

Queenstown Lakes District Proposed District Plan – Stage 1

**Section 42A Hearing Report
For Hearing commencing: 13 February 2017**

Report dated: 17 January 2017

Report on submissions and further submissions
Chapter 41 Jacks Point Resort Zone

File Reference: Chp. 41 - S42A

Contents:

1. Executive Summary
2. Introduction
3. Code of Conduct
4. Scope of this Evidence
5. Statutory Background and Relevant Background Documents
6. Scope Issues
7. Response to Memorandum of counsel filed by Jacks Point Residential No. 2 (762, 856 and 1275) dated 15 December 2016
8. Overview of the Issues
9. Analysis of Submissions
10. Issue 1 - Separation of the Resort Zones
11. Issue 2 - Separation of Jacks Point, Homestead Bay and Hanley Downs
12. Issue 3 - The appropriateness of the proposed Jacks Point zone purpose, objective, and policies
13. Issue 4 - Provision for non-residential (education, commercial and health) activities
14. Issue 5 - Infrastructure, servicing and roading
15. Issue 6 - Effects on landscape, visual amenity, and open space values
16. Issue 7 - Rules relating to the Residential Activity Areas
17. Issue 8 - Miscellaneous
18. Conclusion

- Appendix 1. Recommended Revised Chapter
Appendix 2. List of submitters
Appendix 3. Section 32 Evaluation Report
Appendix 4. Section 32AA Evaluation
Appendix 5. Comparison of ODP and PDP Structure Plan
Appendix 6. Comparison of ODP and PDP Densities
Appendix 7. Jacks Point Stakeholders Deed 2003

I have also referred to and relied on the following evidence filed alongside this section 42A report:

- Dr Marion Read, Landscape – statement dated 17 January 2017.
Mr David Compton-Moen, Urban Design – statement dated 17 January 2017.
Mr Timothy Heath, Economics – statement dated 17 January 2017.
Mr Samuel Corbett, Transport - statement dated 17 January 2017.

1. EXECUTIVE SUMMARY

- 1.1. It is recommended that a significant number of changes be made to the provisions in Chapter 41 of the Proposed District Plan (**PDP**), in order to meet the purpose of the Resource Management Act 1991 (**RMA**) and to support Council's Strategic Direction as included in Chapter 3 of the PDP. The provisions as recommended to be amended in this evidence are considered to be effective and efficient and an appropriate means of achieving the purpose of the RMA.
- 1.2. Having considered the various issues raised in submissions, it is recommended that the Structure Plan be amended to show the following key changes:
- a) remove the Farm Preserve 1 (**FP-1**) Activity Area and replace with the Open Space Golf (**OSG**) Activity Area, the Tablelands Landscape Protection Area (**TLPA/ tablelands**) overlay, and the Peninsula Hill Landscape Protection Area (**PHLPA**) over the northern-most part which is within the PDP Outstanding Natural Landscape (**ONL**), and enable a small number of Homesites;
 - b) remove the Farm Preserve 2 (**FP-2**) Activity Area and replace with the Open Space Landscape (**OSL**) Activity Area and the Peninsula Hill Landscape Protection Area (**PHLPA**) overlay;
 - c) Jacks Point hill be amended from Open Space Landscape (**OSL**) Activity Area to OSG Activity Area;
 - d) remove the Education and Innovation Campus (**EIC**) Activity Area and replace with the OSL Activity Area and the Highway Landscape Protection Area (**HLPA**) overlay;
 - e) extend the Lodge Activity Area by adding an additional area;
 - f) amend the western boundary of the Jacks Point Residential Activity Area (**R (JP-2A)**) to that which is shown in the Operative District Plan (**ODP**); such that it does not extend as far west;
 - g) add another primary access road and connection to the state highway to the Hanley Downs portion of the Zone in the location approved through RM160562;
 - h) replace the indicative 'open space' area shown on the Structure Plan and which runs through some of the Hanley Downs Residential Activity Area (**R(HD)**) areas with the Open Space Area (**OSA**) Activity Area; and
 - i) replace the Hanley Downs Residential Activity Area (R(HD-G)) with Homesites and replace that part of the R(HD-F) Activity Area that is within the ONL with the OSL Activity Area.

1.3. Having considered the various issues raised in submissions, it is recommended that the following key changes be made to the notified Jacks Point provisions:

- a) strengthen the objectives and policies;
- b) remove all references to the FP-1, FP-2, and EIC Activity Areas;
- c) in relation to the Jacks Point residential (**R(JP)**) and Hanley Downs residential (**R(HD)**) Activity Areas, amend the medium density residential (**MDR**) development rule (41.4.6) to apply to densities under 300m² rather than 380m² and add additional matters of discretion; reduce the allowable coverage in MDR to 55% in all residential areas; make MDR restricted discretionary activity in the R(HD) area (rather than controlled); apply a maximum coverage rule to all sites, including smaller sites; and relax the recession plane, road setback, and front yard fencing rules relating to the R(HD) area;
- d) in relation to the Jacks Point Village (**V(JP)**) and Homestead Bay Village (**V(HB)**) Activity Areas, increase the permitted building height in the Jacks Point village to 10 m (restricted to 3 storeys); restrict commercial buildings in the V(HB) Activity Area to 2 storeys, make all buildings a controlled activity and include a requirement for a Comprehensive Development Plan (**CDP**) and control over traffic generation and effects on the state highway; and add a limit on the total retail and commercial gross floor area (**GFA**) allowable within the village areas;
- e) in relation to the Homesites, make all residential buildings a controlled activity;
- f) in relation to the Peninsula Hill Landscape Protection Area (**PHLPA**), change the status of farm buildings and recreation buildings ancillary to outdoor recreation from a mix of controlled and discretionary to restricted discretionary and retain all other buildings as full discretionary;
- g) In relation to the OSA, change the status of recreation buildings from permitted to controlled;
- h) in relation to the OSG change the status of recreation buildings from permitted to controlled; amend the status of farm buildings in that part that was notified as FP-1 from controlled to discretionary; and retain the discretionary status for all other buildings;
- i) in relation to the Lakeshore Landscape Protection Area (**LSLPA**) and the Highway Landscape Protection Area (**HLPA**), change the status of recreation buildings from discretionary to restricted discretionary in the HLPAs and from discretionary to non-complying in the LSLPA; change the controlled/ discretionary status of farm buildings to restricted discretionary activity/ discretionary; change the status of buildings other than

farm buildings in the LSLPA from discretionary to non-complying and any buildings other than farm or recreational buildings in the HLPAs from discretionary to non-complying;

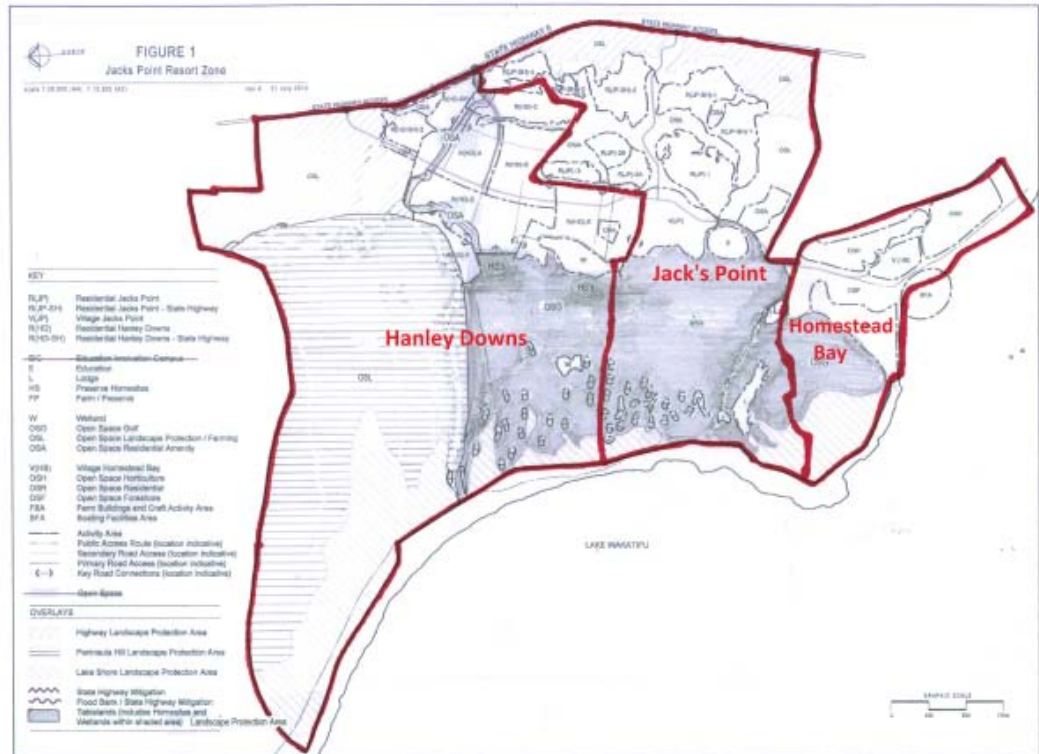
- j) in relation to mining, strengthen the rules such that it is only anticipated in the OSG; and
- k) in relation to infrastructure, amend redraft Rule 41.5.6 to acknowledge that there will be three accesses into the zone from the State Highway and that any more than this will require a restricted discretionary activity consent and remove the trigger rule requiring the Woolshed Road intersection to be upgraded.

1.4. Having considered the various issues raised in submissions, it is recommended that the following key changes be made to the Right of Reply recommended revised subdivision chapter 27, as they relate to Jacks Point:

- a) add a policy (Jacks Point Policy 27.3.13.4) acknowledging that the provisions enable the minimum lot size to be breached in the R(HD) areas under certain circumstances;
- b) add a policy that relates to both the R(HD) and R(JP) Activity Areas, which emphasises the importance of imposing legal mechanisms that place restrictions on the bulk, location, and other design parameters when sites less than 300m² are created;
- c) extend the matters of discretion (Rule 27.7.11.3) for the creation of sites less than 300m² within the Hanley Downs Residential (R(HD)) Activity Areas to also retain discretion over the design controls that are being proposed, including in relation to building bulk and location, roadside fencing, window heights and locations, effects on the amenity of adjacent sites, and landscaping; and
- d) remove all reference to the FP-1 and FP-2 and EIC Activity Areas.

1.5. I note that the amendments to the Structure Plan have been undertaken in draft for the purposes of this evidence and a digitised version will be provided at or prior to the commencement of the hearing. In particular where additional Homesites have been recommended in general locations in this evidence, their location has not yet been shown in the recommended Structure Plan. Also, I note that where submitters have sought new activity areas be added to the Structure Plan, accurate maps with surveyed boundaries should be presented as part of their evidence and made available electronically for inclusion in the decision version if necessary. I also note that the notified and recommended revised Structure Plan is best viewed electronically so it can be enlarged as necessary.

1.6. The following copy of the recommended revised Structure Plan shows the various parts of the Jacks Point Zone; which are referred to throughout this evidence as the Jacks Point, Hanley Downs, and Homestead Bay "portions" or "parts" of the Jacks Point Zone:



2. INTRODUCTION

2.1. My name is Victoria (Vicki) Sian Jones. I am a private consultant contracted by the Queenstown Lakes District Council (**Council**) to prepare the Section 42A (s 42A) report on Chapter 41 of the PDP. I am a full member of the New Zealand Planning Institute. I hold the qualifications of Bachelor of Resource and Environmental Planning (first class honours), with a major in economics from Massey University. I have over 21 years' planning experience, and have worked as a planner in the Queenstown Lakes District (**District**) for 17 years. During my time in this District, I have held the positions of Consent Planner, Policy Planner, and Policy Manager with CivicCorp Limited and Strategy and Planning Manager with the Council; and have worked as a planning consultant for the past 9 years. During that time, I have presented Environment Court evidence in the hearings on the (now operative) District Plan and was responsible for dozens of variations and plan changes to that Plan (either as the author or in a management role).

2.2. Specifically relevant to the Jacks Point Zone chapter, at a strategic level I managed the preparation of the Growth Options Study (2004) and the Growth Management Strategy (2006). At a more detailed level I was involved in the formulation and processing of Variation 16 (Jacks Point) in my role as the Council's Strategy and Planning Manager at the time, and processed Plan Change 44 (Hanley Downs) in a consultant role for the Council.

2.3. I note that I was not the author of the notified chapter in the PDP.

3. CODE OF CONDUCT

3.1. Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. I am authorised to give this evidence on the Council's behalf.

4. SCOPE OF THIS EVIDENCE

4.1. My evidence addresses the submissions and further submissions received on notified chapter 41 (Jacks Point) and, where submissions and further submissions received on notified chapter 27 (subdivision) have been reallocated to this hearing stream, these are also considered.

4.2. This evidence analyses submissions for the benefit of the Panel in order to assist it to make recommendations on the Jacks Point chapter and relevant provisions from the subdivision chapter. The Table in **Appendix 2** outlines whether individual submissions are accepted, accepted in part, rejected, considered to be out of scope, or transferred to another hearing stream.

4.3. Although this evidence is intended to be a stand-alone document and to meet the requirements of s 42A of the RMA, the Jacks Point Zone s 32 report is also attached as **Appendix 3**. This evidence includes electronic links through to additional documents.

4.4. In this evidence, I discuss the issues raised by submitters under broad issues and where I recommend significant changes to the proposed provisions, I evaluate those changes in terms of s 32AA of the RMA (as set out in **Appendix 4**).

4.5. In preparing this evidence and reaching the conclusions herein, I have read, referred to, and relied on the Council's expert evidence filed alongside this s42A:

- a) Dr Marion Read, Landscape – statement dated 17 January 2017.
- b) Mr David Compton-Moen, Urban Design – statement dated 17 January 2017.
- c) Mr Timothy Heath, Economics – statement dated 17 January 2017.
- d) Mr Samuel Corbett, Transport - statement dated 17 January 2017.

4.6. I have also drawn on other work that has been undertaken by and on behalf of the Council and other parties over the last decade,¹ which also contributes to the evidence base for Chapter 41.

4.7. In this Evidence:

- a) if I refer to a provision number without any qualification, it is to the notified provision number and has not changed through my recommendations; and
- b) if I refer to a 'redraft' provision number, I am referring to the s 42A recommended provision number at **Appendix 1**.

5. STATUTORY BACKGROUND AND RELEVANT BACKGROUND DOCUMENTS

5.1. The s 32 report attached as **Appendix 3** provides an overview of the legislation and higher order statutory and planning documents that were considered when preparing Chapter 41. In addition to that, the following, more detailed summary of relevant legislation and background documents is also provided.

The Resource Management Act 1991 (RMA)

5.2. The RMA, and in particular the purpose and principles in Part 2, requires councils to promote the use, development and protection of the natural and physical resources for current and future generations in order to provide for the 'four well beings' (social, economic, cultural and environmental).

5.3. The following section 6 matters (of national importance) are relevant to the consideration of the Jacks Point Zone:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*

5.4. The following section 7 matters are also relevant and shall be had regard to when preparing the chapter:

- (b) *the efficient use and development of natural and physical resources:*

¹ Including those reports identified in the S 32 Evaluation Report - chapter 41; the plan change 44 decision and technical reports that informed that; and the reports listed in this report.

- (c) *the maintenance and enhancement of amenity values:*
- (d) *Intrinsic values of ecosystems:*
- (f) *maintenance and enhancement of the quality of the environment:*
- (g) *any finite characteristics of natural and physical resources:*

The Local Government Act 2002 (LGA)

5.5. The LGA, and in particular Section 14, emphasises the importance of taking an intergenerational approach to decision-making and the need to take into account the four well beings in decision making.

Operative Otago Regional Policy Statement (1998) (Operative RPS)

5.6. Section 75(3) of the RMA requires that a district plan prepared by a territorial authority must "give effect to" any regional policy statement. In particular Chapter 9 of the Operative RPS relates to the Built Environment.

5.7. The relevant objectives and policies include:

- a) Objective 5.4.3: To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development (Policy 5.5.6);
- b) Objective 9.4.1: To promote the sustainable management of Otago's built environment in order to:
 - a. Meet the present and reasonably foreseeable needs of Otago's people and communities; and
 - b. Provide for amenity values, and
 - c. Conserve and enhance environmental and landscape quality; and
 - d. Recognise and protect heritage values.
- c) Objective 9.4.2: To promote the sustainable management of Otago's infrastructure to meet the present and reasonably foreseeable needs of Otago's communities;
- d) Objective 9.4.3: To avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources (Policies 9.5.1, 9.5.3, 9.5.4, 9.5.5 and 9.5.6); and
- e) Objective 11.4.1: To recognise and understand the significant natural hazards that threaten Otago's communities and features (Policies 11.5.1, 11.5.6 and 11.5.7).

5.8. Objective 5.4.3 and Policy 5.5.6 seek to protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development. Policies 5.5.3 to 5.5.5 promote sustainable land use and minimising the effects of development on water and land. The promotion of sustainable management of the built environment and infrastructure, as well as avoiding or mitigating against adverse effects on natural and physical resources is also incorporated into Objectives 9.4.1 to 9.4.3 as well as Policies 9.5.1 to 9.5.5. Objective 11.4.1 and Policies 11.5.1 through to 11.5.3 seek to manage risks from Natural Hazards by identifying and then avoiding or mitigating the risks.

5.9. In my opinion, for the reasons outlined in the s 32AA Evaluation Report in **Appendix 4**, the revised chapter recommended in **Appendix 1** of this evidence is consistent with this policy framework; contributing toward a compact urban form within the urban growth boundary, which makes efficient use of resources, will meet foreseeable future needs, and avoids or minimises adverse effects on the environment.

Proposed Otago Regional Policy Statement 2015 (PRPS)

5.10. Section 74(2) of the RMA requires that a district plan prepared by a territorial authority shall "have regard to" any proposed Regional Policy Statement. The PRPS was notified for public submissions on 23 May 2015, and decisions on submissions were released on 1 October 2016. Appeals to the Environment Court closed on 9 December 2016. At the time of finalising this s42A report, the Otago Regional Council has not released a summary or indication of provisions affected by any appeals.

5.11. The following objectives and policies² are relevant to Chapter 41:

- a) Objective 3.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced (Policy 3.2.4);
- b) Objective 4.4 Energy supplies to Otago's communities are secure and sustainable (Policies 4.4.1, 4.4.2 and 4.4.4);
- c) Objective 4.5 Urban growth and development is well designed, reflects local character and integrates effectively with adjoining urban and rural environments. (Policies 4.5.1 Managing for urban growth and development, 4.5.2 Planned and coordinated urban growth and development, 4.5.3 Urban design); and
- d) Objective 5.3 Sufficient land is managed and protected for economic production (Policy 5.3 Rural Activities).

² Decision version of the PRPS, 1 October 2016.

5.12. The changes made to the PRPS through the decisions on submissions are relatively minor. In summary, together these objectives and policies aim to ensure urban areas are well located, designed, sustainable, and reflect local character. In my opinion, due regard has been had to both the notified and decision versions of the PRPS in formulating the recommended changes in **Appendix 1**.

Iwi Management Plans

5.13. When preparing or changing a district plan, section 74(2A) of the RMA states that Councils must "take into account" any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district. The following two iwi management plans are relevant to the PDP in a general sense but the proposed chapter 41 raises no particular issues of concern:

- a) *The Cry of the People, Te Tangi a Taurira*: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008); and
- b) *Kāi Tahu ki Otago* Natural Resource Management Plan 2005 (KTKO NRMP 2005).

National Policy Statement on Urban Development Capacity 2016 (NPS-UDC)

5.14. The National Policy Statement on Urban Development Capacity (**NPS-UDC**) was gazetted on 3 November 2016 and came into effect on 1 December 2016. The NPS-UDC recognises the national significance of urban environments and the need to enable such environments to develop and change, and provide sufficient development capacity to meet the needs of people and communities and future generations in urban environments.

5.15. Queenstown itself is an "urban environment" and also categorised as a high growth urban area.³ As an "urban environment", Objectives OA1 through to OD2 apply to the Council when making planning decisions that affect Queenstown. As an "urban environment that is expected to experience growth", Policies PA1 to PA4 apply to Queenstown as well.

5.16. Policies PB1-PB7, PC1-PC14 and PD1-PD4 all apply to the Council as they have a high-growth urban area (i.e. Queenstown) within the District. The application of these policies is not restricted to Queenstown itself, and therefore are relevant across the District (including to the extent they are relevant, Jacks Point). I understand that Council is developing an implementation strategy to respond to the various requirements in the NPS-UDC.

3 "High-growth urban area" is defined at page 7 of the NPS-UDC by reference to Statistics New Zealand definitions. The first introductory guide to the NPS-UDC (ME 1274), which is to be read alongside the NPS-UDC although it does not have statutory weight, lists Queenstown on page 9 as one of five high-growth urban areas (subject to change as population projections are revised).

5.17. It is unclear whether Jacks Point would be its own "area of land" or would be seen to be part of the wider Queenstown area and therefore whether or not it would form an "urban environment" either on its own or in conjunction with other areas.⁴ That said, even if it were deemed to be a separate area, it is still possible that it could contain a population of 10,000 people in peak periods and, as such, it is prudent to acknowledge the possibility that the following objectives of the NPS-UDC may be relevant:

- a) OA1: To support effective and efficient urban areas that enable people and communities to provide for their social, economic and cultural wellbeing;
- b) OA2: To provide sufficient residential and business development capacity to enable urban areas to meet residential and business demand;
- c) OA3: To enable ongoing development and change in urban areas;
- d) OB1: To ensure plans and regional policy statements are based on a robust, accurate and frequently-updated evidence base;
- e) OC1: To promote coordination within and between local authorities and infrastructure providers in urban areas, consistent planning decisions, integrated land use and infrastructure planning, and responsive planning processes;
- f) OD1: To ensure that planning decisions enable urban development in the short, medium and long-terms; and
- g) OD2: To ensure that in the short and medium terms local authorities adapt and respond to market activity.

5.18. In the event that the above objectives are relevant to the Jacks Point Zone, I consider that the Jacks Point provisions are consistent with them in that they enable considerable growth capacity within the zone, enable a more diverse mix of housing density and typology, and continue to enable a mix of commercial and retail activity to develop commensurate to the size of the Jacks Point population.

Monitoring Report for the Resort Special Zones (2012)

5.19. This report monitored the efficiency and effectiveness of the operative Resort Zone provisions. The summary here is restricted to the monitoring of the Jacks Point Resort Zone. It was based on a desk-top analysis of consent applications processed between 2006 and

⁴ Which is defined in the NPS-UDC as "an area of land containing, or intending to contain, a concentrated settlement of 10,000 people or more and any associated business land, irrespective of local authority or statistical boundaries".

2011 and the findings from this were considered alongside the consultation that was undertaken as part of preparing the respective Town Centre strategies. In summary, the monitoring report identified that:⁵

- a) the Jacks Point Resort Zone objective and the majority of the policies and provisions are reasonably effective, but can be improved through minor changes to the Structure Plan and several of the rules. It notes that the Structure Plan should be updated to reflect consented development that does not currently comply with the activity area boundaries;
- b) of the 131 consents processed between 2006 and 2011, just one was notified. Of the 131 consents, 44% were for new dwellings, 34% for subdivisions and 21% were for other activities. The data showed that the average cost to obtain consent for a new dwelling at Jacks Point is comparable with other special zones in the District Plan and that all but one of the consents was processed on a non-notified basis and that the one notified consent was appealed to the Environment Court (and was approved by that court); and
- c) the design review process has a significant influence before consents are processed by the Council.⁶ However this can lead to inefficiencies as both the Design Review Board and the Council undertake similar assessments and impose costs on applicants, which has caused frustration. The monitoring report was unable to definitively conclude what the role the Jacks Point Design Review Board process has played in terms of the efficiency and effectiveness of achieving good built outcomes.

5.20. I note that the monitoring report is becoming quite dated now and considerably more development has occurred at Jacks Point since it was undertaken.

PDP Strategic Directions - Chapter 3

5.21. This chapter sets out the over-arching strategic direction for the management of growth, land use and development in the District and gives direction to the rest of the plan.

5.22. The following objectives⁷ are relevant to Chapter 41:

- a) *Objective 3.2.1.1 - The Queenstown and Wanaka town centres are the hubs of New Zealand's premier alpine resorts and the District's economy;*
- b) *Objective 3.2.1.4 - The significant socioeconomic benefits of tourism activities across the District are provided for and enabled;*

⁵ http://www.qldc.govt.nz/assets/OldImages/Files/Monitoring_Reports/Resort_Zone_Monitoring_Report_-_Millbrook.pdf

⁶ I note the report refers to Lakes Environmental, the Council's predecessor in terms of processing consents.

⁷ Strategic Direction Hearings – Recommended Revised Chapter – Reply 07/04/2016.

- c) *Objective 3.2.1.5 - Development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities;*
- d) *Objective 3.2.2.1 – Ensure urban development occurs in a logical manner:*
 - *That promotes a compact, well designed and integrated urban form;*
 - *That manages the cost of infrastructure; and*
 - *That protects the District's rural landscapes from sporadic and sprawling development.*
- e) *Objective 3.2.2.2 - Development in areas affected by natural hazards is appropriately managed;*
- f) *Objective 3.2.3.1 - A built environment that ensures our urban areas are desirable and safe places to live, work and play;*
- g) *Objective 3.2.3.2 - Development is sympathetic to the District's cultural heritage values;*
- h) *Objective 3.2.4.7 – Facilitate public access to the natural environment;*
- i) *Objective 3.2.5.1 – Protection of the Outstanding Natural Features and Landscapes from inappropriate subdivision, use and development;*
- j) *Objective 3.2.5.3 – New urban subdivision, use or development will occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values;*
- k) *Objective 3.2.6.3 - A high quality network of open spaces and community facilities; and*
- l) *Objective 3.2.6.4 - Safe and healthy communities through good quality subdivision and building design.*

5.23. I consider that Chapter 41, as recommended, is consistent with these objectives and the supporting policies which, in my view, provide clear and concise direction.

PDP Urban Development - Chapter 4

5.24. This chapter sets out the objectives and policies for managing the spatial location and layout of urban development within the District. The following objectives⁸ are relevant to Chapter 41:

- a) *Objective 4.2.1 - Urban development is integrated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features.*

- b) *Objective 4.2.3 – Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision.*
- c) *Objective 4.2.4 - Manage the scale and location of urban growth in the Queenstown Urban Growth Boundary.*

5.25. I consider that Chapter 41, as recommended, is consistent with these objectives and the supporting policies which, in my view, provide clear and concise direction in relation to how the Council aims to manage growth within the urban growth boundaries.

PDP Landscape - Chapter 06

5.26. This chapter sets out the objectives and policies for managing the landscapes which are of significant value to the people who live, work or visit within the District. The following objectives⁹ are relevant to Chapter 41:

- a) *Objective 6.3.1 - Landscapes are managed and protected from the adverse effects of subdivision, use and development.*
- b) *Objective 6.3.2 – Landscapes are protected from the adverse cumulative effects of subdivision, use and development.*
- c) *Objective 6.3.3 – Protection, maintenance or enhancement of the District's Outstanding Natural Features and Landscapes (ONF/ONL) from the adverse effects of inappropriate development.*
- d) *Objective 6.3.7 – The use and enjoyment of the District's landscapes for recreation and tourism.*

5.27. Chapter 41, as recommended, is considered to be consistent with these objectives and the supporting policies which, in my view, provide clear and concise direction in relation to how the Council aims to protect the District's landscapes from inappropriate development.

5.28. As the s 32 report does not refer to the full range of Council plans, strategies, and reports that are of relevance to this chapter, I have provided a brief summary of these below. They can all be viewed on the Council's website: http://www.qldc.govt.nz/planning_

Council strategies and plans

5.29. The following strategies and plans are discussed briefly in chronological order simply to provide an overview of the planning context. In respect of infrastructure, trails, and housing, comments are made later in this section in relation to the Jacks Point Stakeholders Deed (attached as **Appendix 7**).

Asset Management Plans (2003 – 2006)

5.30. Asset Management Plans (**AMPs**) map out the long term management of the physical assets/ services owned and operated by the Council. The AMPs raise no issues with regards to servicing at Jacks Point.

Growth Management Strategy (2007) (GMS)

5.31. The key principles of the GMS direct that growth be located in appropriate places and that it provide a range of opportunities to meet current and future needs. At a high level, the GMS aims to achieve managed growth (rather than no growth or unlimited growth) and, notably, states¹⁰ that growth is:

To be accommodated mainly in the two urban centres (Queenstown/ Frankton and Wanaka), and existing special zones outside of these centres.

...
Greenfields development [should occur] within the defined growth boundaries of the two main urban settlements (Queenstown and Wanaka), such as at Frankton Flats, is to be carefully managed to ensure that land is used to effectively balance the full range of desired community outcomes, and that a mix of activities can be accommodated. This includes encouraging a higher density form of development.

Wakatipu Transportation Strategy (2007)

5.32. The Wakatipu Transportation Strategy (**WTS**) was established to respond to the sustained growth in land use development and growth in resident and visitor numbers. The WTS seeks to deliver a fully integrated transport system that meets the growth in travel demand. The WTS includes two key components that are of particular relevance; one being to enhance passenger transport and the other being network improvements, including the Kawarau Bridge upgrade and the establishment of a new/ upgraded access from the Jacks Point Zone onto State Highway 6.

Queenstown Lakes District Urban Design Strategy (2009)

10 A Growth Management Strategy for the Queenstown Lakes District, April 2007, at page 11.
28751743_5.docx

5.33. The Queenstown Lakes Urban Design Strategy (2009) (**UDS**) provides guidance for Council's future urban design practice. The UDS identifies six key urban design goals that represent the community's aspirations for its urban environments:

- a) *Distinctive built form – creating neighbourhoods that reflect their people, culture and history;*
- b) *High quality public places – that complement the appeal of the natural setting and foster economic vitality and community well-being;*
- c) *Consolidated growth – within urban boundaries with walkable, mixed use neighbourhoods that help reduce travel time and urban sprawl;*
- d) *Connected urban form – ensuring people have clear options of transport mode that are convenient, efficient and affordable;*
- e) *Sustainable urban environments – where the natural environment, land uses and transport network combine towards a healthier environment for everyone;*
- f) *Cohesive communities – where the urban environment promotes a stronger sense of local community by encouraging participation in public life.*

Variation 16 (Jacks Point Zone) to the ODP

- 5.34. Variation 16 to the ODP was undertaken by the Council in partnership with two of the landowners and resulted in the creation of the Jacks Point Resort Zone. The Henley Downs portion of the Zone was included in this Zone by way of a submission, at which stage more work was undertaken to provide more s 32 analysis in respect of the Henley Downs land.

Coneburn Study (2002 and subsequent updates)

- 5.35. The Coneburn Study is a landscape-based assessment of the wider Coneburn landscape unit, which was undertaken by the landowner as part of the Variation 16 Section 32 process. This Study was most recently updated in 2015 and presented as evidence in the Plan Change 44 hearing. This most recent version is Appendix C¹¹ to the s 32 report that accompanied the proposed chapter 41. This Study includes detailed visibility analysis which informed the location of the residential areas and various open space areas (as reflected in the ODP and PDP Structure Plans). Along with the Jacks Point Stakeholders Deed (2003), this Study helped inform the guidelines that have been produced thus far for the various parts of the Jacks Point Zone.

The Jacks Point Stakeholders Deed (2003)

- 5.36. The Stakeholders Deed (**Deed**) was developed to address issues that arose during the Variation 16 hearing. The parties are Jacks Point Limited, Henley Downs Holdings Limited, the "Jardine" group and the Council. The Deed is attached as **Appendix 7**.
- 5.37. The Deed covers land owned by Jacks Point, Henley Downs and the Jardines (referred to as the "Coneburn Land") to the extent that it is within the Jacks Point Zone. The Deed binds the successors in title to the parties. The parties cannot dispose of the land without advising the purchaser of the Deed. Any agreement for sale and purchase must include a clause requiring the purchaser to deliver a signed Deed of Covenant to the vendor, binding the purchaser to meet the vendor's obligations under the Deed.
- 5.38. The Deed has Development Controls attached to it. Prior to any development of the Coneburn Land, the obligation to comply with Development Controls must be covenanted on the title of the land to be developed, under clauses 3(c) and 4(a).
- 5.39. The Deed provides that the Development Controls are to address the following matters:
- a) urban design settlement principles;

11 <http://www.qldc.govt.nz/planning/district-plan/district-plan-changes/plan-change-44-henley-downs/private-plan-change-notification/>

- b) infrastructure controls, including roading (soft engineering design principles) and wastewater (on site decentralized wastewater management);
 - c) site development and landscape controls, including maintaining natural drainage patterns, and with specific controls including over plant species; and
 - d) building controls, with all buildings to be subject to a Design Review Board approval process.
- 5.40. The Development Controls may not be amended without the unanimous agreement of the parties, and shall provide a basis for the development of specific Design Guidelines for discrete areas within the zone. Under clause 7, no landowner may seek consent to subdivide or develop the Coneburn Land without a set of Design Guidelines for that area of land (unless the subdivision is to create a large title as an intermediate step).
- 5.41. Under clause 12(e), public access routes as shown on the Structure Plan attached to the Deed must be implemented in respect of each party's land, prior to any residential or commercial activities being carried out on that land. Jacks Point, Henley Downs and Jardine are also obliged to make a contribution to Community Housing under clause 20.
- 5.42. The following statement is included in the ODP under the "Explanation and Principal Reasons for Adoption" of the Jacks Point Zone:

The Stakeholders Deed embodies the agreement reached between the primary landowners of the Coneburn Land and the Council, ensuring that the land within the Zone will be developed in a coordinated and harmonious manner and that the environmental and community outcomes envisaged by the Deed will be achieved.

- 5.43. Clearly, the intention was that the Deed would provide significant control over development outside of the RMA process.

6. SCOPE ISSUES

- 6.1. A number of points from the submission by Jardine Family Trust and Remarkables Station Limited (715) are intrinsically linked to the extension of the Jacks Point Zone sought by the submitter and these have been allocated to the hearing stream for mapping.¹²
- 6.2. I have therefore made no recommendations in respect to those submissions. However, the submissions points that have implications for the wider chapter have been considered in this s42A report.

¹² See the Memorandum of Counsel on behalf of the Queenstown Lakes District Council regarding Transfer of Submission Points to Rezoning Hearing, dated 22 December 2016.

6.3. Karen Hansen (203) opposes Standard 41.5.6, stating that Maori Jack Road is a private road and requests that it vests into Council ownership in its current state and form prior to residential development and subdivision occurring within Hanley Downs or Woolshed Bay. In response, the issue of vesting of assets sits outside the District Plan and is therefore beyond scope and no recommendation has been made on it.

7. RESPONSE TO MEMORANDUM OF COUNSEL FILED BY JACKS POINT RESIDENTIAL NO. 2 AND OTHERS (762, 856 AND 1275) DATED 15 DECEMBER 2016

7.1. A memorandum was filed on behalf of Jacks Point Residential No. 2 and others (762, 856 and 1275) (**Jacks Point** for the purposes of this section of this evidence) dated 15 December 2016. This outlined various changes that the submitter proposes to the notified Structure Plan and provisions in an effort to narrow the issues and address the concerns of other submitters.

7.2. The "draft changes" proposed by the submitter primarily relate to the following activity areas in Chapter 41 and the JPZ Structure Plan:

- a) The Education Innovation Campus (EIC);
- b) Farm Preserve 1 and Farm Preserve 2 (FP 1 and 2);
- c) Village Area (V); and
- d) Education Precinct (E).

7.3. I understand Jacks Point propose to change the EIC to a new Education/ Residential (Hanley Downs) activity area, which would enable education and residential activity up to a density of 22 dwellings per hectare in accordance with a spatial layout plan and with an overall building coverage of 30%. In response:

- a) I do not support the specific provision for education in this area but, rather, consider it is more appropriate to encourage education to be located adjacent to the Jacks Point Village as per the notified PDP; and
- b) subject to any infrastructure constraints (including traffic), I consider that residential use within part or all of this area is likely to be an appropriate way of achieving the JPZ objectives and policies.

7.4. I understand it is proposed to absorb the Education (E) activity area into the Jacks Point Village activity area. In response I do not support the change as I consider the E activity area is appropriately located on the notified Structure Plan and that increasing the village area by another 5+ha only serves to exacerbate the concerns that Mr Heath has raised in his evidence in relation to retail and commercial matters.

7.5. I understand Jacks Point propose replacing the FP-2 with the OSG activity area and 22 Homesites. I consider this is far more appropriate than the notified PDP provisions for this area. However, based in part on Dr Read's evidence, I am of the view that:

- a) no more than 13 Homesites should be provided for;
- b) that these should be located in that part of the site closest to the wetland;
- c) that dwellings within the Homesites should be controlled (rather than permitted); and
- d) visitor accommodation either be limited to a certain size or adequate discretion and policy support be included to ensure against visitor accommodation of a scale beyond that anticipated by the operative Homesite rules and approved Preserve Design Guidelines 2009.

7.6. I understand Jacks Point propose replacing the FP-2 with an OSL activity area and 2 Homesites. While this is a more appropriate landuse approach to this sensitive area, I remain concerned about:

- a) the presumption that residential activity will be provided for;
- b) whether the restricted discretionary activity status of buildings and visitor accommodation is sufficient;
- c) the lack of certainty regarding the scale of visitor accommodation given that the Homesites are very large, and visitor accommodation development is not limited to a certain number of units/ area; and
- d) the uncertainty regarding the adverse landscape effects that may arise from the construction of accessways to these relatively remote Homesites.

7.7. Due to the fact the Jacks Point memorandum was received only a matter of days before this evidence was due for internal review, the proposals contained therein have not been considered any more fully in this evidence and no specific recommended amendments have been made as a direct result of this memorandum. That said, as evident from this report, entirely independent of receiving the memorandum, the recommended changes I have suggested to the FP-1 area, and to a lesser extent the FP-2 area, are similar, although less permissive, to the changes that are proposed for those areas in this memorandum.

7.8. Overall the proposals contained in the Jacks Point memorandum are more appropriate than the notified Structure Plan from a landscape perspective but are only slightly more appropriate from the perspective of achieving an integrated community.

8. OVERVIEW OF THE ISSUES

Purpose

- 8.1. The purpose of the Jacks Point Zone is to provide for residential and visitor accommodation in a sustainable environment comprising two villages and a variety of recreation opportunities and community benefits, including access to public open space and amenities.
- 8.2. The review of the operative provisions sought to address a number of key issues, through expanding the existing policy framework, adding two entirely new Activity Areas aimed at providing for education and technology-based industry, expanding the Jacks Point village and some of the Jacks Point residential areas, amending some other key rules, and increasing the overall legibility of the chapter. The notified chapter also sought to align chapter 41 with the amendments that had been notified as part of Plan Change 44 relating to the Hanley Downs portion of the Jacks Point Resort Zone Residential Activity Area, although the decision on Plan Change 44 had not been released at the time the PDP was notified and so there was considerable uncertainty as to what those provisions would be.
- 8.3. The resource management issues the proposed chapter strives to address are:¹³
- a) a lack of integration between activity areas across the zone in order to improve road connections, continuity of open space provisions, and consistent objectives and policies. In the ODP the Homestead Bay, Hanley Downs and Jacks Point areas each had their own Structure Plan;
 - b) protection of landscape values and nature conservation. The Jacks Point Zone is partly within an ONL and partly within a Visual Amenity Landscape (**VAL**) in the ODP. Measures are required to avoid or mitigate adverse visual impacts on the landscape;
 - c) urban form and growth pressures. The GMS makes provision for the intensification of the zone and, as such, a range of residential density should be made available in the zone to help alleviate the housing shortage in the District;
 - d) development potential and housing affordability. One of the main issues of the District is housing affordability. Jacks Point is designed to accommodate permanent residents as well as visitor accommodation; the provision of the latter enables an alleviation of the pressure on visitor accommodation in the Queenstown Bay area, thus enabling more permanent residential development there;

13 These are based on those outlined in the Jacks Point s 32 report, pages 10-13.
28751743_5.docx

- e) quality urban design. The monitoring report identified that the existing regime results in duplication, arising from both the Council and the Jacks Point Design Review Board assessing the design of all residential dwellings; and
- f) the adequate provision for commercial and community activities. More community and commercial activities including visitor accommodation is expected in the Hanley Downs area, with small scale convenience retail intended within the zone (with a footprint limited to 200m²). The notified Education Innovation Campus (**EIC**) is designed to enable technology based activities including commercial and medical research. The Education (**E**) Activity Area is focused on educational facilities such as a school.

9. ANALYSIS OF SUBMISSIONS

9.1. The PDP was notified on 26 August 2015. The submission period closed on 23 October 2015 and summaries of submissions were notified on 3 December and 28 January 2016. A total of 331 original submission points from 37 submitters have been received on the Jacks Point Chapter (41) and 2030 further submissions points have been received from 36 further submitters.

9.2. Submissions are generally considered by issue in this evidence and, where applicable, are considered by provision or sub-issue. The summary of the submissions received on the notified chapter and recommendations of whether the submission should be rejected, accepted, or accepted in part is attached at **Appendix 2**. I have read and considered all of these submissions.

9.3. The RMA, as amended in December 2013 no longer requires a 42A report or the Council decision to address each submission point but, instead, requires a summary of the issues raised in the submissions. Nevertheless this evidence endeavours to identify all relevant submissions under each of the issues discussed.

9.4. Most submissions canvass more than one issue, and in those cases, they will be identified in the context of each relevant issue.

9.5. I have discussed the relief sought in submissions under the following issues/ topics in this evidence:

- a) Issue 1 – Separation of the resort zones;
- b) Issue 2 – Separation of Jacks Point, Homestead Bay and Hanley Downs;
- c) Issue 3 - The appropriateness of the proposed Jacks Point zone purpose, objective, and policies;
- d) Issue 4 – Provision for non-residential (education, commercial and health) activities;
- e) Issue 5 – Infrastructure, servicing and roading;

- f) Issue 6 - Effects on landscape, visual amenity, and open space values;
- g) Issue 7 - Rules relating to the Residential Activity Areas; and
- h) Issue 8 – Miscellaneous.

9.6. The group of original submitters who lodged the same or similar submissions and sought identical relief will be referred to as the 'Jacks Point Landowners' throughout this evidence (and I do not include the specific submission names or numbers again in this evidence). That group comprises:

- a) Joanna & Simon Taverner (131);
- b) Amy Bayliss (246);
- c) Duncan Ashford & Sheena Ashford-Tait (259);
- d) Maria & Matthew Thomson (284);
- e) Karen Page (316);
- f) J M Smith, Bravo Trustee Company Limited & S A Freeman (547);
- g) Neville Andrews (576);
- h) Tony & Bev Moran (582), Christine Cunningham (645);
- i) Scott Sanders (647);
- j) Russel Tilsley & Joanne Ruthven (735);
- k) Harris-Wingrove Trust (802); and
- l) Westenberg Family Trust (787).

9.7. It is noted that the "Jacks Point Residents"¹⁴ further submit in general support to the following original submissions:

- a) Joanna & Simon Taverner (131);
- b) Alexander Schrantz (195);
- c) Clive and Sally Geddes (540);
- d) Tim & Paula Williams (601);
- e) Margaret Joans Williams (605); and
- f) Christine Cunningham (645).

9.8. The "Jacks Point Residents" are listed in paragraph 9.7 above, and I do not include the specific submission names or numbers again in this evidence.

¹⁴ Greig Garthwaite (FS1073), Ben and Catherine Hudson (FS1103), Lingasen and Janet Moodley (FS1114), Stephen and Karen Pearson (FS1116), BSTGT Limited (FS1122), Murray and Jennifer Butler (FS1192), Grant and Cathy Boyd (FS1218), David Martin and Margaret Poppleton (FS1225), James and Elisabeth Ford (FS1227), Kristi and Jonathan Howley (FS1237), Mark and Katherine Davies (FS1247), Sonia Voldseth & Grant McDonald (FS1250), Joanna and Simon Taverner (FS1293), Thomas Ibbotson (FS1299), John and Mary Catherine Holland (FS1321).

9.9. The "Jacks Point Residents" also further submit in general opposition to the following submissions:

- a) RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks Point Ltd (RCL) (632);
- b) Jardines Family Trust and Remarkables Station Limited (715);
- c) 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 Downs Land Holdings Ltd, Henley Downs Farm Holdings Ltd, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited (**Jacks Point Residential No.2 et al**) (762); and
- d) Jacks Point Residents & Owners Association Inc. (765).

9.10. The "Jacks Point Residents Group"¹⁵ (a number of pro forma submissions) further submit in general opposition to the following submissions:

- a) RCL (632);
- b) Jardines Family Trust and Remarkables Station Limited (715);
- c) Jacks Point Residential No.2 et al (762);
- d) Jacks Point Residents & Owners Association Inc. (765);
- e) RCL (855); and
- f) Jacks Point Residential No.2 et al (856).

