HS18	392.5	HS36	400.3		
<p style="color: red;">41.5.12.4 Within the R(HD) and R(HD-SH) Activity Areas:</p> <p style="color: red;">a. In addition to the maximum height of buildings above, within all R(HD) Activity Areas, except for:</p> <ul style="list-style-type: none"> • Sites smaller than 550m² created by subdivision. • A medium density residential development consented under Rule 41.4.6 <p style="color: red;">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.</p> <p style="color: red;">Except that:</p> <p style="color: red;">b. A gable or dormer may encroach beyond the recession lines where it is:</p> <ul style="list-style-type: none"> • 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. <p style="color: red;">c. 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.</p>						NC
<p style="color: red;">41.5.12.5 41.5.12.4 For:</p> <p style="color: red;">a. Any non-residential activity consented under Rule 41.4.9.</p> <p style="color: red;">b. Any medium density residential housing development consented under Rule 41.4.6.</p> <p style="color: red;">c. Sites smaller than 550m²-380m² created by subdivision.</p> <p style="color: red;">the maximum height of buildings may exceed the maximum height stated in (a) above, up to a maximum of 3 storeys or</p>						NC

JACKS POINT ZONE 41

Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>10m (whichever is lesser).</p> <p>Notwithstanding the height limit in Clause (a) above, for any commercial activity located within the EIC Activity Area, consented under Rule 41.4.7, the maximum height of any building shall be 15m.</p>	
41.5.13	<p>Glare</p> <p>41.5.13.1 All fixed lighting shall be directed away from adjacent roads and properties.</p> <p>41.5.13.2 No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.</p>	NC
41.5.14	<p>Servicing</p> <p>41.5.14.1 All dwellings shall connect to reticulated infrastructure for the provision of a water supply, wastewater disposal, power and telecommunications. Except this rule does not apply to dwellings located within Activity Areas FP-1 and FP-2.</p> <p>41.5.14.2 All services, with the exception of stormwater systems, shall be reticulated underground.</p>	NC NC
41.5.15	<p>Building Coverage</p> <p>41.5.15.1 On any site within the R(JP), R(JP-SH) and E Activity Areas, buildings shall not exceed a maximum site coverage of 45%.</p> <p>Except, in relation to any medium density residential housing development consented under Rule 41.4.6 where a maximum site coverage of 55% shall apply.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Urban design. • Effects on amenity values for neighbours and the character of the Activity Area. <p>41.5.15.2 On any site within the EIC, R(HD), R(HD-SH), buildings shall not exceed a maximum building coverage of 50%, except:</p> <p>a. Residential activity consented under Rule 41.4.6 medium density residential housing, where a maximum site coverage of 70% shall apply;</p> <p>b. Any non-residential activity consented under Rule 41.4.7 where a maximum site coverage of 70% shall apply;</p>	RD RD

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Table 2 Rule	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>c. This rule shall not apply to sites smaller than 550m² created by subdivision.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Effects on amenity values for neighbours; and, • Stormwater management. <p>41.5.15.3 41.5.15.2 Within the Village Activity Areas site coverage shall not exceed 60%.</p> <p>Discretion is restricted to the matters listed in clause (41.5.15.2) above.</p> <p><u>41.5.15.3</u> Within the Village (Homestead Bay) Activity Area, building coverage shall not exceed a maximum of 21,500 m².</p> <p><u>41.5.15.4</u> Within the Open Space Education Recreation (OSER) building coverage shall not exceed a maximum of 5000 m²</p> <p>41.5.15.4</p>	<p>RD</p> <p>NC</p>
41.5.16	<p>Outside storage and activities</p> <p>41.5.16.1 No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.</p> <p>41.5.16.2 All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building except in relation to farming.</p> <p>Except within the Village Activity Areas, where outside storage and activities are permitted.</p>	NC
41.5.17	<p>Location of Retail Activities</p> <p>41.5.17.1 Retail activities within the R(HD) Activity Areas shall be located within 120 metres of the Primary Road shown on the Structure Plan or within 120 metres of its final formed location.</p>	NC
41.5.18	<p>Temporary and Permanent Storage of Vehicles</p> <p>Within the Tablelands (refer Structure Plan), but excluding the Homesite and Lodge Activity Areas (HS) and (L) Activity Areas, there shall be no temporary or permanent siting of:</p> <ul style="list-style-type: none"> • Motor vehicles, trailers, caravans, boats or similar objects; • Storage containers, workshops, offices, sheds, huts or similar structures (other than public toilets and shelter); and • Scaffolding or similar construction materials; <p>Except for temporary filming towers erected during an event and for no more than 7 days either side of an event.</p>	NC

