

F S Mee Development Company Ltd
PO BOX 2060
Wakatipu
Queenstown

23 November 2012

Dear Mr Mee

PROPOSED CHANGES TO THE RESORT ZONE (JACKS POINT) OF THE QUEENSTOWN LAKES DISTRICT PLAN

RCL Queenstown Ltd have an ownership interest in much of the Jacks Point and Henley Downs and are interested in making some changes to the District Plan zoning in this area (Attachment 1 indicates 'the site'). Some changes may be sought through the forthcoming District Plan review led by Council (due for notification in late 2013). Other changes may be proposed via a private plan change request to Council prior to the full review being notified.

The purpose of this letter is to advise you of the changes being considered and to provide you with an opportunity to discuss any issues you may have with those working on the project.

Some of the potential changes that are being considered include:

- Removing the need to apply for some resource consents, for example for new dwellings that meet District Plan standards (note that this not expected to affect the existing design review process administered by the Design Review Board)
- Enabling some additional development rights on:
 - o Lot 400 DP 378578 (a small sites within the existing Jacks Point subdivided area); and
 - o Lots 1,7,8 and 9 DP 398514 (in the currently undeveloped Henley Downs area);
- Changing the rules in the currently undeveloped Henley Downs area, so as to allow more houses in the residential neighbourhoods and ensure that activities such as education and retirement facilities are enabled
- Possible changes to the scale of development and uses envisaged in the Jacks Point and Henley Downs village areas
- Providing for an additional road entrance at Woolshed Road.

It is our intention that this plan change remains true to the principles behind the Jacks Point zone, including the commitments to protect and enhance public access and landscape values and strive for best practice in environmental outcomes. The emphasis on ensuring that development is not readily visible from the state highway and Lake Wakatipu is expected to remain.

We are in the process of commissioning work to ensure that an additional entrance at Woolshed Road could be constructed to manage traffic in a safe and efficient manner.

You are also welcome to call me to discuss on (03) 450 2241 or 021 942 991. If you feel it would be helpful, we could arrange to meet with you to explain the proposed changes in more detail.