9.11. It is noted that 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 Downs Land Holdings Ltd, Henley Downs Farm Holdings Ltd, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited ("Jacks Point Residential No.2 et al" or "Jacks Point") (FS1275) further submits in general opposition to the following original submissions:

- a) Joanna & Simon Taverner (131);
- b) James & Elisabeth Ford (185);
- c) Alexander Schrantz (195);
- d) Julie & William Jamieson (207);
- e) Amy Bayliss (246);
- f) Duncan Ashford & Sheena Ashford-Tait (259);
- g) Maria & Matthew Thomson (284);
- h) Karen Page (316);
- i) Scope Resources and Southern Beaver Ltd (342);

- j) Clive and Sally Geddes (540);
- k) J M Smith, Bravo Trustee Company Limited & S A Freeman (547);
- l) Neville Andrews (576);
- m) Tony & Bev Moran (582);
- n) Tim & Paula Williams (601);
- o) Alpine Trust (603);
- p) Margaret Joans Williams (605);
- q) RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks (632);
- r) Christine Cunningham (645);
- s) Scott Sanders (647);
- t) Russell Tilsley & Joanne Ruthven (735);
- u) Fiordland Tablelands (770);
- v) Westenberg Family Trust (787);
- w) Vivo Capital Limited (789);
- x) Harris-Wingrove Trust (802); and
- y) RCL Queenstown Pty Ltd, RCL Henley Down Ltd, RCL Jacks Point Ltd (RCL) (855).

9.12. It is noted that "Jacks Point" (FS1275) further submit generally in support of Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust (567).

10. ISSUE 1 – SEPARATION OF THE RESORT ZONES

10.1. The Jacks Point Landowners (supported by the Jacks Point Residents and opposed by Jacks Point (FS1275) support the creation of separate zones for the resorts (Jacks Point Zone (**JPZ**), Millbrook and Waterfall Park) as they are different and do not share sufficient common attributes to be considered together.

10.2. I consider it is appropriate for these three areas to become three separate zones, especially given that the core focus of Jacks Point is to evolve into a sizeable integrated community with a diverse resident population being a primary focus. The JPZ is, in my opinion, quite different from the Millbrook and Waterfall Park zones. Despite having similar notified objectives, the Millbrook and Waterfall Park zones are on a much smaller scale and do not intend to include the extent of community or commercial activity enabled in the JPZ, or the extent or diversity of permanent residential housing.

11. ISSUE 2 – SEPARATION OF JACKS POINT, HOMESTEAD BAY AND HANLEY DOWNS

11.1. Clive & Sally Geddes (540), Margaret Joans Williams (605), and Tim & Paula Williams (601) seek the reinstatement of the ODP Jacks Point provisions or for the zone to be amended to separate Jacks Point and Hanley Downs into different zones. These submissions are

supported by the Jacks Point Residents, Christine and Neville Cunningham (FS1108), Jacks Point Residents and Owners Association (FS1277), MJ and RB Williams and Brabant (FS1283) and opposed by Jardine Family Trust and Remarkables Station Limited (FS1090) and Jacks Point (FS1275).

- 11.2. I note that, together, Jacks Point, the Jardine Family Trust and Remarkables Station Limited own or control much of the Jacks Point and Homestead Bay land and both are in support of retaining the area as a single zone.
- 11.3. The Jacks Point Landowners, James & Elisabeth Ford (185), Julie & William Jamieson (207), Tim & Paula Williams (601), Alpine Trust (603), and Westenberg Family Trust (787) seek to retain the operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the Jacks Point, Hanley Downs and Homestead Bay. The submitters also seek to retain open space for landscape, visual amenity, urban design and character reasons. The submitters consider the proposed rules to not be prescriptive enough to ensure high quality landscape, visual amenity and urban design that is currently consistent with the JPZ. This relief is supported by the Jacks Point Residents, Christine and Neville Cunningham (FS1108), Jacks Point Residents and Owners Association (FS1277), MJ and RB Williams and Brabant (FS1283), and Peter & Carol Haythornthwaite (FS1096) and is opposed by Jacks Point (FS1275) and opposed in part by Jardine Family Trust and Remarkables Station Limited (FS1090).

The approach of a single Jacks Point zone

- 11.4. By way of background, the whole of the Jacks Point area (i.e. Hanley Downs, Jacks Point, and Homestead Bay) has, since the zone became operative in August 2003, been included in a single Jacks Point Resort Zone with a single common objective and policies. Apart from operative Policies 3.12 and 3.13 which are specific to Homestead Bay, these policies apply to all parts of the zone with minor exceptions for Homestead Bay in relation to reference to design guidelines (operative Rule 12.2.3.2(xii) Outline Development Plan - Village Activity Areas (j)). However, the Structure Plan is presented as three separate plans rather than a single plan, which is of no consequence to how the zone functions.
- 11.5. Plan Change 44, (which sought to provide for more intensive residential development of the Hanley Downs area, to remove the Hanley Downs Village, and remove the need for controlled resource consent for all dwellings), was notified as a separate proposed chapter to the ODP in March 2013. In response to a submission from the Queenstown Lakes District Council, the Plan Change 44 (Hanley Downs)¹⁶ decision determined that the Hanley Downs provisions should, instead, be incorporated into the wider Jacks Point Resort Zone.

- 11.6. Consistent with the approach taken in the Plan Change 44 (Hanley Downs) decision, the PDP includes all three parts of the JPZ within one chapter and zone, with a single Structure Plan, and adds policies and rules that are specific to the various activity areas as is appropriate. The JPZ provides an objective and policies which, for the most part, apply zone wide albeit that two apply only to Homestead Bay and two apply only to Hanley Downs. Although at the time of writing this evidence the Plan Change 44 decision is still subject to appeal, I note that no appeals request that Hanley Downs be split out from the rest of the Jacks Point Resort Zone.
- 11.7. The s 32 report¹⁷ for chapter 41 canvasses the costs and benefits of the approach proposed to achieve better integration and part of this assessment relates to the amalgamation of the separate ODP Structure Plans into a single Structure Plan and applying the same objectives and policies and for the most part, rules to the various areas. That assessment concludes that this approach could result in the unique environmental conditions being overlooked, but that the landscape and ecological values are, in fact, similar across the zone and that the quality of roads and pedestrian and cycle links and infrastructure may need to be upgraded to meet the existing quality. In terms of benefits, it was contended that the creation of a single Structure Plan would result in more connected roading, open space, and pedestrian and cycle links. I note that the other costs and benefits listed are more about the appropriateness of the specific rules enabling a greater mix of uses and greater density than the amalgamation of the area under a single structure.
- 11.8. Without making any recommendations on the appropriateness of the objective or the provisions at this stage, as far as the framework is concerned, I consider it is most appropriate to include the Hanley Downs, Jacks Point, and Homestead Bay areas within a single JPZ, which is shown in a single Structure Plan and which, other than the application of activity area-specific provisions where necessary, are generally subject to the same provisions.
- 11.9. In response to submissions, I therefore recommend retaining the three parts of the zone within a single zone and structure plan but, where appropriate, applying area-specific provisions to reflect the different characters, in a similar manner as has been done in the notified version. In my view, additional policies should be added to support the varying rules and to help implement the objective. In my opinion, this approach is more efficient and will achieve more effective integration of activities within the wider JPZ than would be achieved from creating three separate zones with their own, potentially quite disparate objectives.

11.10. I also note that, regardless of how the development of this wider area is regulated on paper, physically it will be one contiguous area of development. In my opinion, while there may be differences in character and density as one moves through it, just as there is in urban settlement of the size proposed, there should be an overarching objective that applies throughout and clarity as to what elements are fundamental and what elements can differ and in fact, should differ in order to create a diverse community.

11.11. I note that a key element of achieving a level of consistency 'on the ground', which sits outside the District Plan/ RMA is though the consistent design and treatment of public spaces, including road and streetscape treatments. Achieving this is complicated by the fact that the Jacks Point portion of the JPZ is something of an anomaly in that the roads and most of the open spaces are not public and hence do not necessarily need to meet the Council's standards. As such, I accept that there may be some differences in character between the Jacks Point portion and the rest of the zone in this respect. However, in my opinion, this is not fatal and is common for a settlement of this size. I consider that having all three parts of the settlement covered by a single zone and objective is preferable.

12. ISSUE 3 - THE APPROPRIATENESS OF THE PROPOSED JACKS POINT ZONE PURPOSE, OBJECTIVE, AND POLICIES

Zone purpose

12.1. RCL (632) request that the Zone Purpose be removed as little if any weight can be afforded to it. For legibility and consistency with the format of the rest of the PDP I recommend that the Zone Purpose be retained and do not see any reason why the JPZ should be an anomaly and not include a Zone Purpose. The Zone Purpose is also particularly helpful for a lay person or new person to the District, to get an overall understanding of what is anticipated for the zone.

12.2. The Jacks Point Landowners support that a range of housing needs be provided within the District and agree that there is the ability to absorb this housing in the overall JPZ, providing this development is controlled to be sympathetic to the environment.

12.3. I therefore do not recommend any change to the Zone Purpose.

Zone Objective and Policies

12.4. Jardine Family Trust and Remarkables Station Limited (715) seeks that Policy 41.2.1.4 (ensure residential development not readily visible from State Highway) be deleted. This may be primarily in order to ensure it is consistent with their request to rezone land closer to the State Highway for residential purposes, but ultimately the relief affects the wider Structure Plan and, as such, it is considered now in a zone-wide manner.

- 12.5. Jardine Family Trust and Remarkables Station Limited (715) seeks that the proviso "while ensuring that development associated with those activities does not result in over domestication of the landscape" be deleted from Policy 41.2.1.10 (which relates to providing for farming and associated activities in appropriate areas). Again, this is likely to be closely related to their request to extend the Jacks Point zoning which is a matter for the rezoning hearings, but ultimately the relief affects the wider Structure Plan and as such it is considered now in a zone-wide manner.
- 12.6. The Jacks Point Residents and Owners Association (**JPROA**) (765) and Margaret Joans Williams (605) seek that the provisions be amended to prevent commercial/ intensive farming and factory farming with the exception of low intensity grazing, haymaking, and other non-intensive farming. JPROA's submission is limited to the Jacks Point open spaces managed by the JPROA, whereas Ms Williams' submission seems to be wider. In response I note that farming is only enabled in the OSL, OSH, and FBA in any case. While it is not sufficiently clear from the submission as to which land is managed by the JPROA, if the submitters can provide this information and then, provided scope allows, it may be clearer to amend Rules 41.4.9.11, 41.4.9.13, and 41.4.9.16 to clarify that factory farming is not enabled (noting that it is already non complying pursuant to Rule 41.5.10). However, unless either submitter is able to provide robust definitions for commercial or intensive farming, I do not consider it is desirable to use these terms due to their ambiguity. However, it is relevant to note that I have recommended that the OSL classification on Jacks Point hill be changed to OSG which, in turn, prevents farming activity on that landform.
- 12.7. The Jacks Point Landowners, Sally and Clive Geddes (540), Margaret Joans Williams (605), and Tim and Paula Williams (601) seek that the operative zone objective and policies be reinstated, variously either for the whole zone or just the Jacks Point portion of the zone, except that they seek that the village area is developed in a manner that is commercially viable. This provides scope for widespread amendment of the policies if deemed appropriate.
- 12.8. Wild Grass Partnership (567) supports replacing the existing JPZ policies with the proposed JPZ policies that are relevant to the Lodge Activity Areas.
- 12.9. The Ministry of Education (524) supports the notified objective.
- 12.10. RCL (632) seeks to add reference to Jacks Point Village into the objective. This is generally opposed by the Jacks Point Residents Group,¹⁸ Jacks Point Residents and Owners Association (FS1277), Jacks Point (FS1275), and MJ and RB Williams and Brabant (FS1283).

18 Refer to section 9 for details of this group.
28751743_5.docx

- 12.11. RCL (632) seeks that Policy 41.2.1.13 be amended to recognise that the Jacks Point village, along with R(HD), is appropriate for residential development of a greater intensity and scale than elsewhere.
- 12.12. The NZ Transport Agency (719) seeks Policy 41.2.1.25 (relating to providing safe access from the State Highway) be retained as proposed.
- 12.13. Clive and Sally Geddes (540), and Margaret Joans Williams (605), and Jardine Family Trust (715) seek the deletion of Policy 41.2.1.26, or the amendment of the provisions so integrated infrastructure can be developed, if appropriate. These are supported by MJ and RB Williams and Brabant (FS1283), Christine and Neville Cunningham (FS1108) and the Residents of Jacks Point and opposed by Jardine Family Trust and Remarkables Station Limited (FS1090) and Jacks Point (FS1275). The original submitters appear to be concerned that the inference of the policy is that the servicing will all be integrated and Hanley Downs will use the existing Jacks Point system and that this is inappropriate and should be touted as an option only.
- 12.14. Where I have deemed it more legible to do so, some submissions on the objectives and policies are discussed under the respective issue rather than in this section.

The Objective

- 12.15. The objective for the JPZ in the PDP is notably different to that of the ODP. The operative objective is:

*Objective 3 - Jacks Point Resort Zone
To enable development of an integrated community, incorporating residential activities, visitor accommodation, small-scale commercial activities and outdoor recreation - with appropriate regard for landscape and visual amenity values, servicing and public access issues.*

- 12.16. The notified objective is:

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.

- 12.17. I concur with Dr Read (at her paragraph 19.4) that the most notable alteration to the objective is the removal of 'with appropriate regard for landscape and visual amenity values'. I concur with Dr Read's conclusions that this is not appropriate. Further to Dr Read's comments, in my view, the notified objective is not the most appropriate way of achieving district-wide (reply) Objectives 3.2.5.1, 6.3.1, 6.3.2, or 6.3.3 regarding the management and protection of landscapes and Outstanding Natural Landscapes or the purpose of the RMA.

- 12.18. As such, I recommend that the requirement to have regard to the landscape and visual amenity values be included in Objective 41.2.1 in acknowledgement that:

- a) much of the zone is, in fact, classified as ONL-Wakatipu Basin; and
- b) the Structure Plan and many of the rules (as amended in **Appendix 1**) are aimed toward ensuring the zone contributes to the district wide objectives relating to enabling urban development while protecting landscape values.

Chapter 41 Policies

12.19. I note the comparison between the ODP and PDP policies provided by Dr Read at paragraphs 19.9-19.18 of her evidence. I accept her comparison and her conclusion that only two are new or substantially different in effect to the ODP. I share Dr Read's concerns and generally concur with the amendments she has suggested to the policy framework, in order to ensure that the policies and rules are aligned and will be more effective at implementing Objective 41.2.1.

12.20. Most significantly the changes that I recommend to the policies are:

- a) strengthening Policy 41.2.1.1 to require compliance with the Structure Plan;
- b) broadening Policies 41.2.1.1 and 41.2.1.3 from referring to the visibility from the State Highway, to enabling consideration of visibility from public places beyond the zone are taken into account;
- c) amending Policy 4.2.1.12 and deleting Policy 41.2.1.17 such that it is clear that low density rural living is only anticipated within the Homesites. I acknowledge that the added specificity is bordering on duplication of the rules themselves but, in my opinion, if the policies are more open they could weaken the case for declining non complying rural living in areas such as G and OSL where, in my view, it is inappropriate;
- d) adding more detailed policies in relation to the urban design quality and activity mix that is anticipated within the Village Activity Area;
- e) amending Policy 41.2.1.13 to recognise that the villages, along with R(HD) are appropriate for residential development of a greater intensity and scale than elsewhere. I consider it highly important to clearly acknowledge that a significant component of the Village Activity Area will comprise residential activity. I note that this amended policy, along with the increased height recommended in the V(JP), will better implement the objective of an integrated community. This is in response to RCL's submission.

12.21. In regard to the infrastructure-related policies I recommend that Policies 41.2.1.25 and 41.2.1.26 be retained as notified. In response to submissions relating to Policy 41.2.1.26 regarding the expectation that infrastructure be integrated, I agree that this should not be forced. In my view this policy is also unclear as to whether it is referring to infrastructure

being integrated with the existing private Jacks Point water, wastewater, and stormwater schemes (for the Jacks Point portion of the JPZ) or with the Council's infrastructure. However, read at face value it would appear to mean that the servicing of future development must be integrated in some manner with other schemes and that the establishment of new standalone schemes would be contrary to this policy. In my view it may not be necessary or appropriate for the servicing infrastructure (which I take to refer to the three waters) to be integrated across the zone given that the Jacks Point portion is serviced by privately owned providers (and owners within that area are obliged to connect to that scheme through covenants on their titles¹⁹) while at least the first stage of the Hanley Downs portion of the zone (RM160562) is proposed to connect to the Council's water and wastewater systems. I do not see this as being contrary to the policy. So in respect of ensuring that servicing infrastructure is integrated, I consider this to be an appropriate policy although it could be clearer. I consider it to be very important that the roading is well integrated and well-connected across the zone and with the State Highway.

12.22. In response to the submission from Jardine Family Trust (715) in relation to Policy 41.2.1.10, I do not recommend amending Policy 41.2.1.10 in the manner sought. I rely on the evidence of Dr Read, who considers at her paragraphs 18.4-18.5 that farming can adversely affect the landscape values in parts of this Zone.

12.23. In response to the submission from Jardine Family Trust (715) that Policy 41.2.1.4 (regarding visibility from the state highway) be deleted, I rely on paragraph 19.14 of Dr Read's evidence in not recommending deletion of the policy.

Chapter 27 Policies

12.24. RCL (632) seeks that a new Policy 27.7.14 be added to acknowledge that it is anticipated that the minimum lot size in Hanley Downs can be breached and, indeed needs to be in order to achieve a diversity of densities and efficient use and in recognition that design controls will be imposed at subdivision stage in order to ensure well designed outcomes. The addition of such a policy will make the provisions more effective and efficient at achieving the objective of an integrated and diverse community and I have recommended adding a new policy (redraft Policy 27.3.13.4). I note for completeness that if the minimum lot size is breached in the Jacks Point residential area (**R(JP)**) then it is a non-complying activity and, as such the policy has been drafted to only apply to the Hanley Downs Residential Activity Area (**R(HD)**).

19 Clause 10.4(b) of the Constitution of Jacks Point Residents & Owners Association Incorporated obliges JPROA members to use whichever utilities supplier has been nominated for their precinct
28751743_5.docx

13. ISSUE 4 – PROVISION FOR NON-RESIDENTIAL (EDUCATION, COMMERCIAL AND HEALTH) ACTIVITIES

- 13.1. This section considers the appropriateness of the notified chapter in regard to the provision it makes for non-residential activity in the JPZ, with a particular focus on the two new significant urban Activity Areas introduced in the PDP (i.e. the EIC and E Activity Areas), the additional urban Activity Areas requested via submission (i.e. the Woolshed Road Village and Open Space Commercial Recreation Activity Areas), and the provision for non-residential activity to occur in the Hanley Downs residential areas.
- 13.2. The following submissions are relevant to this issue generally and are not specific to any particular issue.
- 13.3. Otago Polytechnic (757) seek the enablement of education facilities at Jacks Point, and this is opposed by MJ and RB Williams and Brabant (FS1283) on the basis that an education precinct should be located only in the Hanley Downs area. The Ministry of Education (524) similarly supports Objective 41.2.1 and provision for education. The Jacks Point Landowners oppose the Structure Plan in 41.4.9 as it relates to the Jacks Point portion of the zone, except that they seek that the village area is developed in a manner that is commercially viable. This is supported by the Jacks Point Residents, Christine and Neville Cunningham (FS1108), and Peter & Carol Haythornthwaite (FS1096) and opposed by Jacks Point (FS1275). Similarly, Sally and Clive Geddes (540), Margaret Joans Williams (605), and Tim and Paula Williams (601) oppose the PDP Structure Plan in its entirety.

The appropriate extent and provisions of the notified villages

The Jacks Point Village Activity Area

The Extent of the Village

- 13.4. The Jacks Point village is approximately 3.6 hectares bigger than the ODP equivalent (increasing from 15.07 ha to 18.7 hectares). Those submissions that seek reinstatement of the open spaces from the ODP provide scope to consider the appropriateness of this expansion compared to the ODP boundaries.
- 13.5. Dr Read confirms at paragraph 5.2 of her evidence that the small alterations to the Village Activity Area are inconsequential from a landscape and visual amenity perspective and are logical; reflecting what is anticipated for this area.

- 13.6. Referring to paragraphs 5.13 to 5.23 of his evidence, Mr Heath has concerns about the size of the ODP village area and, as such, has significant concerns about the expanded area in the PDP version.
- 13.7. Figure 3 of Mr Heath's evidence shows an overlay of the Jacks Point village over the Queenstown Town Centre. It is useful in that it shows very simply just how large the Village activity area is. While I realise that a higher proportion of visitor accommodation and High Density Residential activity is likely to locate within the Village than in the Queenstown Town Centre, I note that the R(HD-E) Activity Area also enables High Density Residential immediately adjacent to the village, which is positive from an urban form perspective. I also note that, to be successful in my view, the Jacks Point village will also cater for community activities and healthcare to a greater extent than occurs in the Queenstown Town Centre, where such activity has been located on the periphery but outside of the Queenstown Town Centre.

Height and the provision for residential activity in the village

- 13.8. Jacks Point Residential No.2 et al (762) seek to add reference to Jacks Point Village in Standard 41.5.12 and that height in the Jacks Point village is increased from 10m to 12m. This is supported by Jacks Point Residents and Owners Association (FS1277) and opposed by Harris-Wingrove Trust (FS1316).
- 13.9. I consider increasing the maximum height limit from 10 to 12m in the Jacks Point Village area to be appropriate from an urban design and land use efficiency perspective, subject to controls being incorporated into the rules to ensure the additional height does not result in adverse urban design outcomes. To ensure this I have recommended that the height rule specify a maximum of 3 storeys (which is relatively consistent with the approach taken in Height Precinct 2 in the Wanaka Town Centre (reply 13.5.9.3) and Height Precinct 1 in the Queenstown Town Centre (reply 12.5.10.1(a)), and a specific policy encouraging high quality design and matters of control aimed at achieving this. For example, through some consistency in ground floor ceiling/ veranda heights and encouraging buildings to utilise the generous 12m height limit to incorporate parapets, corner features for landmark sites, and other design elements in order to achieve a positive design outcome.
- 13.10. As a consequence and relying on the submissions from the Jacks Point Landowners in relation to ensuring the commercial viability of the Jacks Point village, I have also recommended that buildings in Homestead Bay Village with a commercial ground floor be capped at 2 storeys. This will help to make the Jacks Point village commercially viable and reinforce its role as the higher order village within the zone. I note there is no scope in submissions to increase heights in Homestead Bay Village from 10m to 12m.

13.11. At paragraph 19.18 of her evidence, Dr Read identifies concerns about the visibility of parts of the Jacks Point village from the state highway and suggests the following additional policy in order to ensure the issue is considered:

Ensure the visual impacts of subdivision and development within the Village and other non-residential activity areas are appropriately mitigated through landscaping, building design and the provision of open space.

13.12. In this regard I accept her concerns and have amended notified Policy 41.2.1.4 in a manner that will be similar in effect.

13.13. Rule 41.5.15.3 limits building coverage to 60% of each site within the Jacks Point Village Activity Area. In my opinion, this will not result in efficient land use or high quality development as it will result in low density, spread out development that does not offer an attractive pedestrian environment and which will struggle to achieve the necessary critical mass to make it vibrant and successful. As such, I recommend that the ODP rule, which enables 60% building coverage, calculated across the total Activity Area be reinstated instead. This is likely to result in shared parking areas, laneways, streets, and open spaces with up to 100% of individual sites being covered by building.

Earthworks provisions as they affect the Jacks Point Village

13.14. Jacks Point Residential No.2 Ltd et al (762) seeks to amend Rule 41.5.4.1 to impose no maximum amount in the Jacks Point village, and to amend Rule 41.5.4.5 'earthworks around water bodies' to exclude man made water bodies. This is supported by Jacks Point Residents and Owners Association (FS1277), and is opposed by Harris-Wingrove Trust (FS1316).

13.15. In response, I recommend accepting these submissions and excluding man made water bodies from Rule 41.5.4.5 and imposing no maximum volume of permitted earthworks in the Village Activity Area. I note that, unlike in areas with landscape sensitivity, this is a matter that can be adequately considered through the recommended addition of a controlled consent rule for building within the villages.

The Homestead Bay Village Activity Area (V(HB))

13.16. Jardine Family Trust and Remarkables Station Limited (715) seeks the deletion of Rule 41.5.15.4, which limits building coverage within the Village (Homestead Bay) Activity Area to 21,500m².

13.17. The Homestead Bay village is 6.24ha in area, which means that limiting building coverage to 21,500m² equates to a building coverage across the Activity Area of around 35%. This does

seem reasonably low for a village development (noting that Mr Compton-Moen cites 60-70% building coverage across such an Activity Area as being realistic in his view).

- 13.18. As such, relying in part on the evidence of Mr Heath in relation to commercial activity within the zone generally (at his paragraphs 5.1 to 5.23), I recommend amending Rule 41.5.15.4 to remove the 21,500m² maximum and replace it with a 60% coverage rule, enabling 60% of the Homestead Bay Village Activity Area, to be covered with built form. Given that I also recommend elsewhere in this evidence that this change be made to the rules of the Jacks Point village, this has the benefit of the rules being consistent for both villages (which is efficient) and reflects the maximum that is realistically likely to be achievable in such village settings. I have also recommended that a breach of the coverage rule in V(HB) should be a restricted discretionary activity, to be consistent with the status of the equivalent rule that applies to the V(JP). For legibility I have left them as two separate rules.

The Village Activity Area, as a whole

- 13.19. The recommended increase in height and allowable coverage will enable an increase in capacity in both villages when compared to the notified Village Activity Area provisions. In lieu of that and in order to better encourage the establishment of high quality and commercially viable mixed use villages in a manner that will not undermine other centres or create a retail centre that is out of scale with its local catchment, I have recommended imposing a cap on the amount of commercial activity that can occur within each village, for the reasons outlined in Mr Heath's evidence at paragraphs 3.3 - 3.6.
- 13.20. Due to limited scope provided in submissions, I have recommended that the amount of land that can include commercial activity within the Jacks Point Village be capped at 9.9 ha (being 2/3 of the building coverage allowed in the ODP Village area) and that the amount of commercial activity allowed within the Homestead Bay Village area be capped at 28,300m² (being 2/3 of the building coverage allowed in the ODP village area). While preferable to having no cap at all, based on Mr Heath's evidence, these caps are likely to be relatively ineffective at achieving a positive commercial outcome for Jacks Point and the District as a whole. As such, if the Panel considers there is scope within the Jacks Point landowners' submission, then my clear preference would be to impose caps on retail within the Jacks Point village of 5,000m² and in the Homestead Bay village of 1,000m².
- 13.21. In recommending the caps contained in the recommended revised chapter, I am relying on those submissions that seek greater height in the Jacks Point Village; those submissions and further submissions which oppose increasing the size of the Jacks Point Village (over open space areas) and those by the Jacks Point Landowners, which seek that the provisions of the ODP be reinstated; and those by the Jacks Point Landowners that changes be made to support the village area to develop in a commercially viable manner that supports the

community it services at an appropriate scale and design. I note that my recommendation to accept the increased height and village area (as compared to the ODP Structure Plan) is, in large part, contingent on imposing limits on retail and better reflecting the mixed use nature of these villages in policy in order to ensure they are successful and vibrant hubs for the community. I also understand that Mr Heath is only comfortable with the increased capacity enabled by the extra height and land area provided such limits are in place.

13.22. Although there is no scope in the submissions, a more appropriate approach for the Homestead Bay village, which I consider would better achieve the objective of the Zone, would be to change the V(HB) Activity Area to a new R(HB) Activity Area and apply the Hanley Downs Residential Activity Area provisions to it. This would mean that up to 550m² of commercial and retail activity could occur as a restricted discretionary activity, along with visitor accommodation and residential development of a density equal to that enabled in R(HD-E), which is up to 45 units/ha. In my view, this would be more complementary to the Jacks Point village and better reflect the fact that medium density residential development is a more appropriate principal use in this location than a sizeable commercial centre. As there is no scope for this amendment, it has not been included in the attached revised chapter.

13.23. I also refer to paragraph 13.10 of this evidence in relation to my recommended change to the height of buildings in Homestead Bay Village with commercial buildings being capped at 2 storeys.

Provision for non-residential activity within the Residential (Hanley Downs) Activity Areas

13.24. In addition to the general submissions cited above, RCL (632) seeks the deletion of the text regarding restricting activity in the R (HD) areas to residential activities.

13.25. In response to RCL's submission, while I agree that limited non-residential activity is anticipated within the R(HD) areas pursuant to Rules 41.4.7.2, 41.5.5.4, 41.5.9.3, and 41.5.17.1, in my opinion the wording of Rule 41.4.9²⁰ already sufficiently clarifies that where an activity is not listed as a permitted activity in Rule 41.4.9 but is provided a specific activity status through any other rule within Rule 41.5, then the more specific rule takes precedence over the general rule (i.e. 41.4.9).

13.26. While I do not consider it is necessary to amend Rule 41.4.9.1 to specifically list commercial, community and visitor accommodation activity within the R(HD) areas, I do consider that the wording of Rule 41.4.9 needs to be amended as follows, to ensure that where an activity is

²⁰ 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:...

specifically listed elsewhere in 4.9 then that rule takes precedence over the more general rule 41.4.9:

41.4.9: 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 41.4 Table 1- Activities located within the Jacks Point Zone or Rule 41.5 Table 2 - Standards for Activities

13.27. As recommended to be amended, I consider redraft Rule 41.4.9 will be more consistent with Rules 1.4.7.2, 41.5.5.4, 41.5.9.3, and 41.5.17.1 and will more effectively and efficiently implement notified Policies 41.2.1.18 and 41.2.1.19.

The requested 'Village Woolshed Road' (residential and a village centre)

13.28. Vivo Capital Ltd (789) seeks a change to the Structure Plan (and consequential changes) to create a village centre area to enable the more efficient use of land and better distribution of centres within the zone. This is opposed by RCL (FS1303), Jacks Point (FS1275), Jacks Point Residents and Owners Association (FS1277), and MJ and RB Williams and Brabant (FS1283).

13.29. Based on the map provided with Vivo Capital's submission the total area of land that the submitter requests to be reclassified is approximately 65ha. However, I note that Vivo Capital Ltd has provided no information as to the size of the respective village or residential activity areas sought within that land or what rules would apply. As such, in order to provide any useful opinions or recommendations, I have assumed the village would be no more than a few hectares in size, that the standard village rules would apply and that the remaining land would be developed as residential, with development based on the R(HD) Activity Areas. Suffice to say, due to the large area of land, considerable additional residential capacity would be enabled by replacing the OSL Activity Area with a residential Activity Area (conservatively 600 dwellings at a standard low density residential yield).

13.30. With regard to the village component, Dr Read's evidence at her paragraph 12.11 is that, while from a character perspective the presence of a village centre adjacent to the EIC (allowing a range of uses and 10m building heights and 60% building coverage) would appear isolated and therefore somewhat odd, it would not necessarily detract significantly from views to Bayonet Peaks or Peninsula Hill.

13.31. However, Dr Read is supportive of replacing the OSL Activity Area outside the Outstanding Natural Landscape with a Residential Activity Area, stating in her paragraphs 12.5 – 12.11 that she considers the landscape effects of doing so would be acceptable. She goes on to say that in her opinion, if this were to occur, then she would consider the Woolshed Village to also be appropriate solely from a landscape perspective.

- 13.32. With regard to the residential use sought, in the absence of any detailed s 32 evaluation from the submitter (particularly in relation to the servicing, traffic, and landscape effects), I am not in a position to recommend amending the Structure Plan to classify this area for residential purposes.
- 13.33. From a planning perspective, and from a retail perspective, Mr Heath's evidence is that there is no retail economic justification for enabling an additional Woolshed Road Village at this point in the process (at paragraph 3.11). Balancing all the evidence I am of the opinion that the inclusion of a 'Village - Woolshed Road' Activity Area would be inappropriate for the same reasons outlined in relation to the inappropriateness of the EIC in paragraphs 13.50 and 13.51 of this evidence and in the attached S 32AA evaluation.
- 13.34. I therefore do not recommend replacing the notified OSL (Highway Protection Area) with a 'Village - Woolshed Road' or associated Residential Activity Area in the manner sought.
- 13.35. In coming to this conclusion I also wish to alert the Panel to the (late) submission by RCL (855) that an alternative access (in addition to or instead of the Woolshed Road intersection that was agreed to via Plan Change 44) be included in the Structure Plan. This is opposed by various submitters including NZTA and is discussed in more detail below. However, I mention it here because, if that submission is accepted, then it is possible that the Woolshed Road Village would not, in fact, be on the main primary road into the zone at all but, rather, be on 'a limb' with little if any passing traffic.

Requested Open Space Community and Recreation (OSCR) activity area

- 13.36. RCL (632) seeks amendments to the Structure Plan to show a new Open Space Community and Recreation Area (OSCR) and consequential amendments and additions to the rules to enable community and recreation, including buildings as a restricted discretionary activity, limited to 10% of the site and up to 10m in height and with no setback required from the boundary. This is opposed by the Jacks Point Residents and Peter & Carol Haythornthwaite (FS1096), Christine and Neville Cunningham (FS1108), MJ and RB Williams and Brabant (FS1283), the Jacks Point Residents Group,²¹ the Jacks Point Residents and Owners Association (FS1277) and Jacks Point (Jacks Point (FS1275)).
- 13.37. Relevantly, 'community activity' and 'recreational activity' are defined in notified chapter 2 as follows:

Community activity - Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual wellbeing. Excludes recreational activities. A community activity includes schools day care facilities, education activities,

hospitals, doctors' surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.

Recreational Activity - Means the use of land and/or buildings for the primary purpose of recreation and/or entertainment. Excludes any recreational activity within the meaning of residential activity.

- 13.38. I understand that no amendments to these proposed definitions have been recommended to chapter 2 through any s42A report or right of reply to date.
- 13.39. In my opinion, the issues with reclassifying the land as sought are two-fold. First, there is the issue regarding where commercial recreation (which is presumably what the submitter is anticipating) and community activities are most appropriately located within Jacks Point. Secondly, there is the issue of landscape effects and effects on neighbouring residents who, under the ODP, have an expectation of overlooking an open space area.
- 13.40. Notably, under the PDP, while recreational activities are enabled on this OSL-classified land, its scale is limited by the fact buildings can only be 4m in height. Section 15 (landscape) of this evidence further recommends that recreational buildings within the OSL be a controlled activity (as per the ODP) and thereafter, that they be a discretionary activity. Under the PDP community activities and associated buildings would be full discretionary as they are not anticipated within the OSL.
- 13.41. Regarding the recreational use of this land, if larger scale commercial recreation and community activities is to be provided for at Jacks Point at all (rather than in the Town Centres elsewhere in the District), then I am of the opinion that such activity (which could include activities such as a gym, climbing wall, performing arts centre, education, healthcare, etc.) is more appropriately located within the Village Activity Area in order to help contribute to its vibrancy. The express provision for such activity (along with education, health, innovation, technology-based business, visitor accommodation, and medium-high density housing) within the village helps to justify extending the village by approximately 3 ha, as sought by Jacks Point Residential No. 2 (762) and as recommended in **Appendix 1**.
- 13.42. To the contrary, if those activities are to be allowed to establish in separate areas throughout the JPZ, then it becomes increasingly difficult if not impossible in my view to rationalise any extension of the notified village boundaries.
- 13.43. Regarding the landscape effects of reclassifying this land as OSCR Activity Area, Dr Read outlines what is enabled by the proposed OSCR Activity Area and compares this with what is enabled on that land under the ODP in paragraphs 11.7– 11.13 of her evidence. She concludes that the OSCR Activity Area could enable a considerable amount of relatively high and extensive built form (i.e. up to 29,000m² ground floor area (GFA) as a restricted discretionary activity, which is far greater than what is enabled under the ODP. From a

landscape perspective, she opines that while it would alter the views from the State Highway, if well executed this would have an insignificant adverse effect on the quality of those views. However, she considers (at paragraphs 11.15 and 11.17) that such development would:

- a) diminish the quality of views from and the anticipated amenity of residents within R(JP)-1 and R(JP-SH)-1); and
- b) given the proposed exemption from the zone setback rule, could have significant potential to cause adverse effects on the adjoining property beyond the zone.

13.44. Relying in part on the evidence of Dr Read referred to above and also of Mr Compton-Moen, I am of the opinion that the creation of the OSCR Activity Area, as promoted, is not the most appropriate way of achieving the objectives of the PDP and should not be accepted.

The notified Education Innovation Campus (EIC) Activity Area

13.45. Scope Resources Ltd. & Southern Beaver Ltd (342) seeks amendments to the Structure Plan boundaries, including the deletion of the EIC. This is opposed by Jacks Point (FS1275). In a general sense, the submissions by Tim and Paula Williams (601), Margaret Joans Williams (605), and Sally and Clive Geddes (601) also seek that this area reverts back to the ODP open space classification.

13.46. The EIC is a 13 ha area of land at the northern end of the JPZ. Of relevance to the EIC, Policy 41.2.1.15 enables the development of education, innovation and technology and associated activities while achieving good design and the key rules proposed to implement that include:

- a) Rule 41.4.9, which limits the uses to technology-based activities and associated commercial and recreation;
- b) Rule 41.4.7, which makes commercial and community activity (including the buildings) controlled;
- c) Rules 41.5.12, which allows buildings up to 10m high and Rule 41.5.12.5, which allows non-residential buildings up to 15m high where they have already obtained a controlled consent through Rule 41.4.7.2;
- d) Rule 41.5.15.2, which allows 50% coverage or up to 70% where building has already obtained a controlled consent through Rule 41.4.7;
- e) Rule 41.5.9 enables commercial of any scale and retail tenancies to be limited to 200m² and such activity can be located anywhere in the area subject to the controlled consent (41.4.7.2), which includes street layout etc. but commercial activity needs to be

associated with technology uses. This is still potentially the most permissive commercial area within the JPZ;

- f) All other activities and buildings for uses not specifically listed above (e.g. residential associated with technology) are permitted;
- g) There is no limit on the density of permitted residential use (i.e. that associated with the technology based industry), with the only limitation being on height (10m); and
- h) The Structure Plan requires state highway mitigation planting.

13.47. Of relevance, the PDP definitions²² of 'education activity' and 'community activity',²³ both of which are enabled in the EIC area, are as follows:

Education activity - Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.

Community activity - Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual wellbeing. Excludes recreational activities. A community activity includes schools day care facilities, education activities, hospitals, doctors' surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.

13.48. In summary, a very wide mix of commercial and accommodation uses is enabled (particularly given the uncertainty with the word 'associated') including an unlimited amount of small to medium format retail, with buildings up to 15m and coverage up to 70%. The controlled consent (41.4.7.2) aimed at achieving a higher quality overall layout is positive.

13.49. Relying in part on the evidence of Mr Compton-Moen, Mr Timothy Heath (paragraphs 3.1 – 3.7) and, to a lesser extent, Dr Read (paragraphs 12.1 – 12.11) I recommend removing the EIC Activity Area from the PDP.

13.50. Supported by the Council's expert evidence cited above, it is my opinion that the notified EIC Activity Area poses a significant threat to both the viability and vibrancy of the (uncontested) Jacks Point and Homestead Bay villages and undermines the importance of the major centres, as articulated in the district wide objectives in reply chapter 4 of the PDP. This view is based on the area's significant size (approximately 13.2 ha) (41.7); generous height provisions (10m and 15m for commercial activity that has already obtained controlled consent);²⁴ relatively generous coverage provisions (50% and 70% if a controlled consent for commercial development has already been obtained) (Rule 41.5.15); and the diverse range of

22 <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-6/Council-Right-of-Reply/QLDC-06-Residential-Chapter-7-Amanda-Leith-Reply-28591339-v-1.pdf>

23 Chapter 2, notified PDP

24 Rules 41.5.12.2 and 41.5.12.5
28751743_5.docx

permitted commercial, retail, and accommodation activities that are allowed.²⁵ As notified, while the rules require administrative, office, accommodation, retail, and recreation activities to be 'associated' with technology based industry and limit retail tenancies (but not other commercial) to 200m² in area, Mr Heath has confirmed that such rules do not, in his opinion, provide a sufficient safeguard against the area evolving into something more akin to a third village centre.

- 13.51. I note that in paragraphs 5.13 – 5.14 of his evidence, Mr Heath provides an approximation of the sort of GFA that would be enabled under the notified provisions and discusses what the effects of this could be on the Jacks Point village and other centres such as Frankton Flats.
- 13.52. Mr Compton-Moen also discusses this issue in the context of the Jacks Point village. Supported by Mr Compton-Moen's evidence and Mr Heath's evidence regarding the size of the village and the likely surplus of land there, I am of the view that, even if the types of activities proposed in the EIC are narrowed (e.g. a cap on the total GFA of ancillary retail and commercial activity), any technology-based industry is better located in the major centres or, if they are attracted to locating in Jacks Point, then they should be located in the Jacks Point village. In saying this, I note that it is notoriously difficult to tenant the upper levels of new greenfields commercial developments, particularly early on and it will be important to cluster all such uses primarily within the Jacks Point Village if it is to be successful.
- 13.53. In coming to this conclusion, I rely on the evidence of Mr Heath, which confirms that no more than 2.2 ha of the village will be needed for commercial uses (on the basis of a permanent resident population base of 3,200 households at Jacks Point and an acknowledgment that there will also be some inflow of visitors to the area) and that, even assuming a large amount of high density residential and visitor accommodation locates there, it will be important to encourage as many other compatible uses as possible to locate in this area in order for it to be successful.
- 13.54. I also alert the Panel to the (late) submission by RCL (855) that an alternative access (in addition to or instead of the Woolshed Road intersection that was agreed to via plan change 44) be included in the Structure Plan. This is opposed by various submitters including NZTA and is discussed in more detail in 14.4 – 14.10 below. I mention it here because, if that submission is accepted, the EIC would potentially no longer be strategically located on one of the two main roads into Jacks Point and, as such, while this will reduce the risk that it will capture a large amount of passing traffic that might otherwise visit (and help to activate) the Jacks Point village it adds weight to the argument that this location is isolated and is a missed

opportunity to have such activity as an integrated part of the village core in a manner that helps to achieve the zone objective.

- 13.55. While the issue is not primarily a landscape one, I also note that in her paragraph 12.4, Dr Read concludes that the establishment of an EIC in this location and in the manner enabled by the provisions would "have a moderately insignificant adverse effect on the character of the landscape (but) would appear somewhat surprising in the context of its rural foreground but would not detract significantly from views across the valley floor to Bayonet Peaks".
- 13.56. On balance, I do not consider the creation of the EIC is the most appropriate way of achieving the Jacks Point objective of an integrated community at Jacks Point (Policy 41.2.1), district wide objectives 3.2.1,1, 3.2.2.1, 3.2.3.1, and 4.2.3 or the purpose of the RMA. On this basis and on the basis of the evidence circulated with this report, I therefore recommend removing the EIC from the Structure Plan and all provisions that specifically relate to that. I also refer you to paragraphs 13.6-13.7 and 13.19-13.23 of this evidence in relation to my recommendations in relation to the extending the PDP Village Activity Area boundaries, height, and coverage and which should be considered in conjunction with and complementary to the recommended removal of the EIC Activity Area.
- 13.57. For completeness, should the Panel be of a mind to approve something in this location notwithstanding my recommendation, while I would prefer to see education located adjacent to or within the Jacks Point village, I am of the view that uses should be limited to education, the area significantly reduced in size as 13 ha is significantly greater than would be required for a primary (or secondary) school, and that no more than 50m² of commercial (including retail) be enabled. I consider the 50% coverage is appropriate but that the increase to 70% for non-residential buildings on the basis that the development has been granted a controlled consent pursuant to Rule 41.4.7 is not. Given the extent of carparking that will be required, I do not believe that allowing 70% building coverage will lead to a campus style development as intended or an outcome that would appear appropriate on the edge of a town/ suburb/ settlement.

The notified Education (E) Activity area

- 13.58. In addition to the general submission cited above, Jacks Point Residential No.2 et al (762) seeks that Rule 41.4.9.4 (regarding the Education Activity Area) be amended to also enable healthcare facilities.
- 13.59. The inclusion of a new Education (E) Activity Area (Activity Area) in the notified PDP is supported by Jacks Point Residents No. 2 et al (762) who has also sought that the E Activity Area be extended to allow healthcare and is generally opposed by the Jacks Point Landowners, Sally and Clive Geddes, (540), Margaret Joans Williams (605), Tim and Paula

Williams (601), and JPROA (765), as it represents a change in classification from open space to urban development and they seek to retain the open space areas generally as per the Jacks Point Structure Plan in the ODP.

13.60. While there is no policy that directly relates to the Education area, the key rules proposed to implement the overarching Jacks Point objective of an integrated community are:

- a) Rule 41.4.9, which limits the uses to education and daycare facilities;
- b) 41.4.2, which makes education and daycare facilities (including the buildings) controlled; and
- c) 41.5.15.1, which imposes a maximum building coverage in the Education area of 45%.

13.61. Of relevance, the PDP definitions²⁶ of 'education activity' and 'day care facility'²⁷ (both of which are enabled in the E area) are as follows:

Education activity - Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.

Day Care Facility - Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site.

13.62. Relying in part on the evidence of Dr Read (at paragraphs 9.1 – 9.3), I support the inclusion of an Education Activity Area in the location as notified as an appropriate method of implementing the (reply) Strategic Directions objectives 3.2.1.5, 3.2.2.1, 3.2.3.1, and 3.2.5.3 and Jacks Point Objective 41.2.1 (as recommended to be amended by this report). It will contribute toward the objectives and policies through complementing the village; provide for education facilities for the projected Jacks Point population (of around 3,250 usually resident households),²⁸ thereby minimising vehicle movements beyond the zone; enable the establishment of a private school which is unable to use the designation process; provided development is well designed and will not adversely affect landscape values or residential amenity to any significant degree. While the 5 ha area proposed is reasonably large and more than would be required for a primary school, for instance (noting that Queenstown Primary school is approximately 3.7 ha in area), it will enable a range of education activities to co-locate on the site in due course.