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JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
Rule		
41.5.19	Wetlands There shall be no development, landscaping and/or earthworks within 7 metres of any Wetland area identified on the Structure Plan.	NC

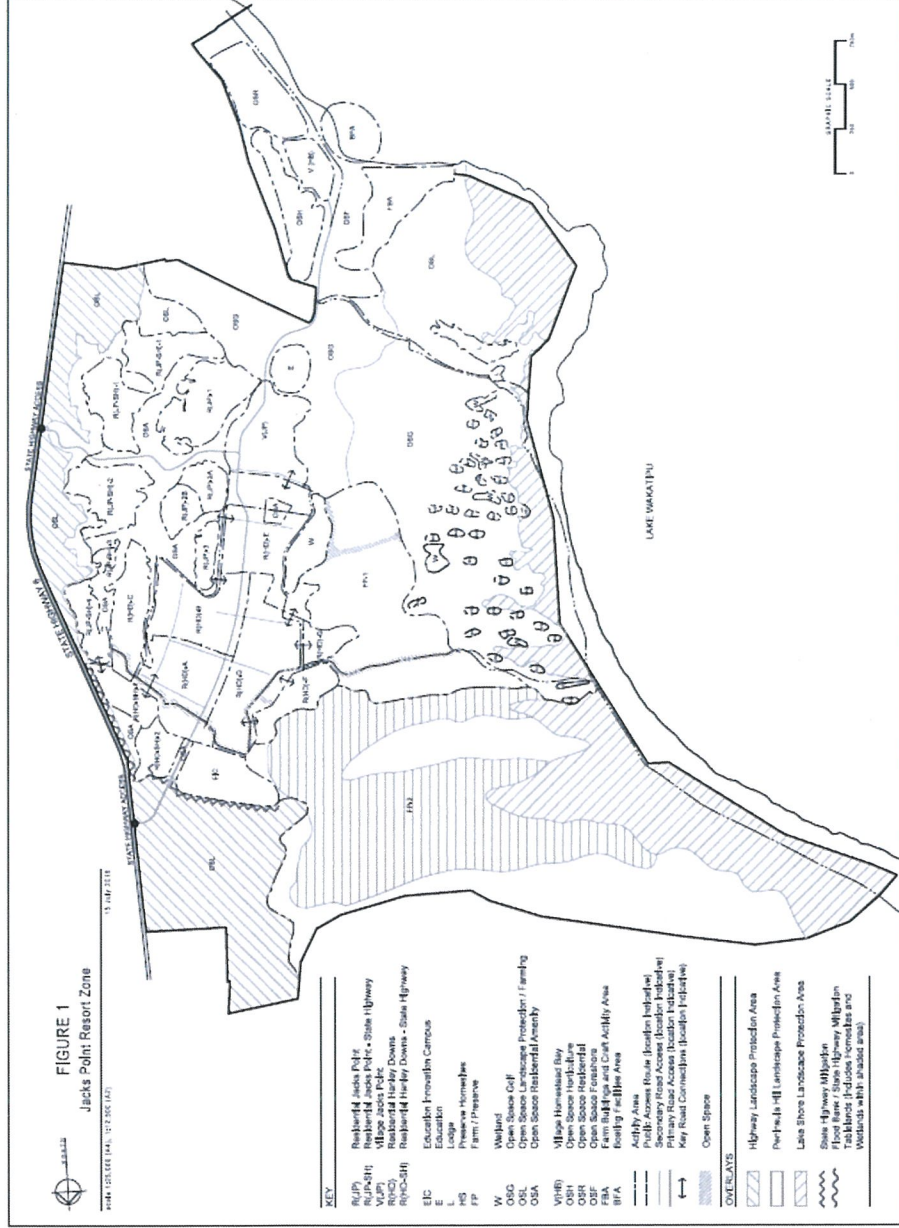
41.6 Non-Notification of Applications

- 41.6.1 Any application for resource consent for controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.
- 41.6.2 Any application for resource consent for the following restricted discretionary activities shall be considered without public notification but notice shall be served on those persons considered to be adversely affected if the written approval has not been obtained:
- 41.6.2.1 Rule 41.4.3.3 Residential Units in the FP-2 Activity Area and Visitor Accommodation within FP-1 and FP – 2 Activity Areas
 - 41.6.2.2 Rule 41.4.7 Commercial activities, community and visitor accommodation
 - 41.6.2.3 Rule 41.4.8 Sale of Liquor
 - 41.6.2.4 Rule 41.5.5 Setbacks from Roads and Internal Boundaries
 - 41.6.2.5 Rule 41.5.6 Access to the State Highway, only in respect of the New Zealand Transport Agency

41.7 Structure Plan – Note I recommend this would be amended to:

- Show new state highway road access and have the primary road access link to that road access