Yours Sincerely

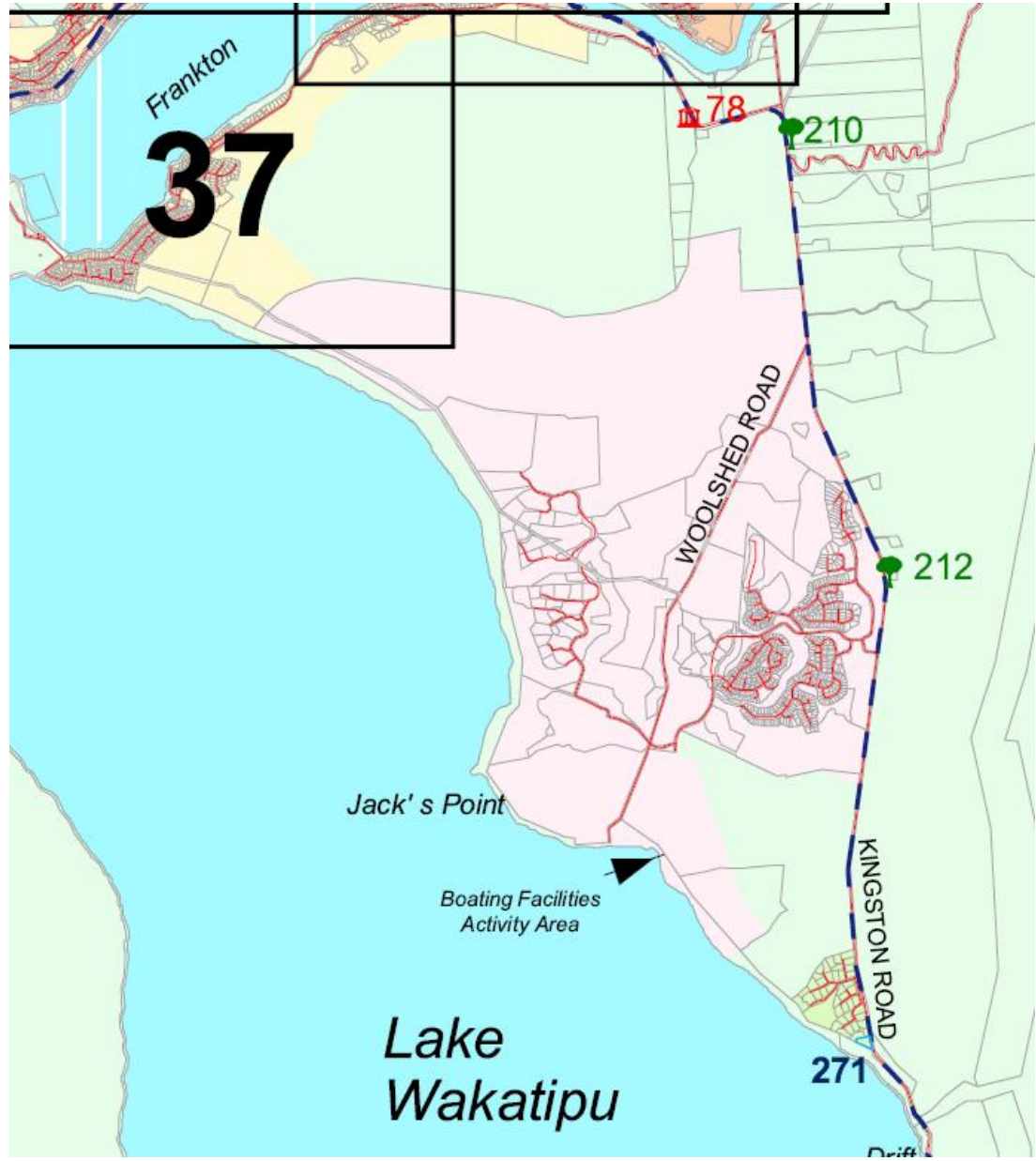
Daniel Wells

Planning consultant

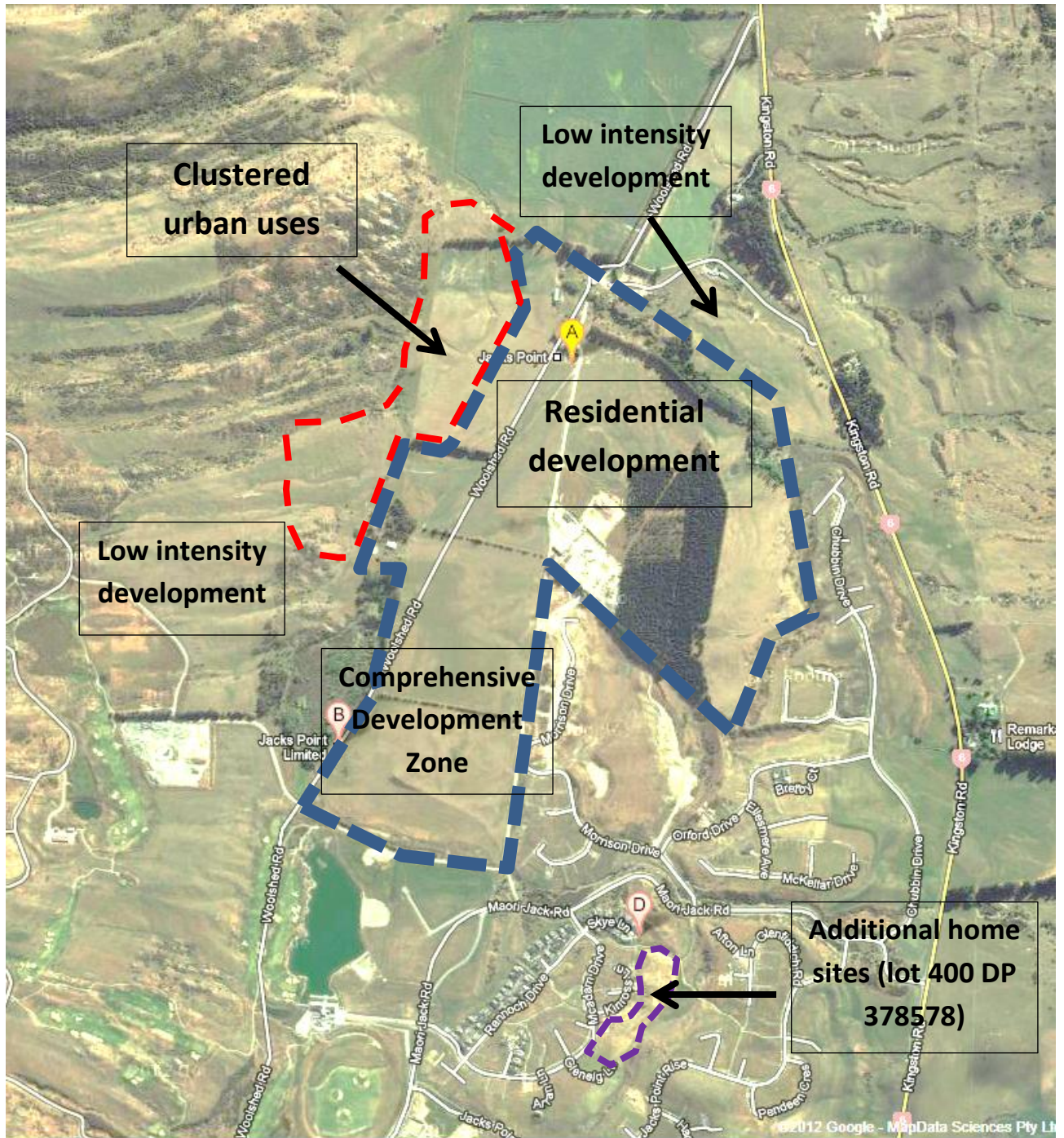
John Edmonds and Associates Ltd

Attachment 1 – Jacks Point Zone (as shown in Queenstown Lakes District Plan)

Zoned area shown in pink



Attachment 2 – Schematic Map Showing Locations of Anticipated Change



Note 1 - Boundaries are indicative only.

Note 2 - Some changes may be made to provisions that apply to the wider Jacks Point Zone

Attachment 3 – Extract from the Henley Downs Outline Development Plan Consent (2007)

Note – this will be superseded by the proposed Plan Change. It is included to provide a guide to the level of development already provided for on the Henley Downs part of the site.