26 <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-6/Council-Right-of-Reply/QLDC-06-Residential-Chapter-7-Amanda-Leith-Reply-28591339-v-1.pdf>

27 Chapter 2 of the PDP.

28 Refer to Mr Timothy Heath's evidence dated 17 January 2017 at paragraph 5.13 and Appendix 6 to this report.

- 13.63. With regard to making provision for healthcare activities, I am of the opinion that such activities are better located within the Jacks Point village as they will contribute positively to its vibrancy and viability and to the ultimate success of the village. I also note that there will be a tendency for associated retail such as a café and pharmacy to co-locate there, thereby resulting in a lost opportunity for those to locate within the village where they are more likely to assist in achieving a 'critical' mass and will be better placed to perform a broader community function. I have relied in part on the evidence of Mr Compton-Moen and Mr Heath (at paragraphs 3.8 – 3.10) in forming this view.
- 13.64. I support the Education Activity Area as notified and the rules that apply to it. While public schools can rely on the designation process (and may well do so if they decide to locate somewhere other than the Education Activity Area), the provision of a specific Activity Area for this purpose provides a more certain and potentially more cost-effective option for private education than having to obtain resource consent if it were to locate elsewhere. The existence of an Education Activity Area adjacent to the Jacks Point village will indirectly encourage the location of such educational facilities to co-locate there, which would likely result in some efficiencies and help to activate and improve the commercial viability of the village.
- 13.65. While no submitter has sought an alternative location for education, I note for completeness that the other suitable location for such an Education Activity Area (be it primary, secondary, or tertiary) is within the R(HD) and a restricted discretionary activity consent would be required. The other area suitable for the Education Activity Area (and potentially more so) would be within the R(HD-E) Activity Area as this is more accessible to the largest population base within the JPZ and to the wider Queenstown population (who may travel to Jacks Point to attend a private school). The other suitable location for education activity is, of course, within the Jacks Point village itself given its generous size and the fact that very little of it is likely to be required for or appropriate for commercial use.
- 13.66. Based in part on the evidence of Mr Compton-Moen and Dr Read and having considered whether the Education Activity Area will appropriately achieve the relevant district wide and Objective 41.2.1, I consider that the proposed location of an Education Activity in the Structure Plan is appropriate and that an additional policy (redraft 41.2.1.15) be added; but that the rules not be amended to enable healthcare within the Activity Area.

14. ISSUE 5 – INFRASTRUCTURE, SERVICING AND ROADING

- 14.1. The submissions on infrastructure-related policies are discussed under Issue 3 above.

Funding

- 14.2. Joanna & Simon Taverner (131), Amy Bayliss (246), Duncan Ashford & Sheena Ashford-Tait (259), Maria and Matthew Thomson (284), Karen Page (316), JM Smith, Bravo Trustee Company Ltd & SA Freeman (547), Neville Andrews (576), Tony & Bev Moran (582), Christine Cunningham (645) and Scott Sanders (647) seek that Council address the financial burden of Jacks Point residents providing funding for infrastructure for Hanley Downs and Homestead Bay access and the trail networks. This is supported by the Jacks Point Residents, Jacks Point Residents and Owners Association (FS1277), MJ and RB Williams and Brabant (FS1283), Christine and Neville Cunningham (FS1108), and Peter & Carol Haythornthwaite (FS1096) and opposed by Jacks Point (FS1275).
- 14.3. In response, the matter of whether development in Hanley Downs and Homestead Bay will impose a financial burden on Jacks Point residents who are compelled to fund the access and trail infrastructure is a matter that sits outside the District Plan and is, in large part, the result of Jacks Point having initially been established with private services and roading. I do not consider the District Plan can play any role in addressing these concerns and therefore recommend rejection of these submissions.

Roading

- 14.4. RCL (855), opposed by various submitters including NZTA,²⁹ seeks that Rules 41.5.3, 41.5.6, 41.7 (the Structure Plan), and 27.8.9 (subdivision) be amended to ensure that state highway access is enabled via Lot 3 DP 475609 (as shown on the below map included with the submission) in addition to or instead of the Woolshed Road intersection that was agreed to via Plan Change 44 and as shown in the PDP Structure Plan; that the rules enable the final location to be moved 120m in either direction; and 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.



Source: Submission 855

- 14.5. This new access onto the State Highway and the design of the collector road has now been approved via RM160562³⁰ and NZTA provided its 'affected party approval' for the proposed access onto the State Highway in the context of the 109 lots consented by RM160562. RCL has recently (December 2016) applied for resource consent to subdivide a further 160 lots accessed from this road and I understand, at the time of preparing this report, that the

30

Conditions:

10(f) The main collector road (contained within Lot 1) for the initial 400 m from SH6 has a target operating speed of 50 km/hr and shall be designed and formed in accordance with the QLDC LDCP, Table 3.2 "Suburban, Live and Play, Primary Access to housing up to 800 du", Figure E13 with the following exceptions:

- A 2.5 m shared asphalt footpath / cycleway shall be provided on the northern side.
- A footpath is only required on the northern side of the road.
- Separate and recessed parking is not required.

10(i) Where the carriageway and footpath crosses the Woolshed Creek Floodway box culvert, a barrier shall be provided for pedestrian and vehicular safety. These barriers shall be designed by a suitably qualified engineer and an IPENZ PS1 producer statement provided prior to installation and an IPENZ PS4 producer statement provided on completion.

10(j) The main collector road (contained within Lot 1) where it fronts residential lots has a target operating speed of 50 km/hr and shall be designed and formed in accordance with the QLDC LDCP, Table 3.2 "Suburban, Live and Play, Primary Access to housing up to 800 du", Figure E13 with the following exceptions:

- A 2.5 m shared asphalt footpath / cycleway shall be provided on the northern side.
- The carriageway shall be formed in asphaltic concrete.
- Pedestrian crossing points shall be delineated by alternative surface treatment.
- Kerbs shall be standard kerbs with drop crossings (not mountable).
- No berm strip is required between the footpath and lot boundaries

applicant is working with NZTA for approval for use of this access for the additional lots. It would be helpful if NZTA and RCL could update the Panel on this through evidence or at the hearing as no doubt things will have progressed considerably by then.

14.6. In summary:

- a) whereas NZTA has lodged a further submission against RCL's request to show the road on the Structure Plan (and make consequential amendments) it has since approved the road, at least for access by 109 lots;
- b) regardless of whether RCL's submission (855) is accepted, pursuant to RM160562 this road will connect to the state highway;
- c) this road/ connection is being constructed immediately as opposed to enabling the first 500 residential units established at Hanley Downs being accessed via Maori Jack Road (Rule 41.5.6.2) (or the first 300 residential units/titles may be built/ 2,400 movements as sought by various submitters as outlined above);
- d) the creation of this road makes Rules 41.5.6.1 and 41.5.6.2 (and the submission to those) somewhat non-sensical and outdated as:
 - a. Rule 41.5.6.1 can in fact no longer be achieved as an access other than in the specified locations is now inevitable;
 - b. Rule 41.5.6.2 now lacks any evidential basis as there will very likely be no need to upgrade the Woolshed Road access in the manner earlier considered essential now that a new collector road is being constructed in an alternative location;
 - c. NZTA retains the right to decline any further access from Woolshed Rd should it determine that the existing and consented accesses are sufficient and that the creation of a third urban access will affect the safety and efficiency of the State Highway to an unacceptable degree. If that is the case, Rules 41.5.6.1 and 41.5.6.2 may in fact never be able to be met;
- e) this last point means that there is now considerably greater uncertainty as to whether the Woolshed Rd intersection will be upgraded; what its function will be/ what areas it may serve; and when it might occur. This potentially significantly changes the context within which the Panel needs to consider the appropriateness of the EIC and Woolshed Road Village Activity Areas in that they may not necessarily be located on the primary road or on one of the main entrances to the zone. In my opinion, this means that Rule 41.5.6 needs to be amended in some manner in order to be effective.

14.7. Relying in part on the evidence of Mr Samuel Corbett, I therefore recommend that the new collector road approved as part of RM160562 be shown on the Structure Plan as part of the

primary road network. As there is insufficient evidence to determine whether the Woolshed Bay Road intersection will also be necessary at some point in the future and whether it remains a safe and efficient option in the context of the third access having been approved, I recommend that this road and its connection with State Highway 6 also continue to be shown on the Structure Plan.

14.8. With regard to Rule 41.5.6 which makes it a restricted discretionary activity to create an access onto the State Highway other than from Woolshed Road or Maori Jack Road and requires Woolshed Road to be upgraded once a certain amount of development has occurred at Hanley Downs, the following submissions have been received:

a) NZ Transport Agency (719) seeks 41.5.6 be amended 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.

b) Jacks Point Residential No 2 et al (762) seek that Rule 41.5.6 be amended 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)

41.5.6.23 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

- c) Scope Resources Ltd & Southern Beaver Ltd (342) seeks that Rule 41.5.6.2 is amended to read:

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.

- 14.9. The Jardine Family Trust and Remarkables Station Limited (715) seeks deletion of notified Standard 41.5.6.1 or that it specifically provide for new accesses to be created within Lot 8 DP 443832.
- 14.10. Relying in part on the evidence of Mr Samuel Corbett, in response to these submissions and in the context of the recommendation above that the new collector road approved as part of RM160562 be shown on the Structure Plan as part of the primary road network, I recommend that Rule 41.5.6.1 be amended in order to acknowledge that access will also be enabled via the recently approved collector road and that Rule 41.5.6.2 be deleted as there is no longer any evidence base to support it. As a consequence of including this access in the Structure Plan, I recommend removing any reference to the trigger threshold dictating the point at which the Woolshed Road intersection needs to be upgraded (in response to RCL's submission seeking consequential amendments). I also recommend adding to Rule 41.5.6.2 (similar to that sought by Jacks Point Residential No. 2 et al) in order to clarify that the intersection will need to be upgraded prior to being used to an extent any greater than is currently the case. I have not recommended including the words "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" at this stage but, rather, invite NZTA to provide evidence on that matter as to whether such wording is appropriate.
- 14.11. Consideration of the request that additional access be allowed at the southern end of the JPZ (by the Jardine Family Trust and Remarkables Station Limited) will require further traffic analysis to be undertaken and I suggest this should be provided by the submitter prior to preparation of the section 42A report for the mapping hearing. This matter can be better considered at that time in the context determining the appropriateness of expanding the JPZ in this location.

Non notification

14.12. NZTA (719) seeks that Rule 41.6.2, exempting the NZTA from the non-notification rule, be retained.

14.13. Rule 41.5.6 reads as follows:

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:

...

41.6.2.5 Access to the State Highway, only in respect of the New Zealand Transport Agency"

14.14. For reasons outlined in paragraphs 3.9 - 3.12 in legal submissions as part of the Council's Right of Reply for Hearing Stream 8 dated 13 December 2016, this is considered *ultra vires* and has therefore been amended in the same manner proposed for the Queenstown Town Centre chapter, which has the effect of enabling NZTA to be considered affected where appropriate but avoids the *vires* issue.

The management of traffic effects resulting from the expanded village areas, the education area, and the EIC area

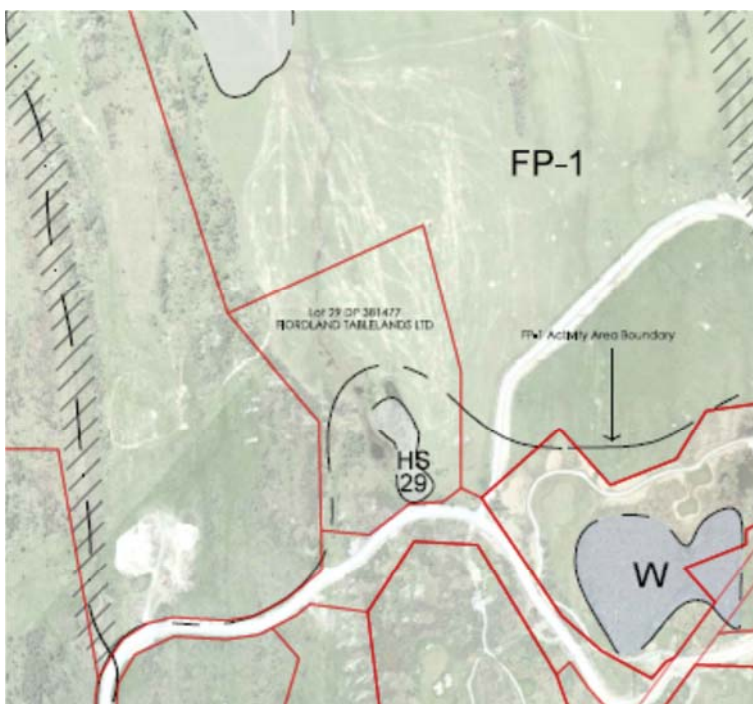
14.15. Due to the large size of the village areas and the mix of uses enabled within those and to, a lesser extent, within the education area (and the EIC if it were to progress) I am of the view that a policy and control/ discretion over traffic effects are necessary. The uncertainty of what and how much activity will realistically occur in these areas makes it difficult to accurately predict traffic generation. Therefore, I favour policy and rules in the PDP which, together, acknowledge that traffic generation and the consequent effects of that may constrain the extent and/ or type of development that is able to occur within these activity areas and that Council may impose conditions on consent in order to ensure such effects are able to be managed (or decline building development where necessary).

15. ISSUE 6 - EFFECTS ON LANDSCAPE, VISUAL AMENITY, AND OPEN SPACE VALUES

General opposition to the PDP Structure Plan from a landscape and visual amenity perspective

- 15.1. Jacks Point Residents & Owners Association Inc. (JPROA) (765) seeks to retain the open space activity areas in accordance with the Structure Plan. This is supported by the Jacks Point Residents, and opposed by the Jacks Point Residents Group, Vivo Capital Limited (FS1346), Christine and Neville Cunningham (FS1108), and MJ and RB Williams and Brabant (FS1283).
- 15.2. Clive & Sally Geddes (540) and Margaret Joans Williams (605) seek to amend the Jacks Point Residential neighbourhood and Open Space annotations on the proposed Structure Plan so that the landscape and amenity values and the planned outcomes in the ODP version can continue to be achieved. This is supported by the Residents of Jacks Point, Christine and Neville Cunningham (FS1108), Jacks Point Residents and Owners Association (FS1277) and MJ and RB Williams and Brabant (FS1283), and opposed by Jacks Point (FS1275).
- 15.3. RCL (632) seeks changes to the Structure Plan and related rules in regards to Open Spaces – in particular Rule 41.5.3. This is opposed by the Jacks Point Residents, Jacks Point Residents and Owners Association (FS1277) and MJ and RB Williams and Brabant (FS1283).
- 15.4. The Jacks Point Landowners and Westenberg Family Trust (787) seek that Rule 41.4.9 retains the protection of the golf course and open space area from residential or commercial subdivision and development by reinstating the descriptions of the G and F areas of the ODP in the PDP. This is supported by the Jacks Point Residents, Christine and Neville Cunningham (FS1108), and Peter & Carol Haythornthwaite (FS1096), and is opposed by Jacks Point (FS1275).
- 15.5. The Jacks Point Landowners and Westenberg Family Trust (787) seek that Standard 41.5.12 retains the operative maximum building height of 4m in Areas G and G/F including areas owned by JPROA. This is supported by the Jacks Point Residents, Christine and Neville Cunningham (FS1108) and Peter & Carol Haythornthwaite (FS1096), and opposed by Jacks Point (FS1275).
- 15.6. Jacks Point Residents & Owners Association Inc. (765) supports the identification of landscape protection areas with high levels of control in relation to views from the State Highway and the Lake. This is supported by the Jacks Point Residents and opposed by Christine and Neville Cunningham (FS1108), Vivo Capital Limited (FS1346), Jacks Point Residents Group and MJ and RB Williams and Brabant (FS1283).

- 15.7. Jacks Point Residents & Owners Association Inc. (765) supports the intended uses and management of the open space areas. This is supported by the Jacks Point Residents and opposed by Christine and Neville Cunningham (FS1108), Vivo Capital Limited (FS1346), Jacks Point Residents Group and MJ and RB Williams and Brabant (FS1283).
- 15.8. Clive and Sally Geddes (540), Margaret Joans Williams (605), JPROA (765) and Tim & Paula Williams (601) seek the reinstatement of the ODP provisions/ Structure Plan in relation to the Open Space provisions to ensure the outcomes as sought by the ODP are realised. This is supported by the Jacks Point Residents and opposed by Jacks Point (FS1275).
- 15.9. Alexander Schrantz (195) seeks that the ODP Open Space and Landscape Protection Areas not be changed and seeks removal of the Farm Preserve Activity Areas. This is supported by Christine and Neville Cunningham (FS1108), Stephen and Karen Pearson (FS1116), Wei Heng Fong (FS1128), Jacks Point Residents and Owners Association (FS1277), MJ and RB Williams and Brabant (FS1283), the Jacks Point Residents and opposed by Jacks Point (FS1275).
- 15.10. Fiordland Tablelands Limited (770) seeks that no decision be made in regards to FP-1 until the boundaries have been clarified. This is opposed by Jacks Point (FS1275). The following close up of a cadastral map overlaid with the FP-1 zoning was supplied to me by the plan change author (i.e. Jacks Point) and illustrates the submitter's concern that its lot has been partially reclassified as FP-1:



15.11. The Jacks Point Landowners and Westenberg Family Trust (787) seek that Rule 41.4.9 retains the protection of the farm preserve area from residential or commercial subdivision and development. This is supported by the Jacks Point Residents, Christine and Neville Cunningham (FS1108), and Peter & Carol Haythornthwaite (FS1096) and opposed by Jacks Point (FS1275).

General Discussion

15.12. In her evidence, Dr Read discusses in some detail how the ODP open space activity areas (which the Jacks Point Resident submissions seek be reinstated) compare with those in the PDP.

15.13. In paragraphs 8.1 – 8.6 of Dr Read's evidence, she specifically discusses the change from O/P and part of the G/F in the ODP to OSA in the PDP. She concludes that the provisions will have a similar level of effect and that the change is appropriate. I concur with her summary of the ODP and PDP activity area classifications and with her conclusion, noting that it is positive that the rules now anticipate facilities such as playgrounds, toilets, etc. and provide for these as permitted.

15.14. Rule 41.5.3.3 states that the open spaces are indicative only. The submission from RCL (632) requests that this be deleted as the open space areas have now been more accurately determined as shown in their submission, thus making it unnecessary. Indirectly the submissions seeking the reinstatement of the ODP Structure Plan request the inclusion of more open space between the Hanley Downs residential areas.

15.15. In response, and as outlined in paragraphs 16.25 – 16.26 below, I have recommended replacing the (indicative) open spaces with OSA Activity Areas in the Structure Plan as the (indicative) open spaces create uncertainty and a level of confusion. Also, rather than deleting the rule as sought by RCL, I recommend that Rule 41.5.3.3 be amended to make it clearer that the boundaries of the open space activity areas (OSA, for example) can only be moved by +/- 20 m).

15.16. Dr Read raises concerns at her paragraphs 7.5 and 7.6 that the extent of the notified R(HD)-F Activity Area needs to be limited to the area outside of the PDP ONL and that the density rules should enable no more than 8 dwellings in the lower reaches of R(HD)-G with appropriate controls, as opposed to the 22 dwellings that are enabled by the PDP. On this basis, I recommend reducing the area of R(HD)-F as per Dr Read's evidence at paragraph 7.5 and as shown on the recommended revised Structure Plan included in **Appendix 1**, and removing area R(HD)-G and replacing it with eight homesites (location to be determined on site). The use of the homesite regulatory framework is, in my view, more efficient than creating specific rules that only apply to the R(HD)-G Activity Area.

15.17. I refer you to Section 13 of this evidence for discussion and recommendations in terms of the most significant changes to the open space areas that are proposed either in the notified PDP or through submissions; namely the appropriateness of the replacement of various open space with the OSCR, EIC, E, FP-1, and FP-2 activity areas.

15.18. The rest of this section deals specifically with the various activity areas that make up the open space network and then considers how a number of specific activities are managed in the PDP.

The notified Farm Preserve (FP) Activity Areas

15.19. In the FP Activity Areas of the PDP:

- a) farm buildings are a controlled activity (Rule 41.4.3.2);
- b) residential buildings in FP-2 are a restricted discretionary activity (Rule 41.4.3.3);
- c) residential activity in FP-1 on a site created in accordance with Rule 27.8.9.2 (right of reply Rule 27.7.11.2) is permitted or, if it has not been then it is a restricted discretionary activity (Rule 41.4.3.3);
- d) visitor accommodation in both FP Activity Areas is a restricted discretionary activity;
- e) all buildings are limited to a maximum height of 8m (potentially other than farm buildings which arguably can extend to 10m) (Rule 41.5.12.2); and
- f) all buildings are a full discretionary activity in the Peninsula Hill Landscape Protection Area (**PHLPA**), which overlays most of the FP-2 Activity Area.

15.20. Notably, notified Policies 41.2.1.12 and 41.2.1.7 now make explicit provision for farm and rural living at low densities while retaining rural amenity, protecting landscape values, native vegetation, and open space and ensuring buildings are not visible from the State Highway and lake.

Farm Preserve 1 Activity Area

15.21. Rules 27.6.1, 27.8.9.2, 27.7.11.2, 41.4.3.3, and 41.4.9.8 would enable up to 34 lots to be created; each containing a seemingly unlimited number of dwellings as a permitted activity and/ or visitor accommodation as a restricted discretionary activity. I concur with Dr Read's opinion (at her paragraphs 16.16-16.17) that the level of development enabled and supported by Policies 41.2.1.6, 41.2.1.7, 41.2.1.9, 41.2.1.12, and 41.2.1.17 would have significant adverse effects on the visual amenity of those residing in or visiting Jacks Point and would affect the general amenity and the character of the zone as a whole. It would significantly alter the views of an open and natural backdrop to the west from the established residential

areas, which will be all the more important in terms of amenity and landscape context once the valley floor is developed in a medium to high density manner as recommended in this evidence.

- 15.22. I note that Dr Read considers that there is some potential to locate some dwellings along the lower margins of the slope to the west of the wetlands and on the lower area to the immediate north of the quarry at a density of 1 per hectare, provided rules are in place to ensure the visual effects are mitigated by vegetation and specific rules to manage their development would be required so as to avoid adverse effects on the internal amenity of the zone. This would result in approximately 13 dwellings in this location.
- 15.23. On balance, having considered Dr Read's evidence, the s 32 evaluation (although I note this contains very little analysis), and the Coneburn Study Update (2015), I favour reclassifying that part of the FP-1 area that sits outside the ONL as OSG/ Tablelands and identifying up to 13 Homesites (and showing these on the Structure Plan) in the lower reaches of this land, adjacent to the wetland and the balance land that is within the Outstanding Natural Landscape as OSL. The amendments have been made to the revised chapter in **Appendix 1**, including an amended Structure Plan although I note that the Homesites have not yet been identified onsite and so are not shown on the recommended Structure Plan at this stage). A s 32AA evaluation has been undertaken in relation to this recommendation.
- 15.24. If, contrary to my recommendations, the Panel decides that the FP-1 Activity Area is appropriate in the form generally proposed then I recommend that the boundary is realigned to exclude Lot 29 DP 381477, owned by Fiordland Tablelands and as shown in the map above.

Farm Preserve 2 Activity Area

- 15.25. The 337 ha FP-2 area is located entirely within the area which has been identified as ONL (Wakatipu Basin), which is the highest category of landscape in the District.
- 15.26. The FP-2 provisions would enable the subdivision of this area to a minimum lot size of 2ha with an average of 40ha (reply Rule 27.6.1). Farm buildings would be controlled outside the landscape protection areas (Rule 41.4.3.2), and residential units and visitor accommodation activity would be a restricted discretionary activity (Rule 41.4.3.3) with all buildings, including farm buildings, within the PHLPA (which overlays part of FP-2) being full discretionary (41.4.3.4). These are intended to implement the single Jacks Point Zone Objective 41.2.1 which, unlike that in the ODP, no longer requires development to have appropriate regard for landscape and visual amenity values.

15.27. In summary, having considered Dr Read's evidence, the s 32 report, and the Coneburn Study (2015) and based on my own knowledge of the ODP and PDP provisions affecting ONLs, I am of the opinion that the FP-2 classification and provisions, as outlined above, are an inappropriate way of achieving the district wide landscape objectives 6.3.1, 6.3.2, 6.3.3, and 6.3.7 or the purpose of the RMA, particularly considering the relevance of section 6 of the RMA in respect of this land.

15.28. In particular, I am concerned about the effectiveness of:

- a) allowing all farm buildings as a controlled activity without the constraints imposed on other ONLs in the district;
- b) the restricted discretionary status of dwellings without clear and directive objectives, policies, and/ or assessment matters;
- c) the non-notification clause (41.6.2.1) specifying that residential units in the FP-2 activity area and visitor accommodation within FP-1 and FP – 2 Activity Areas would be non-notified and no affected parties approvals required; and
- d) the controlled status of subdivision (27.7.1 and 27.7.4) which may result in a subdivision layout that is not landscape-led; the approval of sites which do not provide for a suitable building platform to be positioned anywhere on the site (as building platforms are not a requirement) and, in turn, result in 'reasonable use' arguments at the time of land use consent; and access ways to the sites that are inappropriate but are unable to be declined.

15.29. Therefore, I recommend deleting the FP-2 area in its entirety; replacing it with OSL and a PHLPA overlay over the entire area notified as FP-2 on the basis of the evidence of Dr Read and, in summary on the basis that the land is all within ONL-WB and is deserving of a significantly higher level of protection. A s 32AA evaluation in relation to this recommendation is included in **Appendix 4**.

15.30. Even with the Farm Preserve Activity Areas removed, I remain concerned about the controlled subdivision status recommended in the S42A report for the Subdivision chapter 27 (recommended Rules 27.7.1 and 27.7.4) in relation to the open space areas of Jacks Point Zone for the reasons outlined in paragraph 14.29 above. I note that these rules were recommended to be further amended in the Right of Reply version of that chapter and that, as currently recommended, subdivision is controlled provided it is in accordance with the Structure Plan and there is no control over landscape effects. While I realise that this matter has already been heard by the Panel, for completeness I wish to note my concern with the recommended rule. In my opinion, the purpose of the RMA and the PDP district wide landscape objectives (cited above) would be far better achieved by subdivision within the

open space activity areas of the Jacks Point Zone being discretionary except for boundary adjustments. I have not made this amendment in the attached recommended revised version of the Subdivision chapter 27.

- 15.31. While I note that the rules achieve the zone objective and are likely to align with the policies, I recommend that the objective and a number of the policies be amended in Section 12 of this evidence as I do not consider them to be the most appropriate way of achieving the purpose of the RMA or the district-wide landscape objectives.

The open space areas (OSG and OSL) and the landscape protection areas (LPAs) and Tablelands overlays

- 15.32. At paragraphs 17.1 - 17.30 of her evidence, Dr Read provides a useful summary of the three LPAs that exist both in the ODP and PDP and how the rules attributed to them vary. In the ODP, within that land now proposed as FP-1 and FP-2 farm buildings in the open space (O/S) area are controlled and all other buildings are non-complying (Rules 12.2.3.2(vii), 12.2.3.5(vii) and 12.2.5.1) and in the G area, recreation buildings are controlled and all others are non-complying. Dr Read notes that the Tablelands and PHLPA provide important additional control over planting.

- 15.33. In summary she concludes that, in the PDP, the whole of proposed FP-2 should be overlain with the PHLPA and, in so doing, recommends changing the status of buildings other than farm buildings in the FP-2 area to (at least) full discretionary throughout the area.

- 15.34. These areas are highly valued landscapes and, in the case of the PHLPA, I am satisfied that all buildings other than farm buildings should be full discretionary and that this should be complemented by strengthening the Jacks Point Objective 41.2.1 in a manner that will be consistent with the District wide landscape objectives 6.3.1, 6.3.2, 6.3.3, and 6.3.7. I have recommended amending the Structure Plan to show the whole proposed FP-2 area as OSL with a PHLPA overlay and amending the objective in this manner.

- 15.35. In regard to the Lake Shore LPA (**LSLPA**) and Highway LPA (**HLP**A), relying on Dr Read's evidence, for the reasons outlined in her paragraphs 17.13 – 17.20, I recommend amending Rule 41.4.3 such that the status of buildings is strengthened to non-complying, except for farm buildings which are variously provided for as restricted discretionary/ discretionary activities and recreation buildings which are provided for in the HLP A as a restricted discretionary activity.

- 15.36. In my opinion, the Tablelands overlay should be recognised as a landscape protection area and be reinstated on the Structure Plan, as references to it in the text of the PDP are meaningless without its inclusion. For the reasons outlined in Dr Read's evidence, it is an

important overlay to parts of the OSG and OSL and it is more legible to use the same terminology as is used for other such overlays.

- 15.37. The OSL Activity Area on Jacks Point Hill raises concerns for Dr Read in that it enables farming and farm buildings, whereas under the ODP this area is included in Activity Area G, which provides for a far narrower range of uses and makes farming a restricted discretionary activity and farm buildings a non-complying activity (Rules 12.2.3.2(vii), 12.2.3.5(vii) and 12.2.5.1). For the reasons outlined in Dr Read's evidence and relying on the submissions of the Jacks Point Landowners, JPROA (765), Sally and Clive Geddes (540), Margaret Joans Williams (605), and Tim and Paula Williams (601), I recommend that Jacks Point Hill be amended from OSL to OSG and that the description of OSG in Rule 41.4.9 be amended to more closely reflect that of the ODP such that it refers to outdoor recreation rather than only to golf, and explicitly provides for indigenous revegetation.
- 15.38. In response to the Jacks Point Landowners' submissions seeking that buildings in the G and G/F areas of the ODP should be restricted to no more than 4 m in height, relying on Dr Read's evidence generally in relation to the values of these areas, I consider that this is appropriate and recommend that Rule 41.5.12 (height) be amended accordingly.

The Homesites

- 15.39. Building within the Homesites is permitted in the PDP yet it is controlled in the ODP. I am of the view, relying in part on the evidence of Dr Read (at her paragraph 15.5), that these areas are too sensitive and the risks too great to rely wholly on the land covenants to ensure appropriate design and landscape treatment. In saying this, I understand the issue will be addressed in legal submissions presented on behalf of the Council. As such, in response to the submissions of the Jacks Point Landowners, Sally and Clive Geddes (540), Margaret Joans Williams (605), and Tim and Paula Williams (601), I recommend adding the controlled activity consent for building within the homesites (that exists in the ODP) to the PDP.

The Wetland Activity Area

- 15.40. Jacks Point Residential No.2 et al (762) seek to amend Rule 41.5.19 to allow exception for landscaping, the development for pedestrian access, fencing (to control stock movement), or structures to ensure protection of the area. This is supported by Jacks Point Residents and Owners Association (FS1277) and opposed by Harris-Wingrove Trust (FS1316).
- 15.41. I recommend inserting the exemption as sought, apart from the fact that I recommend that landscaping remain non-complying except for the purpose of ecological restoration or the removal of plant pests). In my opinion, this is the only type of landscaping that should be

occurring within such close proximity of such an ecologically significant wetland. I note that Dr Read concurs with this amendment. This is within scope of the submission (762).

The Lodge Activity Area

- 15.42. Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust (567) generally supports the provisions as they relate to the Lodge, with some amendments. The submitter supports the controlled status for buildings and tennis courts in the Lodge Activity Area and opposes the restricted discretionary status for sale of liquor in the Lodge Activity Area, preferring controlled. The submitter opposes Rule 41.4.9.6 and seeks the rule to include residential activities and 'meeting facilities'. The submitter generally supports the height for the Lodge Activity Area. This is supported by Jacks Point (FS1275) and, in relation to 41.4.9 and the continuation of the lodge activity areas, by MJ Williams and RJ Brabant (FS1283).
- 15.43. Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust (567) also seeks deletion of earthworks rules 41.5.4.1 and 41.5.4.2 as they relate to the Lodge Activity Area and seeks the reinstatement of operative Rule 12.2.3.3. This is supported by Jacks Point (FS1275).

The requested extensions to the Lodge Activity Area

- 15.44. Wild Grass Partnership, Wild Grass Investments No.1 Ltd. & Horizons Investment Trust (567) (**WGP**) seek the expansion of the Lodge Activity Area to incorporate a parking area and presumably to expand the development of lodge-related activities and further building. This is supported by Jacks Point (FS1275).
- 15.45. Dr Read has undertaken an assessment of the two areas that Wild Grass Partnership requests be redefined as Lodge Activity Area.
- 15.46. Dr Read concludes (at her paragraphs 14.16-14.17) that the 1.8 ha area proposed on Lot 2 DP 447241 (stated as being primarily for the purpose of parking by the submitter) would be appropriate provided all buildings are a restricted discretionary activity and that a building setback of 10m from the boundaries of the Lodge Activity Area be imposed in order to ensure that suitable mitigation could be constructed and / or planted.
- 15.47. Dr Read confirms at her paragraphs 14.18-14.19 that, in her opinion, the other areas proposed to be included within the Lodge Activity Area are both located within the ONL. While she concludes that the eastern extension to the Lodge Activity Area would be appropriate, the remaining areas proposed for inclusion within the Lodge Activity Area would result in excavation, built form, and a loss of indigenous scrub that would modify the landform

to a degree which would have a cumulative adverse effect on the visual amenity provided by this ONL, when considered in conjunction with the consented development in the operative Lodge Activity Area.

- 15.48. Dr Read has also undertaken an assessment against the proposed district wide objectives and policies, which I have, in turn, considered (her paragraphs 14.18 – 14.29). From that, I conclude that the classification of this area would not be an appropriate way of achieving the district-wide landscape objectives (Reply) 6.3.1, 6.3.2, 6.3.3, and 6.3.7 of the PDP.
- 15.49. I accept the landscape assessment of Dr Read in regard to this submission and concur with her conclusions at paragraph 14.29 that only the area shown as "LP" on the plan attached as Appendix 1 to the submission and the eastern extension (i.e. not the two extensions proposed at the western side of the operative Lodge Activity Area) would be appropriate. I therefore recommend that the Structure Plan be amended to show these two areas and that new redraft Rule 41.5.5.5 should include the 10m setback rule in relation to the Lodge (east) Activity Area. A s32AA evaluation has been undertaken in relation to this recommendation.

Notified Lodge Activity Area provisions

- 15.50. As compared to the ODP provisions (which the Jacks Point Landowners and others seek be reinstated), Rule 41.4.3.1 reduces the status of buildings in the Lodge Activity Area from restricted discretionary activity to controlled, and Rule 41.4.4.1 provides for tennis courts in the smaller Lodge Activity Area and outdoor swimming pools throughout the Lodge Activity Areas as controlled activities, as opposed to being restricted discretionary activities in the ODP (both of which are supported by WGP).
- 15.51. QLDC (corporate submission 383) seeks the removal of references to development controls and design guidelines in the District Plan. Due to the fact that the Lodge design guidelines are non-statutory only (due to the lack of any clear reference in the PDP (i.e. date) and the fact they were not notified with the PDP), I recommend removing the reference to the design guidelines in Rule 41.4.3.1.
- 15.52. Due to the landscape sensitivities and prominent location of the notified Lodge Activity Area, Dr Read considers at her paragraphs 14.5 that it is important to retain the restricted discretionary activity for all buildings (with the exception of tennis courts in the smaller Lodge Activity Area as outlined below) within the Lodge Activity Area, rather than weakening this to controlled. In my opinion, this is particularly important given the recommendation above to remove the reference to the design guidelines, for the reasons given above. As such, I recommend amending Rule 41.4.3.1 so that buildings are restricted discretionary activities and re-casting the notified matters of control as matters of discretion.

- 15.53. Dr Read is satisfied that Rule 41.4.4.1, which enables tennis courts in the smaller part of the Lodge Activity Area and outdoor swimming pools throughout the Lodge Activity Areas (and within the Tablelands) as controlled activities (pools less than 9m² are permitted), is appropriate provided the materials and colours of fencing and pools are restricted (paragraphs 14.7 – 14.12). While the manner in which Dr Read has suggested this be achieved is a little unorthodox, I have amended controlled Rule 41.4.4.1 and inserted redraft Rule 41.4.4.2 to address the concerns she has raised, by making pools and fencing that complies with certain colours and materials controlled and all others a restricted discretionary activity, and by adding the issue of glare from glass fencing as a matter of control. If the Panel considers this to be unreasonably strict then the guidance regarding colour and materials could be provided as assessment matters.
- 15.54. As such pools and tennis courts are a restricted discretionary activity in the ODP, the submissions from Jacks Point Landowners, Sally and Clive Geddes (540), Margaret Joans Williams (605), and Tim and Paula Williams (601) provide scope to amend the controlled activity rule.
- 15.55. The PDP (Rules 41.5.4.1 and 41.5.4.2) imposes no maximum amount of earthworks but requires cuts/ batters associated with accessways to be no more than 1 m/ 65° and fill to be no more than 2m in height in the Lodge Activity Area. The relevant rules in the ODP (Rules 12.2.3.2(x), 12.2.3.4(vi), and 12.2.5.1(vi) permit earthworks associated with subdivision and building; make it controlled to undertake earthworks over certain limits for golf course development; and impose maximum limits (100m³ / 200m²/ 2.4 m cuts and 2.0 m fill) on all other earthworks.
- 15.56. In response, I note section 14 of Dr Read's evidence, in which she discusses the ONL classification of Jacks Point hill and the potential effects of earthworks in the Lodge area in the context of building, swimming pools, and the creation of accesses. Relying on that evidence and considering that I have recommended to relax the status of pools from restricted discretionary to controlled, I consider that, on balance, the PDP rules are preferable and more effects-based and provide greater guidance as to the extent of earthworks that is permitted, imposes a more stringent rule in relation to accesses and batter angles, and applies more broadly to include earthworks related to building activity as well as stand-alone earthworks. The only change that I recommend to Rule 41.5.4 is to amend Rule 41.5.4.2(iii) to also limit the height of any cut to 2.4 m, which is consistent with Rule 41.5.4.3 which applies to the other, less sensitive activity areas of the zone.
- 15.57. In regard to the request that the status of consents for the sale of liquor in the Lodge Activity Area should be lessened to controlled, I note the following:

- a) There are no general hours of operation rules that would apply to such activity and if the sale of liquor were to be controlled this would seriously reduce the Council's ability to impose hours beyond those stipulated in the Sale and Supply of Alcohol Act 2012; and
- b) The sale of liquor is a restricted discretionary activity in other areas, where it would be anticipated, such as in the Village Activity Area and, as such, it would be inconsistent to be more lenient in the Lodge area.

15.58. In the absence of any reasons from the submitter as to why the activity status of the sale of liquor should be changed from restricted discretionary to controlled, I am of the opinion that it should remain a restricted discretionary activity.

15.59. In regard to the request to extend 41.9.6 to enable residential activities and meeting facilities, I do not consider that the rule should:

- a) be extended to include residential activity, as this would be less effective in contributing to the objective of a community that includes visitor accommodation (noting that this is the only Activity Area where the provision of visitor accommodation is assured), and would result in less certainty in terms of effects on the landscape. This is because the development would not necessarily be comprehensively designed, there would be no density constraints, and there would be likely to be more curtilage areas created and more accesses; and
- b) be amended to provide specifically for meeting facilities as I would interpret the definition of visitor accommodation³¹ to include such facilities in any case.

31 Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and

i. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, homestays, and the commercial letting of a residential unit; and

ii. May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with the visitor accommodation activity.

For the purpose of this definition:

a. The commercial letting of a residential unit in (i) excludes:

- A single annual let for one or two nights.
- Homestay accommodation for up to 5 guests in a Registered Homestay.
- Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (i.e.: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home.

(Refer to respective definitions).

b. "Commercial letting" means fee paying letting and includes the advertising for that purpose of any land or buildings.

c. Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.

Homestead Bay open space activity areas

- 15.60. Jardine Family Trust and Remarkables Station Limited (715) seeks that the Farm Buildings and Craft Activity Area (**FBA**) be replaced with Open Space Foreshore (**OSF**) and Open Space Residential (**OSR**) from the Structure Plan and, as a consequence, that notified Rule 41.4.9.16, which restricts activities within the FBA 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) be deleted. Although the submitter is likely pursuing this relief to advance its rezoning submission, the FBA is located on the notified Structure Plan and so is considered briefly here.
- 15.61. From a planning perspective, I support removing the activity area and replacing it with other, more broadly applied open space activity areas.
- 15.62. However in my opinion, the appropriateness of these amendments is closely related with decisions on expanding the OSR elsewhere and therefore it is my preference that it be considered more fully as part of the rezoning hearing.
- 15.63. Jardine Family Trust and Remarkables Station Limited (715) also seeks the deletion of notified Standard 41.5.2.7, which requires that within the OSR Activity Area, at least 50% of any site shall be planted in native vegetation, prior to building.
- 15.64. Again, as the appropriateness of this amendment is closely related to the zoning extension, which includes creating a large new area of OSR over rural zoned land, I consider it is more appropriate to consider it more fully as part of the rezoning hearing.

Farm buildings

- 15.65. In response to the submissions from Alexander Schrantz (195), Jacks Point Landowners, Sally and Sally and Clive Geddes (540), Margaret Joans Williams (605), Scope Resources Ltd & Southern Beaver Ltd (342), and Tim and Paula Williams (601), I consider it appropriate to strengthen the rules relating to farm buildings in certain parts of the JPZ.
- 15.66. Relying in part on the evidence of Dr Read,³² I recommend that farm buildings are controlled in OSL Activity Area; restricted discretionary in the PHLPA and HLPAs; and full discretionary in the OSG Activity Area; and LSLPA.

³² In particular, sections 11, 14, 16 and 17.
[28751743_5.docx](#)

Public access

- 15.67. Alexander Schrantz (195) opposes the public access shown in the location on the PDP Structure Plan, which runs along the northerly boundary of his property and seeks that public access through 'The Preserve' via 'Stragglers Loop' be retained. This is supported by the Jacks Point Residents, Jacks Point Residents and Owners Association (FS1277), MJ and RB Williams and Brabant (FS1283), and Wei Heng Fong (FS1128), and opposed by Jacks Point (FS1275).
- 15.68. Without detailed graphical information as to the location of the access shown on the PDP Structure Plan relative to Mr Schrantz's property, I am unable to properly consider the effects of the access on his amenity and privacy. As such, at this stage I recommend that no change be made to the access shown in the Structure Plan and invite the provision of more detailed information by Mr Schrantz in evidence so that the matter can be further considered.

Planting/ vegetation provisions

- 15.69. Dr Read considers the wording of the vegetation rules at paragraphs 19.25 – 19.32 of her evidence and recommends that Rule 41.5.2.6 be amended as follows:

41.5.2.6. On any site within a Residential Jacks Point Activity Area ~~there shall be no shrub and tree~~ at least 75% of all trees and shrub planted shall with less than of be from the species identified on the Jacks Point plant list contained within Part 41.8. Percentages are in terms of overall plant numbers.

Discretion is restricted to the following:

- *any effects on nature conservation values*
- *effects on landscape character and visual amenity*

- 15.70. I note that Dr Read's proposed rule derives from the design guidelines and was included as a result of removing the controlled building rule that exists in the ODP (which enables consideration of the guidelines).
- 15.71. I also note that RCL (632) has sought that Rule 41.5.2.9 be deleted as it is impractical. While Dr Read agrees it is impractical as drafted, she sees merit in retaining it in an amended form so that it is applied where re-vegetation is required rather than all vegetation. I expect this will satisfy the intention of RCL's submission.
- 15.72. I have therefore recommended the following amendments in line with Dr Read's evidence:

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

- a. *Include species appropriate to the ecosystems of the area being planted.*
- b. *Aim to Be capable of reaching 80% canopy closure for the ecosystem type being planted within five years of implementation.*

- c. ~~Have eradicated any invasive plant pests the time of planting.~~ Ensure the ongoing eradication of all plant pests which might compete with the planting
- d. Ensure the planting is appropriately protected from animal pests
- e. ~~Be maintained, with any plants that die or are diseased replaced.~~ Maintain the planting on an ongoing basis replacing dead or diseased plants as necessary to reach compliance with (b) above.

Discretion is restricted to any effects on nature conservation values.

Glare and the night sky

- 15.73. QLDC (383) seek to amend Rule 41.5.13.1 by adding 'and the night sky' to limit impacts. This is supported by Jacks Point (FS1275) and JPROA (FS1277).
- 15.74. As outlined in full in paragraph 3.6 of the Council's legal submissions submitted on behalf of the Council as part of its Right of Reply for Hearing Stream 8 – Business (13 December 2016), the rule is considered to be *ultra vires* and therefore would be ineffective. As such, I do not recommend making this amendment.