- Follow activity area boundaries for R(HD)-F and R(HD)-G consistent with decision on Plan Change 44

41.7 - Include the OSER area as sought in RCL's submission



41.8 Jacks Point Plant List

TREES

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
<i>Aristotelia serrata</i>	Wineberry	x	x		x	x		x
<i>Carpodetus serratus</i>	Putaputaweta / marbleleaf	x	x		x		x	
<i>Coprosma linariifolia</i>	Mikimiki	x	x		x	x		x
<i>Cordyline australis</i>	Ti kouka / cabbage tree	x	x		x	x		x
<i>Fuchsia excorticata</i>	Kotukutuku / tree fuchsia		x		x		x	
<i>Elaeocarpus hookerianus</i>	Pokaka		x		x		x	
<i>Griselinia littoralis</i>	Kapuka / broadleaf	x	x		x	x		x
<i>Hoheria lyallii</i>	Mountain ribbonwood	x			x			x
<i>Melicytus lanceolatus</i>	Mahoe wao	x	x		x		x	
<i>Melicytus ramiflorus</i>	Mahoe / whiteywood	x	x		x	x		x
<i>Metrosideros umbellata</i>	Southern rata	x	x		x	x		x
<i>Myrsine australis</i>	Mapou	x	x	x	x	x		x
<i>Nothofagus fusca</i>	Red beech	x	x		x	x	x	
<i>Nothofagus solandri</i> var. <i>cliffortioides</i>	Mountain beech	x	x		x	x	x	
<i>Pennantia corymbosa</i>	Kaikomako	x	x		x	x		x
<i>Pittosporum eugenioides</i>	Tarata / lemonwood	x	x		x	x		x
<i>Pittosporum tenuifolium</i>	Kohuhu	x	x		x	x		x
<i>Podocarpus hallii</i>	Hall's Totara	x	x		x	x		x
<i>Prumnopitys taxifolia</i>	Matai		x	x	x	x	x	
<i>Pseudopanax crassifolius</i>	Lancewood	x	x		x	x		x
<i>Sophora microphylla</i>	Kowhai	x	x		x	x	x	