Mining

- 15.75. Submissions from Alexander Schrantz (195), Jacks Point Landowners, Sally and Clive Geddes (540), Margaret Joans Williams (605), JPROA (765), and Tim and Paula Williams (601) generally seek the reinstatement of the ODP open space provisions and/ or Structure Plan.
- 15.76. On this basis, Dr Read and I have considered the appropriateness of the PDP Structure Plan and associated provisions in relation to mining activity, relative to those of the ODP. The PDP enables mining in the Open Space Golf (**OSG**), Open Space Landscape, and Farm Preserve Activity Areas as a discretionary activity, provided the material is used within the zone and the environmental effects are managed. On the other hand, the ODP enables such mining only within the OSG area, within which the existing quarry is located. On the basis of Dr Read's assessment of the values associated with the open space areas (sections 10 and 11 of her evidence), in my opinion it is not appropriate to enable mining throughout as a restricted discretionary activity supported by enabling policy and an objective that does not require regard to be had to landscape values.
- 15.77. I have therefore recommended amending Rules 41.4.5 and 41.4.9.11 such that specific mining is a full (rather than restricted) discretionary activity in the OSG area only and non-complying elsewhere and tightening up Policy 41.2.1.11 to reflect that.

16. ISSUE 7 - RULES RELATING TO THE RESIDENTIAL ACTIVITY AREAS

16.1. It would appear that submissions from Jacks Point Landowners, Tim & Paula Williams (601), Margaret Joans Williams (605), and Sally and Clive Geddes (601), which seek reinstatement of the ODP provisions throughout the JPZ, indirectly seek that all bulk and location/ design-related rules either reflect the residential guidelines, which govern such matters under the existing regime or are removed altogether, therefore resulting in complete reliance on the residential guidelines (which is given some weight in the ODP via rule 12.2.3.2(vii)). These submissions are relied on to further consider the appropriateness of a number of the key design-related standards in the PDP below, where no specific submissions exist.

The appropriateness of applying the PDP provisions to the Jacks Point portion of the Jacks Point Zone

16.2. The Jacks Point Landowners submit that the amended rules will undermine the established character and quality and that the Jacks Point part of the zone should not be subject to the PDP but rather, continue to be subject to the ODP rules (with the exception of the permitted status for building in R(JP) and enabling the viable development of the Jacks Point village).

16.3. The submissions from Tim and Paula Williams (601), Margaret Joans Williams (605), and Clive Geddes (540) are cast more widely and request that, alternatively, the ODP provisions for the whole JPZ be reinstated. However, it is noted that from reading each submission as a whole, the focus of both seems to be on the rules as they apply to the Jacks Point portion of the zone as opposed to seeking to reconsider those that relate to the Hanley Downs residential areas.

16.4. I have considered the relative appropriateness of the ODP and PDP objectives for the JPZ in section 12 of this evidence and therefore the following discussion focuses on the appropriateness of the PDP rules (coupled with the non-RMA regulation that exists via the Stakeholder's Deed and covenants which, together, obligate the creation of design controls and guidelines and compliance with these via the design review board (**DRB**)), as opposed to alternatives.

16.5. Before turning to what rules are most appropriate, it is useful to summarise the main differences between the rules in the ODP and PDP, as they apply to the Jacks Point portion of the zone, which appears to be the main focus of the submissions from the Jacks Point Landowners. I refer to Sections 8, 10, and 11 of Dr Read's evidence for a comparison of the open space activity areas in the ODP and PDP and will not repeat them here.

16.6. In summary, in regard to activity areas other than the open spaces, the notified PDP:

- a) no longer includes a requirement to obtain resource consent for an outline development plan and, as such, no longer requires the design guidelines to be approved by Council (as occurs under the operative outline development plan rule (12.2.3.2(xi));
- b) no longer requires development to comply with design guidelines as in the ODP, but the guidelines are still required to be complied with via covenants and a requirement for house designs to go through the DRB. I note that the Council's legal submissions address some pertinent issues with regard to the robustness of that non-RMA process;
- c) introduces new rules 41.4.6, 41.5.5, 41.5.12, and 41.5.15 enabling the development of 3 or more units and units on sites less than 550m² or of a density greater than 1 house per 380m² to be subject to more lenient height and coverage rules (and in the case of lots less than 550m² also be exempt from internal setback rules) on the basis that issues of layout and built form will instead be comprehensively determined through a controlled or restricted discretionary activity consent and assured through legal mechanisms on titles;
- d) dwellings in the R(JP) area are permitted (rather than controlled) other than in areas R(JP1 - 3) and R(JP SH-4) where the construction of 3 or more dwellings or multiple dwellings with a density of less than 380m² are a restricted discretionary activity unless they have already been approved on sites less than 550m² through a controlled or restricted discretionary activity subdivision consent, in which case they too are permitted;
- e) in lieu of the fact that a controlled consent is no longer required for most individual dwellings in the R(JP) areas, dwellings are now subject to standards relating to setbacks, height, planting, building coverage, and colour/ glare except that:
 - dwellings that are erected on lots smaller than 550m² are not subject to these standards or are subject to more lenient ones in relation to height and coverage. This is on the basis that the small lots will have already gone through a restricted discretionary activity subdivision process that is intended (although not required) to result in legal mechanisms (e.g. covenants) to control built form to ensure a good urban design outcome even though it may not comply with traditional bulk and location standards; and
 - medium density residential (i.e. 3 or more units or a density more than 1/380m²) or the dwelling is on a site approved via subdivision consent, the maximum height permitted is 10 m instead of 8 m and the maximum building coverage is 55% instead of 45% for more low density type housing.

16.7. I note that the standards included in the PDP regarding setbacks, height, planting, coverage, and colours are similar to those in the Jacks Point Residential Design Guidelines 2009 (**Residential Guidelines 2009**) (as such it would appear that the submitters should not have much issue with them) although the residential guidelines also include more detailed

standards regarding roof pitch, upper floors, built form, materials, continuous building length, garage doors, and boundary treatments (hedges and fences). The key differences between the Residential Guidelines 2009 and those standards in the PDP are that the PDP standards:

- a) allow an additional internal setback arrangement as an alternative to the one specified in the Residential Guidelines and duplicated in the PDP (i.e. one of 6m, one of 3, and others of 2) which is not vastly different and potentially an improvement and, as such, this is considered appropriate;
- b) contain no road setback minimum yet the Residential Guidelines 2009 require at least 2m;
- c) contain no continuous building length whereas the Residential Guidelines 2009 suggest a 16m maximum; and
- d) enable all dwellings to be up to 8m in height whereas the Residential Guidelines 2009 (enforceable through covenants) impose a specified maximum height of 5.5m on certain lots within the R-SH areas.

16.8. Mr Compton-Moen has considered these differences and whether the minor difference in standards or the lack of PDP controls over matters such as building material is of concern in terms of achieving the Jacks Point redraft Objective 14.2.1. He concludes that the PDP standards are sufficiently similar to the Residential Guidelines 2009 and that the extra level of detailed design control in the Residential Guidelines 2009 need not be duplicated in the PDP. Considering the robustness of the covenants, the DRB's track record of enforcing those in a responsible manner, and the fact that matters such as colour and roof pitch are not fundamental to achieving quality urban design outcomes, I do not recommend any changes to the PDP standards relating to setbacks, height, planting, coverage, and colours.

16.9. The notified Structure Plan replaces the G and G/F areas with proposed OSL, OSA, OSG, E, and FP-1 areas. The highway and lakeshore protection areas are retained but the rules have changed slightly and the boundary around Maori Jack Road has changed. The boundary of R(JP-2)(2A/ 2B) has changed slightly; the boundary of R(JP-1) has changed to include Lot 400 DP 378578 (being the lot approved for 7 dwellings;³³ the boundary of JP(SH-4) has increased slightly, and the boundary of JP(V) has changed to align with the northern cadastral boundary and the lakeshore edge. These changes are shown on the map attached as **Appendix 5** to this evidence. An assessment of the notified PDP Structure Plan, as compared to the ODP Structure Plan sought by submitters is provided in paragraphs 16.13 - 16.26 of this evidence below.

16.10. Most fundamentally, the key differences between the ODP and PDP provisions, as they affect the Jacks Point portion of the JPZ (open space areas aside), are:

- a) an amended objective, which is not as strong as that in the ODP, in terms of protection of the landscape;
- b) removal of the Outline Development Plan requirement and, with it, the ability for Council to consider appropriateness of proposed density masterplans and design guidelines;
- c) the addition of the Medium Density Residential (**MDR**) and smaller lot rules (Rule 41.4.6), which enable dispensation from many of the bulk and location rules, although I note that other than height, the ODP includes no such rules for any residential development; instead relying on the Residential Guidelines 2009 that sit outside the PDP to control the design of MDR development. In that respect, the PDP approach is not that far removed except that it also adds an extra level of certainty that MDR developments will be considered via the resource consent process. I consider this to be appropriate and more effective than relying solely on the Residential Guidelines 2009 as it provides greater certainty of a high quality outcome and, depending on the status determined by the Panel for small lot subdivision, will enable affected party approvals to be obtained where necessary;
- d) the addition of more standards for residential buildings. These are similar to but not the same as the design guidelines, noting that these do not apply to buildings that are part of a MDR or on lots smaller than 550m². The bulk, location, and appearance of buildings that are part of an MDR or on lots smaller than 550m² are proposed to be administered instead through legal mechanisms on the titles achieved via a restricted discretionary subdivision consent or comprehensive MDR consent; and
- e) buildings within the village are permitted in the PDP whereas they are subject to controlled consents for an Outline Plan approval (including the establishment of guidelines) and for all building under the ODP. I recommend that, in the absence of the Outline Development Plan requirement, some form of comprehensive planning consent is a necessary component of any development/ building within the Village Activity Areas and furthermore, that the quality of buildings is sufficiently important to the commercial viability and amenity of the village environments that it does warrant the introduction of a controlled activity consent. This would also be the case for the Education Activity Area (and the EIC if it were to proceed). As I am not entirely confident that the requirements of the Stakeholders Deed (2003) to establish such guidelines will necessarily be upheld in perpetuity, in my opinion there is insufficient certainty that a high quality village will result in Homestead Bay without introducing such rules controlling the overall layout and design.

Permitted building status of residential dwellings - design control

- 16.11. Jacks Point Landowners, JPROA (765), and Tim & Paula Williams (601) support dwellings in the existing neighbourhoods/ of residential property not requiring consent for design review purposes.
- 16.12. I support not requiring controlled consent for dwellings in the Hanley Downs and Jacks Point residential areas unless the dwellings fall within the meaning of MDR, in which case it is subject to a restricted discretionary activity consent pursuant to redraft Rule 41.4.6. I also note that, as mentioned elsewhere in this evidence, I recommend reinstating the controlled activity status for dwellings within the homesites, buildings within the village, and recreational buildings in the OSL and OSG Activity Areas.

The boundaries of the Hanley Downs and Jacks Point Residential Activity Areas in the PDP Structure Plan

- 16.13. This section discusses the modified boundaries of the R(JP) and R(HD) areas, which have been 'carried over' from the ODP and their boundaries amended to varying degrees.
- 16.14. The map attached as **Appendix 5** provides a useful comparison between the OPD and PDP Structure Plans and is particularly useful for comparing the boundaries of the residential and village activity areas.

Jacks Point Residential Activity Areas

- 16.15. The Jacks Point Landowners, Jacks Point Residents and Owners Association (765), and Tim & Paula Williams (601) seek the ODP Structure Plan be retained in the PDP, at least in respect of the Jacks Point portion of the JPZ. The main differences between the Jacks Point Residential Activity Areas shown in the PDP Structure Plan as opposed to the ODP Structure Plan are in relation to Areas R(JP-2) and R(JP-1).
- 16.16. The amended boundaries primarily raise issues of landscape and residential amenity. In saying this, I refer you to section 12 of this evidence where I discuss in more detail the relative density and residential yield enabled by the ODP and the PDP provisions and Structure Plan and explain why, in my view, the increase in density and yield is minor and will not, in and of itself, result in adverse effects on character or amenity, when compared to what is enabled under the ODP.
- 16.17. In paragraphs 4.3 – 4.10 of her evidence, Dr Read explains these changes with reference to a plan which usefully overlays the ODP and PDP Structure Plans. I agree with her summary of changes and do not intend repeating them here. She notes that in many instances the change from Open Space Activity Area to a Residential Activity Area in the PDP Structure

Plan reflects an approved resource consent and that, therefore, the landscape effects have been well considered and she is satisfied that from a landscape and visual amenity perspective, they are appropriate. She is also satisfied that all but one of the other residential expansions is appropriate with the one exception being the easterly extension of R(JP-2A) to abut Woolshed Road. In that location she prefers to reinstate the ODP alignment in the PDP.

- 16.18. I note that the amended boundaries only add 2.26 ha of (gross) residential land and will result in an estimated increase in residential yield within the R(JP) areas from a maximum 850 dwellings (as enabled by Rule 12.2.5.1(vii) of the ODP, which allows a maximum gross density of 12 dwellings/ ha) to a maximum of 882 dwellings within the R(JP) areas (as enabled under the more detailed maximum net density requirements of the PDP). I note that this extra density allowed is largely attributable to the inclusion of the 7 lot residential development approved in R(JP)-1 by the Environment Court³⁴ and the expectation that a large un-subdivided lot in R(JP)-1 will be developed.
- 16.19. I note that Dr Read does not support the extension of the R(JP)-2 area as it will, in her opinion, significantly reduce the residential amenity of those residents currently on the edge of this residential area (at her paragraphs 7.2 – 7.3). The options in this respect are to retain a strip of open space between them and the road (35 m wide at its narrowest) or for the residential area to extend to the edge of the R(HD)-E Activity Area. I have considered the benefits of increased housing and increased land efficiency from the additional 0.8 ha against the costs of reduced amenity and a change in character from the rest of the R(JP) areas which are typically set back from primary and secondary road. In the context of the fact that the land in R(HD-E) and the V(JP) will be the highest density areas of the zone and are within the foreground of these houses' view, I am of the view that the boundary of the R(JP)-2 area should remain setback from the R(HD)-E Activity Area in order to provide some relief and sense of openness when looking to the west.
- 16.20. Relying in part on Dr Read's evidence, I therefore recommend supporting the PDP boundaries of the R(JP) areas for all but the R(JP)-2 area, which I recommend be retained as per the ODP Structure Plan. I am not concerned about making a consequential amendment to the density enabled in the R(JP)-2 area and, as such, the same residential yield will be possible within this highly accessible part of the zone.

Hanley Downs residential areas

- 16.21. Although no detail is provided and the substance of their submissions does not suggest it is a key concern, the submissions from Tim and Paula Williams (601), Margaret Joans Williams

(605), and Sally and Clive Geddes (540) request the ODP Structure Plan be reinstated over the whole zone (as one alternative relief) and, as such, the Panel is required to consider the merits of the Hanley Downs residential areas proposed in the PDP compared with those in the ODP.

- 16.22. In this respect I note that the main spatial difference is that the Hanley Downs residential areas in the ODP followed a pod style development separated by swathes of open space, whereas the PDP dispenses with that layout in favour of showing some key fixed open space areas (**OSA**) and some indicative open space areas and enabling more connected development and road networks.
- 16.23. The size of the Hanley Downs residential area has increased significantly in the PDP by approximately 74 ha (from 60.70 ha to 134.80 ha). However, this needs to be seen in light of the fact the areas now include much of the land that will be taken up by reserves and roads. Further, the areas include a range of densities from high density residential in the area that is classified as the Hanley Downs village in the ODP (and which allows unlimited density in the ODP), to standard low density residential at most in other areas where no development is enabled in the ODP.
- 16.24. In addition, while recognising this is a de novo hearing, the boundaries of the Hanley Downs residential areas (i.e. including all R(HD) and R (HD-SH) areas) and the densities and yields enabled within those areas are generally consistent with the Council's decision on Plan Change 44 (dated 10 March 2016). While at the time of writing this evidence, that decision is still subject to appeals to the Environment Court, I note that none of those appeals relate to the Hanley Downs residential areas.
- 16.25. In summary, in my opinion the notified boundaries of the Hanley Downs residential areas are appropriate in that they provide for more efficient land use, more affordable land development, and more connected street networks, while still ensuring the most important open space swathes of land are provided in a manner that will help to integrate the Hanley Downs and Jacks Point parts of the JPZ. The exception however is that I concur with Dr Read that the indicative open space areas shown within the Hanley Downs residential areas should be shown as fixed open space (OSA). I consider that stronger provisions that ensure that these will be provided and not developed will contribute positively to the character of the Hanley Downs residential areas and will provide a common character element with Jacks Point residential areas; being a high degree of accessibility (visually and physically) to a well-connected open space network. Removing the (indicative) open spaces annotation also simplifies the Structure Plan and provisions.

16.26. I therefore recommend that the residential boundaries are retained except that the 'open spaces' shown on the Structure Plan are replaced by OSA Activity Areas.

The provision for medium density development (MDR)

16.27. RCL (632) seek that the threshold of what constitutes MDR for the purpose of Rule 41.4.6 and subsequent rules to that be amended to capture any development of 2 or more units as MDR, and therefore exempting such development from the standard bulk and location rules, instead requiring a controlled activity consent to determine an appropriate outcome.

16.28. RCL (632) seeks that Rule 27.7.15 (subdivision) be amended to ensure that the assessment matters which, as notified would apply to lots created between 380m² and 550m² be amended to apply to all lots 380m² and smaller. These matters of discretion seem to have been recommended to be removed from chapter 27 through the S42A report for that hearing and, as such, I have not considered it further.

16.29. RCL (632) also seeks that Rule 41.5.5 (internal setbacks) be amended such that all buildings in the Hanley Downs residential areas are exempt from the setback rules, as opposed to only exempting those on sites less than 550m², as in the notified PDP.

16.30. Rules 41.4.6.1 - 41.4.6.3 require consent (controlled in Hanley Downs and restricted discretionary activity in Jacks Point) for medium density residential development with 'medium density residential' being the development of 3 or more dwellings or density of less than 380m², except that if the site is less than 550m² then landuse consent is not required under this rule as it is assumed that matters of control/ discretion will have all been considered as part of the subdivision. Then Rules 41.5.5.2, 41.5.12.4, 41.5.12.5, 41.5.15.1 and 41.5.15.2 exempt lots smaller than 550m² (**small lot**) from the setback rules; exempt small lot and MDR from the recession plane rules; increase the allowable building height for small lot and MDR development from 8 to 10m; in Jacks Point, increase the allowable building coverage for MDR to 55%; and in Hanley Downs, increase it to 70% for MDR and 100% or small lots.

16.31. In my opinion these rules are highly complex; providing for exemptions and/ or different rules on the basis that matters of external appearance, access, carparking, and landscaping will have already been decided through Rule 41.4.6. While both Mr Compton-Moen and I agree in principle with the general approach that at a certain density of residential development, bulk and location can be better determined on a case by case basis, I have recommended the following amendments to the rules to ensure they are effective at implementing the recommended revised objective of an integrated well designed settlement and, in particular, Policy 41.2.1.14 to enable MDR that is of a scale and form that is appropriate to the character of the Activity Area. In summary, I recommend:

- a) amending the objective to specify well designed medium density housing opportunities as a key outcome;
- b) simplifying the rules such that any exemptions from the standard rules are for sites less than/ density greater than 380m² (as opposed to 380m²/ 550m² as in the PDP). This is consistent with the threshold in the reply version of Chapter 8 (for the PDP low density residential zone), is supported by Mr Compton-Moen's evidence, and is far less complicated;
- c) exempting small lot/ medium density residential development as outlined above from the internal setback rules and the recession plane rules. I note that buildings on lots less than 380m² or at a density greater than 1 per 380m² will not need to comply with the internal setbacks but all others will, which goes part way to addressing the relief sought by RCL yet ensures that the matter is instead addressed comprehensively through the subdivision or MDR consent stage);
- d) amending Rule 41.4.6 to make medium density residential a restricted discretionary (rather than controlled) activity in Hanley Downs, consistent with the rule for the R(JP) Activity Area;
- e) amending Rule 41.4.6 by adding control/ discretion over bulk and location, and effects on adjacent sites that are not part of the MDR development being applied for, and to include the requirement to ensure legal mechanisms. Without this the Council will have no control over such matters and there could be some quite serious effects on neighbours (such as a 10m high building on the boundary of a low density property);
- f) applying a lesser (55% not 70%) building coverage to small lot and medium density residential development; and
- g) amending reply version subdivision rules 27.5.15, 27.6.1, and 27.7.11.3 by adding a further matter of discretion and policies in order to acknowledge that sites under 380m² in size are anticipated in Hanley Downs and that the establishment of legal mechanisms which establish the bulk, location and design of built form is fundamental to obtaining approval for smaller sites in both the Hanley Downs and Jacks Point residential areas.

16.32. I have relied on the submissions of RCL (632), which seeks that notified rule 27.7.15 applies to sites 380m² or smaller rather than those between 380m² and 550m² to remove the 550m² threshold and on the submissions by the Jacks Point Landowners, Sally and Clive Geddes (540), Margaret Joans Williams (605), and Tim and Paula Williams (601) to apply it consistently throughout both chapters 41 and 27. The scope to do so stems from those submitters' concerns about the different built outcomes enabled under the PDP vs. under the ODP and their (and others') support for enabling dwellings as a permitted (as opposed to controlled) activity. Requiring all sites over 380m²/ densities under 380m² to comply with a

set of relatively consistent performance standards and dealing with more dense housing through a more rigorous (but more costly and arguably less certain) restricted discretionary consenting process is considered to better meet the submitters' concerns than the notified version.

Residential density and overall residential and visitor accommodation yield

- 16.33. QLDC (383) seeks that the intent of 41.5.8.2 be clarified and this is supported by Jacks Point (FS1275).
- 16.34. Jacks Point Residential No.2 et al (856) seek to amend the average density of residential units in Residential Areas in order to correct errors in the notified version of the Density Rule 41.5.8 that resulted:
- a) from rounding the average density to the nearest whole number;
 - b) miscalculating the areas in R(JP-SH – 4) on the basis of the entire (gross) area of land within this pod which would provide for a much lower density of development than intended (12.13 units/ha). The submitter states that the change sought for R(JP-SH – 4) will bring the density in line with the current approved version of the Density Master Plan; and
 - c) in the notified version, when calculating the development capacity within the existing residential activity areas, any "Comprehensive" (multiple unit development) sites that contained one existing unit were counted as only one unit. This is also incorrect as Comprehensive development under the operative ODP provided for two residential units and the figures have been updated to reflect this. This has resulted in changes to the upper density range for R(JP) – 1.
- 16.35. The Jacks Point Landowners, JPROA (765), and Tim & Paula Williams (601) express concerns about the apparent significant increase in density enabled in the Jacks Point residential activity areas of the PDP, as compared to the ODP.
- 16.36. Rule 41.5.8 of the PDP states minimum and maximum densities that shall be complied with; otherwise development is a restricted discretionary activity.
- 16.37. Attached as **Appendix 6** is a table comparing the respective maximum residential unit yield enabled in the various residential activity areas in the ODP and PDP, along with an estimate of the number of residential and visitor accommodation units that might be developed in the mixed use villages and EIC and in the FP-1 and FP2 areas. I note that I prepared this table based in part on information provided to me by the primary author of the notified chapter 41 (i.e. Jacks Point).

- 16.38. In summary, it is estimated that a maximum of 5,277 residential unit equivalents are enabled by the PDP, comprising 3,426 units in the residential areas, 36 residential units in the Homesites, 27 residential units in Homestead Bay residential areas, 17 residential units and 17 visitor accommodation units in the Farm Preserve areas, and 1,788 residential or visitor accommodation units in the villages and EIC areas.
- 16.39. I note that there is unavoidable uncertainty as to how the available GFA in the villages and the EIC will be developed (e.g. be it commercial, community, or residential) and that the total number of residential and/ or visitor accommodation units could well increase beyond the approximately 900 residential and 900 visitor accommodation units that I have estimated might occur in the villages and EIC. For example, if hotels, rather than apartment type accommodation, is built in the villages then there will be more visitor accommodation units but not necessarily any more visitor beds/ capacity.
- 16.40. From the conclusions reached in **Appendix 6**, I note that:
- a) while the densities enabled in the Jacks Point residential areas appear vastly different in the PDP compared with the ODP this is largely due to the change in expression from a gross density to a net density and in part due to the slight increases in the size of three of the residential areas;
 - b) I am satisfied that there is only a minor increase in density and total maximum yield (from 855 - 905) enabled on the Jacks Point residential areas when compared with what can be undertaken under the operative gross density of 12 dwellings/ ha;
 - c) I am satisfied that the Jacks Point residential activity area densities reflect what has already been approved through the density master plan (RM160426) except that the relatively undeveloped JP(SH-4) area could arguably result in greater density and a higher yield (i.e. 23 more dwellings) under the PDP rules, than has been approved in the density masterplan;
 - d) once one includes the extent of housing that could occur under the ODP in the Hanley Downs Village (which is absorbed into the Hanley Downs residential area in the PDP) there is only a minor increase in density and overall yield enabled in the Hanley Downs residential areas when compared to the ODP; and
 - e) the densities and overall maximum theoretical yield enabled in the Hanley Downs residential areas are similar to those determined through the Plan Change 44 decision (dated March 2016) and I understand the matter of density in those areas to be beyond challenge and no submitter to the PDP has directly submitted on that matter.
- 16.41. In my view the more detailed specification of where the density will be located (as opposed to relying on an Activity Area-wide density provision of 10 - 12 dwellings per (gross) hectare in

the ODP provides greater certainty in terms of the physical outcome and range of density that will result. For example in the ODP there is no certainty that any higher density would be delivered whereas in the PDP, the developer is required to deliver a minimum yield (e.g. of at least 25/ ha in R(HD-E) which provides an assurance of some higher density and greater affordability.

- 16.42. On balance, with the safeguards of the restricted discretionary activity subdivision and MDR consent requirements for higher density and multi-unit development, in principle I support the densities generally as notified and further support amending Rule 41.5.8 as sought by Jacks Point Residents No. 2 et al (856).
- 16.43. In response to QLDC's submission regarding the intention of Rule 41.5.8.2, as the rule (41.5.8) clearly relates to average density within each Activity Area and not to site density, I consider that Rule 41.5.8.2 is superfluous and recommend that it be deleted.

Coverage in the Hanley Downs Residential Activity Areas

- 16.44. In the PDP, in the R(JP) areas the maximum coverage is 45%, except that this increases to 55% where 3 or more dwellings are proposed or density is less than 380m², and in the R(HD) areas, the maximum coverage is 50% except that this increases to 70% where the density is less than 380m² and there is no limit on building coverage on sites smaller than 550m². The residential guidelines for the Jacks Point portion of the Zone impose a maximum coverage of 45% or 300m²; whichever is less.
- 16.45. Submissions from Tim and Paula Williams (601), Margaret Joans Williams (605), and Sally and Clive Geddes (540) seek the reinstatement of the ODP provisions and raise concerns that the proposed provisions, coupled with the lack of design guidelines for the Hanley Downs Residential areas, will result in poor outcomes within Hanley Downs residential areas. In response and relying in part on Mr Compton-Moen's evidence, I am of the opinion that:
- a) it is necessary to impose a coverage rule for all residential development, regardless of lot size or the density of development;
 - b) building coverage is a key determinant of character and residential amenity and will help to integrate the Jacks Point and Hanley Downs portions of the JPZ by ensuring a minimum amount of private open space is assured in both;
 - c) the existing guidelines for the Jacks Point portion of the JPZ may not be effective at ensuring appropriate coverage into the future, in that they are non-statutory and can be amended without Council approval;

- d) unlike in respect of setbacks and recession planes, relying solely on covenants established at the time of subdivision to ensure appropriate coverage (which will encourage 2 storey development and better landuse efficiency) is too uncertain;
- e) the 45% coverage is consistent with the coverage proposed in the reply version of chapter 8 (medium density residential) and the coverage stipulated in the approved Jacks Point Residential Guidelines 2009 and I consider it is appropriate for all residential Activity Areas, including within Hanley Downs, where the site size/ density is greater than 300m²/ 380m²; and
- f) the maximum allowable building coverage should be lower for sites or multi-unit developments of a size/ density less than 380m² for the reasons cited in Mr Compton-Moen's evidence and, in this respect, I support the 55% coverage included in the PDP, together with a restricted discretionary activity subdivision process (or landuse consent where this precedes subdivision).

16.46. Having recommended simplifying the complex PDP rules, which provided for dispensations and/ or different rules variously for MDR and development of varying densities and site sizes as outlined above, I now further recommend amending the redraft rule 41.5.15 to apply the more onerous 55% coverage rule to all sites/ developments of a density less than 300m².

Building height in Hanley Downs

16.47. RCL (632) seeks the deletion or improvement of 41.5.12 (recession planes). This is opposed by Jacks Point Residents Group,³⁵ Jacks Point Residents and Owners Association (FS1277), Jacks Point (FS1275), and MJ and RB Williams and Brabant (FS1283).

16.48. The notified recession plane rule only applies to the Hanley Downs Residential Activity Area. By comparison, there is no recession plane rule in the Jacks Point Residential Activity Area rules or the Jacks Point Residential Guidelines 2009.

16.49. I agree that the Rule 41.5.12 is overly restrictive, especially in a medium density residential context, and recommend that it be amended to be consistent with the recession plane rule in the medium density residential zone provisions of the PDP (reply, chapter 8), which is more permissive and more effects-based in that different angled recession planes are applied to the various boundaries depending on the orientation of the site.

Setback rules in Hanley Downs

35 See section 9 of this evidence.
28751743_5.docx

- 16.50. RCL (632) seeks to amend the road setback rule (41.5.5.4.b) that relates exclusively to the Hanley Downs Residential Activity Area from 4.5m to 3m. This is opposed by Jacks Point Residents Group,³⁶ Jacks Point Residents and Owners Association (FS1277), Jacks Point (FS1275), and MJ and RB Williams and Brabant (FS1283). As drafted, the rules require a 4.5 m road setback for residential dwellings in the Hanley Downs Residential Activity Area (unless exempt due to being an MDR development or on a lot smaller than 550m²) and no setback in the Jacks Point Residential Activity Area, presumably on the basis that the (current approved) residential design guidelines that pertain to that area require at least a 2m road setback.
- 16.51. I recommend, relying in part on Mr Compton-Moen's evidence, that Rule 41.5.5.4.b is amended to require buildings to be setback at least 3m (rather than 4.5m) from the front boundary but that garages shall be setback at least 4.5m. I consider this to be positive in that it will discourage garage doors from dominating the streetscape; enable more efficient landuse; encourage more active interface between the dwelling and the street; and be consistent with Crime Prevention Through Environmental Design (**CPTED**) principles.
- 16.52. RCL (632) also seek that the internal setbacks (Rule 41.5.5.2) in the Hanley Downs Residential Activity Areas and in both Village Activity Area(s) be reduced to 1m. Relying in part on Mr Compton-Moen's evidence, I am of the opinion that 1m setbacks in the residential areas will not result in a positive outcome but that it is appropriate in the village Activity Area where low and medium density stand-alone housing is to be discouraged. As such, I have recommended excluding the buildings in the Village Activity Area from having to provide internal setbacks and, relying on Jacks Point Landowner submissions which seek reinstatement of the ODP provisions (which include no setbacks) and changes to make the Jacks Point village commercially viable and well designed, have further recommended that there be no internal or road setbacks in the Village Activity Area.
- 16.53. Furthermore, I am relaxed about retaining the two options provided in the setback rule (i.e. parts a) and b) of that rule) as it relates to the residential areas. Even though b) is inconsistent with the Jacks Point residential guidelines, I see this as being of little consequence. In saying this I note that under the rules recommended through this evidence:
- a) all MDR developments of 3 or more units will undergo a comprehensive planning consent pursuant to redraft Rule 41.4.6 and discretion has been recommended to include effects on neighbouring sites to ensure their amenity is not adversely affected; and
 - b) individual developments on sites smaller than 300m² will be exempt on the basis that covenants will dictate building location.

Fencing in Hanley Downs

- 16.54. RCL (632) seeks to delete Rule 41.5.7. This is opposed by Jacks Point Residents and Owners Association (FS1277), Jacks Point Residents Group,³⁷ MJ and RB Williams and Brabant (FS1283) and Jacks Point (FS1275).
- 16.55. RCL (632) seek the deletion of Rule 41.5.7.2, relating to fencing, as it claims it is more efficient to regulate it through covenants and a Design Review Board. In response, in the absence of any certainty that such covenants will be established on all titles in the Hanley Downs residential Activity Area it is my view that a rule relating to fencing in front yards in the Hanley Downs residential areas is appropriate. I rely in part on Mr Compton-Moen's evidence in coming to this conclusion and concur with the reasoning he provides. To put this in context I note that the Jacks Point Residential Design Guidelines 2009 that apply in the Jacks Point portion of the zone require street boundary walls to be a maximum height of 1.5m dry stack and constructed of locally sourced schist stone with vertical capping in the agricultural stone wall style and that for 25% of its length it may be 1.8m high along that street. I note however, that such walls exist in only some parts of the Jacks Point portion of the zone.
- 16.56. I have recommended that Rule 41.5.7.2 be amended to ensure an appropriate fence height while enabling privacy for outdoor living space. The rules are a relaxation of the notified rules but still prevent very high blank solid fences, which can have highly adverse effects on amenity and public safety.

17. ISSUE 8 - MISCELLANEOUS

General support

- 17.1. Kain Fround (19) generally supports the zone.

Providing for a range of housing

- 17.2. The Jacks Point Landowners and Westenberg Family Trust (787) consider that the proposed provisions do not achieve the goal of providing a range of housing. This is opposed by Jacks Point (FS1275) and Bravo Trustee Company (FS1219) and supported by Jacks Point Residents and Owners Association (FS1277), Peter & Carol Haythornwaite (FS1096), Christine & Neville Cunningham (FS1108), and the Jacks Point Residents.³⁸

³⁷ See section 9 of this evidence.

³⁸ Greig Garthwaite (FS1073), Ben and Catherine Hudson (FS1103), Lingasen and Janet Moodley (FS1114), Stephen and Karen Pearson (FS1116), BSTGT Limited (FS1122), Murray and Jennifer Butler (FS1192), Grant and Cathy Boyd (FS1218), David Martin and Margaret Poppleton (FS1225), James and Elisabeth Ford (FS1227), Kristi and Jonathan
28751743_5.docx 83 Chp. 41 S42A

- 17.3. In my opinion, as outlined in some detail in this evidence, I consider that the more specific density provisions, together with the provision of additional homesites and the restriction on retail and commercial within the Village Activity Area (which will, in turn, encourage more high density residential development in the villages) will successfully provide a range of housing types.
- 17.4. Karen Page (316) states that residential flats are not anticipated in Jacks Point and indicates that this is supported by covenants on titles that prevent this. She goes on to suggest that the rules should be aligned and not permit such flats. This is opposed by Bravo Trustee Company (FS1219). From the titles I have perused I cannot see that they prevent the establishment of a residential flat on a site and therefore, it may be useful for Ms Page to further explain her submission at the hearing. Nevertheless, even if such covenants do exist on some titles, I do not consider it necessary to prevent residential flats in the PDP but to the contrary, consider that they add positively to housing choice, affordability, and community safety. As such, I do not recommend amending the provisions to require resource consent for residential flats.

Non-notification rules

- 17.5. Jacks Point Residential No.2 Ltd, et al (762) seeks changes to the notification rule (41.6) to 'notice may be served' instead of 'shall'. This is supported by Jacks Point Residents and Owners Association (FS1277) opposed by Harris-Wingrove Trust (FS1316).
- 17.6. While I understand the submitter's concern with the wording and acknowledge that the various chapters variously use the words "shall" and "will", the use of the word "may" is inconsistent with the wording used in other chapters of the PDP (e.g. Rule 13.6.3 of the Wanaka Town Centre reply chapter) and I recommend retaining Rule 41.6 as notified for consistency purposes. I also note this part of the rule is simply re-stating the requirements of the RMA (i.e. that if a party is deemed adversely affected and their written approval has not been provided then they shall be served notice).
- 17.7. I also refer to the submission relating to notification in paragraphs 14.2 - 14.14 of this evidence in relation to the NZTA as an affected party.

Design guidelines

- 17.8. QLDC (383) seeks to delete reference to design guidelines in the chapter (opposed by Jacks Point (FS1275) and Jacks Point Residents and Owners Association (FS1277). Karen Page (361) seeks to ensure Council approval for any changes to the design guidelines.
- 17.9. The design guidelines are only referenced in the PDP in the purpose and in relation to the Lodge Activity Area. As the reference in the purpose is to non-statutory guidelines and such guidelines do exist and perform a fundamental function, I propose that the reference be retained in the purpose.
- 17.10. In relation to the Lodge Activity Area I recommend the reference be removed as, given their non-statutory nature, they do not contribute to the effectiveness of the rule.

Drafting Issues

- 17.11. RCL (762), Jacks Point Residential No.2 Ltd et al (632), and Wild Grass Partnership (567) seek to change the text from 'to all of the following' to 'discretion is restricted to'. This is supported by FS1277 (Jacks Point Residents and Owners Association) opposed by FS1316 (Harris-Wingrove Trust).
- 17.12. I agree and recommend that the amendment be made throughout and note that this is consistent with the approach taken in the Business chapters (Hearing Stream 8).

Effects on Residents and Neighbouring Properties

- 17.13. James & Elisabeth Ford (185), Julie & William Jamieson (207), Alpine Trust (603), Westenberg Family Trust (787) and the Jacks Point Landowners seek a new rule that specifically refers to an assessment of effects (**AEE**) on neighbouring properties of resource consent applications so that their views can be considered. This is supported by the Residents of Jacks Point,³⁹ and Christine and Neville Cunningham (FS1108), and Peter & Carol Haythornthwaite (FS1096). It is opposed by Jacks Point (FS1275) and Bravo Trustee Company (FS1219).
- 17.14. In my opinion, such a rule is not appropriate in a District Plan as an AEE will always be undertaken pursuant to Clause 2, Schedule 4 of the RMA in relation to any application for resource consent and this obligation should not be duplicated in the PDP.

³⁹ Greig Garthwaite (FS1073), Ben and Catherine Hudson (FS1103), Lingasen and Janet Moodley (FS1114), Stephen and Karen Pearson (FS1116), BSTGT Limited (FS1122), Murray and Jennifer Butler (FS1192), Grant and Cathy Boyd (FS1218), David Martin and Margaret Poppleton (FS1225), James and Elisabeth Ford (FS1227), Kristi and Jonathan Howley (FS1237), Mark and Katherine Davies (FS1247), Sonia Voldseth & Grant McDonald (FS1250), Joanna and Simon Taverner (FS1293), Thomas Ibbotson (FS1299), John and Mary Catherine Holland (FS1321)

Minor amendments to the Structure Plan

- 17.15. Jacks Point Residential No.2 et al (762) seeks minor amendments to the Structure Plan boundaries of the Village (JP) and R(JP-2A) activity areas. These are supported by Jacks Point Residents and Owners Association (FS1277) and opposed by Vivo Capital Limited (FS1346) and Harris-Wingrove Trust (FS1316).
- 17.16. While the submission makes it clear that minor changes have been sought to the R(JP-2A) and V(JP) Activity Areas, due to the scale of the Structure Plan provided with the submission, it is unclear exactly what the changes involve. Due to the lack of clarity, it is recommended that the Structure Plan not be amended at this stage in response to the submission and the submitter is invited to provide more detail on this at the hearing.

18. CONCLUSION

- 18.1. On the basis of my analysis within this evidence, I recommend that the changes within the revised version in **Appendix 1** are accepted.
- 18.2. The changes will improve the clarity and administration of the Plan; contribute towards achieving the objectives of the PDP and Strategic Direction goals in an effective and efficient manner, and give effect to the purpose and principles of the RMA.

A handwritten signature in black ink that reads "V Jones". The signature is written in a cursive style with a large initial "V" and a horizontal line underlining the name.

Vicki Jones
Consultant Planner
17 January 2017

Appendix 1. Recommended Revised Chapter

JACKS POINT ZONE 41

Key:

Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions. Appendix 1 to s42A report, dated 17 January 2017.

41 Jacks Point Zone

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 mixed use 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.

Comment [MSOffice1]: Jacks Point Landowners (as defined in paragraph 9.6 of s42A report) (regarding commercially viable and appropriate scale and design)

Comment [MSOffice2]: Sally and Clive Geddes (540), Margaret Joans Williams (605), JPROA (765), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342).

41.2 Objectives and Policies

41.2.1 Objective - Development of an integrated community, incorporating residential living, including well designed medium density housing opportunities, visitor accommodation, well designed community, and small-scale commercial activities, within a framework of open space and recreational amenities, while having appropriate regard for landscape and visual amenity values, servicing, and public access issues.

Comment [MSOffice3]: RCL (632), Jacks Point Landowners, Margaret Joans Williams (605), Tim and Paula Williams (601).

Comment [MSOffice4]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), JPROA (765), Margaret Joans Williams (605).

Policies

41.2.1.1 ~~Require building and activities to be located in accordance with Use a the Structure Plan (41.7) to establish the spatial layout of development within the zone and diversity of living and complementary activities in order to ensure that the following matters are takening into account:~~

Comment [MSOffice5]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342), Margaret Joans Williams (605).

- Integration of activities and servicing;
- Landscape and amenity values;
- Road, open space and trail networks;
- Visibility from public places beyond the Jacks Point Zone, State Highway 6 and Lake Wakatipu.

Comment [MSOffice6]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), and Scope Resources (342), Margaret Joans Williams (605).

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.

JACKS POINT ZONE 41

- 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 public places beyond the Jacks Point Zone, 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;
 - 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 Landscape Protection Area maintain or enhance 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 within the Open Space Golf Activity Area only where the material extracted is to be used within the Jacks Point which contribute to the development of the Zone and only where the 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, low density rural living within the Homesites.
- 41.2.1.13 Recognise the Residential (Hanley Downs) Activity Area, and the Village Activity Area 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 and day care facilities within the Education Activity Area and encourage this to be laid out and designed in a manner that integrates with and contributes positively to the adjoining Jacks Point village and Open Space activity areas, 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:

Comment [MSOffice7]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), Margaret Joans Williams (605).

Comment [MSOffice8]: Non substantive for legibility only

Comment [MSOffice9]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), and Tim and Paula Williams (601), Margaret Joans Williams (605), JPROA (765).

Comment [MSOffice10]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), JPROA (765).

Comment [MSOffice11]: RCL (632)

Comment [MSOffice12]: Otago Polytechnic (757), the Ministry of Education (524), Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joans Williams (605), JPROA (765).

Comment [MSOffice13]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), JPROA (765).

JACKS POINT ZONE 41

- ~~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.~~

41.2.1.17 Enable the Jacks Point Village Activity Area to develop as a vibrant mixed use hub for the Jacks Point Zone, comprising a range of activities including high density and medium density residential housing, a small local shopping centre that services the needs of Jacks Point residents and a small amount of destination shopping, office space, visitor accommodation, education, community activities, healthcare, commercial recreation activity, and technology and innovation-based business.

Comment [MSOffice14]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), JPROA (765).

41.2.1.18 Enable commercial activities within the Residential (Hanley Downs) Activity Area, designed to primarily service the needs of ~~the local~~ Hanley Downs residents community, where they can locate along or near primary roads.

Comment [MSOffice15]: Jacks Point Landowners, Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joans Williams (605).

41.2.1.19 Enable commercial and community activities and visitor accommodation, provided residential amenity, health, and safety are protected or enhanced through:

Comment [MSOffice16]: Jacks Point landowners, insofar as this will help to enable the commercial viability of the Jacks Point village

- Compatible hours of operation and noise;
- A high standard of building design;
- The location and provision of open space, buffers and setbacks;
- 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 Landscape Protection Area.

Comment [MSOffice17]: Non substantive for legibility only.

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.

41.2.1.28 Ensure that the visual impacts of development within the Village and Education Activity Areas are appropriately mitigated through landscaping, building design and the provision of open space, such that ones' appreciation of the broader landscape is not adversely affected.

Comment [MSOffice18]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), JPROA (765).

41.2.1.29 Encourage high quality urban design throughout the villages by:

JACKS POINT ZONE 41

- a. requiring the street and block layouts and the bulk, location, and design of buildings to minimise the shading of public spaces and to avoid the creation of wind tunnels;
- b. encouraging generous ground floor ceiling heights for commercial buildings that are relatively consistent with others in the village; and
- c. encouraging the incorporation of parapets, corner features for landmark sites, and other design elements in order to achieve a positive design outcome by providing for a generous 3 storey building height in the Jacks Point village and generous 2 storey commercial development in the Homestead Bay village.

Comment [MSOffice19]: Jacks Point Residential No. 2 et al (762), Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joans Williams (605), and Jacks Point Landowners (as encouraging quality development will improve commercial viability and will help to achieve an quality outcome as encouraged through the ODP outline plan approval process).

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 <u>Operative ODP</u>)	25 Earthworks (22 <u>Operative ODP</u>)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 <u>Operative ODP</u>)
30 Energy and Utilities and Renewable Energy	34 Hazardous Substances (16 <u>Operative ODP</u>)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

Comment [SG20]: Drafting only for consistency with the rest of the PDP

41.3.2 Clarification

Advice notes

- 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.
- 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.

Comment [MSOffice21]: Consistency only with other chapters. NB - No 'General Rules' for this chapter.