SHRUBS

<i>Aristotelia fruticosa</i>	Mountain wineberry	x			x			x
<i>Carmichaelia petriei</i>	NZ broom	x	x	x	x			x
<i>Coprosma crassifolia</i>	NZ Coprosma	x	x		x	x		x
<i>Coprosma lucida</i>	Shining Karamu		x	x	x	x		x
<i>Coprosma propinqua</i>	Mingimingi	x			x	x		x
<i>Coprosma rugosa</i>	Needle-leaved Mt	x	x		x	x		x
<i>Corokia cotoneaster</i>	Korokia	x	x		x	x		x
<i>Cyathodes juniperina</i>	Mingimingi	x	x			x		x
<i>Discaria toumatou</i>	Matagouri	x			x	x		x
<i>Dracophyllum longifolium</i>	Inaka	x	x			x		x
<i>Dracophyllum uniflorum</i>	Turpentine shrub	x	x		x			x
<i>Gaultheria antipoda</i>	Tall snowberry	x		x	x	x	x	
<i>Hebe cupressoides</i>	Cypress Hebe	x				x		x
<i>Hebe odora</i>		x			x			x
<i>Hebe rakaiensis</i>		x			x	x		x
<i>Hebe salicifolia</i>	South Island Koromiko	x			x			x
<i>Hebe subalpina</i>		x			x	x		x
<i>Leptospermum scoparium</i>	Manuka	x	x		x	x		x
<i>Melicytus alpinus</i>	Porcupine shrub	x	x		x	x		x

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Myrsine divaricata	Weeping mapou	x	x		x	x			x
Olearia arborescens	Southern Tree Daisy	x	x		x	x			x
Olearia avicenniifolia	Tree Daisy	x				x			x
Olearia bullata		x			x	x			x
Olearia cymbifolia		x	x		x	x			x
Olearia fragrantissima		x				x		x	
Olearia hectori		x			x	x			x
Olearia lineata	Tree Daisy	x	x		x	x			x
Olearia nummulariaefolia	Tree Daisy	x				x			x
Olearia odorata	Tree Daisy	x			x			x	
Ozothamnus sp.	Cottonwood	x			x	x			x
Pimelea aridula	NZ daphne	x			x	x			x
Pseudopanax colensoi var. ternatus	Mountain three finger		x	x	x	x			x
GRASSES									
Aciphylla aurea	Golden speargrass	x				x			x
Aciphylla glaucescens	Blue speargrass	x				x			x
Astelia fragrans	Bush lily		x	x	x			x	
Astelia nervosa	Mountain Astelia		x	x	x	x			x
Carex coriacea	NZ swamp sedge	x			x				x
Carex maorica	Carex	x	x		x				x
Carex secta	Purei	x	x		x				x
Chionochloa conspicua	Bush tussock	x	x		x	x			x
Chionochloa rigida	Narrow-leaved snow	x			x	x			x
Chionochloa rubra	Red Tussock	x			x	x			x
Cortaderia richardii	South Island Toetoe	x			x	x			x
Festuca novae zelandiae	Hard tussock	x				x			x
Juncus distegus	Wiwi		x		x				x
Juncus gregiflorus	NZ soft rush		x		x				x
Juncus sarophorus	Wiwi	x	x		x				x
Phormium cookianum	Mountain flax	x			x	x			x
Phormium tenax	Harakeke/swamp flax	x			x	x			x
Poa cita	Silver tussock	x			x	x			x
Schefflera digitata	Seven finger	x	x		x	x		x	
Schoenus pauciflorus	Bog rush	x			x			x	
Typha orientalis	Raupo / bullrush	x			x				x

Linework of activity areas are as provided by QLDC



Refer to plan titled 'Land Ownership - as submitted by RCL at District Plan Hearing 17 February 2017' for ownership detail at Jacks Point Village.

KEY

- Owned by RCL
- Subject to a contract of sale where RCL is purchasing

refer to plan 'Land Ownership - as submitted by RCL at District Plan Hearing 17 February 2017'