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

JACKS POINT ZONE 41

41.4 Rules – Activities

Table 1	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. • <u>Infrastructure and servicing, including traffic effects.</u> 	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 <u>Discretion is restricted to</u> 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. • Any development controls and design guidelines. <p>41.4.3.2 <u>Residential buildings located within the Homesite Activity Areas (HS Activity Areas), with Council's control reserved to the matters listed above in Rule 41.4.3.1 (Lodge Area) and, in addition:</u></p> <ul style="list-style-type: none"> • <u>The protection and enhancement of Wetland areas within</u> 	<p>C RD</p> <p>C</p>

Comment [MSOffice22]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice23]: Non substantive - typographical correction only

Comment [MSOffice24]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice25]: QLDC (383)

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<u>and adjacent to the site.</u>	
41.4.3.3	Except as provided for in 41.4.3.5 and 41.4.3.8 , recreation buildings ancillary to outdoor recreation activity within the <u>Open Space Golf, Open Space Residential, and Open Space Landscape Activity Areas, with Council's control reserved to the matters listed below in Rule 41.4.3.4 (farm buildings).</u>	C
41.4.3.4	Except as provided for in (41.4.3.5 and 41.4.3.6) below, farm buildings located within the <u>FP-1 and FP-2 Open Space Landscape Activity Area.</u> Control is reserved to <u>all of the following:</u> <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. 	C
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. Discretion is restricted to all of the following: <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. 	RD
41.4.3.5	Farm buildings and recreation buildings ancillary to outdoor recreation activity within the <u>Peninsula Hill Landscape Protection Area and Highway Landscape Protection Area.</u>	RD
41.4.3.6	Farm buildings within the <u>Lake Shore Landscape Protection Area of the Open Space Landscape Activity Area.</u>	D
41.4.3.7	Any building <u>other than farm buildings and recreation buildings ancillary to outdoor recreation activity</u> within the <u>Peninsula Hill Landscape Protection Area, Lake Shore Landscape Protection Area or Highway Landscape Protection Area identified on the Structure Plan.</u>	D
41.4.3.8	Any building <u>other than farm buildings</u> within the <u>Lake Shore Landscape Protection Area.</u>	NC
41.4.3.9	Any building <u>other than farm buildings and recreation buildings ancillary to outdoor recreation activity</u> within the <u>Highway</u>	NC

Comment [MSOffice26]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

Comment [MSOffice27]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

Comment [MSOffice28]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

Comment [MSOffice29]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice30]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<p style="text-align: center;"><u>Landscape Protection Area.</u></p> <p>41.4.3.10 <u>Any building other than recreation buildings ancillary to outdoor recreation activity within the Open Space Golf Activity Area outside the Highway, Lakeshore and Peninsula Hill Landscape Protection Areas.</u></p> <p>41.4.3.11 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. • Location. <p>41.4.3.12 <u>Buildings within the Village Activity Areas, provided the application is accompanied by a Comprehensive Development Plan or is in accordance with an approved Comprehensive Development Plan, which is sufficiently detailed to enable the matters of control listed below to be fully considered.</u></p> <ul style="list-style-type: none"> • <u>Control is reserved to the following: The bulk, location and external appearance of buildings and associated carparking, including the creation of active frontages adjacent to roads and public spaces.</u> • <u>The layout and orientation of streets, lanes, open spaces, and carparking and the provision of cycle and pedestrian links.</u> • <u>Infrastructure and servicing including traffic generation and effects on the state highway arising from the density and mix of uses being proposed.</u> • <u>The adequate provision of storage and loading/ servicing areas.</u> • <u>The density and location of residential activity.</u> • <u>Landscaping.</u> <p>41.4.3.10 <u>Buildings within the Village Activity Area, which are not accompanied by a Comprehensive Development Plan or are in accordance with an approved Comprehensive Development Plan.</u></p> <p style="text-align: center;">Discretion is restricted to the matters listed above in Rule 41.4.3.9.</p>	<p><u>D</u></p> <p>RD</p> <p><u>C</u></p> <p>RD</p>
41.4.4	<p>Outdoor Swimming Pools and Tennis Courts</p> <p>41.4.4.1 Any tennis court (including fencing) located within the smaller of the two Lodge Areas and any outdoor swimming pool (including</p>	C

Comment [MSOffice31]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

Note: Scope to make some buildings non complying stems from the submissions to reinstate the ODP provisions, which include Rule 12.2.3.5(vii) which makes any buildings not in accordance with the Structure Plan non-complying.

Comment [MSOffice32]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice33]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joans Williams (605) insofar as this rule is intended to retain the design control that exists in the ODP.

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<p><u>fencing</u>) located within the Tablelands <u>Landscape Protection Area</u> (except spa pools less than 9m² and located within any Homesite or Lodge Activity Area) <u>provided</u>:</p> <p>a. <u>The tennis court surfaces are either dark green or grey in colour; and</u></p> <p>b. <u>Any tennis court fencing is chain mesh or similar and grey in colour</u>.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • Associated earthworks and landscaping. • Colour. • Fencing, <u>including any glare resulting from the location and orientation of glass pool fencing.</u> • any development controls and design guidelines. <p>41.4.4.2 <u>Any tennis court (including fencing) located within the smaller of the two Lodge Areas and any outdoor swimming pool (including fencing) located within the Tablelands Landscape Protection Area that does not comply with Rule 41.4.4.1(a) and 41.4.4.1 (b) and discretion is restricted to those matters listed in Rule 41.4.4.1.</u></p> <p>41.4.4.3 Except as provided for in (41.4.4.1 and 41.4.4.2), any outdoor tennis court located within the Tablelands <u>Landscape Protection Area</u> <u>Activity Area</u>.</p>	<p>RD</p> <p>NC</p>
41.4.5	<p>Mining</p> <p>Within any- the Open Space Golf or Farm Preserve Activity Areas the mining of rock and aggregate and/or gravel, for use anywhere within the Jacks Point Zone</p> <p>Discretion is restricted to all of the following:</p> <p>Dust.</p> <p>Noise.</p> <p>Traffic.</p> <p>Hours of operation.</p> <p>Effects on landscape and amenity values.</p>	RD
41.4.6	<p>Medium Density Residential Development</p> <p>41.4.6.1 Within the R(HD) A – E and R(HD-SH) 1 Activity Areas, any 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>	C-RD

Comment [MSOffice34]: Non substantive for legibility only

Comment [MSOffice35]: Jacks Point Landowners, Sally and Clive Geddes (540), Margaret Joans Williams (605), JPROA (765), Alexander Schrantz (195), Scope Resources (342), and Tim and Paula Williams (601). These submissions indirectly seek the reinstatement of RD status for tennis courts rather than relaxation of the rules. The recommended provisions strengthen the notified PDP provisions.

Comment [MSOffice36]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice37]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), JPROA (765).

Comment [MSOffice38]: Non substantive for legibility only

Comment [MSOffice39]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), and Tim and Paula Williams (601), JPROA (765).

Comment [MSOffice40]: Consequential amendment

Comment [MSOffice41]: Non substantive for legibility only

Comment [MSOffice42]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<p>Control is reserved Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • External appearance. • Access and car parking. • Associated earthworks. • Landscaping. • <u>Effects on adjacent sites that are not part of the medium density residential development being applied for.</u> • <u>Bulk and location.</u> • <u>Legal mechanisms proposed in relation to building bulk and location.</u> <p>41.4.6.2 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; or,</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. • <u>Effects on adjacent sites that are not part of the medium density residential development being applied for.</u> • <u>Bulk and location.</u> • <u>Legal mechanisms proposed in relation to building bulk and location.</u> <p>41.4.6.3 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 550380 m² created pursuant to subdivision rules 27.6.1 or 27.7.11.3.</p>	RD
41.4.7	<p>Commercial Activities, Community Activities and Visitor Accommodation</p> <p>47.4.7.1 Commercial activities and community activities located within the EIC Activity Area, including the addition, alteration or</p>	

Comment [MSOffice43]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice44]: RCL (632) insofar as this is a consequential amendment to recommending MDR be exempt from internal setbacks and the relaxation of recession plane rules.

Comment [MSOffice45]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice46]: RCL (632) insofar as this is a consequential amendment to recommending MDR be exempt from internal setbacks and the relaxation of recession plane rules.

Comment [MSOffice47]: RCL (632). Non substantive. This exemption is unnecessary as Rule 41.4.6 would not be triggered for a single dwelling unless it is on a site smaller than 380m² and that scenario is already exempt through 41.4.6.3.b)

Comment [MSOffice48]: RCL (632), Jacks Point Landowners, Sally and Clive Geddes (540), and Tim and Paula Williams (601).

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<p style="text-align: center;">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. • 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. 	G
	<p>41.4.7.1 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 following matters listed in clause 41.4.7.1 above.</p> <ul style="list-style-type: none"> • <u>Location, scale and external appearance of buildings.</u> • <u>Setback from roads.</u> • <u>Setback from internal boundaries.</u> • <u>Traffic generation.</u> • <u>Vehicle access, street layout and car parking.</u> • <u>Street scene including landscaping.</u> • <u>Enhancement of ecological and natural values.</u> • <u>Provision for walkways, cycle ways and pedestrian linkages.</u> • <u>Scale of the activity.</u> • <u>Noise.</u> • <u>Hours of operation.</u> 	RD

Comment [MSOffice49]: Sally and Clive Geddes (540), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joans Williams (605).

Comment [MSOffice50]: Re-numbered as a result of deleting notified rule 41.4.7.1.

Comment [MSOffice51]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	<ul style="list-style-type: none"> State Highway Mitigation in the locations shown on the Structure Plan. 	
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 <u>Rule 41.4 Table 1 - Activities located within the Jacks Point Zone</u> or <u>Rule 41.5 Table 2 - Standards for Activities</u>:</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, theatres, conference, cultural and community facilities and office and administration activities ancillary to the above activities, small-scale commercial activities <u>including technology and innovation-based business</u>, health activities, educational activities, office and administration activities, and indoor and outdoor recreation facilities; <u>and commercial recreation activities</u>.</p> <p>41.4.9.4 Education Precinct (E) – The use of this area is restricted to Educational and Day Care Facilities.</p> <p>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.</p> <p>41.4.9.6 Lodge Activity Area (L) - the use of this area is restricted to visitor accommodation activities, restaurants and conference facilities.</p> <p>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</p>	D

Comment [MSOffice52]: Consequential amendment as a result of deleting 41.4.7.1

Comment [MSOffice53]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice54]: RCL (632)

Comment [MSOffice55]: Jacks Point Residential No. 2 (762)

Comment [MSOffice56]: RCL (632)

Comment [MSOffice57]: Sally and Clive Geddes (540), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joans Williams (605).

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	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 <u>indigenous revegetation and outdoor recreation activities</u> , including the development and operation of golf courses, including associated earthworks, green keeping, driving range, administrative offices <u>associated with golf</u> , 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 a regenerating foreshore environment.	
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.	
41.4.9.17	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.	
	<u>Note: Buildings are also subject to Rule 41.4.3.</u>	
41.4.10	Factory Farming	NC
41.4.11	Forestry Activities	NC

Comment [MSOffice58]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

Comment [MSOffice59]: Improved clarity only.

Comment [MSOffice60]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

Comment [MSOffice61]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

Comment [MSOffice62]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

JACKS POINT ZONE 41

Table 1	Activities Located Within the Jacks Point Zone	Activity Status
	All forestry activities, excluding harvesting of existing forestry.	
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
41.4.18	Fish or meat processing	PR
41.4.19	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

Comment [MSOffice63]: Non substantive to avoid duplication with Rule 41.4.1 (permitted activities)

Comment [MSOffice64]: Separated out the three activities captured by Rule 41.4.17 into three separate rules. Non substantive change to improve legibility and make consistent with other chapters, such as the Town Centres.

Comment [MSOffice65]: As above

Comment [MSOffice66]: As above

41.5 Rules - Standards

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
41.5.1	Standards for Building <i>Open Space Horticulture:</i> 41.5.1.1 Within the Open Space - Horticultural (OSH) Activity Area: 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. <i>Homesites:</i> 41.5.1.2 Within any Homesite Activity Area (HS Activity Area), buildings shall not exceed a total building footprint of	RD RD

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p style="text-align: center;">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>Conservation Dwellings in Farm Preserve 1:</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. 	RD
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 grassland on exposed sites and beech forest on sheltered sites).</p> <p>41.5.2.3 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> <p>41.5.2.4 Within the Tablelands <u>Landscape Protection Area</u> (refer Structure Plan), there shall be no exotic vegetation planted and/or cultivated, with the exception of:</p>	<p>D</p> <p>D</p> <p>D</p> <p>D</p>

Comment [MSOffice67]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice68]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

Comment [MSOffice69]: Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).
Consistent with reply version of Chapter 21.

Comment [MSOffice70]: Non substantive for legibility only

Comment [MSOffice71]: Note: this has now been added to the Structure Plan, as it was on the legend in the notified version but missing from the actual plan.

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<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. 	
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 at least 75% of all trees and shrubs planted shall be from 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 <u>to the following</u>:</p> <p>a. any effects on nature conservation values.</p> <p>b. <u>effects on landscape character and visual amenity</u></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 Trees.</p>	PR
41.5.2.9	<p>Except as provided for in (41.5.2.6) above, any native revegetation required to be planted undertaken within this Zone shall:</p> <p>a. Include species appropriate to the ecosystems of the area being planted.</p> <p>b. Aim to be capable of reaching 80% canopy</p>	RD

Comment [MSOffice72]: Non substantive to improve legibility only

Comment [MSOffice73]: Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), and Margaret Joans Williams (605).

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>closure for the ecosystem type being planted within five years of implementation.</p> <p>c. Have eradicated any invasive plant pests the time of planting. <u>Ensure the ongoing eradication of all plant pests which might compete with the planting.</u></p> <p>d. <u>Ensure the planting is appropriately protected from animal pests.</u></p> <p>e. Be maintained, with any plants that die or are diseased replaced. <u>Maintain the planting on an ongoing basis; replacing dead or diseased plants as necessary to reach compliance with (b) above.</u></p> <p style="text-align: center;">Discretion is restricted to any effects on nature conservation values.</p>	
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 style="margin-left: 40px;">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 style="margin-left: 40px;">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 The boundaries of Open Spaces Areas are shown indicatively with their <u>and may be varied by up to 20m and the 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.</u></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 style="margin-left: 40px;">The maximum total volume of earthworks (m³) shall not exceed that specified in the table below.</p>	RD

Comment [MSOffice74]: RCL (632).

Comment [MSOffice75]: RCL (632).

JACKS POINT ZONE 41

Table 2	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" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 70%;">Activity Area</th> <th style="width: 30%;">Maximum Total Volume</th> </tr> </thead> <tbody> <tr> <td>Residential Activity Areas Village Village Homestead Bay</td> <td>500 m³</td> </tr> <tr> <td>Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area</td> <td></td> </tr> <tr> <td>Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite</td> <td>1,000 m³</td> </tr> <tr> <td>Village Village Homestead Bay</td> <td>No maximum</td> </tr> <tr> <td>Open Space Golf Education Education Innovation Campus Lodge</td> <td></td> </tr> </tbody> </table> <p>41.5.4.2 Height of cut and fill and slope</p> <p>a. OSL, OSG, OSA, FP-1 and 2, HS, E, EIC and L Activity Areas:</p> <p>(i) No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.</p> <p>(ii) All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.</p> <p>(iii) The maximum height of any fill shall not exceed 2 metres <u>and, except in relation to road, tracks or accessways which shall comply with 41.5.4.2(a)(i) above, the maximum height of any cut shall not exceed 2.4 metres.</u></p> <p>b. All other Activity Areas:</p> <p>(i) The maximum height of any cut shall not exceed 2.4 metres.</p> <p>(ii) The maximum height of any fill shall not exceed 2 metres.</p> <p>(iii) The vertical height of any cut or fill shall not be greater</p>	Activity Area	Maximum Total Volume	Residential Activity Areas Village Village Homestead Bay	500 m ³	Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area		Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite	1,000 m ³	Village Village Homestead Bay	No maximum	Open Space Golf Education Education Innovation Campus Lodge		
Activity Area	Maximum Total Volume													
Residential Activity Areas Village Village Homestead Bay	500 m ³													
Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area														
Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite	1,000 m ³													
Village Village Homestead Bay	No maximum													
Open Space Golf Education Education Innovation Campus Lodge														

Comment [MSOffice76]: Jacks Point Residents No. 2 et al (762)

Comment [MSOffice77]: Jacks Point Residents No. 2 et al (762)

Comment [MSOffice78]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605).

Comment [MSOffice79]: Non substantive consequential amendment. Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

Comment [MSOffice80]: Sally and Clive Geddes (540), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joans Williams (605).

Comment [MSOffice81]: Wild Grass Partnership (567), Jacks Point Landowners, Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and JPROA (765).

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p>than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which 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, <u>except any man made water body (e.g. Lake Tewa)</u> 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 	

Comment [MSOffice82]: Jacks Point Residents No. 2 et al (762)

Comment [MSOffice83]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<ul style="list-style-type: none"> • The effects on land stability and flooding • The effects on water bodies • The effects on cultural and archaeological sites • Noise 	
41.5.5	<p>Setbacks from roads and internal boundaries, <u>zone boundaries, and activity area boundaries</u></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>41.5.5.2 Buildings for all activities, except for buildings <u>in the Village Activity Area or located on sites smaller than 550-380m² and created pursuant to subdivision Rule 27.6.1</u>, shall be subject to the following internal setback rules:</p> <p>a. Two setbacks of 4.5m, with all remaining setbacks of 2m; or</p> <p>b. One setback of 6m, one setback of 3.5m and all other setbacks of 2m;</p> <p>41.5.5.3 Except that:</p> <p>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;</p> <p>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;</p> <p>c. No setbacks are required when buildings share a common wall at the boundary.</p> <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>41.5.5.4 In the all Residential (Hanley Downs) Activity Areas:</p> <p>a. For commercial activities, community activities and visitor accommodation, buildings shall be set back at least 3 m from any road boundary.</p> <p>b. For all other activities, except for residential activities on sites smaller than 550-380m² and created by subdivision pursuant to Rule 27.7.11.3, buildings shall be set back <u>at least 3 m 4.5m</u> from any road boundary, <u>provided that any garage is set back at least 4.5 m from any road</u></p>	RD

Comment [MSOffice84]: Non substantive and only to improve legibility in that notified Rule 41.5.5.1 relates to a setback from the zone boundary

Comment [MSOffice85]: Reflects recommended new rule 41.5.5.5 for improved legibility. Wild Grass Partnership (567).

Comment [MSOffice86]: RCL (632)

Comment [MSOffice87]: RCL (632) Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joans Williams (605).

Comment [MSOffice88]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice89]: RCL (632) Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joans Williams (605).

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p style="text-align: center;"><u>boundary.</u></p> <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. <p>41.5.5.5 <u>In the most eastern of the three areas of Lodge Activity Area, buildings and structures shall be set back a minimum of 10 m from the activity area boundary.</u></p>	
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 <u>and in a third location as approved by RM160562, as shown on the Structure Plan.</u></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 the Woolshed Road intersection being completed and available for use.</p> <p>41.5.6.3 <u>The scale of use of the Woolshed Road access shall not increase 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)</u></p> <p>Discretion is restricted to the safe and efficient functioning of the road network.</p> <p><u>Advice Notes:</u></p> <p><u>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.</u></p> <p><u>ii. The upgrade of the intersection of Woolshed Road and State Highway 6 will require approval from the NZ Transport Agency.</u></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 <u>Landscape Protection Area</u> (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</p>	D

Comment [MSOffice90]: RCL (632)

Comment [MSOffice91]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice92]: Wild Grass Partnership (567).

Comment [MSOffice93]: RCL (855)

Comment [MSOffice94]: Jacks Point Residential No. 2 (762)

Comment [MSOffice95]: Jacks Point Residential No. 2 (762)

Comment [MSOffice96]: Non substantive for legibility only

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status																																		
	<p>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 550 <u>380m²</u> and created by subdivision, <u>solid fences located within a setback from a road shall be no higher than 4.2m <u>1.5m</u> in height, except that a fence of up to 1.8m <u>1.8m</u> 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 and shall exceed no more than 50% of the frontage of the property.</u></p> <p><u>Advice Note: The remaining length of frontage may be fenced using a visually transparent/ permeable material or planted if desired.</u></p>																																			
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>13.08 <u>13.08</u> – 18.67 <u>18.67</u> per Ha</td></tr> <tr><td>R(JP) – 2A</td><td>13.62 <u>13.62</u> - 33.33 <u>33.33</u> per Ha</td></tr> <tr><td>R(JP) – 2B</td><td>14.04 <u>14.04</u> - 14.85 <u>14.85</u> per Ha</td></tr> <tr><td>R(JP) – 3</td><td>14.18 <u>14.18</u> per Ha</td></tr> <tr><td>R(JP-SH) – 1</td><td>40 <u>9.64</u> per Ha</td></tr> <tr><td>R(JP-SH) – 2</td><td>9 <u>8.85</u> per Ha</td></tr> <tr><td>R(JP-SH) – 3</td><td>5 <u>4.85</u> - 26.61 <u>26.61</u> per Ha</td></tr> <tr><td>R(JP-SH) – 4</td><td>5 - 12 per Ha</td></tr> <tr><td>R(HD-SH) – 1</td><td>12 - 22 per Ha</td></tr> <tr><td>R(HD-SH) – 2</td><td>2 - 10 per Ha</td></tr> <tr><td>R(HD) - A</td><td>17 - 26 per Ha</td></tr> <tr><td>R(HD) – B</td><td>17 - 26 per Ha</td></tr> <tr><td>R(HD) - C</td><td>15 - 22 per Ha</td></tr> <tr><td>R(HD) - D</td><td>17 - 26 per Ha</td></tr> <tr><td>R(HD) - E</td><td>25 - 45 per Ha</td></tr> <tr><td>R(HD) - F</td><td>2 - 10 per Ha</td></tr> <tr><td>R(HD) – G</td><td>2 <u>2</u> - 10 per Ha</td></tr> </table> <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. <u>Within the Residential Areas of Henley Downs, 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. Within the Jacks Point Residential Activity Areas, density shall be calculated and applied to the net area of land across the whole Activity Area, as defined in 41.5.8.1 above.</u></p> <p>41.5.8.2 Except that this rule shall not apply to:</p> <p style="margin-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. 	R(JP) – 1	13.08 <u>13.08</u> – 18.67 <u>18.67</u> per Ha	R(JP) – 2A	13.62 <u>13.62</u> - 33.33 <u>33.33</u> per Ha	R(JP) – 2B	14.04 <u>14.04</u> - 14.85 <u>14.85</u> per Ha	R(JP) – 3	14.18 <u>14.18</u> per Ha	R(JP-SH) – 1	40 <u>9.64</u> per Ha	R(JP-SH) – 2	9 <u>8.85</u> per Ha	R(JP-SH) – 3	5 <u>4.85</u> - 26.61 <u>26.61</u> per Ha	R(JP-SH) – 4	5 - 12 per Ha	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 - 10 per Ha	R(HD) – G	2 <u>2</u> - 10 per Ha	RD
R(JP) – 1	13.08 <u>13.08</u> – 18.67 <u>18.67</u> per Ha																																			
R(JP) – 2A	13.62 <u>13.62</u> - 33.33 <u>33.33</u> per Ha																																			
R(JP) – 2B	14.04 <u>14.04</u> - 14.85 <u>14.85</u> per Ha																																			
R(JP) – 3	14.18 <u>14.18</u> per Ha																																			
R(JP-SH) – 1	40 <u>9.64</u> per Ha																																			
R(JP-SH) – 2	9 <u>8.85</u> per Ha																																			
R(JP-SH) – 3	5 <u>4.85</u> - 26.61 <u>26.61</u> per Ha																																			
R(JP-SH) – 4	5 - 12 per Ha																																			
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 - 10 per Ha																																			
R(HD) – G	2 <u>2</u> - 10 per Ha																																			

Comment [MSOffice97]: RCL (632) Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joans Williams (605).

Comment [MSOffice98]: RCL (632)

Comment [MSOffice99]: RCL (632)

Comment [MSOffice100]: Jacks Point Residents No. 2 et al (856)

Comment [MSOffice101]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joans Williams (605).

Comment [MSOffice102]: Jacks Point Residents No. 2 et al (856). NB - it may be that for both the Hanley Downs and Jacks Point residential areas can be subject to this last sentence and the preceding one removed. It needs to be clear the average is calculated for each AA (1, 2, etc.) and not for all R(JP) areas collectively.

Comment [MSOffice103]: QLDC (383)

Comment [MSOffice104]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<ul style="list-style-type: none"> 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>41.5.9.2 The total floor space gross floor area of all commercial activities in the R(HD) A to E Activity Areas shall not exceed 550m² across all areas.</p> <p>41.5.9.3 <u>The total gross area of land that can be developed for commercial activities within the V (JP) Activity Area shall not exceed 9.9 hectares.</u></p> <p>41.5.9.4 <u>The total floor space of all commercial activities within the V (HB) Activity Area shall not exceed 28,000m².</u></p>	<p>D</p> <p>D</p> <p>NC</p> <p>D</p> <p>D</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
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> <p>a. <u>Homestead Bay Village (V-HB) Activity Areas and comprising no more than 2 storeys, where the ground floor is proposed for commercial activity</u> 10 m</p>	<p>RD</p> <p>NC</p>

Comment [MSOffice105]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joans Williams (605). The Jacks Point Landowners submissions also relevant insofar as the recommendation not to create the EIC will assist the commercial viability of the Jacks Point village

Comment [MSOffice106]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joans Williams (605). The Jacks Point Landowners submissions also relevant insofar as the recommendation not to create the EIC will assist the commercial viability of the Jacks Point village

Comment [MSOffice107]: Improved legibility only.

Comment [MSOffice108]: Non substantive, for improved legibility only. Jacks Point Landowners (regarding making the Jacks Point village commercially viable).

Comment [MSOffice109]: Jacks Point Residential No.2 Ltd et al (762). Non substantive and to improve legibility and consistency with other chapters of the PDP.

Comment [MSOffice110]: Jacks Point landowners in that this restriction will help assist with the commercial viability of the Jacks Point Village. Also, a separate rule is required as the two villages now have a different height limit

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status																																																																												
	<p>b. <u>Jacks Point Village (V-JP) Activity Area and comprising no more than 3 storeys, where the ground floor is proposed for commercial activity</u> 12 m</p> <p>c. Farm buildings 10m</p> <p>d. Residential (R) Activity Areas 8m</p> <p>e. Farm Buildings and Craft (FBA) Activity Area 8m</p> <p>f. Farm Preserve (FP-1) and (FP-2) Activity Areas 8m</p> <p>g. <u>Education Precinct (E) and Education Innovation Campus (EIC) Activity Areas</u> 10m</p> <p>h. <u>Open Space Golf (OSG) and Open Space landscape (OSL) Activity Areas, other than farm buildings</u> 8 4m</p> <p>i. Lodge (L) Activity Areas 7.5m</p> <p>j. Homesite Activity Area 5m</p> <p>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</p> <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="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Homesite</th> <th>Datum (masl)</th> <th>Homesite</th> <th>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> <tr><td>HS5</td><td>388.0</td><td>HS23</td><td>371.5</td></tr> <tr><td>HS6</td><td>382.0</td><td>HS24</td><td>372.4</td></tr> <tr><td>HS7</td><td>379.0</td><td>HS25</td><td>373.0</td></tr> <tr><td>HS8</td><td>386.5</td><td>HS26</td><td>378.1</td></tr> <tr><td>HS9</td><td>389.0</td><td>HS27</td><td>388.0</td></tr> <tr><td>HS10</td><td>395.0</td><td>HS28</td><td>392.6</td></tr> <tr><td>HS11</td><td>396.0</td><td>HS29</td><td>385.5</td></tr> <tr><td>HS12</td><td>393.0</td><td>HS30</td><td>395.9</td></tr> <tr><td>HS13</td><td>399.0</td><td>HS31</td><td>393.7</td></tr> <tr><td>HS14</td><td>403.0</td><td>HS32</td><td>384.8</td></tr> <tr><td>HS15</td><td>404.0</td><td>HS33</td><td>385.8</td></tr> <tr><td>HS16</td><td>399.5</td><td>HS34</td><td>399.0</td></tr> <tr><td>HS17</td><td>394.5</td><td>HS35</td><td>405.0</td></tr> <tr><td>HS18</td><td>392.5</td><td>HS36</td><td>400.3</td></tr> </tbody> </table>	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	HS5	388.0	HS23	371.5	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	NC
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																																																																											
HS5	388.0	HS23	371.5																																																																											
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>41.5.12.4 <u>Within the R(HD) and R(HD-SH) Activity Areas:</u></p> <p>a. <u>In addition to the maximum height of buildings above, within all R(HD) Activity Areas, except for:</u></p>	NC RD																																																																												

Comment [MSOffice111]: Jacks Point Residential No.2 Ltd et al (762), Jacks Point Landowners.

Comment [MSOffice112]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and the Jacks Point Landowners

Comment [MSOffice113]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and the Jacks Point Landowners.

Comment [MSOffice114]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and the Jacks Point Landowners.

Comment [MSOffice120]: RCL (632)

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<ul style="list-style-type: none"> • Sites smaller than 550 380m² created by subdivision; • A medium density residential development consented under Rule 41.4.6; <p><u>On flat sites</u>, no part of any building shall protrude through a the following recession lines 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>(i) <u>Northern Boundary: 2.5m and 55 degrees.</u></p> <p>(ii) <u>Western and Eastern Boundaries: 2.5m and 45 degrees.</u></p> <p>(iii) <u>Southern Boundaries: 2.5m and 35 degrees.</u></p> <p><u>Except that:</u></p> <p>(iv) <u>Gable end roofs may penetrate the building recession plane by no more than one third of the gable height.</u></p> <p style="margin-left: 20px;">b. <u>A gable or dormer may encroach beyond the recession lines where it is:</u></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>(v) A recession line restriction shall not apply to accessory buildings or common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.</p> <p><u>Advice Note: Refer to Definitions for detail of the interpretation of recession planes.</u></p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Privacy effects.</u> • <u>Access to sunlight and the impacts of shading.</u> • <u>Effects upon access to views of significance.</u> • <u>Visual dominance and external appearance.</u> <p>41.5.12.5 For:</p> <p>a. Any non residential activity consented under Rule 41.4.9;</p> <p>a. Any medium density residential housing development consented under Rule 41.4.6.</p> <p>b. Sites smaller than 550 380m² created by subdivision.</p> <p>the maximum height of buildings may exceed the maximum height stated in (a) above, up to a maximum of 3 storeys or 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>	

Comment [MSOffice115]: RCL (632) Jacks Point Landowners, Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joans Williams (605).

Comment [MSOffice116]: RCL (631) and also for consistency with similar rules elsewhere in the PDP

Comment [MSOffice117]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and the Jacks Point Landowners.

Comment [MSOffice118]: RCL (632)

Comment [MSOffice119]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and the Jacks Point Landowners (insofar as this will assist the commercial viability of the Jacks Point village).

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
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
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%; <u>and</u></p> <p><u>On any site within the R(HD) and R(HD-SH) Activity Areas, buildings shall not exceed a maximum site coverage of 50%.</u></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> <ul style="list-style-type: none"> a. Residential activity consented under Rule 41.4.6 medium density residential housing, where a maximum site coverage of 70% shall apply; b. Any non-residential activity consented under Rule 41.4.7 where a maximum site coverage of 70% shall apply; c. This rule shall not apply to sites smaller than 550m² created by subdivision. <p><u>Except:</u></p> <ul style="list-style-type: none"> b. Residential activity in the R(JP), R(JP-SH), R(HD), and R(HD-SH) Activity Areas consented under Rule 41.4.6 (medium density residential development) or under Rule 27.7.11.3 or 27.6.1 shall not exceed a maximum site 	RD

Comment [MSOffice121]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and the Jacks Point Landowners.

Comment [MSOffice122]: No substantive change - simply shifted the rule to below.

Comment [MSOffice123]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and the Jacks Point Landowners (insofar as this will assist the commercial viability of the Jacks Point village).

Comment [MSOffice124]: Sally and Clive Geddes (540), Tim and Paula Williams (601), and Margaret Joans Williams (605) regarding coverage and difference in outcomes promoted in various portions (including Geddes' concerns re loss of the ODP 5% building coverage rule).

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	<p style="text-align: center;"><u>coverage of 55%.</u></p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • <u>Urban design.</u> • Effects on amenity values for neighbours; and, <u>the character of the Activity Area.</u> • Stormwater management. <p>41.5.15.2 Within the <u>Jacks Point</u> Village Activity Areas <u>maximum building coverage, calculated across the total Activity Area site coverage</u> shall not exceed <u>60%</u>.</p> <p>Discretion is restricted to the matters listed in <u>Rule clause (41.5.15.2-1)</u> above.</p> <p>41.5.15.3 Within the Village (Homestead Bay) Activity Area, <u>the maximum building coverage, calculated across the total Activity Area</u> shall not exceed <u>60% a maximum of 21,500 m².</u></p> <p><u>Discretion is restricted to the matters listed in Rule (41.5.15.1) above.</u></p>	<p style="text-align: center;">RD</p> <p style="text-align: center;">NC-RD</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>	<p style="text-align: center;">NC</p>
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>	<p style="text-align: center;">NC</p>
41.5.18	<p>Temporary and Permanent Storage of Vehicles</p> <p>Within the Tablelands <u>Landscape Protection Area</u> (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</p>	<p style="text-align: center;">NC</p>

Comment [SG125]: Sally and Clive Geddes (540), Tim and Paula Williams (601), Margaret Joans Williams (605), and the Jacks Point Landowners (as this reinstates the calculation technique/ rule from the ODP).

Comment [MSOffice126]: Jardine Family Trust and Remarkables Station Limited (715), Sally and Clive Geddes (540), Tim and Paula Williams (601), and Margaret Joans Williams (605).

Comment [MSOffice127]: Non substantive and consequent change resulting from re-numbering

Comment [MSOffice128]: Non substantive for legibility only

JACKS POINT ZONE 41

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance Status
	more than 7 days either side of an event.	
41.5.19	<p>Wetlands</p> <p>There shall be no development, landscaping, and/or earthworks within 7 metres of any Wetland area identified on the Structure Plan, <u>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, or to undertake ecological enhancement, including the removal of plant pests.</u></p>	NC

Comment [MSOffice129]: Jacks Point Residential No.2 et al (762)

41.6 Non-Notification of Applications

Comment [SG130]: Non substantive for legibility only

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

Comment [MSOffice131]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), Margaret Joans Williams (605), and the Jacks Point Landowners

41.6.2.2 Rule 41.4.7 Commercial activities, community and visitor accommodation

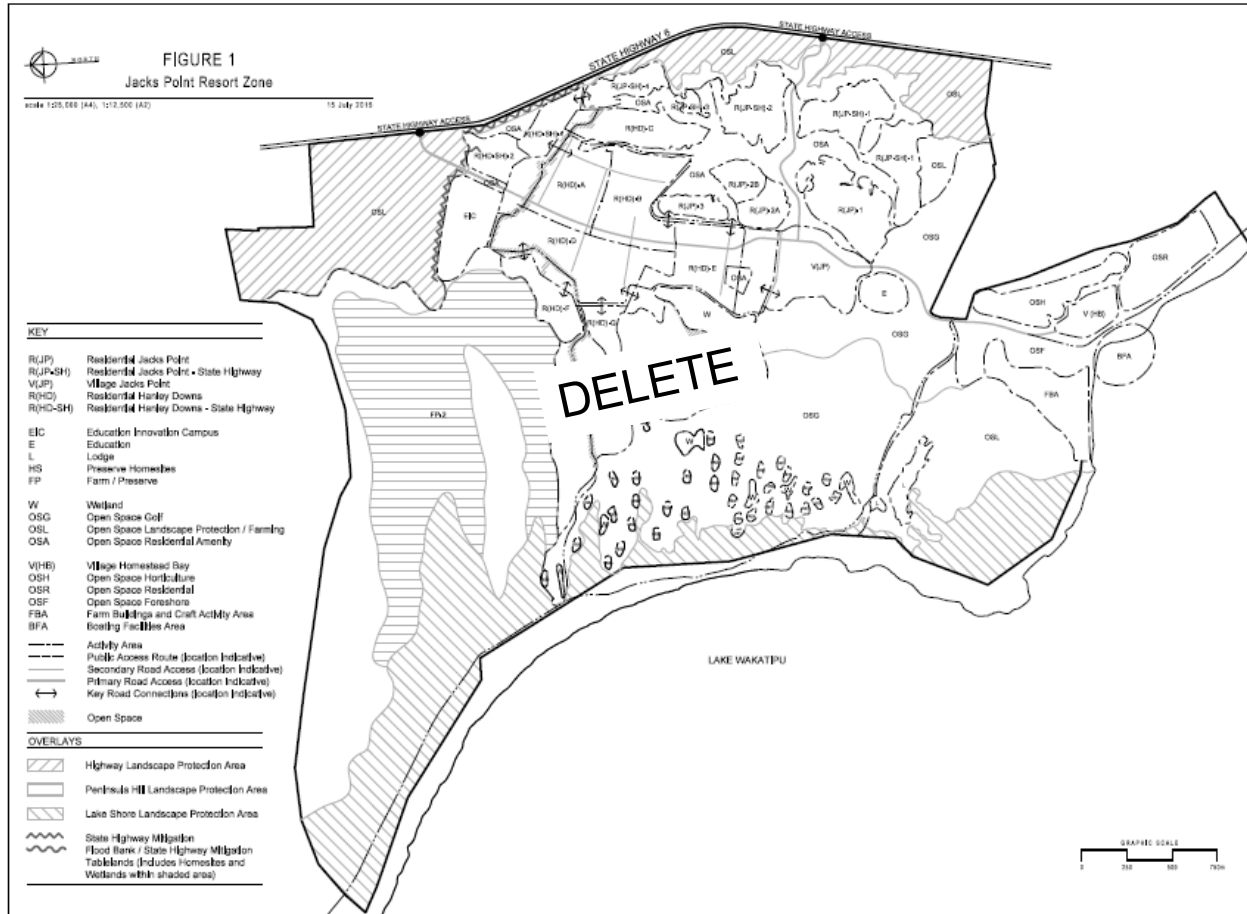
41.6.2.3 Rule 41.4.8 Sale of Liquor

41.6.2.4 Rule 41.5.5 Setbacks from Roads and Internal Boundaries

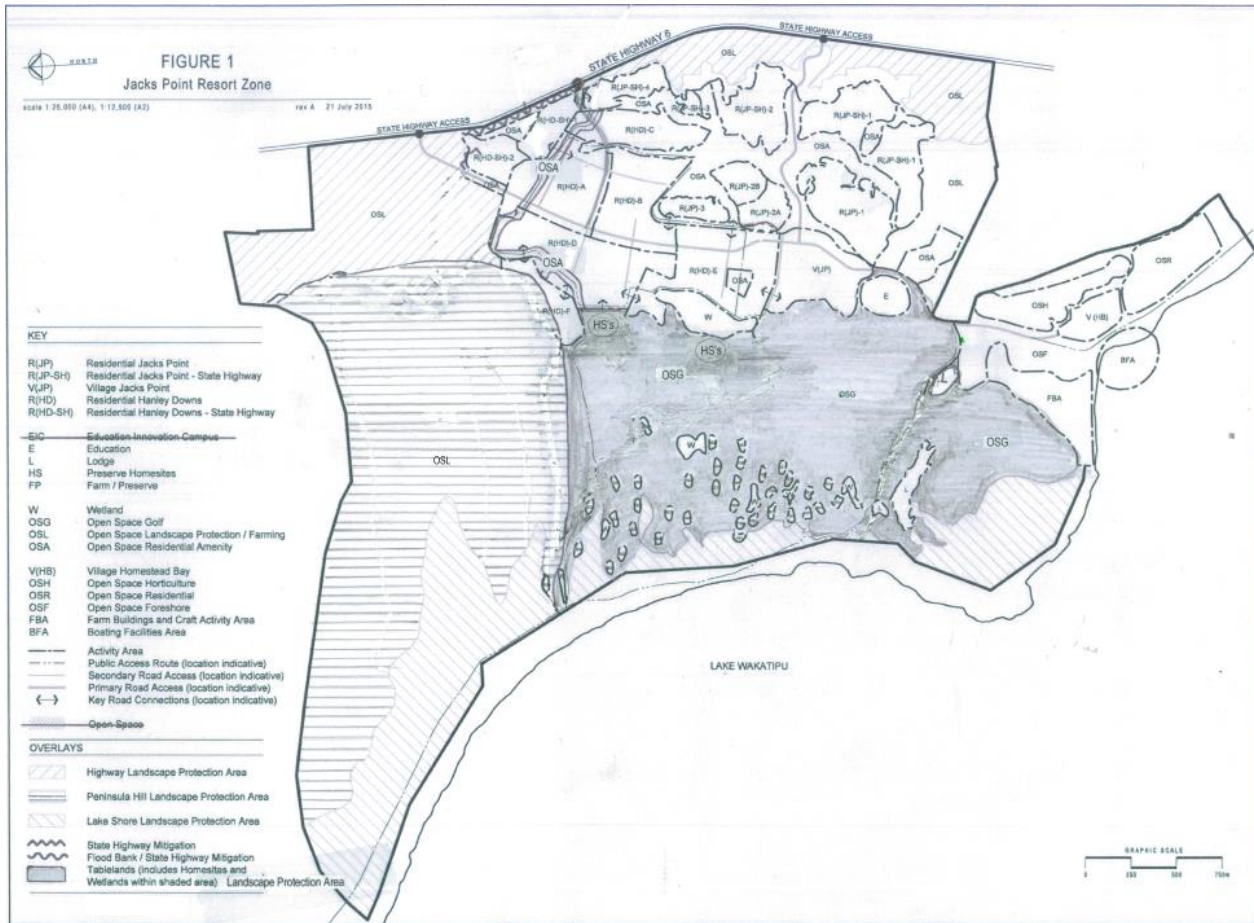
41.6.2.5 Rule 41.5.6 Access to the State Highway, only in respect of the New Zealand Transport Agency

Comment [MSOffice132]: Considered *ultra vires* for reasons outlined in the Council's legal submissions for Business Hearing Stream 8 dated 13 December 2016.

41.7 Structure Plan



JACKS POINT ZONE 41



JACKS POINT ZONE 41

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	

Comment [SG133]: Heading of table repeated on each page, for readability purposes.

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

JACKS POINT ZONE 41

TREES

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
<i>Myrsine divaricata</i>	Weeping mapou	x	x		x	x		x
<i>Olearia arborescens</i>	Southern Tree Daisy	x	x		x	x		x
<i>Olearia avicenniifolia</i>	Tree Daisy	x				x		x
<i>Olearia bullata</i>		x			x	x		x
<i>Olearia cymbifolia</i>		x	x		x	x		x
<i>Olearia fragrantissima</i>		x				x	x	
<i>Olearia hectori</i>		x			x	x		x
<i>Olearia lineata</i>	Tree Daisy	x	x		x	x		x
<i>Olearia nummulariaefolia</i>	Tree Daisy	x				x		x
<i>Olearia odorata</i>	Tree Daisy	x			x		x	
<i>Ozothamnus</i> sp.	Cottonwood	x			x	x		x
<i>Pimelea aridula</i>	NZ daphne	x			x	x		x
<i>Pseudopanax colensoi</i> var. <i>ternatus</i>	Mountain three finger		x	x	x	x		x

Comment [SG133]: Heading of table repeated on each page, for readability purposes.

GRASSES

<i>Aciphylla aurea</i>	Golden speargrass	x				x		x
<i>Aciphylla glaucescens</i>	Blue speargrass	x				x		x
<i>Astelia fragrans</i>	Bush lily		x	x	x		x	
<i>Astelia nervosa</i>	Mountain Astelia		x	x	x	x		x
<i>Carex coriacea</i>	NZ swamp sedge	x			x			x
<i>Carex maorica</i>	Carex	x	x		x			x
<i>Carex secta</i>	Purei	x	x		x			x
<i>Chionochloa conspicua</i>	Bush tussock	x	x		x	x		x
<i>Chionochloa rigida</i>	Narrow-leaved snow	x			x	x		x
<i>Chionochloa rubra</i>	Red Tussock	x			x	x		x
<i>Cortaderia richardii</i>	South Island Toeotoe	x			x	x		x
<i>Festuca novae zelandiae</i>	Hard tussock	x				x		x
<i>Juncus distegus</i>	Wiwi		x		x			x
<i>Juncus gregiflorus</i>	NZ soft rush		x		x			x
<i>Juncus sarophorus</i>	Wiwi	x	x		x			x
<i>Phormium cookianum</i>	Mountain flax	x			x	x		x
<i>Phormium tenax</i>	Harakeke/swamp flax	x			x	x		x
<i>Poa cita</i>	Silver tussock	x			x	x		x
<i>Schefflera digitata</i>	Seven finger	x	x		x	x	x	
<i>Schoenus pauciflorus</i>	Bog rush	x			x		x	
<i>Typha orientalis</i>	Raupo / bullrush	x			x			x

SUBDIVISION and DEVELOPMENT 27

Key:

Recommend changes to notified chapter recommended through the chapter 41 (Jacks Point) hearing are shown in double underlined text for additions and ~~strike through text~~ for deletions, Appendix 1 to the Jacks Point section 42A report, dated 17 January 2017.

Note: Only relevant provisions from Chapter 27 have been copied into this Appendix 1, not the whole chapter.

Red underlined text for additions and ~~strike through~~ text for deletions (or relocated text), Appendix 1 to Nigel Bryce's Right of Reply, dated 26 August 2016

Green underlined text for additions and ~~strike through~~ text for deletions, dated 29 July 2016 (Additional Information)

Red text in comment bubbles for additions as at 19 July 2016, which updates referencing in response to the Panel's Minute dated 7 July 2016 concerning references to PDP provisions.

Black underlined text for additions and ~~strike through~~ text for deletions or relocated, Appendix 1 to Nigel Bryce's s42A report, dated 29 June 2016.

SUBDIVISION and DEVELOPMENT 27

27.3 Location-specific objectives and policies

In addition to the district wide objectives and policies in Part 27.2, the following objectives and policies relate to subdivision in specific locations.

Comment [RC134]: Relocated from Notified Section 27.7 (page 15)

27.3.13 **Objective - Jacks Point Zone - Subdivision shall have regard to identified location specific opportunities and constraints identified within the Jacks Point Structure Plan located within Chapter 41.**

Comment [RC135]: Relocated from Notified Objective 27.7.14 (page 20)

Policies

27.3.13.4 Enable the creation of lots which breach the minimum lot size standard within the Hanley Downs Residential Activity Area of the Jacks Point Zone provided appropriate design controls are established to ensure a high quality urban design outcome and that effects on adjacent sites are avoided or minimised.

Comment [MSOffice136]: RCL (632)

27.3.13.5 Ensure that, where the minimum lot size standard is breached within either the Hanley Downs or Jacks Point Residential Activity Areas of the Jacks Point Zone, legally enforceable design controls are imposed on the title in relation to bulk and location and other design matters aimed at achieving a high quality urban design outcome and avoiding or minimising effects on adjacent sites.

Comment [MSOffice137]: Jacks Point Landowners, Sally and Clive Geddes (540), Margaret Joans Williams (605), and Tim and Paula Williams (601).

SUBDIVISION and DEVELOPMENT 27

27.5 Rules – Subdivision

27.5.1 All subdivision requires resource consent unless specified as a permitted activity. The abbreviations set out below are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

Comment [RC138]: Consequential clarification provision related to the recommended changes to the rules and activity status.

<u>P</u>	<u>Permitted</u>	<u>C</u>	<u>Controlled</u>
<u>RD</u>	<u>Restricted Discretionary</u>	<u>D</u>	<u>Discretionary</u>
<u>NC</u>	<u>Non Complying</u>	<u>PR</u>	<u>Prohibited</u>

	Subdivision Activities – District Wide	Activity status
<u>27.5.13</u> <u>27.5.15</u>	Within the Jacks Point Zone, subdivision that does not comply with the standards in Part 27.56 and location specific standards in part 27.87, <u>except excluding the creation of lots less than 380m² minimum lot in size within the R(HD) Activity Area shall be assessed as a restricted discretionary activity under Rule 27.7.11.3.</u>	D

Comment [RC139]: Relocated from Notified Rule 27.4.2(a) (page 10)

SUBDIVISION and DEVELOPMENT 27

27.6 Rules - Standards for Subdivision Activities

27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

Comment [RC140]: Relocated from Notified Rule 27.5.1 (page 11)

Zone		Minimum Lot Area
Jacks Point	Residential Activity Areas	380m ²
	FP-1 Activity Area	4000m² Average 2ha
	FP-2 Activity Area	2 hectares Average 40ha
	All other Activity Areas	Subdivision shall comply with the average density requirements set out in Rule 41.5.8.

Comment [MSOffice142]: Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), Margaret Joans Williams (605), the Jacks Point Landowners, and JPROA (765).

Comment [MSOffice143]: Sally and Clive Geddes (540), Tim and Paula Williams (601), Alexander Schrantz (195), Scope Resources (342), and Margaret Joans Williams (605).

Comment [RC141]: Submission 762.4

SUBDIVISION and DEVELOPMENT 27

27.7 Rules – Zone and Location Specific Standards

	Zone Specific Standards	Activity status
27.7.11	Jacks Point	
27.7.11.1	<p>Subdivision Activity failing to comply with the Jacks Point Structure Plan located within Chapter 41.7. For the purposes of interpreting this rule, the following shall apply:</p> <ul style="list-style-type: none"> a A variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Road, and their intersection with State Highway 6, shall be acceptable; b Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey; c Subdivision 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; d <u>The boundaries of Open Spaces Activity Areas are indicative and may be varied by up to 20 m</u> Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process. 	D
27.7.11.2	<p>Subdivision failing to comply with standards for the Jacks Point Zone Conservation Lots.</p> <p>i. Within the Farm Preserve 1 (FP-1) Activity Area, any subdivision shall:</p> <ul style="list-style-type: none"> a) Provide for the creation and management of open space, which may include native re-vegetation, within the “open space” areas shown on the Structure Plan, through the following: <ul style="list-style-type: none"> ii. The creation of a separate lot that can be transferred into the ownership of the body responsible for the management of the open space land within the zone; or iii. Hold within private ownership and protected by way of a covenant registered on the relevant title protecting that part of the site 	RD

Comment [MSOffice144]: RCL (632)

Comment [MSOffice145]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Margaret Joans Williams (605), the Jacks Point Landowners, and Tim and Paula Williams (601).

Comment [RC146]: Submission 762.7

SUBDIVISION and DEVELOPMENT 27

	Zone Specific Standards	Activity status
27.7.11.3	<p style="text-align: center;">from any future building development.</p> <p>Subdivision that fails to comply with the 380m² minimum lot size for subdivision within the Hanley Downs Residential Activity Areas of the Jacks Point Zone, part of the Jacks Point Zone.</p> <p>For Rules 27.7.11.2 and 27.7.11.3 discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> iv. Subdivision design; v. Traffic generation; vi. Access; and vii. Landscape and visual effects; and viii. <u>The design controls proposed to be secured through appropriate legal mechanisms, including in relation to building bulk and location, roadside fencing, window heights and locations, effects on the amenity of adjacent sites, and landscaping.</u> ix. The visibility of future development from State Highway 6 and Lake Wakatipu. x. Traffic, access. xi. Maintenance or enhancement of nature conservation values. xii. Creation of open space and infrastructure. 	RD

Comment [MSOffice147]: Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), and Tim and Paula Williams (601).

Comment [MSOffice148]: Non substantive; amended wording for improved legibility and consistency

Comment [MSOffice149]: Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joan Williams (605), and Jacks Point Landowners.

Comment [RC150]: Relocated from Notified Rule 27.8.9.1 and 27.8.9.2 (page 27)

SUBDIVISION and DEVELOPMENT 27

<u>27.7.4 Assessment Matters</u>	
	<ul style="list-style-type: none"> • <u>The assessment criteria identified under Rule 27.7.1.</u> • <u>The provision of public access routes, primary, secondary and key road connections.</u> • <u>Within the R(HD) Activity Areas, the extent to which the structure plan provides for the following matters:</u> <ul style="list-style-type: none"> - <u>The development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area.</u> - <u>Mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu.</u> - <u>Road and street designs.</u> - <u>The location and suitability of proposed open spaces.</u> - <u>Management responses to remove wilding trees.</u> • <u>Within the R(HD-SH) Activity Areas, the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6.</u> • <u>Within the R(HD) Activity Area of the Jacks Point Zone, the creation of sites sized between 380m² and 550m², without limiting any other matters of control that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over:</u> <ul style="list-style-type: none"> - <u>Building setbacks from boundaries.</u> - <u>Location and heights of garages and other accessory buildings.</u> - <u>Height limitations for parts of buildings, including recession plane requirements.</u> - <u>Window locations.</u> - <u>Building coverage.</u> - <u>Roadside fence heights.</u> • <u>Within the OS Activity Areas shown on the Jacks Point Zone Structure Plan, measures to provide for the establishment and management of open space, including native vegetation.</u> • <u>Within the R(HD) A - E Activity Areas, ensure cul-de-sacs are</u>

Comment [MSOffice151]: Improved legibility

SUBDIVISION and DEVELOPMENT 27

<u>27.7.4 Assessment Matters</u>	
	<p><u>straight (+/- 15 degrees).</u></p> <ul style="list-style-type: none"> • <u>In the R(HD) Activity Hanley Downs Areas of the Jacks Point Zone where subdivision of land within any Residential Activity Area results in allotments less than 380m² in area:</u> <ul style="list-style-type: none"> - <u>Those matters listed for consideration in relation to the creation of sites sized between 380m² and 550m² sites in the R(HD) Activity Area of the Jacks Point Zone, plus:</u> <ul style="list-style-type: none"> - <u>The extent to which such sites are configured:</u> <ul style="list-style-type: none"> ▪ <u>with good street frontage.</u> ▪ <u>to enable sunlight to existing and future residential units.</u> ▪ <u>To achieve an appropriate level of privacy between homes.</u> - <u>The extent to which parking, access and landscaping are configured in a manner which:</u> <ul style="list-style-type: none"> ▪ <u>minimises the dominance of driveways at the street edge.</u> ▪ <u>provides for efficient use of the land.</u> ▪ <u>maximises pedestrian and vehicular safety.</u> ▪ <u>addresses nuisance effects such as from vehicle lights.</u> - <u>The extent to which subdivision design satisfies:</u> <ul style="list-style-type: none"> ▪ <u>public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.</u> • <u>Whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.</u> • <u>Refer Policies 27.3.13.1 to 27.3.13.3.</u>

Comment [MSOffice152]: Improved legibility and consistency with the wording of other assessment matters.

Comment [MSOffice153]: Sally and Clive Geddes (540), and Tim and Paula Williams (601), Margaret Joan Williams (605), and Jacks Point Landowners.

Comment [RC154]: Relocated from Notified Rule 27.7.14.2 (page 20)

Appendix 2. List of Submitters and Recommended Decisions

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
19.19		Kain Fround		Support	Support the Jacks Point Zone	Accept in Part		Misc. General support
131.1		Joanna & Simon Taverner		Oppose	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.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1073.1	Greig Garthwaite		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1090.20	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point and Henley Downs are different to Homestead Bay and so it is logical to separate them and to have different zoning provisions for each.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1096.1	Peter & Carol Haythornthwaite		Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1103.1	Ben and Catherine Hudson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1108.1	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1114.1	Lingasen and Janet Moodley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1116.1	Stephen and Karen Pearson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1122.4	BSTGT Limited		Support	Seeks that the whole submissions be allowed.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1192.1	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1192.76	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1218.1	Grant and Cathy Boyd		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1225.1	David Martin and Margaret Poppleton		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1227.1	James and Elisabeth Ford		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1237.1	Kristi and Jonathan Howley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1247.1	Mark and Katherine Davies		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1250.1	Sonia and Grant Voldseth and McDonald		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1275.1	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1283.77	MJ and RB Williams and Brabant		Support	Uphold submission	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.1	FS1293.1	Joanna and Simon Taverner		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1299.1	Thomas Ibbotson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.1	FS1321.1	John and Mary Catherine Holland		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
131.15		Joanna & Simon Taverner		Other	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1073.15	Greig Garthwaite		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1096.15	Peter & Carol Haythornthwaite		Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1103.15	Ben and Catherine Hudson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1108.15	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1114.15	Lingasen and Janet Moodley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1116.15	Stephen and Karen Pearson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1122.18	BSTGT Limited		Support	Seeks that the whole submissions be allowed.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1192.15	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1192.90	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1218.15	Grant and Cathy Boyd		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1225.15	David Martin and Margaret Poppleton		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1227.15	James and Elisabeth Ford		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1237.15	Kristi and Jonathan Howley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1247.15	Mark and Katherine Davies		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.15	FS1250.15	Sonia and Grant Voldseth and McDonald		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1275.15	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1293.15	Joanna and Simon Taverner		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1299.15	Thomas Ibbotson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.15	FS1321.15	John and Mary Catherine Holland		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
131.8		Joanna & Simon Taverner		Support	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.	Accept		The creation of separate resort zones within the District
131.8	FS1073.8	Greig Garthwaite		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1096.8	Peter & Carol Haythornthwaite		Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept		The creation of separate resort zones within the District
131.8	FS1103.8	Ben and Catherine Hudson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1108.8	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept		The creation of separate resort zones within the District
131.8	FS1114.8	Lingasen and Janet Moodley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1116.8	Stephen and Karen Pearson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1122.11	BSTGT Limited		Support	Seeks that the whole submissions be allowed.	Accept		The creation of separate resort zones within the District
131.8	FS1192.8	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1192.83	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1218.8	Grant and Cathy Boyd		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1225.8	David Martin and Margaret Poppleton		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1227.8	James and Elisabeth Ford		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1237.8	Kristi and Jonathan Howley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1247.8	Mark and Katherine Davies		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1250.8	Sonia and Grant Voldseth and McDonald		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.8	FS1275.8	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		The creation of separate resort zones within the District
131.8	FS1293.8	Joanna and Simon Taverner		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1299.8	Thomas Ibbotson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
131.8	FS1321.8	John and Mary Catherine Holland		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		The creation of separate resort zones within the District
185.1		James & Elisabeth Ford		Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
185.1	FS1090.36	Jardine Family Trust and Remarkables Station Limited		Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
185.1	FS1275.22	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
185.1	FS1283.2	MJ and RB Williams and Brabant		Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
185.2		James & Elisabeth Ford		Not Stated	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.	Reject		Effects on residents, neighbouring properties
185.2	FS1275.23	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
195.1		Alexander Schrantz		Oppose	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	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1073.17	Greig Garthwaite		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1103.17	Ben and Catherine Hudson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1108.17	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks no change to the existing Open Space and Landscape Protection Area zoning; no Farm Preserve Activity Areas.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1114.17	Lingasen and Janet Moodley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1116.17	Stephen and Karen Pearson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1128.1	Wei Heng Fong		Support	Support in part. Seeks that the proposed further development of the Tablelands as indicated in the Farm Preserve Activity Areas be disallowed.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
195.1	FS1192.17	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1192.92	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1218.17	Grant and Cathy Boyd		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1225.17	David Martin and Margaret Poppleton		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1227.17	James and Elisabeth Ford		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1237.17	Kristi and Jonathan Howley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1247.17	Mark and Katherine Davies		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1250.17	Sonia and Grant Voldseth and McDonald		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1275.24	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1277.146	Jacks Point Residents and Owners Association		Support	Supports and Opposes. Supports the comments in the submission regarding the rigour applied to Jacks Point and notes that that rigour is best achieved through the JPZ as notified. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1283.102	MJ and RB Williams and Brabant		Support	Uphold submission	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1293.17	Joanna and Simon Taverner		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1299.17	Thomas Ibbotson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
195.1	FS1321.17	John and Mary Catherine Holland		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Changes to the Structure Plan (open space and farm preserve areas) / landscape, visual amenity, character issues/ public access issues
207.1		Julie & William Jamieson		Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
207.1	FS1090.37	Jardine Family Trust and Remarkables Station Limited		Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
207.1	FS1275.27	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
207.1	FS1283.3	MJ and RB Williams and Brabant		Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
207.2		Julie & William Jamieson		Other	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.	Reject		Effects on residents, neighbouring properties
207.2	FS1275.28	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
246.1		Amy Bayliss		Oppose	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.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
246.1	FS1090.22	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point and Henley Downs are different to Homestead Bay and so it is logical to separate them and to have different zoning provisions for each.	Reject		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and charcter)
246.1	FS1275.29	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and charcter)
246.1	FS1283.42	MJ and RB Williams and Brabant		Support	Uphold submission	Reject		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and charcter)
246.15		Amy Bayliss		Other	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ separate zones within Jacks Point/ retain the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
246.15	FS1275.43	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Separate resort zones within the District/ separate zones within Jacks Point/ retain the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
246.8		Amy Bayliss		Other	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.	Reject		The creation of separate resort zones within the District
246.8	FS1275.36	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		The creation of separate resort zones within the District
259.1		Duncan & Sheena Ashford & Ashford-Tait		Oppose	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.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
259.1	FS1090.23	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point and Henley Downs are different to Homestead Bay and so it is logical to separate them and to have different zoning provisions for each.	Accept		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and charcter)
259.1	FS1275.46	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and charcter)
259.1	FS1283.35	MJ and RB Williams and Brabant		Support	Uphold submission	Accept		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and charcter)
259.15		Duncan & Sheena Ashford & Ashford-Tait		Other	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
259.15	FS1275.60	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
259.8		Duncan & Sheena Ashford & Ashford-Tait		Support	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.	Accept		The creation of separate resort zones within the District
259.8	FS1275.53	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		The creation of separate resort zones within the District
284.1		Maria & Matthew Thomson		Oppose	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.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
284.1	FS1090.24	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point and Henley Downs are different to Homestead Bay and so it is logical to separate them and to have different zoning provisions for each.	Accept		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
284.1	FS1275.63	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
284.1	FS1283.84	MJ and RB Williams and Brabant		Support	Uphold submission	Accept		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
284.15		Maria & Matthew Thomson		Other	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
284.15	FS1275.77	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
284.8		Maria & Matthew Thomson		Support	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.	Accept		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
284.8	FS1275.70	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
316.16		Karen Page		Other	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
316.16	FS1219.154	Bravo Trustee Company		Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
316.2		Karen Page		Oppose	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).	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
316.2	FS1090.21	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point and Henley Downs are different to Homestead Bay and so it is logical to separate them and to have different zoning provisions for each.	Reject		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and charcter)
316.2	FS1219.140	Bravo Trustee Company		Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Accept in Part		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and charcter)
316.2	FS1275.79	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		retain separate zones within wider Jacks Point area (subdivision, landscape, built form, and charcter)
316.2	FS1283.6	MJ and RB Williams and Brabant		Support	Uphold submission	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
316.9		Karen Page		Support	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.	Accept		The creation of separate resort zones within the District
316.9	FS1219.147	Bravo Trustee Company		Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		The creation of separate resort zones within the District
540.1		Clive and Sally Geddes		Oppose	Retain by amendment to the PDP the existing Jacks Point Resort Zone Objective, Policies, Rules and assessment criteria.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1073.19	Greig Garthwaite		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1090.19	Jardine Family Trust and Remarkables Station Limited		Oppose	Disallow. The proposed district plan has been prepared in response to the issues facing the district. These issues have evolved as the Jacks Point Zone has evolved. As a result the proposed plan establishes new objectives, policies and rules to address current issues. The proposed plan better addresses these issues than the operative plan.	Reject		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1103.19	Ben and Catherine Hudson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1108.19	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1114.19	Lingasen and Janet Moodley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1116.19	Stephen and Karen Pearson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1192.19	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1192.94	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1218.19	Grant and Cathy Boyd		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1225.19	David Martin and Margaret Poppleton		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1227.19	James and Elisabeth Ford		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1237.19	Kristi and Jonathan Howley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1247.19	Mark and Katherine Davies		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1250.19	Sonia and Grant Voldseth and McDonald		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
540.1	FS1275.96	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1277.130	Jacks Point Residents and Owners Association		Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 or suggests that JPROA residents or the JPROA has not been consulted, the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1283.4	MJ and RB Williams and Brabant		Support	Uphold submission	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1293.19	Joanna and Simon Taverner		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1299.19	Thomas Ibbotson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.1	FS1321.19	John and Mary Catherine Holland		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4		Clive and Sally Geddes		Oppose	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;	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1073.22	Greig Garthwaite		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1103.22	Ben and Catherine Hudson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1108.22	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1114.22	Lingasen and Janet Moodley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1116.22	Stephen and Karen Pearson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1192.22	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1192.97	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1218.22	Grant and Cathy Boyd		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1225.22	David Martin and Margaret Poppleton		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1227.22	James and Elisabeth Ford		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1237.22	Kristi and Jonathan Howley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1247.22	Mark and Katherine Davies		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1250.22	Sonia and Grant Voldseth and McDonald		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone
540.4	FS1275.99	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain operative provisions for jacks point portion and create a new Hanley Downs Zone

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
540.4	FS1277.133	Jacks Point Residents and Owners Association		Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 or suggests that JPROA residents or the JPROA has not been consulted, the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept in Part		Retain operative provisions for Jacks Point portion and create a new Hanley Downs Zone
540.4	FS1283.5	MJ and RB Williams and Brabant		Support	Uphold submission	Accept in Part		Retain operative provisions for Jacks Point portion and create a new Hanley Downs Zone
540.4	FS1293.22	Joanna and Simon Taverner		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for Jacks Point portion and create a new Hanley Downs Zone
540.4	FS1299.22	Thomas Ibbotson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for Jacks Point portion and create a new Hanley Downs Zone
540.4	FS1321.22	John and Mary Catherine Holland		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain operative provisions for Jacks Point portion and create a new Hanley Downs Zone
547.10		J M Smith, Bravo Trustee Company Limited & S A Freeman		Not Stated	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.1		J M Smith, Bravo Trustee Company Limited & S A Freeman		Not Stated	That Jacks Point Zone should be split from the Millbrook and Waterfall Park Zones	Accept		The creation of separate resort zones within the District
547.1	FS1275.102	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		The creation of separate resort zones within the District
547.10	FS1275.111	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.1	FS1277.136	Jacks Point Residents and Owners Association		Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept		The creation of separate resort zones within the District
547.10	FS1277.145	Jacks Point Residents and Owners Association		Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.3		J M Smith, Bravo Trustee Company Limited & S A Freeman		Not Stated	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.	Accept		Misc. Providing for a range of housing
547.3	FS1275.104	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
547.3	FS1277.138	Jacks Point Residents and Owners Association		Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept in Part		Misc. Providing for a range of housing

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
547.4		J M Smith, Bravo Trustee Company Limited & S A Freeman		Not Stated	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; 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.	Reject		Separate zones within Jacks Point
547.4	FS1090.7	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point, Homestead Bay and Henley Downs have different characteristics. Therefore they should not be considered together with the same objectives, policies and rules. The proposed plan includes objectives, policies and rules that better address issues at Homestead Bay.	Reject		Separate zones within Jacks Point
547.4	FS1275.105	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Separate zones within Jacks Point
547.4	FS1277.139	Jacks Point Residents and Owners Association		Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Reject		Separate zones within Jacks Point
547.4	FS1283.14	MJ and RB Williams and Brabant		Support	Uphold submission	Reject		Separate zones within Jacks Point
547.9		J M Smith, Bravo Trustee Company Limited & S A Freeman		Not Stated	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.	Reject		Infrastructure, servicing , and roading
547.9	FS1275.110	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing , and roading
547.9	FS1277.144	Jacks Point Residents and Owners Association		Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Reject		Infrastructure, servicing , and roading
547.9	FS1283.19	MJ and RB Williams and Brabant		Support	Uphold submission	Reject		Infrastructure, servicing , and roading
567.20		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust		Not Stated	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Lodge Activity Area provisions
567.20	FS1275.125	"Jacks Point" (Submitter number 762 and 856)		Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept in Part		Lodge Activity Area provisions
576.1		Neville Andrews		Oppose	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.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
576.1	FS1090.8	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point, Homestead Bay and Henley Downs have different characteristics. Therefore they should not be considered together with the same objectives, policies and rules. The proposed plan includes objectives, policies and rules that better address issues at Homestead Bay.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
576.1	FS1275.127	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
576.15		Neville Andrews		Not Stated	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
576.15	FS1275.141	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
576.8		Neville Andrews		Oppose	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.	Accept		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
576.8	FS1275.134	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
582.1		Tony & Bev Moran		Oppose	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.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
582.1	FS1090.25	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point and Henley Downs are different to Homestead Bay and so it is logical to separate them and to have different zoning provisions for each.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
582.1	FS1275.144	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
582.1	FS1283.63	MJ and RB Williams and Brabant		Support	Uphold submission	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
582.15		Tony & Bev Moran		Not Stated	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
582.15	FS1275.158	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
582.8		Tony & Bev Moran		Support	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.	Accept		The creation of separate resort zones within the District
582.8	FS1275.151	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		The creation of separate resort zones within the District

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
601.6		Tim & Paula Williams		Other	Make any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons. Opposed to FP-1.
601.6	FS1073.30	Greig Garthwaite		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1103.30	Ben and Catherine Hudson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1108.30	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1114.30	Lingasen and Janet Moodley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1116.30	Stephen and Karen Pearson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1192.105	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1192.30	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1218.30	Grant and Cathy Boyd		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1225.30	David Martin and Margaret Poppleton		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1227.30	James and Elisabeth Ford		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1237.30	Kristi and Jonathan Howley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1247.30	Mark and Katherine Davies		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1250.30	Sonia and Grant Voldseth and McDonald		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1275.166	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1283.27	MJ and RB Williams and Brabant		Support	Uphold submission	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1293.30	Joanna and Simon Taverner		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
601.6	FS1299.30	Thomas Ibbotson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.6	FS1321.30	John and Mary Catherine Holland		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
603.1		Alpine Trust		Not Stated	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. OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in the submission.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion (except permit residential buildings, splitting it from other resort zones, enabling growth of the village and a range of housing) and separate JP portion from rest of JP areas; for urban design, character, amenity, and landscape reasons
603.1	FS1090.54	Jardine Family Trust and Remarkables Station Limited		Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion (except permit residential buildings, splitting it from other resort zones, enabling growth of the village and a range of housing) and separate JP portion from rest of JP areas; for urban design, character, amenity, and landscape reasons
603.1	FS1275.168	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Reinstate the ODP provisions for Jacks Point portion (except permit residential buildings, splitting it from other resort zones, enabling growth of the village and a range of housing) and separate JP portion from rest of JP areas; for urban design, character, amenity, and landscape reasons
603.1	FS1283.1	MJ and RB Williams and Brabant		Support	Uphold submission	Accept in Part		Reinstate the ODP provisions for Jacks Point portion (except permit residential buildings, splitting it from other resort zones, enabling growth of the village and a range of housing) and separate JP portion from rest of JP areas; for urban design, character, amenity, and landscape reasons
605.1		Margaret Joans Williams		Not Stated	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.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1073.32	Greig Garthwaite		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1090.15	Jardine Family Trust and Remarkables Station Limited		Support	Disallow. The Proposed District Plan adequately addresses the amenity expected by residents and the requirement for further development in the zone.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1103.32	Ben and Catherine Hudson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1108.32	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1114.32	Lingasen and Janet Moodley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1116.32	Stephen and Karen Pearson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1192.107	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1192.32	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
605.1	FS1218.32	Grant and Cathy Boyd		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1225.32	David Martin and Margaret Poppleton		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1227.32	James and Elisabeth Ford		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1237.32	Kristi and Jonathan Howley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1247.32	Mark and Katherine Davies		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1250.32	Sonia and Grant Voldseth and McDonald		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1275.171	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1293.32	Joanna and Simon Taverner		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1299.32	Thomas Ibbotson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.1	FS1321.32	John and Mary Catherine Holland		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		separate zones within the Jacks Point zone and retain the operative provisions for the Jacks Point part of the zone
605.2		Margaret Joans Williams		Not Stated	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.	Accept in Part		Open space areas (provisions)
605.2	FS1073.33	Greig Garthwaite		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1103.33	Ben and Catherine Hudson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1108.33	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1114.33	Lingasen and Janet Moodley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1116.33	Stephen and Karen Pearson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1192.108	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1192.33	Murray and Jennifer Butler		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1218.33	Grant and Cathy Boyd		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1225.33	David Martin and Margaret Poppleton		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1227.33	James and Elisabeth Ford		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1237.33	Kristi and Jonathan Howley		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
605.2	FS1247.33	Mark and Katherine Davies		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1250.33	Sonia and Grant Voldseth and McDonald		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1275.172	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Open space areas (provisions)
605.2	FS1293.33	Joanna and Simon Taverner		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1299.33	Thomas Ibbotson		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
605.2	FS1321.33	John and Mary Catherine Holland		Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
632.88		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks		Not Stated	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.	Accept in Part		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.88	FS1219.89	Bravo Trustee Company		Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.88	FS1252.89	Tim & Paula Williams		Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.88	FS1275.264	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter wishes to clarify that the part of the indicative track alignment shown on the structure plan in R(HD)-E should be relocated to the property north and east of the legal road and along the road before turning into R(HD)-D to provide practical recreation linkages. Seeks to disallow the change to the Structure Plan. Refine the area of open space adjoining the wetland area.	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.88	FS1277.92	Jacks Point Residents and Owners Association		Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.88	FS1283.202	MJ and RB Williams and Brabant		Oppose	Reject submission	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.88	FS1316.88	Harris-Wingrove Trust		Oppose	Submission be disallowed	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.89		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks		Not Stated	Retain all provisions in Section 41 not otherwise submitted upon in this submission as notified.	Accept in Part		Misc. General support
632.89	FS1219.90	Bravo Trustee Company		Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject		

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.89	FS1252.90	Tim & Paula Williams		Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.89	FS1275.262	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.89	FS1277.93	Jacks Point Residents and Owners Association		Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		
632.89	FS1283.203	MJ and RB Williams and Brabant		Oppose	Reject submission	Reject		
632.89	FS1316.89	Harris-Wingrove Trust		Oppose	Submission be disallowed	Reject		
645.1		Christine Cunningham		Oppose	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.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
645.1	FS1090.16	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point and Henley Downs are different to Homestead Bay and so it is logical to separate them and to have different zoning provisions for each.	Reject		separate zones (as Hanley Downs rules will not achieve Jacks Point obj and pols)
645.1	FS1108.36	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
645.1	FS1275.266	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
645.1	FS1283.49	MJ and RB Williams and Brabant		Support	Uphold submission	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
645.15		Christine Cunningham		Not Stated	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
645.15	FS1108.50	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
645.15	FS1275.280	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
645.8		Christine Cunningham		Not Stated	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.	Accept		The creation of separate resort zones within the District
645.8	FS1108.43	Christine and Neville Cunningham		Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept		The creation of separate resort zones within the District
645.8	FS1275.273	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		The creation of separate resort zones within the District

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
647.1		Scott Sanders		Oppose	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.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
647.1	FS1090.26	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point and Henley Downs are different to Homestead Bay and so it is logical to separate them and to have different zoning provisions for each.	Reject		separate zones (as Hanley Downs rules will not achieve Jacks Point obj and pols)
647.1	FS1275.283	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
647.1	FS1283.70	MJ and RB Williams and Brabant		Support	Uphold submission	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
647.15		Scott Sanders		Not Stated	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
647.15	FS1275.297	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
647.8		Scott Sanders		Not Stated	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.	Accept		The creation of separate resort zones within the District
647.8	FS1275.290	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		The creation of separate resort zones within the District
735.1		Russell Tilsley & Joanne Ruthven		Oppose	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.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
735.1	FS1090.27	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point and Henley Downs are different to Homestead Bay and so it is logical to separate them and to have different zoning provisions for each.	Reject		separate zones (as Hanley Downs rules will not achieve Jacks Point obj and pols)
735.1	FS1275.300	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		
735.1	FS1283.28	MJ and RB Williams and Brabant		Support	Uphold submission	Reject		
735.15		Russell Tilsley & Joanne Ruthven		Not Stated	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
735.15	FS1275.314	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		
735.8		Russell Tilsley & Joanne Ruthven		Not Stated	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.	Accept		The creation of separate resort zones within the District
735.8	FS1275.307	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
757.1		Otago Polytechnic		Support	"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..."	Accept in Part		Provision for education, commercial, and health (non res) activities (EIC and Education (E) activity areas)
757.1	FS1283.112	MJ and RB Williams and Brabant		Oppose	Reject submission. If there is to be provision for an Education Precinct and Campus this should only be if the Hanley Downs development (including the proposed precinct and campus) are in a separate zone.	Reject		
762.10		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		Other	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".	Accept		Misc. Minor re-drafting
762.10	FS1277.156	Jacks Point Residents and Owners Association		Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept		
762.10	FS1316.137	Harris-Wingrove Trust		Oppose	Submission be disallowed	Reject		
765.6		Jacks Point Residents & Owners Association Inc.		Oppose	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.	Accept in Part		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
765.6	FS1073.41	Greig Garthwaite		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1103.41	Ben and Catherine Hudson		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1108.82	Christine and Neville Cunningham		Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Accept in Part		
765.6	FS1114.41	Lingasen and Janet Moodley		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1116.41	Stephen and Karen Pearson		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1122.26	BSTGT Limited		Support	Seeks that the whole submissions be allowed.	Accept in Part		
765.6	FS1192.116	Murray and Jennifer Butler		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1192.41	Murray and Jennifer Butler		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1218.41	Grant and Cathy Boyd		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.6	FS1219.126	Bravo Trustee Company		Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		
765.6	FS1225.41	David Martin and Margaret Poppleton		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1227.41	James and Elisabeth Ford		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1237.41	Kristi and Jonathan Howley		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1247.41	Mark and Katherine Davies		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1250.41	Sonia and Grant Voldseth and McDonald		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1252.126	Tim & Paula Williams		Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		
765.6	FS1283.236	MJ and RB Williams and Brabant		Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		
765.6	FS1293.41	Joanna and Simon Taverner		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1299.41	Thomas Ibbotson		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1316.122	Harris-Wingrove Trust		Oppose	Submission be disallowed	Reject		
765.6	FS1321.41	John and Mary Catherine Holland		Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		
765.6	FS1346.9	Vivo Capital Limited		Oppose	Disallow relief sought.	Reject		

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
770.1		Fiordland Tablelands Limited		Oppose	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.	Accept in Part		Procedural issue/ changes to the Structure Plan in relation to FP-1 AA
770.1	FS1275.316	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		
787.1		Westenberg Family Trust		Oppose	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.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
787.1	FS1275.319	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		
787.1	FS1283.91	MJ and RB Williams and Brabant		Support	Uphold submission	Reject		
787.15		Westenberg Family Trust		Oppose	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
787.15	FS1275.333	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		
787.8		Westenberg Family Trust		Support	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.	Accept		The creation of separate resort zones within the District
787.8	FS1275.326	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		
789.7		Vivo Capital Limited		Oppose	Any other additional or consequential relief to the Proposed Plan, that will give effect to the matters set out in this submission.	Reject		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.7	FS1275.342	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and reduces open space and landscape values, disallow the submission.	Accept in Part		
789.7	FS1277.122	Jacks Point Residents and Owners Association		Oppose	Opposes. Believes that it will reduce open space, detract from landscape values and put increased pressure on infrastructure. The expansion is contrary to the master plan, and the Structure Plan. Seeks this submission be disallowed.	Accept		
789.7	FS1283.211	MJ and RB Williams and Brabant		Oppose	Reject submission The area of land has no sensible connection to the Jacks Point zone. The request is purely opportunistic and ought to be rejected. If there was merit in the proposed re-zoning it would be as an addition to a separate Hanley Downs zone.	Accept		

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
789.7	FS1303.8	RCL Queenstown PTY Limited (RCL)		Oppose	Opposes the submitter's view. Agrees that this submission gives effect to the District Plan objectives and policies around ensuring urban development is not highly or readily visible from the state highway. Does not agree that the urban form of Jacks Point and believes this would result in an inefficient zoning regime. Seeks that significant information gaps to be reported, such as infrastructure, landscape, land contamination, hazards and transport.	Accept		
802.1		Harris-Wingrove Trust		Oppose	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.	Reject		Separate zones within wider Jacks Point area (subdivision, landscape, built form, and character)
802.1	FS1090.28	Jardine Family Trust and Remarkables Station Limited		Support	Allow. Jacks Point and Henley Downs are different to Homestead Bay and so it is logical to separate them and to have different zoning provisions for each.	Reject		separate zones (as Hanley Downs rules will not achieve Jacks Point obj and pols)
802.1	FS1275.344	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		
802.1	FS1283.56	MJ and RB Williams and Brabant		Support	Uphold submission	Reject		
802.15		Harris-Wingrove Trust		Oppose	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Separate resort zones within the District/ retaining separate zones within Jacks Point/ retaining the ODP provisions for the Jacks Point portion except for permitting residential buildings, changes to the village, and a range of housing.
802.15	FS1275.358	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		
802.8		Harris-Wingrove Trust		Support	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.	Accept		The creation of separate resort zones within the District
802.8	FS1275.351	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		
855.1		RCL Queenstown Pty Ltd, RCL Henley Down Ltd, RCL Jacks Point Ltd (RCL)		Other	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.	Accept		Roading/ changes to the Structure Plan
855.1	FS1069.1	The Triumph Trust		Support	I seek that the whole of the submission be allowed.	Accept		Roading/ changes to the Structure Plan
855.1	FS1092.32	NZ Transport Agency		Oppose	That the submission 855.1 be disallowed.	Reject		Roading/ changes to the Structure Plan

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
855.1	FS1219.137	Bravo Trustee Company		Oppose	The submitter agrees that the submission does not promote or give effect to Part 2 of the Act. Believes that matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that The Jacks Point zone has been premised on a secondary access being provided from the Woolshed Bay Road intersection. Assures that this has been promoted by entities associated with Submitter 855 through various processes including PC44. States that no analysis has been provided to identify what the 'issues' noted in submission 855 are such that access via Woolshed Bay should not be required. Alerts that an alternative access to the State Highway may result in adverse effects and inefficiencies in providing the most appropriate additional access point to the Jacks Point Zone as a whole.	Reject		Roading/ changes to the Structure Plan
855.1	FS1252.137	Tim & Paula Williams		Oppose	The submitter opposes and agrees that it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The Jacks Point zone has been premised on a secondary access being provided from the Woolshed Bay Road intersection. This has been promoted by entities associated with Submitter 855 through various processes including PC44. No analysis has been provided to identify what the 'issues' noted in submission 855 are such that access via Woolshed Bay should not be required. Alerts that an alternative access to the State Highway may result in adverse effects and inefficiencies in providing the most appropriate additional access point to the Jacks Point Zone as a whole. The submitter seeks the submission be disallowed.	Reject		Roading/ changes to the Structure Plan
855.1	FS1275.360	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		Roading/ changes to the Structure Plan
855.1	FS1277.123	Jacks Point Residents and Owners Association		Oppose	Opposes. Believes that the effects of a new access are unknown and therefore opposed. Seeks this submission be disallowed.	Reject		Roading/ changes to the Structure Plan
855.1	FS1283.114	MJ and RB Williams and Brabant		Oppose	Reject submission. The Hanley Downs development area should not be accessed from Woolshed Road for any purposes. All access from SH6 should be from an appropriately designed intersection capable of taking all construction, residential and other traffic, and constructed and operational before any traffic movements associated with development commence.	Reject		Roading/ changes to the Structure Plan
855.1	FS1316.133	Harris-Wingrove Trust		Oppose	Submission be disallowed	Reject		Roading/ changes to the Structure Plan
855.1	FS1339.1	Scope Resources Limited and Southern Beaver Limited		Support	In the event the Jacks Point zone is considered appropriate by the Council we seek that the Jacks Point Zone, structure plan and rules be amended to enable State Highway access via Lot 3 DP 475609.	Accept		Roading/ changes to the Structure Plan
131.11		Joanna & Simon Taverner	41.1 Zone Purpose	Other	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.	Accept		Misc. Providing for a range of housing
131.11	FS1073.11	Greig Garthwaite	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1096.11	Peter & Carol Haythornthwaite	41.1 Zone Purpose	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept		Misc. Providing for a range of housing
131.11	FS1103.11	Ben and Catherine Hudson	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1108.11	Christine and Neville Cunningham	41.1 Zone Purpose	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept		Misc. Providing for a range of housing
131.11	FS1114.11	Lingasen and Janet Moodley	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1116.11	Stephen and Karen Pearson	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1122.14	BSTGT Limited	41.1 Zone Purpose	Support	Seeks that the whole submissions be allowed.	Accept		Misc. Providing for a range of housing

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.11	FS1192.11	Murray and Jennifer Butler	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1192.86	Murray and Jennifer Butler	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1218.11	Grant and Cathy Boyd	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1225.11	David Martin and Margaret Poppleton	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1227.11	James and Elisabeth Ford	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1237.11	Kristi and Jonathan Howley	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1247.11	Mark and Katherine Davies	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1250.11	Sonia and Grant Voldseth and McDonald	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1275.11	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
131.11	FS1293.11	Joanna and Simon Taverner	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1299.11	Thomas Ibbotson	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.11	FS1321.11	John and Mary Catherine Holland	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Misc. Providing for a range of housing
131.12		Joanna & Simon Taverner	41.1 Zone Purpose	Other	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.	Reject		Infrastructure, servicing, and roading
131.12	FS1073.12	Greig Garthwaite	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1096.12	Peter & Carol Haythornthwaite	41.1 Zone Purpose	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Reject		Infrastructure, servicing, and roading
131.12	FS1103.12	Ben and Catherine Hudson	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1108.12	Christine and Neville Cunningham	41.1 Zone Purpose	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
131.12	FS1114.12	Lingasen and Janet Moodley	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1116.12	Stephen and Karen Pearson	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1122.15	BSTGT Limited	41.1 Zone Purpose	Support	Seeks that the whole submissions be allowed.	Reject		Infrastructure, servicing, and roading
131.12	FS1192.12	Murray and Jennifer Butler	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1192.87	Murray and Jennifer Butler	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1218.12	Grant and Cathy Boyd	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.12	FS1225.12	David Martin and Margaret Poppleton	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1227.12	James and Elisabeth Ford	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1237.12	Kristi and Jonathan Howley	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1247.12	Mark and Katherine Davies	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1250.12	Sonia and Grant Voldseth and McDonald	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1275.12	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
131.12	FS1283.82	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
131.12	FS1293.12	Joanna and Simon Taverner	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1299.12	Thomas Ibbotson	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
131.12	FS1321.12	John and Mary Catherine Holland	41.1 Zone Purpose	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Infrastructure, servicing, and roading
246.11		Amy Bayliss	41.1 Zone Purpose	Other	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.	Accept		Misc. Providing for a range of housing
246.11	FS1275.39	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
246.12		Amy Bayliss	41.1 Zone Purpose	Other	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.	Reject		Infrastructure, servicing, and roading
246.12	FS1275.40	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
246.12	FS1283.47	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
259.11		Duncan & Sheena Ashford & Ashford-Tait	41.1 Zone Purpose	Other	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.	Accept		Misc. Providing for a range of housing
259.11	FS1275.56	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
259.12		Duncan & Sheena Ashford & Ashford-Tait	41.1 Zone Purpose	Other	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.	Reject		Infrastructure, servicing, and roading
259.12	FS1275.57	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
259.12	FS1283.40	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
284.11		Maria & Matthew Thomson	41.1 Zone Purpose	Other	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.	Accept		Misc. Providing for a range of housing

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
284.11	FS1275.73	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Misc. Providing for a range of housing
284.12		Maria & Matthew Thomson	41.1 Zone Purpose	Other	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.	Reject		Infrastructure, servicing, and roading
284.12	FS1275.74	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
284.12	FS1283.89	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
316.12		Karen Page	41.1 Zone Purpose	Other	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.	Accept		Misc. Providing for a range of housing
316.12	FS1219.150	Bravo Trustee Company	41.1 Zone Purpose	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Misc. Providing for a range of housing
316.13		Karen Page	41.1 Zone Purpose	Other	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.	Reject		Infrastructure, servicing, and roading
316.13	FS1219.151	Bravo Trustee Company	41.1 Zone Purpose	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Accept in Part		Infrastructure, servicing, and roading
316.13	FS1283.11	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
383.74		Queenstown Lakes District Council	41.1 Zone Purpose	Other	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.	Accept in Part		Urban design - design guidelines
383.74	FS1275.92	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter supports the concept of enabling external design guidelines and instruments, but proposes the references to those guidelines and instruments needs clarification rather than wholesale deletion and to that extent the submission is opposed. Seeks that be allowed the submission point subject to clarifying wording.	Reject		Urban design - design guidelines
383.74	FS1277.127	Jacks Point Residents and Owners Association	41.1 Zone Purpose	Oppose	Opposes. Proposes the references to those guidelines and instruments needs clarification rather than wholesale deletion and to that extent the submission is opposed. Seeks to allow the submission point subject to clarifying wording.	Reject		Urban design - design guidelines
576.11		Neville Andrews	41.1 Zone Purpose	Other	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.	Accept		Misc. Providing for a range of housing
576.11	FS1275.137	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
576.12		Neville Andrews	41.1 Zone Purpose	Not Stated	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.	Reject		Infrastructure, servicing, and roading

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
576.12	FS1275.138	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
582.11		Tony & Bev Moran	41.1 Zone Purpose	Other	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.	Accept		Misc. Providing for a range of housing
582.11	FS1275.154	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
582.12		Tony & Bev Moran	41.1 Zone Purpose	Other	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.	Reject		Infrastructure, servicing, and roading
582.12	FS1275.155	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
582.12	FS1283.68	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
632.69		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.1 Zone Purpose	Not Stated	Delete this purpose	Reject		Misc. Purpose of the Zone
632.69	FS1219.70	Bravo Trustee Company	41.1 Zone Purpose	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Misc. Purpose of the Zone
632.69	FS1252.70	Tim & Paula Williams	41.1 Zone Purpose	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Misc. Purpose of the Zone
632.69	FS1275.243	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Misc. Purpose of the Zone
632.69	FS1277.73	Jacks Point Residents and Owners Association	41.1 Zone Purpose	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		Misc. Purpose of the Zone
632.69	FS1283.183	MJ and RB Williams and Brabant	41.1 Zone Purpose	Oppose	Reject submission	Accept		Misc. Purpose of the Zone
632.69	FS1316.69	Harris-Wingrove Trust	41.1 Zone Purpose	Oppose	Submission be disallowed	Accept		Misc. Purpose of the Zone
645.11		Christine Cunningham	41.1 Zone Purpose	Not Stated	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.	Accept		Misc. Providing for a range of housing