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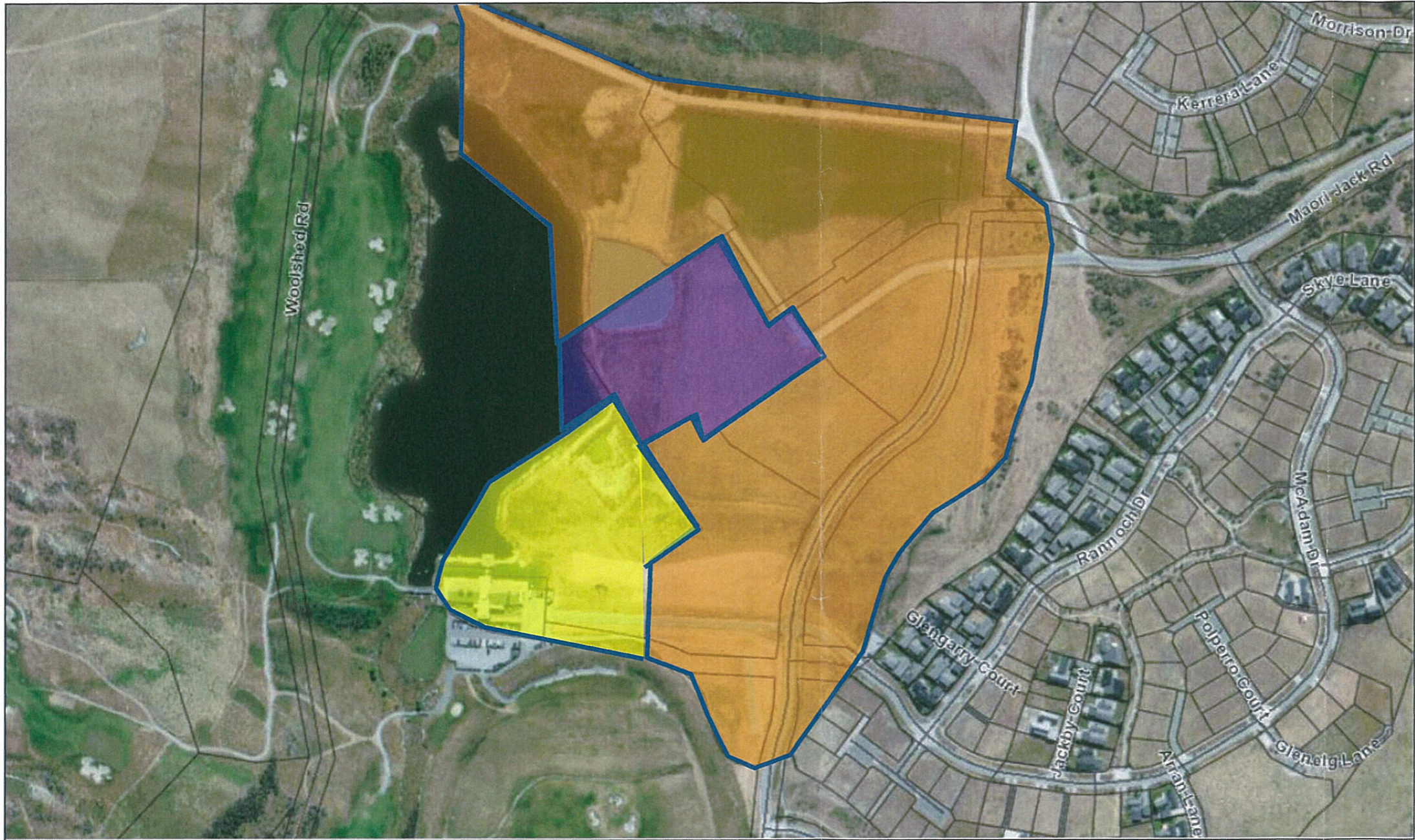
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Client/Location: **RCL Henley Downs Ltd
 Hanley's Farm**

Purpose/Drawing Title: **Land owned or controlled by RCL
 February 2017**

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Surveyed by: -	Original Size: A3	Scale: 1:20,000 at A3
Designed by: -	A3	DO NOT SCALE
Drawn by: MA / DB Feb 2017		
Checked by: DW Feb 2017	Approved by: -	Job Ref: Q6205 - 14
Sheet No: 4	Revision No: B	Date Created: 17/02/2017



Land Ownership – As submitted by RCL at District Plan Hearing 17 February 2017

- Legend
- Subject to a contract of sale to Jacks Point Village Holdings
 - Owned by Jacks Point
 - Controlled by RCL via mortgage