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
645.11	FS1108.46	Christine and Neville Cunningham	41.1 Zone Purpose	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept		Misc. Providing for a range of housing
645.11	FS1275.276	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
645.12		Christine Cunningham	41.1 Zone Purpose	Not Stated	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.	Reject		Infrastructure, servicing, and roading
645.12	FS1108.47	Christine and Neville Cunningham	41.1 Zone Purpose	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
645.12	FS1275.277	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
645.12	FS1283.54	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
647.11		Scott Sanders	41.1 Zone Purpose	Not Stated	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.	Accept		Misc. Providing for a range of housing
647.11	FS1275.293	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
647.12		Scott Sanders	41.1 Zone Purpose	Not Stated	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.	Reject		Infrastructure, servicing, and roading
647.12	FS1275.294	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
647.12	FS1283.75	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
735.11		Russell Tilsley & Joanne Ruthven	41.1 Zone Purpose	Not Stated	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.	Accept		Misc. Providing for a range of housing
735.11	FS1275.310	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
735.12		Russell Tilsley & Joanne Ruthven	41.1 Zone Purpose	Not Stated	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.	Reject		Infrastructure, servicing, and roading
735.12	FS1275.311	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
735.12	FS1283.33	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
787.11		Westenberg Family Trust	41.1 Zone Purpose	Oppose	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.	Accept		Misc. Providing for a range of housing
787.11	FS1275.329	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
787.12		Westenberg Family Trust	41.1 Zone Purpose	Oppose	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.	Reject		Infrastructure, servicing, and roading

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
787.12	FS1275.330	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
787.12	FS1283.96	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
802.11		Harris-Wingrove Trust	41.1 Zone Purpose	Oppose	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.	Accept		Misc. Providing for a range of housing
802.11	FS1275.354	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Misc. Providing for a range of housing
802.12		Harris-Wingrove Trust	41.1 Zone Purpose	Oppose	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.	Reject		Infrastructure, servicing, and roading
802.12	FS1275.355	"Jacks Point" (Submitter number 762 and 856)	41.1 Zone Purpose	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
802.12	FS1283.61	MJ and RB Williams and Brabant	41.1 Zone Purpose	Support	Uphold submission	Reject		Infrastructure, servicing, and roading
316.1		Karen Page	41.2 Objectives and Policies	Oppose	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.	Reject		urban design - design guidelines
316.1	FS1219.139	Bravo Trustee Company	41.2 Objectives and Policies	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Accept		urban design - design guidelines
567.5		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.2 Objectives and Policies	Support	Support replacing the existing JPRZ policies with the proposed JPRZ policies that are relevant to the Lodge Activity Areas	Accept in Part		Lodge activity area policies/ general support/ landscape
567.5	FS1275.117	"Jacks Point" (Submitter number 762 and 856)	41.2 Objectives and Policies	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept in Part		Lodge activity area policies/ general support/ landscape
601.2		Tim & Paula Williams	41.2 Objectives and Policies	Other	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.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1073.26	Greig Garthwaite	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1090.11	Jardine Family Trust and Remarkables Station Limited	41.2 Objectives and Policies	Oppose	Disallow. This further submission is neutral to the relief sought insofar that it relates to the Jacks Point Subzone only. The relief sought is opposed as it relates to the entire Jacks Point Zone. The Proposed District Plan provisions adequately balance the need for further development in this area with the amenity expected by residents.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1103.26	Ben and Catherine Hudson	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1108.26	Christine and Neville Cunningham	41.2 Objectives and Policies	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1114.26	Lingasen and Janet Moodley	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
601.2	FS1116.26	Stephen and Karen Pearson	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1192.101	Murray and Jennifer Butler	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1192.26	Murray and Jennifer Butler	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1218.26	Grant and Cathy Boyd	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1225.26	David Martin and Margaret Poppleton	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1227.26	James and Elisabeth Ford	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1237.26	Kristi and Jonathan Howley	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1247.26	Mark and Katherine Davies	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1250.26	Sonia and Grant Voldseth and McDonald	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1275.162	"Jacks Point" (Submitter number 762 and 856)	41.2 Objectives and Policies	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1283.23	MJ and RB Williams and Brabant	41.2 Objectives and Policies	Support	Uphold submission	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1293.26	Joanna and Simon Taverner	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1299.26	Thomas Ibbotson	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
601.2	FS1321.26	John and Mary Catherine Holland	41.2 Objectives and Policies	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions or amend the provisions for Jacks Point (except permit residential buildings) for urban design, character, landscape, amenity, and open space reasons
789.4		Vivo Capital Limited	41.2 Objectives and Policies	Oppose	That appropriate Policies specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.	Reject		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.4	FS1275.339	"Jacks Point" (Submitter number 762 and 856)	41.2 Objectives and Policies	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and reduces open space and landscape values, disallow the submission.	Accept in Part		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.4	FS1277.119	Jacks Point Residents and Owners Association	41.2 Objectives and Policies	Oppose	Opposes. Believes that it will reduce open space, detract from landscape values and put increased pressure on infrastructure. The expansion is contrary to the master plan, and the Structure Plan. Seeks this submission be disallowed.	Accept in Part		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
789.4	FS1283.208	MJ and RB Williams and Brabant	41.2 Objectives and Policies	Oppose	Reject submission The area of land has no sensible connection to the Jacks Point zone. The request is purely opportunistic and ought to be rejected. If there was merit in the proposed re-zoning it would be as an addition to a separate Hanley Downs zone.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.4	FS1303.5	RCL Queenstown PTY Limited (RCL)	41.2 Objectives and Policies	Oppose	Opposes the submitter's view. Agrees that this submission gives effect to the District Plan objectives and policies around ensuring urban development is not highly or readily visible from the state highway. Does not agree that the urban form of Jacks Point and believes this would result in an inefficient zoning regime. Seeks that significant information gaps to be reported, such as infrastructure, landscape, land contamination, hazards and transport.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
131.2		Joanna & Simon Taverner	41.2.1 Objective 1	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1073.2	Greig Garthwaite	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1090.29	Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1096.2	Peter & Carol Haythornthwaite	41.2.1 Objective 1	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1103.2	Ben and Catherine Hudson	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1108.2	Christine and Neville Cunningham	41.2.1 Objective 1	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1114.2	Lingasen and Janet Moodley	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1116.2	Stephen and Karen Pearson	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1122.5	BSTGT Limited	41.2.1 Objective 1	Support	Seeks that the whole submissions be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1192.2	Murray and Jennifer Butler	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.2	FS1192.77	Murray and Jennifer Butler	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1218.2	Grant and Cathy Boyd	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1225.2	David Martin and Margaret Poppleton	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1227.2	James and Elisabeth Ford	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1237.2	Kristi and Jonathan Howley	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1247.2	Mark and Katherine Davies	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1250.2	Sonia and Grant Voldseth and McDonald	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1275.2	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1283.78	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1293.2	Joanna and Simon Taverner	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1299.2	Thomas Ibbotson	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.2	FS1321.2	John and Mary Catherine Holland	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
246.2		Amy Bayliss	41.2.1 Objective 1	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.2	FS1090.38	Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.2	FS1275.30	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.2	FS1283.43	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.2		Duncan & Sheena Ashford & Ashford-Tait	41.2.1 Objective 1	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.2	FS1090.42	Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.2	FS1275.47	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.2	FS1283.36	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
284.2		Maria & Matthew Thomson	41.2.1 Objective 1	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.2	FS1090.46	Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.2	FS1275.64	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.2	FS1283.85	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
316.3		Karen Page	41.2.1 Objective 1	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.3	FS1090.32	Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.3	FS1219.141	Bravo Trustee Company	41.2.1 Objective 1	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.3	FS1275.80	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.3	FS1283.7	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
524.50		Ministry of Education	41.2.1 Objective 1	Support	Retain	Accept in Part		Provision for education, commercial, and health (non res) activities (EIC and Education (E) activity areas)
547.5		J M Smith, Bravo Trustee Company Limited & S A Freeman	41.2.1 Objective 1	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.5	FS1275.106	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.5	FS1277.140	Jacks Point Residents and Owners Association	41.2.1 Objective 1	Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.5	FS1283.15	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
567.4		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.2.1 Objective 1	Support	Support replacing the existing JPRZ objective (12.1.4.3) with the proposed JPRZ objective 41.2.1.	Accept in Part		Misc. Objective 41.2.1 (integrated community with open space and recreational opportunities)/ general support
567.4	FS1275.116	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept in Part		Misc. Objective 41.2.1 (integrated community with open space and recreational opportunities)/ general support
576.2		Neville Andrews	41.2.1 Objective 1	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
576.2	FS1275.128	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.2		Tony & Bev Moran	41.2.1 Objective 1	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.2	FS1090.50	Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.2	FS1275.145	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.2	FS1283.64	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
645.2		Christine Cunningham	41.2.1 Objective 1	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.2	FS1090.17	Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.2	FS1108.37	Christine and Neville Cunningham	41.2.1 Objective 1	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.2	FS1275.267	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.2	FS1283.50	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
647.2		Scott Sanders	41.2.1 Objective 1	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
647.2	FS1090.55	Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
647.2	FS1275.284	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
647.2	FS1283.71	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.2		Russell Tilsley & Joanne Ruthven	41.2.1 Objective 1	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.2	FS1090.59	Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.2	FS1275.301	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.2	FS1283.29	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
787.2		Westenberg Family Trust	41.2.1 Objective 1	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
787.2	FS1275.320	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
787.2	FS1283.92	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
802.2		Harris-Wingrove Trust	41.2.1 Objective 1	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
802.2	FS1090.63	Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
802.2	FS1275.345	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
802.2	FS1283.57	MJ and RB Williams and Brabant	41.2.1 Objective 1	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
524.51		Ministry of Education	41.2.1 Objective 1	Support	Retain	Accept in Part		Provision for education, commercial, and health (non res) activities (EIC and Education (E) activity areas)
524.52		Ministry of Education	41.2.1 Objective 1	Support	Retain	Accept in Part		Provision for education, commercial, and health (non res) activities (EIC and Education (E) activity areas)
540.3		Clive and Sally Geddes	41.2.1 Objective 1	Oppose	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.	Reject		Infrastructure, servicing, and roading
540.3	FS1073.21	Greig Garthwaite	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1103.21	Ben and Catherine Hudson	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1108.21	Christine and Neville Cunningham	41.2.1 Objective 1	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1114.21	Lingasen and Janet Moodley	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1116.21	Stephen and Karen Pearson	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1192.21	Murray and Jennifer Butler	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1192.96	Murray and Jennifer Butler	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1218.21	Grant and Cathy Boyd	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1225.21	David Martin and Margaret Poppleton	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1227.21	James and Elisabeth Ford	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1237.21	Kristi and Jonathan Howley	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1247.21	Mark and Katherine Davies	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1250.21	Sonia and Grant Voldseth and McDonald	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1275.98	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
540.3	FS1277.132	Jacks Point Residents and Owners Association	41.2.1 Objective 1	Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 or suggests that JPROA residents or the JPROA has not been consulted, the submission is opposed as it will note enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Reject		Infrastructure, servicing, and roading
540.3	FS1293.21	Joanna and Simon Taverner	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
540.3	FS1299.21	Thomas Ibbotson	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
540.3	FS1321.21	John and Mary Catherine Holland	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3		Margaret Joans Williams	41.2.1 Objective 1	Oppose	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.	Reject		Infrastructure, servicing, and roading
605.3	FS1073.34	Greig Garthwaite	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1103.34	Ben and Catherine Hudson	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1108.34	Christine and Neville Cunningham	41.2.1 Objective 1	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1114.34	Lingasen and Janet Moodley	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1116.34	Stephen and Karen Pearson	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1192.109	Murray and Jennifer Butler	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1192.34	Murray and Jennifer Butler	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1218.34	Grant and Cathy Boyd	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1225.34	David Martin and Margaret Poppleton	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1227.34	James and Elisabeth Ford	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1237.34	Kristi and Jonathan Howley	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1247.34	Mark and Katherine Davies	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1250.34	Sonia and Grant Voldseth and McDonald	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1275.173	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Infrastructure, servicing, and roading
605.3	FS1293.34	Joanna and Simon Taverner	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1299.34	Thomas Ibbotson	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
605.3	FS1321.34	John and Mary Catherine Holland	41.2.1 Objective 1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Reject		Infrastructure, servicing, and roading
632.70		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.2.1 Objective 1	Not Stated	Amend as follows: Recognise the Residential (Hanley Downs) Activity Area <u>and Jacks Point Village</u> as being appropriate to accommodate residential development at a greater scale and intensity than elsewhere in the zone.	Accept		urban design - density

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.70	FS1219.71	Bravo Trustee Company	41.2.1 Objective 1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		urban design - density
632.70	FS1252.71	Tim & Paula Williams	41.2.1 Objective 1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		urban design - density
632.70	FS1275.244	"Jacks Point" (Submitter number 762 and 856)	41.2.1 Objective 1	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		urban design - density
632.70	FS1277.74	Jacks Point Residents and Owners Association	41.2.1 Objective 1	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		urban design - density
632.70	FS1283.184	MJ and RB Williams and Brabant	41.2.1 Objective 1	Oppose	Reject submission	Reject		urban design - density
632.70	FS1316.70	Harris-Wingrove Trust	41.2.1 Objective 1	Oppose	Submission be disallowed	Reject		urban design - density
715.5		Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Not Stated	Delete	Reject		Landscape policy and zone extension
715.5	FS1073.61	Greig Garthwaite	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1096.26	Peter & Carol Haythornthwaite	41.2.1 Objective 1	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1103.61	Ben and Catherine Hudson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1108.61	Christine and Neville Cunningham	41.2.1 Objective 1	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1114.61	Lingasen and Janet Moodley	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1116.61	Stephen and Karen Pearson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1145.5	John Martin Management Company Limited	41.2.1 Objective 1	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Reject		Landscape policy and zone extension

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.5	FS1192.136	Murray and Jennifer Butler	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1192.61	Murray and Jennifer Butler	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1218.61	Grant and Cathy Boyd	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1219.97	Bravo Trustee Company	41.2.1 Objective 1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Landscape policy and zone extension
715.5	FS1225.61	David Martin and Margaret Poppleton	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1227.61	James and Elisabeth Ford	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1237.61	Kristi and Jonathan Howley	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1247.61	Mark and Katherine Davies	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1250.61	Sonia and Grant Voldseth and McDonald	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1252.97	Tim & Paula Williams	41.2.1 Objective 1	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1277.100	Jacks Point Residents and Owners Association	41.2.1 Objective 1	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Reject		Landscape policy and zone extension
715.5	FS1283.216	MJ and RB Williams and Brabant	41.2.1 Objective 1	Oppose	Reject submission	Accept		Landscape policy and zone extension
715.5	FS1284.4	Lakeside Estate Homeowners Association Incorporated	41.2.1 Objective 1	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept		Landscape policy and zone extension
715.5	FS1293.61	Joanna and Simon Taverner	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.5	FS1299.61	Thomas Ibbotson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.5	FS1316.95	Harris-Wingrove Trust	41.2.1 Objective 1	Oppose	Submission be disallowed	Accept		Landscape policy and zone extension
715.5	FS1321.61	John and Mary Catherine Holland	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6		Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Not Stated	Policy 41.2.1.10. Delete the words"... while ensuring that development associated with those activities does not over domesticate the landscape".	Reject		Landscape policy and zone extension
715.6	FS1073.62	Greig Garthwaite	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1096.27	Peter & Carol Haythornthwaite	41.2.1 Objective 1	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1103.62	Ben and Catherine Hudson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1108.62	Christine and Neville Cunningham	41.2.1 Objective 1	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1114.62	Lingasen and Janet Moodley	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1116.62	Stephen and Karen Pearson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1145.6	John Martin Management Company Limited	41.2.1 Objective 1	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Reject		Landscape policy and zone extension
715.6	FS1192.137	Murray and Jennifer Butler	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1192.62	Murray and Jennifer Butler	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1218.62	Grant and Cathy Boyd	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.6	FS1219.98	Bravo Trustee Company	41.2.1 Objective 1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Landscape policy and zone extension
715.6	FS1225.62	David Martin and Margaret Poppleton	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1227.62	James and Elisabeth Ford	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1237.62	Kristi and Jonathan Howley	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1247.62	Mark and Katherine Davies	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1250.62	Sonia and Grant Voldseth and McDonald	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1252.98	Tim & Paula Williams	41.2.1 Objective 1	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1277.101	Jacks Point Residents and Owners Association	41.2.1 Objective 1	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Reject		Landscape policy and zone extension
715.6	FS1283.217	MJ and RB Williams and Brabant	41.2.1 Objective 1	Oppose	Reject submission	Accept		Landscape policy and zone extension
715.6	FS1284.5	Lakeside Estate Homeowners Association Incorporated	41.2.1 Objective 1	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept		Landscape policy and zone extension
715.6	FS1293.62	Joanna and Simon Taverner	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1299.62	Thomas Ibbotson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension
715.6	FS1316.96	Harris-Wingrove Trust	41.2.1 Objective 1	Oppose	Submission be disallowed	Accept		Landscape policy and zone extension
715.6	FS1321.62	John and Mary Catherine Holland	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Landscape policy and zone extension

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.7		Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Not Stated	Policy 41.2.1.13. Add the words "and Residential (Homestead Bay) Activity Area" after the word "Area".		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1073.63	Greig Garthwaite	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1096.28	Peter & Carol Haythornthwaite	41.2.1 Objective 1	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1103.63	Ben and Catherine Hudson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1108.63	Christine and Neville Cunningham	41.2.1 Objective 1	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1114.63	Lingasen and Janet Moodley	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1116.63	Stephen and Karen Pearson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1145.7	John Martin Management Company Limited	41.2.1 Objective 1	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1192.138	Murray and Jennifer Butler	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1192.63	Murray and Jennifer Butler	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1218.63	Grant and Cathy Boyd	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1219.99	Bravo Trustee Company	41.2.1 Objective 1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1225.63	David Martin and Margaret Poppleton	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1227.63	James and Elisabeth Ford	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.7	FS1237.63	Kristi and Jonathan Howley	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1247.63	Mark and Katherine Davies	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1250.63	Sonia and Grant Voldseth and McDonald	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1252.99	Tim & Paula Williams	41.2.1 Objective 1	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan.The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1277.102	Jacks Point Residents and Owners Association	41.2.1 Objective 1	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1283.218	MJ and RB Williams and Brabant	41.2.1 Objective 1	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1284.6	Lakeside Estate Homeowners Association Incorporated	41.2.1 Objective 1	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1293.63	Joanna and Simon Taverner	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1299.63	Thomas Ibbotson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1316.97	Harris-Wingrove Trust	41.2.1 Objective 1	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.7	FS1321.63	John and Mary Catherine Holland	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.8		Jardine Family Trust and Remarkables Station Limited	41.2.1 Objective 1	Not Stated	Delete (policy 41.2.1.26 regarding integrated infrastructure)	Reject		Infrastructure, servicing, and roading
715.8	FS1061.23	Otago Foundation Trust Board	41.2.1 Objective 1	Support	That the submission is accepted in part, subject to the amendments sought in OFTB's original submission.	Reject		Infrastructure, servicing, and roading
715.8	FS1073.64	Greig Garthwaite	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1096.29	Peter & Carol Haythornthwaite	41.2.1 Objective 1	Oppose	Opposes. Seeks that part of the submission be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1103.64	Ben and Catherine Hudson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.8	FS1108.64	Christine and Neville Cunningham	41.2.1 Objective 1	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1114.64	Lingasen and Janet Moodley	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1116.64	Stephen and Karen Pearson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1145.8	John Martin Management Company Limited	41.2.1 Objective 1	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Reject		Infrastructure, servicing, and roading
715.8	FS1192.139	Murray and Jennifer Butler	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1192.64	Murray and Jennifer Butler	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1218.64	Grant and Cathy Boyd	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1219.100	Bravo Trustee Company	41.2.1 Objective 1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Infrastructure, servicing, and roading
715.8	FS1225.64	David Martin and Margaret Poppleton	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1227.64	James and Elisabeth Ford	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1237.64	Kristi and Jonathan Howley	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1247.64	Mark and Katherine Davies	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1250.64	Sonia and Grant Voldseth and McDonald	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.8	FS1252.100	Tim & Paula Williams	41.2.1 Objective 1	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1277.103	Jacks Point Residents and Owners Association	41.2.1 Objective 1	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Reject		Infrastructure, servicing, and roading
715.8	FS1283.219	MJ and RB Williams and Brabant	41.2.1 Objective 1	Oppose	Reject submission	Accept		Infrastructure, servicing, and roading
715.8	FS1284.7	Lakeside Estate Homeowners Association Incorporated	41.2.1 Objective 1	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Accept		Infrastructure, servicing, and roading
715.8	FS1293.64	Joanna and Simon Taverner	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1299.64	Thomas Ibbotson	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
715.8	FS1316.98	Harris-Wingrove Trust	41.2.1 Objective 1	Oppose	Submission be disallowed	Accept		Infrastructure, servicing, and roading
715.8	FS1321.64	John and Mary Catherine Holland	41.2.1 Objective 1	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Accept		Infrastructure, servicing, and roading
719.159		NZ Transport Agency	41.2.1 Objective 1	Support	retain Policy 41.2.1.25	Accept		Roading
765.14		Jacks Point Residents & Owners Association Inc.	41.2.1 Objective 1	Support	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.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1073.49	Greig Garthwaite	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1103.49	Ben and Catherine Hudson	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1108.90	Christine and Neville Cunningham	41.2.1 Objective 1	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1114.49	Lingasen and Janet Moodley	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1116.49	Stephen and Karen Pearson	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1122.34	BSTGT Limited	41.2.1 Objective 1	Support	Seeks that the whole submissions be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1192.124	Murray and Jennifer Butler	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.14	FS1192.49	Murray and Jennifer Butler	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1218.49	Grant and Cathy Boyd	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1219.134	Bravo Trustee Company	41.2.1 Objective 1	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1225.49	David Martin and Margaret Poppleton	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1227.49	James and Elisabeth Ford	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1237.49	Kristi and Jonathan Howley	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1247.49	Mark and Katherine Davies	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1250.49	Sonia and Grant Voldseth and McDonald	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1252.134	Tim & Paula Williams	41.2.1 Objective 1	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1283.244	MJ and RB Williams and Brabant	41.2.1 Objective 1	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1293.49	Joanna and Simon Taverner	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1299.49	Thomas Ibbotson	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1316.130	Harris-Wingrove Trust	41.2.1 Objective 1	Oppose	Submission be disallowed	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1321.49	John and Mary Catherine Holland	41.2.1 Objective 1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.14	FS1346.17	Vivo Capital Limited	41.2.1 Objective 1	Oppose	Disallow relief sought.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.71		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.3 Other Provisions and Rules	Not Stated	New Rule 41.4.3.6: Add the following (<u>restricted discretionary status</u>): <u>Within the Open Space Community and Recreation Activity Area, any building.</u> <u>Discretion is limited to:</u> <u>- the location and external appearance of buildings with respect to the effect of visual and landscape values of the area.</u> <u>- hazard avoidance and mitigation measures.</u> <u>- effects on safety and health arising from nearby activities.</u> <u>- Infrastructure and servicing.</u> <u>- Associated earthworks and landscaping.</u> <u>- Access and parking.</u> <u>- Bulk and location.</u> <u>- Exterior lighting.</u>	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1073.52	Greig Garthwaite	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1096.17	Peter & Carol Haythornthwaite	41.3 Other Provisions and Rules	Oppose	Opposes. States that the area called Open Space and Community Recreation enables large scale commercial recreation buildings on the land. Seeks that part of the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1103.52	Ben and Catherine Hudson	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1108.52	Christine and Neville Cunningham	41.3 Other Provisions and Rules	Oppose	Opposes. Seeks that the part of the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1114.52	Lingasen and Janet Moodley	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1116.52	Stephen and Karen Pearson	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1122.37	BSTGT Limited	41.3 Other Provisions and Rules	Oppose	Opposes. Believes that the negative impact of this proposal would be significant on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and would have a negative impact on the visual and landscape amenity of the adjacent environment. Seeks that the part of the submissions be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1192.127	Murray and Jennifer Butler	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1192.52	Murray and Jennifer Butler	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1218.52	Grant and Cathy Boyd	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1219.72	Bravo Trustee Company	41.3 Other Provisions and Rules	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1225.52	David Martin and Margaret Poppleton	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1227.52	James and Elisabeth Ford	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.71	FS1237.52	Kristi and Jonathan Howley	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1247.52	Mark and Katherine Davies	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1250.52	Sonia and Grant Voldseth and McDonald	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1252.72	Tim & Paula Williams	41.3 Other Provisions and Rules	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1275.245	"Jacks Point" (Submitter number 762 and 856)	41.3 Other Provisions and Rules	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1277.75	Jacks Point Residents and Owners Association	41.3 Other Provisions and Rules	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1283.185	MJ and RB Williams and Brabant	41.3 Other Provisions and Rules	Oppose	Reject submission	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1293.52	Joanna and Simon Taverner	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1299.52	Thomas Ibbotson	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1316.71	Harris-Wingrove Trust	41.3 Other Provisions and Rules	Oppose	Submission be disallowed	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.71	FS1321.52	John and Mary Catherine Holland	41.3 Other Provisions and Rules	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
131.13		Joanna & Simon Taverner	41.4 Rules – Activities	Other	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.	Reject		Effects on residents, neighbouring properties
131.13	FS1073.13	Greig Garthwaite	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1096.13	Peter & Carol Haythornthwaite	41.4 Rules – Activities	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Reject		Effects on residents, neighbouring properties
131.13	FS1103.13	Ben and Catherine Hudson	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1108.13	Christine and Neville Cunningham	41.4 Rules – Activities	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Reject		Effects on residents, neighbouring properties

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.13	FS1114.13	Lingasen and Janet Moodley	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1116.13	Stephen and Karen Pearson	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1122.16	BSTGT Limited	41.4 Rules – Activities	Support	Seeks that the whole submissions be allowed.	Reject		Effects on residents, neighbouring properties
131.13	FS1192.13	Murray and Jennifer Butler	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1192.88	Murray and Jennifer Butler	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1218.13	Grant and Cathy Boyd	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1225.13	David Martin and Margaret Poppleton	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1227.13	James and Elisabeth Ford	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1237.13	Kristi and Jonathan Howley	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1247.13	Mark and Katherine Davies	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1250.13	Sonia and Grant Voldseth and McDonald	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1275.13	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
131.13	FS1293.13	Joanna and Simon Taverner	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1299.13	Thomas Ibbotson	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.13	FS1321.13	John and Mary Catherine Holland	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.7		Joanna & Simon Taverner	41.4 Rules – Activities	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1073.7	Greig Garthwaite	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1096.7	Peter & Carol Haythornthwaite	41.4 Rules – Activities	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1103.7	Ben and Catherine Hudson	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.7	FS1108.7	Christine and Neville Cunningham	41.4 Rules – Activities	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1114.7	Lingasen and Janet Moodley	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1116.7	Stephen and Karen Pearson	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1122.10	BSTGT Limited	41.4 Rules – Activities	Support	Seeks that the whole submissions be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1192.7	Murray and Jennifer Butler	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1192.82	Murray and Jennifer Butler	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1218.7	Grant and Cathy Boyd	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1225.7	David Martin and Margaret Poppleton	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1227.7	James and Elisabeth Ford	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1237.7	Kristi and Jonathan Howley	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1247.7	Mark and Katherine Davies	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1250.7	Sonia and Grant Voldseth and McDonald	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.7	FS1275.7	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1283.80	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1293.7	Joanna and Simon Taverner	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1299.7	Thomas Ibbotson	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.7	FS1321.7	John and Mary Catherine Holland	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.13		Amy Bayliss	41.4 Rules – Activities	Other	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.	Reject		Effects on residents, neighbouring properties
246.13	FS1275.41	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
246.7		Amy Bayliss	41.4 Rules – Activities	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.7	FS1090.40	Jardine Family Trust and Remarkables Station Limited	41.4 Rules – Activities	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.7	FS1275.35	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.7	FS1283.45	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.13		Duncan & Sheena Ashford & Ashford-Tait	41.4 Rules – Activities	Other	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.	Reject		Effects on residents, neighbouring properties

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
259.13	FS1275.58	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
259.7		Duncan & Sheena Ashford & Ashford-Tait	41.4 Rules – Activities	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.7	FS1090.44	Jardine Family Trust and Remarkables Station Limited	41.4 Rules – Activities	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.7	FS1275.52	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.7	FS1283.38	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
284.13		Maria & Matthew Thomson	41.4 Rules – Activities	Other	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.	Reject		Effects on residents, neighbouring properties
284.13	FS1275.75	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Effects on residents, neighbouring properties
284.7		Maria & Matthew Thomson	41.4 Rules – Activities	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.7	FS1090.48	Jardine Family Trust and Remarkables Station Limited	41.4 Rules – Activities	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.7	FS1275.69	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.7	FS1283.87	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.14		Karen Page	41.4 Rules – Activities	Other	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.	Reject		Effects on residents, neighbouring properties

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
316.14	FS1219.152	Bravo Trustee Company	41.4 Rules – Activities	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Accept		Effects on residents, neighbouring properties
316.8		Karen Page	41.4 Rules – Activities	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.8	FS1090.34	Jardine Family Trust and Remarkables Station Limited	41.4 Rules – Activities	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.8	FS1219.146	Bravo Trustee Company	41.4 Rules – Activities	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.8	FS1283.9	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
547.6		J M Smith, Bravo Trustee Company Limited & S A Freeman	41.4 Rules – Activities	Not Stated	With the exception/ incorporation of points raised in this submission in support of the proposed District Plan, reinstate 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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.6	FS1275.107	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.6	FS1277.141	Jacks Point Residents and Owners Association	41.4 Rules – Activities	Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.6	FS1283.16	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
576.13		Neville Andrews	41.4 Rules – Activities	Not Stated	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.	Reject		Effects on residents, neighbouring properties
576.13	FS1275.139	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Effects on residents, neighbouring properties
576.7		Neville Andrews	41.4 Rules – Activities	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
576.7	FS1275.133	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.13		Tony & Bev Moran	41.4 Rules – Activities	Other	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.	Reject		Effects on residents, neighbouring properties
582.13	FS1275.156	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Effects on residents, neighbouring properties
582.7		Tony & Bev Moran	41.4 Rules – Activities	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.7	FS1090.52	Jardine Family Trust and Remarkables Station Limited	41.4 Rules – Activities	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.7	FS1275.150	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.7	FS1283.66	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
601.3		Tim & Paula Williams	41.4 Rules – Activities	Other	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.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1073.27	Greig Garthwaite	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1090.12	Jardine Family Trust and Remarkables Station Limited	41.4 Rules – Activities	Oppose	Disallow. This further submission is neutral to the relief sought insofar that it relates to the Jacks Point Subzone only. The relief sought is opposed as it relates to the entire Jacks Point Zone. The Proposed District Plan provisions adequately balance the need for further development in this area with the amenity expected by residents.	Reject		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1103.27	Ben and Catherine Hudson	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1108.27	Christine and Neville Cunningham	41.4 Rules – Activities	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1114.27	Lingasen and Janet Moodley	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
601.3	FS1116.27	Stephen and Karen Pearson	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1192.102	Murray and Jennifer Butler	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1192.27	Murray and Jennifer Butler	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1218.27	Grant and Cathy Boyd	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1225.27	David Martin and Margaret Poppleton	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1227.27	James and Elisabeth Ford	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1237.27	Kristi and Jonathan Howley	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1247.27	Mark and Katherine Davies	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1250.27	Sonia and Grant Voldseth and McDonald	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1275.163	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1283.24	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1293.27	Joanna and Simon Taverner	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1299.27	Thomas Ibbotson	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.3	FS1321.27	John and Mary Catherine Holland	41.4 Rules – Activities	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
603.2		Alpine Trust	41.4 Rules – Activities	Not Stated	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 OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in the submission.	Reject		Effects on residents, neighbouring properties
603.2	FS1275.169	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Effects on residents, neighbouring properties

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
645.13		Christine Cunningham	41.4 Rules – Activities	Not Stated	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.	Reject		Effects on residents, neighbouring properties
645.13	FS1108.48	Christine and Neville Cunningham	41.4 Rules – Activities	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Reject		Effects on residents, neighbouring properties
645.13	FS1275.278	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Effects on residents, neighbouring properties
645.7		Christine Cunningham	41.4 Rules – Activities	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.7	FS1108.42	Christine and Neville Cunningham	41.4 Rules – Activities	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.7	FS1275.272	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.7	FS1283.52	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
647.13		Scott Sanders	41.4 Rules – Activities	Not Stated	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.	Reject		Effects on residents, neighbouring properties
647.13	FS1275.295	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Effects on residents, neighbouring properties
647.7		Scott Sanders	41.4 Rules – Activities	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
647.7	FS1090.57	Jardine Family Trust and Remarkables Station Limited	41.4 Rules – Activities	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
647.7	FS1275.289	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
647.7	FS1283.73	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.13		Russell Tilsley & Joanne Ruthven	41.4 Rules – Activities	Not Stated	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.	Reject		Effects on residents, neighbouring properties
735.13	FS1275.312	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Effects on residents, neighbouring properties
735.7		Russell Tilsley & Joanne Ruthven	41.4 Rules – Activities	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.7	FS1090.61	Jardine Family Trust and Remarkables Station Limited	41.4 Rules – Activities	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.7	FS1275.306	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.7	FS1283.31	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
787.13		Westenberg Family Trust	41.4 Rules – Activities	Oppose	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.	Reject		Effects on residents, neighbouring properties
787.13	FS1275.331	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Effects on residents, neighbouring properties
787.7		Westenberg Family Trust	41.4 Rules – Activities	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
787.7	FS1275.325	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
787.7	FS1283.94	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
789.5		Vivo Capital Limited	41.4 Rules – Activities	Oppose	That appropriate Rules and Guidelines specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.	Reject		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
789.5	FS1275.340	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and reduces open space and landscape values, disallow the submission.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.5	FS1277.120	Jacks Point Residents and Owners Association	41.4 Rules – Activities	Oppose	Opposes. Believes that it will reduce open space, detract from landscape values and put increased pressure on infrastructure. The expansion is contrary to the master plan, and the Structure Plan. Seeks this submission be disallowed.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.5	FS1283.209	MJ and RB Williams and Brabant	41.4 Rules – Activities	Oppose	Reject submission The area of land has no sensible connection to the Jacks Point zone. The request is purely opportunistic and ought to be rejected. If there was merit in the proposed re-zoning it would be as an addition to aseparate Hanley Downs zone.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.5	FS1303.6	RCL Queenstown PTY Limited (RCL)	41.4 Rules – Activities	Oppose	Opposes the submitter's view. Agrees that this submission gives effect to the District Plan objectives and policies around ensuring urban development is not highly or readily visible from the state highway. Does not agree that the urban form of Jacks Point and believes this would result in an inefficient zoning regime. Seeks that significant information gaps to be reported, such as infrastructure, landscape, land contamination, hazards and transport.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
802.13		Harris-Wingrove Trust	41.4 Rules – Activities	Oppose	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.	Reject		Effects on residents, neighbouring properties
802.13	FS1275.356	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Effects on residents, neighbouring properties
802.7		Harris-Wingrove Trust	41.4 Rules – Activities	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
802.7	FS1090.65	Jardine Family Trust and Remarkables Station Limited	41.4 Rules – Activities	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
802.7	FS1275.350	"Jacks Point" (Submitter number 762 and 856)	41.4 Rules – Activities	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
802.7	FS1283.59	MJ and RB Williams and Brabant	41.4 Rules – Activities	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.9		Joanna & Simon Taverner	41.4.1	Support	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.	Accept in Part		Permitted building status in the residential AA
131.9	FS1073.9	Greig Garthwaite	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1096.9	Peter & Carol Haythornthwaite	41.4.1	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept in Part		Permitted building status in the residential AA
131.9	FS1103.9	Ben and Catherine Hudson	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.9	FS1108.9	Christine and Neville Cunningham	41.4.1	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Permitted building status in the residential AA
131.9	FS1114.9	Lingasen and Janet Moodley	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1116.9	Stephen and Karen Pearson	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1122.12	BSTGT Limited	41.4.1	Support	Seeks that the whole submissions be allowed.	Accept in Part		Permitted building status in the residential AA
131.9	FS1192.84	Murray and Jennifer Butler	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1192.9	Murray and Jennifer Butler	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1218.9	Grant and Cathy Boyd	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1225.9	David Martin and Margaret Poppleton	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1227.9	James and Elisabeth Ford	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1237.9	Kristi and Jonathan Howley	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1247.9	Mark and Katherine Davies	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1250.9	Sonia and Grant Voldseth and McDonald	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1275.9	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
131.9	FS1283.81	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA
131.9	FS1293.9	Joanna and Simon Taverner	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1299.9	Thomas Ibbotson	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
131.9	FS1321.9	John and Mary Catherine Holland	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Permitted building status in the residential AA
246.9		Amy Bayliss	41.4.1	Support	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.	Accept in Part		Permitted building status in the residential AA
246.9	FS1275.37	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
246.9	FS1283.46	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA
259.9		Duncan & Sheena Ashford & Ashford-Tait	41.4.1	Support	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.	Accept in Part		Permitted building status in the residential AA
259.9	FS1275.54	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
259.9	FS1283.39	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
284.9		Maria & Matthew Thomson	41.4.1	Support	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.	Accept in Part		Permitted building status in the residential AA
284.9	FS1275.71	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
284.9	FS1283.88	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA
316.10		Karen Page	41.4.1	Support	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.	Accept in Part		Permitted building status in the residential AA
316.10	FS1219.148	Bravo Trustee Company	41.4.1	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Permitted building status in the residential AA
316.10	FS1283.10	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA
547.2		J M Smith, Bravo Trustee Company Limited & S A Freeman	41.4.1	Not Stated	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.	Accept in Part		Permitted building status in the residential AA
547.2	FS1275.103	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
547.2	FS1277.137	Jacks Point Residents and Owners Association	41.4.1	Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept in Part		Permitted building status in the residential AA
547.2	FS1283.13	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA
576.9		Neville Andrews	41.4.1	Support	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.	Accept in Part		Permitted building status in the residential AA
576.9	FS1275.135	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
582.9		Tony & Bev Moran	41.4.1	Other	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.	Accept in Part		Permitted building status in the residential AA
582.9	FS1275.152	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
582.9	FS1283.67	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA
601.1		Tim & Paula Williams	41.4.1	Other	Support the rules relating to residential dwellings within Jacks Point <u>not</u> requiring dwellings to obtain resource consent for design review purposes.	Accept in Part		urban design - Permitted building status in the residential AA

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
601.1	FS1073.25	Greig Garthwaite	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1090.10	Jardine Family Trust and Remarkables Station Limited	41.4.1	Oppose	Disallow. This further submission is neutral to the relief sought insofar that it relates to the Jacks Point Subzone only. The relief sought is opposed as it relates to the entire Jacks Point Zone. The Proposed District Plan provisions adequately balance the need for further development in this area with the amenity expected by residents.	Reject		urban design - Permitted building status in the residential AA
601.1	FS1103.25	Ben and Catherine Hudson	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1108.25	Christine and Neville Cunningham	41.4.1	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1114.25	Lingasen and Janet Moodley	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1116.25	Stephen and Karen Pearson	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1192.100	Murray and Jennifer Butler	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1192.25	Murray and Jennifer Butler	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1218.25	Grant and Cathy Boyd	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1225.25	David Martin and Margaret Poppleton	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1227.25	James and Elisabeth Ford	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1237.25	Kristi and Jonathan Howley	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1247.25	Mark and Katherine Davies	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1250.25	Sonia and Grant Voldseth and McDonald	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1275.161	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		urban design - Permitted building status in the residential AA
601.1	FS1283.22	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1293.25	Joanna and Simon Taverner	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1299.25	Thomas Ibbotson	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
601.1	FS1321.25	John and Mary Catherine Holland	41.4.1	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		urban design - Permitted building status in the residential AA
645.9		Christine Cunningham	41.4.1	Not Stated	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.	Accept in Part		Permitted building status in the residential AA
645.9	FS1108.44	Christine and Neville Cunningham	41.4.1	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Permitted building status in the residential AA

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
645.9	FS1275.274	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
645.9	FS1283.53	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA
647.9		Scott Sanders	41.4.1	Not Stated	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.	Accept in Part		Permitted building status in the residential AA
647.9	FS1275.291	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
647.9	FS1283.74	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA
735.9		Russell Tilsley & Joanne Ruthven	41.4.1	Not Stated	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.	Accept in Part		Permitted building status in the residential AA
735.9	FS1275.308	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
735.9	FS1283.32	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA
765.1		Jacks Point Residents & Owners Association Inc.	41.4.1	Support	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.	Accept		Permitted building status in the residential AA
765.1	FS1073.36	Greig Garthwaite	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1103.36	Ben and Catherine Hudson	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1108.77	Christine and Neville Cunningham	41.4.1	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Permitted building status in the residential AA
765.1	FS1114.36	Lingasen and Janet Moodley	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1116.36	Stephen and Karen Pearson	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1122.21	BSTGT Limited	41.4.1	Support	Seeks that the whole submissions be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1192.111	Murray and Jennifer Butler	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1192.36	Murray and Jennifer Butler	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1218.36	Grant and Cathy Boyd	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.1	FS1219.121	Bravo Trustee Company	41.4.1	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Permitted building status in the residential AA
765.1	FS1225.36	David Martin and Margaret Poppleton	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1227.36	James and Elisabeth Ford	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1237.36	Kristi and Jonathan Howley	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1247.36	Mark and Katherine Davies	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1250.36	Sonia and Grant Voldseth and McDonald	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1252.121	Tim & Paula Williams	41.4.1	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Permitted building status in the residential AA
765.1	FS1283.231	MJ and RB Williams and Brabant	41.4.1	Support	Support removal of the requirement for consenting in the residential neighbourhoods only. Support deletion of provision for farming of Open Space Areas other than low intensity grazing by sheep only.	Accept		Permitted building status in the residential AA
765.1	FS1293.36	Joanna and Simon Taverner	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1299.36	Thomas Ibbotson	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1316.117	Harris-Wingrove Trust	41.4.1	Oppose	Submission be disallowed	Reject		Permitted building status in the residential AA
765.1	FS1321.36	John and Mary Catherine Holland	41.4.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Permitted building status in the residential AA
765.1	FS1346.4	Vivo Capital Limited	41.4.1	Oppose	Disallow relief sought.	Reject		Permitted building status in the residential AA
787.9		Westenberg Family Trust	41.4.1	Support	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.	Accept in Part		Permitted building status in the residential AA
787.9	FS1275.327	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
787.9	FS1283.95	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
802.9		Harris-Wingrove Trust	41.4.1	Support	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.	Accept in Part		Permitted building status in the residential AA
802.9	FS1275.352	"Jacks Point" (Submitter number 762 and 856)	41.4.1	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Permitted building status in the residential AA
802.9	FS1283.60	MJ and RB Williams and Brabant	41.4.1	Support	Uphold submission	Accept in Part		Permitted building status in the residential AA
765.3		Jacks Point Residents & Owners Association Inc.	41.4.10	Support	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.	Accept in Part		Open space areas (provisions)
765.3	FS1073.38	Greig Garthwaite	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1103.38	Ben and Catherine Hudson	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1108.79	Christine and Neville Cunningham	41.4.10	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Open space areas (provisions)
765.3	FS1114.38	Lingasen and Janet Moodley	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1116.38	Stephen and Karen Pearson	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1122.23	BSTGT Limited	41.4.10	Support	Seeks that the whole submissions be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1192.113	Murray and Jennifer Butler	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1192.38	Murray and Jennifer Butler	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1218.38	Grant and Cathy Boyd	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1219.123	Bravo Trustee Company	41.4.10	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Open space areas (provisions)
765.3	FS1225.38	David Martin and Margaret Poppleton	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1227.38	James and Elisabeth Ford	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.3	FS1237.38	Kristi and Jonathan Howley	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1247.38	Mark and Katherine Davies	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1250.38	Sonia and Grant Voldseth and McDonald	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1252.123	Tim & Paula Williams	41.4.10	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Open space areas (provisions)
765.3	FS1283.233	MJ and RB Williams and Brabant	41.4.10	Support	Support removal of the requirement for consenting in the residential neighbourhoods only. Support deletion of provision for farming of Open Space Areas other than low intensity grazing by sheep only.	Accept in Part		Open space areas (provisions)
765.3	FS1293.38	Joanna and Simon Taverner	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1299.38	Thomas Ibbotson	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1316.119	Harris-Wingrove Trust	41.4.10	Oppose	Submission be disallowed	Reject		Open space areas (provisions)
765.3	FS1321.38	John and Mary Catherine Holland	41.4.10	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.3	FS1346.6	Vivo Capital Limited	41.4.10	Oppose	Disallow relief sought.	Reject		Open space areas (provisions)
383.73		Queenstown Lakes District Council	41.4.3	Other	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.	Accept in Part		Urban design - design guidelines
383.73	FS1275.91	"Jacks Point" (Submitter number 762 and 856)	41.4.3	Oppose	Opposes. The submitter supports the concept of enabling external design guidelines and instruments, but proposes the references to those guidelines and instruments needs clarification rather than wholesale deletion and to that extent the submission is opposed. Seeks that be allowed the submission point subject to clarifying wording.	Reject		Urban design - design guidelines
383.73	FS1277.126	Jacks Point Residents and Owners Association	41.4.3	Oppose	Opposes. Proposes the references to those guidelines and instruments needs clarification rather than wholesale deletion and to that extent the submission is opposed. Seeks to allow the submission point subject to clarifying wording.	Reject		Urban design - design guidelines
567.6		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.4.3	Support	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.	Reject		Lodge activity area policies/ general support/ landscape
567.6	FS1275.118	"Jacks Point" (Submitter number 762 and 856)	41.4.3	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Reject		Lodge activity area policies/ general support/ landscape

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.12		Jacks Point Residents & Owners Association Inc.	41.4.3	Support	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.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1073.47	Greig Garthwaite	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1103.47	Ben and Catherine Hudson	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1108.88	Christine and Neville Cunningham	41.4.3	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1114.47	Lingasen and Janet Moodley	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1116.47	Stephen and Karen Pearson	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1122.32	BSTGT Limited	41.4.3	Support	Seeks that the whole submissions be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1192.122	Murray and Jennifer Butler	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1192.47	Murray and Jennifer Butler	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1218.47	Grant and Cathy Boyd	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1219.132	Bravo Trustee Company	41.4.3	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1225.47	David Martin and Margaret Poppleton	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1227.47	James and Elisabeth Ford	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1237.47	Kristi and Jonathan Howley	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1247.47	Mark and Katherine Davies	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.12	FS1250.47	Sonia and Grant Voldseth and McDonald	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1252.132	Tim & Paula Williams	41.4.3	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1283.242	MJ and RB Williams and Brabant	41.4.3	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1293.47	Joanna and Simon Taverner	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1299.47	Thomas Ibbotson	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1316.128	Harris-Wingrove Trust	41.4.3	Oppose	Submission be disallowed	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1321.47	John and Mary Catherine Holland	41.4.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.12	FS1346.15	Vivo Capital Limited	41.4.3	Oppose	Disallow relief sought.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
383.75		Queenstown Lakes District Council	41.4.4	Other	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.	Accept in Part		Urban design - design guidelines
383.75	FS1275.93	"Jacks Point" (Submitter number 762 and 856)	41.4.4	Oppose	Opposes. The submitter supports the concept of enabling external design guidelines and instruments, but proposes the references to those guidelines and instruments needs clarification rather than wholesale deletion and to that extent the submission is opposed. Seeks that be allowed the submission point subject to clarifying wording.	Reject		Urban design - design guidelines
383.75	FS1277.128	Jacks Point Residents and Owners Association	41.4.4	Oppose	Opposes. Proposes the references to those guidelines and instruments needs clarification rather than wholesale deletion and to that extent the submission is opposed. Seeks to allow the submission point subject to clarifying wording.	Reject		Urban design - design guidelines
567.7		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.4.4	Support	Support the controlled activity status for any tennis court located in the smaller Lodge Activity Area pursuant to Rule 41.4.4.1.	Accept in Part		Lodge activity area policies/ general support/ landscape
567.7	FS1275.119	"Jacks Point" (Submitter number 762 and 856)	41.4.4	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept in Part		Lodge activity area policies/ general support/ landscape
342.2		Scope Resources Ltd & Southern Beaver Ltd	41.4.6	Oppose	Proposed amendments to the Jacks Point Structure Plan boundaries are removed from the Proposed District Plan	Accept in Part		Changes to the Structure Plan boundaries in relation to the EIC, FP-1, FP-2, OSL, and W (Wetland) Activity Areas. Advice Note: Submission withdrawn in part (2 September 2016) with regard to the following activity areas: R(HD)A-G; R(HD-SH) 1 & 2; and OSA and confirmed 8-11-16 that the submission is still "live" in relation to EIC, FP, OSL, and W (wetland). Landscape issues

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
342.2	FS1257.2	RCL Queenstown PTY Limited	41.4.6	Oppose	That submission opposes significant aspects of the proposed District Plan as it applies to land owned and / or controlled by RCL in Jacks Point. RCL considers that the submitter's concerns with respect to potential adverse effects resulting from changes to the structure plan in Hanley Downs are unsubstantiated and unfounded. Notwithstanding RCL's scepticism as to potential adverse effects, it submits that even if some such effects were to arise, they would be comprehensively outweighed by the benefits to be derived from more efficient use of land in Hanley Downs for residential purposes. Such benefits include increasing the supply of land for housing. Moreover, the proposed Structure Plan appropriately implements the objectives and policies of the Proposed District Plan.	Reject		Changes to the Structure Plan boundaries in relation to the EIC, FP-1, FP-2, OSL, and W (Wetland) Activity Areas. Advice Note: Submission withdrawn in part (2 September 2016) with regard to the following activity areas: R(HD)A-G; R(HD-SH) 1 & 2; and OSA and confirmed 8-11-16 that the submission is still "live" in relation to EIC, FP, OSL, and W (wetland). Landscape issues
342.2	FS1275.86	"Jacks Point" (Submitter number 762 and 856)	41.4.6	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Changes to the Structure Plan boundaries in relation to the EIC, FP-1, FP-2, OSL, and W (Wetland) Activity Areas. Advice Note: Submission withdrawn in part (2 September 2016) with regard to the following activity areas: R(HD)A-G; R(HD-SH) 1 & 2; and OSA and confirmed 8-11-16 that the submission is still "live" in relation to EIC, FP, OSL, and W (wetland). Landscape issues
632.72		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.4.6	Not Stated	Amend as follows: Within the R(HD) A – E and R(HD-SH) 1 Activity Areas, <u>two or more residential units on a site at a density exceeding any residential activity which results in either:</u> 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.	Accept in Part		urban design - density
632.72	FS1219.73	Bravo Trustee Company	41.4.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject		urban design - density
632.72	FS1252.73	Tim & Paula Williams	41.4.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		urban design - density
632.72	FS1275.246	"Jacks Point" (Submitter number 762 and 856)	41.4.6	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		urban design - density
632.72	FS1277.76	Jacks Point Residents and Owners Association	41.4.6	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		urban design - density
632.72	FS1283.186	MJ and RB Williams and Brabant	41.4.6	Oppose	Reject submission	Reject		urban design - density
632.72	FS1316.72	Harris-Wingrove Trust	41.4.6	Oppose	Submission be disallowed	Reject		urban design - density
715.9		Jardine Family Trust and Remarkables Station Limited	41.4.6	Not Stated	41.4.6.1 Within the R(HD) A - E, R(HB) D - E, and R(HD-SH) 1 and R(HB-SH) A - C Activity Areas, any residential activity which results in either:		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.9	FS1073.65	Greig Garthwaite	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1096.30	Peter & Carol Haythornthwaite	41.4.6	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1103.65	Ben and Catherine Hudson	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1108.65	Christine and Neville Cunningham	41.4.6	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1114.65	Lingasen and Janet Moodley	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1116.65	Stephen and Karen Pearson	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1145.9	John Martin Management Company Limited	41.4.6	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1192.140	Murray and Jennifer Butler	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1192.65	Murray and Jennifer Butler	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1218.65	Grant and Cathy Boyd	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1219.101	Bravo Trustee Company	41.4.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1225.65	David Martin and Margaret Poppleton	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1227.65	James and Elisabeth Ford	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1237.65	Kristi and Jonathan Howley	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.9	FS1247.65	Mark and Katherine Davies	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1250.65	Sonia and Grant Voldseth and McDonald	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1252.101	Tim & Paula Williams	41.4.6	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan.The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1277.104	Jacks Point Residents and Owners Association	41.4.6	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1283.220	MJ and RB Williams and Brabant	41.4.6	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1284.8	Lakeside Estate Homeowners Association Incorporated	41.4.6	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1293.65	Joanna and Simon Taverner	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1299.65	Thomas Ibbotson	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1316.99	Harris-Wingrove Trust	41.4.6	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
715.9	FS1321.65	John and Mary Catherine Holland	41.4.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments. Transferred mapping.
567.11		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.4.8	Oppose	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.	Reject		Lodge AA - sale of liquor
567.11	FS1275.123	"Jacks Point" (Submitter number 762 and 856)	41.4.8	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Reject		Lodge AA - sale of liquor
131.10		Joanna & Simon Taverner	41.4.9	Not Stated	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1073.10	Greig Garthwaite	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1096.10	Peter & Carol Haythornthwaite	41.4.9	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.10	FS1103.10	Ben and Catherine Hudson	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1108.10	Christine and Neville Cunningham	41.4.9	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1114.10	Lingasen and Janet Moodley	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1116.10	Stephen and Karen Pearson	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1122.13	BSTGT Limited	41.4.9	Support	Seeks that the whole submissions be allowed.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1192.10	Murray and Jennifer Butler	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1192.85	Murray and Jennifer Butler	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1218.10	Grant and Cathy Boyd	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1225.10	David Martin and Margaret Poppleton	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1227.10	James and Elisabeth Ford	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1237.10	Kristi and Jonathan Howley	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1247.10	Mark and Katherine Davies	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1250.10	Sonia and Grant Voldseth and McDonald	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1275.10	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1293.10	Joanna and Simon Taverner	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1299.10	Thomas Ibbotson	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.10	FS1321.10	John and Mary Catherine Holland	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
131.4		Joanna & Simon Taverner	41.4.9	Other	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1073.4	Greig Garthwaite	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1096.4	Peter & Carol Haythornthwaite	41.4.9	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1103.4	Ben and Catherine Hudson	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1108.4	Christine and Neville Cunningham	41.4.9	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.4	FS1114.4	Lingasen and Janet Moodley	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1116.4	Stephen and Karen Pearson	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1122.7	BSTGT Limited	41.4.9	Support	Seeks that the whole submissions be allowed.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1192.4	Murray and Jennifer Butler	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1192.79	Murray and Jennifer Butler	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1218.4	Grant and Cathy Boyd	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1225.4	David Martin and Margaret Poppleton	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1227.4	James and Elisabeth Ford	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1237.4	Kristi and Jonathan Howley	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1247.4	Mark and Katherine Davies	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1250.4	Sonia and Grant Voldseth and McDonald	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1275.4	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1293.4	Joanna and Simon Taverner	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1299.4	Thomas Ibbotson	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.4	FS1321.4	John and Mary Catherine Holland	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5		Joanna & Simon Taverner	41.4.9	Not Stated	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1073.5	Greig Garthwaite	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1096.5	Peter & Carol Haythornthwaite	41.4.9	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1103.5	Ben and Catherine Hudson	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1108.5	Christine and Neville Cunningham	41.4.9	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1114.5	Lingasen and Janet Moodley	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1116.5	Stephen and Karen Pearson	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.5	FS1122.8	BSTGT Limited	41.4.9	Support	Seeks that the whole submissions be allowed.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1192.5	Murray and Jennifer Butler	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1192.80	Murray and Jennifer Butler	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1218.5	Grant and Cathy Boyd	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1225.5	David Martin and Margaret Poppleton	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1227.5	James and Elisabeth Ford	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1237.5	Kristi and Jonathan Howley	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1247.5	Mark and Katherine Davies	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1250.5	Sonia and Grant Voldseth and McDonald	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1275.5	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1293.5	Joanna and Simon Taverner	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1299.5	Thomas Ibbotson	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
131.5	FS1321.5	John and Mary Catherine Holland	41.4.9	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
246.10		Amy Bayliss	41.4.9	Support	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
246.10	FS1275.38	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
246.4		Amy Bayliss	41.4.9	Other	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
246.4	FS1275.32	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
246.5		Amy Bayliss	41.4.9	Other	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
246.5	FS1275.33	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
259.10		Duncan & Sheena Ashford & Ashford-Tait	41.4.9	Other	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
259.10	FS1275.55	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
259.4		Duncan & Sheena Ashford & Ashford-Tait	41.4.9	Other	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
259.4	FS1275.49	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
259.5		Duncan & Sheena Ashford & Ashford-Tait	41.4.9	Other	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
259.5	FS1275.50	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
284.10		Maria & Matthew Thomson	41.4.9	Support	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
284.10	FS1275.72	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
284.4		Maria & Matthew Thomson	41.4.9	Oppose	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
284.4	FS1275.66	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
284.5		Maria & Matthew Thomson	41.4.9	Oppose	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
284.5	FS1275.67	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
316.11		Karen Page	41.4.9	Support	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
316.11	FS1219.149	Bravo Trustee Company	41.4.9	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
316.5		Karen Page	41.4.9	Oppose	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
316.5	FS1219.143	Bravo Trustee Company	41.4.9	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
316.5	FS1275.82	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
316.6		Karen Page	41.4.9	Oppose	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
316.6	FS1219.144	Bravo Trustee Company	41.4.9	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
316.6	FS1275.83	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
567.10		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.4.9	Other	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.	Accept in Part		Changes to the Structure Plan (the expansion of the Lodge AA)
567.10	FS1275.122	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept in Part		Changes to the Structure Plan (the expansion of the Lodge AA)
576.10		Neville Andrews	41.4.9	Support	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
576.10	FS1275.136	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
576.4		Neville Andrews	41.4.9	Other	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
576.4	FS1275.130	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
576.5		Neville Andrews	41.4.9	Other	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
576.5	FS1275.131	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
582.10		Tony & Bev Moran	41.4.9	Support	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
582.10	FS1275.153	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
582.4		Tony & Bev Moran	41.4.9	Other	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
582.4	FS1275.147	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
582.5		Tony & Bev Moran	41.4.9	Other	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
582.5	FS1275.148	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
632.74		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.4.9	Not Stated	Add the following new Rule: <u>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.</u>	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1073.53	Greig Garthwaite	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1096.18	Peter & Carol Haythornthwaite	41.4.9	Oppose	Opposes. States that the area called Open Space and Community Recreation enables large scale commercial recreation buildings on the land. Seeks that part of the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1103.53	Ben and Catherine Hudson	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1108.53	Christine and Neville Cunningham	41.4.9	Oppose	Opposes. Seeks that the part of the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1114.53	Lingasen and Janet Moodley	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1116.53	Stephen and Karen Pearson	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1122.38	BSTGT Limited	41.4.9	Oppose	Opposes. Believes that the negative impact of this proposal would be significant on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and would have a negative impact on the visual and landscape amenity of the adjacent environment. Seeks that the part of the submissions be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1192.128	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1192.53	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1218.53	Grant and Cathy Boyd	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1219.75	Bravo Trustee Company	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1225.53	David Martin and Margaret Poppleton	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.74	FS1227.53	James and Elisabeth Ford	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1237.53	Kristi and Jonathan Howley	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1247.53	Mark and Katherine Davies	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1250.53	Sonia and Grant Voldseth and McDonald	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1252.75	Tim & Paula Williams	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1275.248	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1277.78	Jacks Point Residents and Owners Association	41.4.9	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1283.188	MJ and RB Williams and Brabant	41.4.9	Oppose	Reject submission	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1293.53	Joanna and Simon Taverner	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1299.53	Thomas Ibbotson	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1316.74	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.74	FS1321.53	John and Mary Catherine Holland	41.4.9	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
645.10		Christine Cunningham	41.4.9	Not Stated	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
645.10	FS1108.45	Christine and Neville Cunningham	41.4.9	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
645.10	FS1275.275	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
645.4		Christine Cunningham	41.4.9	Not Stated	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
645.4	FS1108.39	Christine and Neville Cunningham	41.4.9	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
645.4	FS1275.269	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
645.5		Christine Cunningham	41.4.9	Not Stated	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
645.5	FS1108.40	Christine and Neville Cunningham	41.4.9	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
645.5	FS1275.270	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
647.10		Scott Sanders	41.4.9	Not Stated	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
647.10	FS1275.292	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
647.4		Scott Sanders	41.4.9	Not Stated	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
647.4	FS1275.286	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
647.5		Scott Sanders	41.4.9	Not Stated	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
647.5	FS1275.287	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
735.10		Russell Tilsley & Joanne Ruthven	41.4.9	Not Stated	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
735.10	FS1275.309	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
735.4		Russell Tilsley & Joanne Ruthven	41.4.9	Not Stated	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
735.4	FS1275.303	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
735.5		Russell Tilsley & Joanne Ruthven	41.4.9	Not Stated	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
735.5	FS1275.304	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
765.15		Jacks Point Residents & Owners Association Inc.	41.4.9	Support	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.	Accept in Part		Landscape/ OSL/ OSG/ OSA

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.15	FS1073.50	Greig Garthwaite	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1103.50	Ben and Catherine Hudson	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1108.91	Christine and Neville Cunningham	41.4.9	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Landscape/ OSL/ OSG/ OSA
765.15	FS1114.50	Lingasen and Janet Moodley	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1116.50	Stephen and Karen Pearson	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1122.35	BSTGT Limited	41.4.9	Support	Seeks that the whole submissions be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1192.125	Murray and Jennifer Butler	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1192.50	Murray and Jennifer Butler	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1218.50	Grant and Cathy Boyd	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1219.135	Bravo Trustee Company	41.4.9	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Landscape/ OSL/ OSG/ OSA
765.15	FS1225.50	David Martin and Margaret Poppleton	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1227.50	James and Elisabeth Ford	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1237.50	Kristi and Jonathan Howley	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1247.50	Mark and Katherine Davies	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1250.50	Sonia and Grant Voldseth and McDonald	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.15	FS1252.135	Tim & Paula Williams	41.4.9	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Landscape/ OSL/ OSG/ OSA
765.15	FS1283.245	MJ and RB Williams and Brabant	41.4.9	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Landscape/ OSL/ OSG/ OSA
765.15	FS1293.50	Joanna and Simon Taverner	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1299.50	Thomas Ibbotson	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1316.131	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed	Reject		Landscape/ OSL/ OSG/ OSA
765.15	FS1321.50	John and Mary Catherine Holland	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ OSL/ OSG/ OSA
765.15	FS1346.18	Vivo Capital Limited	41.4.9	Oppose	Disallow relief sought.	Reject		Landscape/ OSL/ OSG/ OSA
765.2		Jacks Point Residents & Owners Association Inc.	41.4.9	Support	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).	Accept in Part		Open space areas (provisions)
765.2	FS1073.37	Greig Garthwaite	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1103.37	Ben and Catherine Hudson	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1108.78	Christine and Neville Cunningham	41.4.9	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Open space areas (provisions)
765.2	FS1114.37	Lingasen and Janet Moodley	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1116.37	Stephen and Karen Pearson	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1122.22	BSTGT Limited	41.4.9	Support	Seeks that the whole submissions be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1192.112	Murray and Jennifer Butler	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1192.37	Murray and Jennifer Butler	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1218.37	Grant and Cathy Boyd	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.2	FS1219.122	Bravo Trustee Company	41.4.9	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Open space areas (provisions)
765.2	FS1225.37	David Martin and Margaret Poppleton	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1227.37	James and Elisabeth Ford	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1237.37	Kristi and Jonathan Howley	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1247.37	Mark and Katherine Davies	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1250.37	Sonia and Grant Voldseth and McDonald	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1252.122	Tim & Paula Williams	41.4.9	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Open space areas (provisions)
765.2	FS1283.232	MJ and RB Williams and Brabant	41.4.9	Support	Support removal of the requirement for consenting in the residential neighbourhoods only. Support deletion of provision for farming of Open Space Areas other than low intensity grazing by sheep only.	Accept in Part		Open space areas (provisions)
765.2	FS1293.37	Joanna and Simon Taverner	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1299.37	Thomas Ibbotson	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1316.118	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed	Reject		Open space areas (provisions)
765.2	FS1321.37	John and Mary Catherine Holland	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Open space areas (provisions)
765.2	FS1346.5	Vivo Capital Limited	41.4.9	Oppose	Disallow relief sought.	Reject		Open space areas (provisions)
765.8		Jacks Point Residents & Owners Association Inc.	41.4.9	Support	Supports the rules that prevent residential building development within the open space activity areas on the structure plan.	Accept		Landscape/ open space areas
765.8	FS1073.43	Greig Garthwaite	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.8	FS1103.43	Ben and Catherine Hudson	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1108.84	Christine and Neville Cunningham	41.4.9	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Landscape/ open space areas
765.8	FS1114.43	Lingasen and Janet Moodley	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1116.43	Stephen and Karen Pearson	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1122.28	BSTGT Limited	41.4.9	Support	Seeks that the whole submissions be allowed.	Accept		Landscape/ open space areas
765.8	FS1192.118	Murray and Jennifer Butler	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1192.43	Murray and Jennifer Butler	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1218.43	Grant and Cathy Boyd	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1219.128	Bravo Trustee Company	41.4.9	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Landscape/ open space areas
765.8	FS1225.43	David Martin and Margaret Poppleton	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1227.43	James and Elisabeth Ford	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1237.43	Kristi and Jonathan Howley	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1247.43	Mark and Katherine Davies	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1250.43	Sonia and Grant Voldseth and McDonald	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.8	FS1252.128	Tim & Paula Williams	41.4.9	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Landscape/ open space areas
765.8	FS1283.238	MJ and RB Williams and Brabant	41.4.9	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Landscape/ open space areas
765.8	FS1293.43	Joanna and Simon Taverner	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1299.43	Thomas Ibbotson	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1316.124	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed	Reject		Landscape/ open space areas
765.8	FS1321.43	John and Mary Catherine Holland	41.4.9	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.8	FS1346.11	Vivo Capital Limited	41.4.9	Oppose	Disallow relief sought.	Reject		Landscape/ open space areas
787.10		Westenberg Family Trust	41.4.9	Support	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
787.10	FS1275.328	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
787.4		Westenberg Family Trust	41.4.9	Oppose	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
787.4	FS1275.322	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
787.5		Westenberg Family Trust	41.4.9	Oppose	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
787.5	FS1275.323	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
802.10		Harris-Wingrove Trust	41.4.9	Support	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.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
802.10	FS1275.353	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
802.4		Harris-Wingrove Trust	41.4.9	Oppose	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
802.4	FS1275.347	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
802.5		Harris-Wingrove Trust	41.4.9	Oppose	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.	Accept in Part		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
802.5	FS1275.348	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space AA/ retain operative G and G/F activity areas and restrictions on use within these areas
567.3		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.4.9	Other	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.	Reject		Lodge activity area residential landuse and meeting facilities / landscape
567.3	FS1275.114	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Reject		Lodge activity area residential landuse and meeting facilities / landscape
567.3	FS1283.21	MJ and RB Williams and Brabant	41.4.9	Support	Uphold submission	Reject		Lodge activity area residential landuse and meeting facilities / landscape
632.73		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.4.9	Not Stated	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)	Reject		Residential Activity Area - removal of the restriction on uses/ provision for non residential uses
632.73	FS1219.74	Bravo Trustee Company	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Residential Activity Area - removal of the restriction on uses/ provision for non residential uses
632.73	FS1252.74	Tim & Paula Williams	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Residential Activity Area - removal of the restriction on uses/ provision for non residential uses
632.73	FS1275.247	"Jacks Point" (Submitter number 762 and 856)	41.4.9	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Residential Activity Area - removal of the restriction on uses/ provision for non residential uses
632.73	FS1277.77	Jacks Point Residents and Owners Association	41.4.9	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		Residential Activity Area - removal of the restriction on uses/ provision for non residential uses
632.73	FS1283.187	MJ and RB Williams and Brabant	41.4.9	Oppose	Reject submission	Accept		Residential Activity Area - removal of the restriction on uses/ provision for non residential uses
632.73	FS1316.73	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed	Accept		Residential Activity Area - removal of the restriction on uses/ provision for non residential uses
715.10		Jardine Family Trust and Remarkables Station Limited	41.4.9	Not Stated	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.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1073.66	Greig Garthwaite	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1096.31	Peter & Carol Haythornthwaite	41.4.9	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.10	FS1103.66	Ben and Catherine Hudson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1108.66	Christine and Neville Cunningham	41.4.9	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1114.66	Lingasen and Janet Moodley	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1116.66	Stephen and Karen Pearson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1145.10	John Martin Management Company Limited	41.4.9	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1192.141	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1192.66	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1218.66	Grant and Cathy Boyd	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1219.102	Bravo Trustee Company	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1225.66	David Martin and Margaret Poppleton	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1227.66	James and Elisabeth Ford	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1237.66	Kristi and Jonathan Howley	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1247.66	Mark and Katherine Davies	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.10	FS1250.66	Sonia and Grant Voldseth and McDonald	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1252.102	Tim & Paula Williams	41.4.9	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan.The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1277.105	Jacks Point Residents and Owners Association	41.4.9	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1283.221	MJ and RB Williams and Brabant	41.4.9	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1284.9	Lakeside Estate Homeowners Association Incorporated	41.4.9	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1293.66	Joanna and Simon Taverner	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1299.66	Thomas Ibbotson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1316.100	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.10	FS1321.66	John and Mary Catherine Holland	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11		Jardine Family Trust and Remarkables Station Limited	41.4.9	Not Stated	Delete the words "12 low level" and replace with "41",		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1073.67	Greig Garthwaite	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1096.32	Peter & Carol Haythornthwaite	41.4.9	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1103.67	Ben and Catherine Hudson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1108.67	Christine and Neville Cunningham	41.4.9	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1114.67	Lingasen and Janet Moodley	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.11	FS1116.67	Stephen and Karen Pearson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1145.11	John Martin Management Company Limited	41.4.9	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1192.142	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1192.67	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1218.67	Grant and Cathy Boyd	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1219.103	Bravo Trustee Company	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1225.67	David Martin and Margaret Poppleton	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1227.67	James and Elisabeth Ford	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1237.67	Kristi and Jonathan Howley	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1247.67	Mark and Katherine Davies	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1250.67	Sonia and Grant Voldseth and McDonald	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1252.103	Tim & Paula Williams	41.4.9	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1277.106	Jacks Point Residents and Owners Association	41.4.9	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.11	FS1283.222	MJ and RB Williams and Brabant	41.4.9	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1284.10	Lakeside Estate Homeowners Association Incorporated	41.4.9	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1293.67	Joanna and Simon Taverner	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1299.67	Thomas Ibbotson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1316.101	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.11	FS1321.67	John and Mary Catherine Holland	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12		Jardine Family Trust and Remarkables Station Limited	41.4.9	Not Stated	Delete		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1073.68	Greig Garthwaite	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1096.33	Peter & Carol Haythornthwaite	41.4.9	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1103.68	Ben and Catherine Hudson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1108.68	Christine and Neville Cunningham	41.4.9	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1114.68	Lingasen and Janet Moodley	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1116.68	Stephen and Karen Pearson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1145.12	John Martin Management Company Limited	41.4.9	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1192.143	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1192.68	Murray and Jennifer Butler	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.12	FS1218.68	Grant and Cathy Boyd	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1219.104	Bravo Trustee Company	41.4.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1225.68	David Martin and Margaret Poppleton	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1227.68	James and Elisabeth Ford	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1237.68	Kristi and Jonathan Howley	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1247.68	Mark and Katherine Davies	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1250.68	Sonia and Grant Voldseth and McDonald	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1252.104	Tim & Paula Williams	41.4.9	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1277.107	Jacks Point Residents and Owners Association	41.4.9	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1283.223	MJ and RB Williams and Brabant	41.4.9	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1284.11	Lakeside Estate Homeowners Association Incorporated	41.4.9	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1293.68	Joanna and Simon Taverner	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1299.68	Thomas Ibbotson	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.12	FS1316.102	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.12	FS1321.68	John and Mary Catherine Holland	41.4.9	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
762.11		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	41.4.9	Other	Support in part Amend Rule 41.4.9.4 Structure Plan – Activities, as follows: Education <u>and Health Care</u> Precinct (EH) - the use of this area is restricted to Education, <u>Health Care</u> and Day Care Facilities.	Reject		Provision for education, commercial, and health (non res) activities (Education Activity Area) and changes to the Structure Plan to also enable health
762.11	FS1277.157	Jacks Point Residents and Owners Association	41.4.9	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Reject		Provision for education, commercial, and health (non res) activities (Education Activity Area) and changes to the Structure Plan to also enable health
762.11	FS1316.138	Harris-Wingrove Trust	41.4.9	Oppose	Submission be disallowed	Accept		Provision for education, commercial, and health (non res) activities (Education Activity Area) and changes to the Structure Plan to also enable health
131.14		Joanna & Simon Taverner	41.5 Rules - Standards	Other	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.	Reject		Effects on residents, neighbouring properties
131.14	FS1073.14	Greig Garthwaite	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1096.14	Peter & Carol Haythornthwaite	41.5 Rules - Standards	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Reject		Effects on residents, neighbouring properties
131.14	FS1103.14	Ben and Catherine Hudson	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1108.14	Christine and Neville Cunningham	41.5 Rules - Standards	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Reject		Effects on residents, neighbouring properties
131.14	FS1114.14	Lingasen and Janet Moodley	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1116.14	Stephen and Karen Pearson	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1122.17	BSTGT Limited	41.5 Rules - Standards	Support	Seeks that the whole submissions be allowed.	Reject		Effects on residents, neighbouring properties
131.14	FS1192.14	Murray and Jennifer Butler	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1192.89	Murray and Jennifer Butler	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1218.14	Grant and Cathy Boyd	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1225.14	David Martin and Margaret Poppleton	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1227.14	James and Elisabeth Ford	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.14	FS1237.14	Kristi and Jonathan Howley	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1247.14	Mark and Katherine Davies	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1250.14	Sonia and Grant Voldseth and McDonald	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1275.14	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
131.14	FS1293.14	Joanna and Simon Taverner	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1299.14	Thomas Ibbotson	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.14	FS1321.14	John and Mary Catherine Holland	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Reject		Effects on residents, neighbouring properties
131.16		Joanna & Simon Taverner	41.5 Rules - Standards	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1073.16	Greig Garthwaite	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1090.31	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1096.16	Peter & Carol Haythornthwaite	41.5 Rules - Standards	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1103.16	Ben and Catherine Hudson	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1108.16	Christine and Neville Cunningham	41.5 Rules - Standards	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1114.16	Lingasen and Janet Moodley	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1116.16	Stephen and Karen Pearson	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.16	FS1122.19	BSTGT Limited	41.5 Rules - Standards	Support	Seeks that the whole submissions be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1192.16	Murray and Jennifer Butler	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1192.91	Murray and Jennifer Butler	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1218.16	Grant and Cathy Boyd	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1225.16	David Martin and Margaret Poppleton	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1227.16	James and Elisabeth Ford	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1237.16	Kristi and Jonathan Howley	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1247.16	Mark and Katherine Davies	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1250.16	Sonia and Grant Voldseth and McDonald	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1275.16	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1283.83	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1293.16	Joanna and Simon Taverner	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.16	FS1299.16	Thomas Ibbotson	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
131.16	FS1321.16	John and Mary Catherine Holland	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.14		Amy Bayliss	41.5 Rules - Standards	Other	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.	Reject		Effects on residents, neighbouring properties
246.14	FS1275.42	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
246.16		Amy Bayliss	41.5 Rules - Standards	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.16	FS1090.41	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.16	FS1275.44	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.16	FS1283.48	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.14		Duncan & Sheena Ashford & Ashford-Tait	41.5 Rules - Standards	Other	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.	Reject		Effects on residents, neighbouring properties
259.14	FS1275.59	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
259.16		Duncan & Sheena Ashford & Ashford-Tait	41.5 Rules - Standards	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.16	FS1090.45	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
259.16	FS1275.61	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.16	FS1283.41	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
284.14		Maria & Matthew Thomson	41.5 Rules - Standards	Other	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.	Reject		Effects on residents, neighbouring properties
284.14	FS1275.76	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
284.16		Maria & Matthew Thomson	41.5 Rules - Standards	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.16	FS1090.49	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.16	FS1275.78	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.16	FS1283.90	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.15		Karen Page	41.5 Rules - Standards	Other	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.	Reject		Effects on residents, neighbouring properties
316.15	FS1219.153	Bravo Trustee Company	41.5 Rules - Standards	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Accept		Effects on residents, neighbouring properties
316.17		Karen Page	41.5 Rules - Standards	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
316.17	FS1090.35	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.17	FS1219.155	Bravo Trustee Company	41.5 Rules - Standards	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.17	FS1283.12	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
547.7		J M Smith, Bravo Trustee Company Limited & S A Freeman	41.5 Rules - Standards	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.7	FS1275.108	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.7	FS1277.142	Jacks Point Residents and Owners Association	41.5 Rules - Standards	Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.7	FS1283.17	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
576.14		Neville Andrews	41.5 Rules - Standards	Not Stated	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.	Reject		Effects on residents, neighbouring properties
576.14	FS1275.140	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
576.16		Neville Andrews	41.5 Rules - Standards	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
576.16	FS1090.9	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Support	Allow insofar that the relief applies only o the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
576.16	FS1275.142	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
582.14		Tony & Bev Moran	41.5 Rules - Standards	Other	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.	Reject		Effects on residents, neighbouring properties
582.14	FS1275.157	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
582.16		Tony & Bev Moran	41.5 Rules - Standards	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.16	FS1090.53	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.16	FS1275.159	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.16	FS1283.69	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
601.4		Tim & Paula Williams	41.5 Rules - Standards	Other	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.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1073.28	Greig Garthwaite	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1090.13	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Oppose	Disallow. This further submission is neutral to the relief sought insofar that it relates to the Jacks Point Subzone only. The relief sought is opposed as it relates to the entire Jacks Point Zone. The Proposed District Plan provisions adequately balance the need for further development in this area with the amenity expected by residents.	Reject		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1103.28	Ben and Catherine Hudson	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1108.28	Christine and Neville Cunningham	41.5 Rules - Standards	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1114.28	Lingasen and Janet Moodley	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1116.28	Stephen and Karen Pearson	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1192.103	Murray and Jennifer Butler	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1192.28	Murray and Jennifer Butler	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
601.4	FS1218.28	Grant and Cathy Boyd	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1225.28	David Martin and Margaret Poppleton	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1227.28	James and Elisabeth Ford	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1237.28	Kristi and Jonathan Howley	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1247.28	Mark and Katherine Davies	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1250.28	Sonia and Grant Voldseth and McDonald	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1275.164	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1283.25	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1293.28	Joanna and Simon Taverner	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1299.28	Thomas Ibbotson	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
601.4	FS1321.28	John and Mary Catherine Holland	41.5 Rules - Standards	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point (except permit residential buildings)
645.14		Christine Cunningham	41.5 Rules - Standards	Not Stated	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.	Reject		Effects on residents, neighbouring properties
645.14	FS1108.49	Christine and Neville Cunningham	41.5 Rules - Standards	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Reject		Effects on residents, neighbouring properties
645.14	FS1275.279	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
645.16		Christine Cunningham	41.5 Rules - Standards	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.16	FS1108.51	Christine and Neville Cunningham	41.5 Rules - Standards	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.16	FS1275.281	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
645.16	FS1283.55	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
647.14		Scott Sanders	41.5 Rules - Standards	Not Stated	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.	Reject		Effects on residents, neighbouring properties
647.14	FS1275.296	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
647.16		Scott Sanders	41.5 Rules - Standards	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
647.16	FS1090.58	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
647.16	FS1275.298	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
647.16	FS1283.76	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.14		Russell Tilsley & Joanne Ruthven	41.5 Rules - Standards	Not Stated	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.	Reject		Effects on residents, neighbouring properties
735.14	FS1275.313	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
735.16		Russell Tilsley & Joanne Ruthven	41.5 Rules - Standards	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.16	FS1090.62	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.16	FS1275.315	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
735.16	FS1283.34	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
765.16		Jacks Point Residents & Owners Association Inc.	41.5 Rules - Standards	Oppose	The zone should be subject to the type of design matters that currently exist for Jacks Point to ensure the vision is achieved.	Accept in Part		urban design - design controls/ matters
765.16	FS1073.51	Greig Garthwaite	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1103.51	Ben and Catherine Hudson	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1108.92	Christine and Neville Cunningham	41.5 Rules - Standards	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		urban design - design controls/ matters
765.16	FS1114.51	Lingasen and Janet Moodley	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1116.51	Stephen and Karen Pearson	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1122.36	BSTGT Limited	41.5 Rules - Standards	Support	Seeks that the whole submissions be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1192.126	Murray and Jennifer Butler	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1192.51	Murray and Jennifer Butler	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1218.51	Grant and Cathy Boyd	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1219.136	Bravo Trustee Company	41.5 Rules - Standards	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		urban design - design controls/ matters
765.16	FS1225.51	David Martin and Margaret Poppleton	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1227.51	James and Elisabeth Ford	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1237.51	Kristi and Jonathan Howley	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.16	FS1247.51	Mark and Katherine Davies	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1250.51	Sonia and Grant Voldseth and McDonald	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1252.136	Tim & Paula Williams	41.5 Rules - Standards	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		urban design - design controls/ matters
765.16	FS1283.246	MJ and RB Williams and Brabant	41.5 Rules - Standards	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		urban design - design controls/ matters
765.16	FS1293.51	Joanna and Simon Taverner	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1299.51	Thomas Ibbotson	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1316.132	Harris-Wingrove Trust	41.5 Rules - Standards	Oppose	Submission be disallowed	Reject		urban design - design controls/ matters
765.16	FS1321.51	John and Mary Catherine Holland	41.5 Rules - Standards	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		urban design - design controls/ matters
765.16	FS1346.19	Vivo Capital Limited	41.5 Rules - Standards	Oppose	Disallow relief sought.	Reject		urban design - design controls/ matters
787.14		Westenberg Family Trust	41.5 Rules - Standards	Oppose	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.	Reject		Effects on residents, neighbouring properties
787.14	FS1275.332	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
787.16		Westenberg Family Trust	41.5 Rules - Standards	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
787.16	FS1275.334	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
787.16	FS1283.97	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
789.6		Vivo Capital Limited	41.5 Rules - Standards	Oppose	That appropriate Rules and Guidelines specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.	Reject		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
789.6	FS1275.341	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and reduces open space and landscape values, disallow the submission.	Accept in Part		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.6	FS1277.121	Jacks Point Residents and Owners Association	41.5 Rules - Standards	Oppose	Opposes. Believes that it will reduce open space, detract from landscape values and put increased pressure on infrastructure. The expansion is contrary to the master plan, and the Structure Plan. Seeks this submission be disallowed.	Accept in Part		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.6	FS1283.210	MJ and RB Williams and Brabant	41.5 Rules - Standards	Oppose	Reject submission The area of land has no sensible connection to the Jacks Point zone. The request is purely opportunistic and ought to be rejected. If there was merit in the proposed re-zoning it would be as an addition to a separate Hanley Downs zone.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.6	FS1303.7	RCL Queenstown PTY Limited (RCL)	41.5 Rules - Standards	Oppose	Opposes the submitter's view. Agrees that this submission gives effect to the District Plan objectives and policies around ensuring urban development is not highly or readily visible from the state highway. Does not agree that the urban form of Jacks Point and believes this would result in an inefficient zoning regime. Seeks that significant information gaps to be reported, such as infrastructure, landscape, land contamination, hazards and transport.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
802.14		Harris-Wingrove Trust	41.5 Rules - Standards	Oppose	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.	Reject		Effects on residents, neighbouring properties
802.14	FS1275.357	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept in Part		Effects on residents, neighbouring properties
802.16		Harris-Wingrove Trust	41.5 Rules - Standards	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
802.16	FS1090.66	Jardine Family Trust and Remarkables Station Limited	41.5 Rules - Standards	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
802.16	FS1275.359	"Jacks Point" (Submitter number 762 and 856)	41.5 Rules - Standards	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
802.16	FS1283.62	MJ and RB Williams and Brabant	41.5 Rules - Standards	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
765.9		Jacks Point Residents & Owners Association Inc.	41.5.1	Support	Supports the rules that prevent residential building development within the open space activity areas on the structure plan.	Accept		Landscape/ open space areas
765.9	FS1073.44	Greig Garthwaite	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1103.44	Ben and Catherine Hudson	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1108.85	Christine and Neville Cunningham	41.5.1	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Landscape/ open space areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.9	FS1114.44	Lingasen and Janet Moodley	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1116.44	Stephen and Karen Pearson	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1122.29	BSTGT Limited	41.5.1	Support	Seeks that the whole submissions be allowed.	Accept		Landscape/ open space areas
765.9	FS1192.119	Murray and Jennifer Butler	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1192.44	Murray and Jennifer Butler	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1218.44	Grant and Cathy Boyd	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1219.129	Bravo Trustee Company	41.5.1	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Landscape/ open space areas
765.9	FS1225.44	David Martin and Margaret Poppleton	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1227.44	James and Elisabeth Ford	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1237.44	Kristi and Jonathan Howley	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1247.44	Mark and Katherine Davies	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1250.44	Sonia and Grant Voldseth and McDonald	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1252.129	Tim & Paula Williams	41.5.1	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Landscape/ open space areas
765.9	FS1283.239	MJ and RB Williams and Brabant	41.5.1	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Landscape/ open space areas
765.9	FS1293.44	Joanna and Simon Taverner	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.9	FS1299.44	Thomas Ibbotson	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1316.125	Harris-Wingrove Trust	41.5.1	Oppose	Submission be disallowed	Reject		Landscape/ open space areas
765.9	FS1321.44	John and Mary Catherine Holland	41.5.1	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.9	FS1346.12	Vivo Capital Limited	41.5.1	Oppose	Disallow relief sought.	Reject		Landscape/ open space areas
715.16		Jardine Family Trust and Remarkables Station Limited	41.5.11	Not Stated	Delete		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1073.72	Greig Garthwaite	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1096.37	Peter & Carol Haythornthwaite	41.5.11	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1103.72	Ben and Catherine Hudson	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1108.72	Christine and Neville Cunningham	41.5.11	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1114.72	Lingasen and Janet Moodley	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1116.72	Stephen and Karen Pearson	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1145.16	John Martin Management Company Limited	41.5.11	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1192.147	Murray and Jennifer Butler	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1192.72	Murray and Jennifer Butler	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1218.72	Grant and Cathy Boyd	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.16	FS1219.108	Bravo Trustee Company	41.5.11	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1225.72	David Martin and Margaret Poppleton	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1227.72	James and Elisabeth Ford	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1237.72	Kristi and Jonathan Howley	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1247.72	Mark and Katherine Davies	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1250.72	Sonia and Grant Voldseth and McDonald	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1252.108	Tim & Paula Williams	41.5.11	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1277.111	Jacks Point Residents and Owners Association	41.5.11	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1283.227	MJ and RB Williams and Brabant	41.5.11	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1284.15	Lakeside Estate Homeowners Association Incorporated	41.5.11	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1293.72	Joanna and Simon Taverner	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1299.72	Thomas Ibbotson	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1316.106	Harris-Wingrove Trust	41.5.11	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.16	FS1321.72	John and Mary Catherine Holland	41.5.11	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.10		Jacks Point Residents & Owners Association Inc.	41.5.11	Support	Supports the rules that prevent residential building development within the open space activity areas on the structure plan.	Accept		Landscape/ open space areas
765.10	FS1073.45	Greig Garthwaite	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1103.45	Ben and Catherine Hudson	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1108.86	Christine and Neville Cunningham	41.5.11	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Landscape/ open space areas
765.10	FS1114.45	Lingasen and Janet Moodley	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1116.45	Stephen and Karen Pearson	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1122.30	BSTGT Limited	41.5.11	Support	Seeks that the whole submissions be allowed.	Accept		Landscape/ open space areas
765.10	FS1192.120	Murray and Jennifer Butler	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1192.45	Murray and Jennifer Butler	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1218.45	Grant and Cathy Boyd	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1219.130	Bravo Trustee Company	41.5.11	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Landscape/ open space areas
765.10	FS1225.45	David Martin and Margaret Poppleton	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1227.45	James and Elisabeth Ford	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1237.45	Kristi and Jonathan Howley	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1247.45	Mark and Katherine Davies	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.10	FS1250.45	Sonia and Grant Voldseth and McDonald	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1252.130	Tim & Paula Williams	41.5.11	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Landscape/ open space areas
765.10	FS1283.240	MJ and RB Williams and Brabant	41.5.11	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Landscape/ open space areas
765.10	FS1293.45	Joanna and Simon Taverner	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1299.45	Thomas Ibbotson	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1316.126	Harris-Wingrove Trust	41.5.11	Oppose	Submission be disallowed	Reject		Landscape/ open space areas
765.10	FS1321.45	John and Mary Catherine Holland	41.5.11	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.10	FS1346.13	Vivo Capital Limited	41.5.11	Oppose	Disallow relief sought.	Reject		Landscape/ open space areas
131.6		Joanna & Simon Taverner	41.5.12	Other	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.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1073.6	Greig Garthwaite	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1096.6	Peter & Carol Haythornthwaite	41.5.12	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1103.6	Ben and Catherine Hudson	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1108.6	Christine and Neville Cunningham	41.5.12	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1114.6	Lingasen and Janet Moodley	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1116.6	Stephen and Karen Pearson	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1122.9	BSTGT Limited	41.5.12	Support	Seeks that the whole submissions be allowed.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1192.6	Murray and Jennifer Butler	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1192.81	Murray and Jennifer Butler	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1218.6	Grant and Cathy Boyd	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1225.6	David Martin and Margaret Poppleton	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.6	FS1227.6	James and Elisabeth Ford	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1237.6	Kristi and Jonathan Howley	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1247.6	Mark and Katherine Davies	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1250.6	Sonia and Grant Voldseth and McDonald	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1275.6	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F
131.6	FS1293.6	Joanna and Simon Taverner	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1299.6	Thomas Ibbotson	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
131.6	FS1321.6	John and Mary Catherine Holland	41.5.12	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Landscape/ open space/ building height in G and G/F
246.6		Amy Bayliss	41.5.12	Other	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.	Accept		Landscape/ open space/ building height in G and G/F
246.6	FS1275.34	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F
259.6		Duncan & Sheena Ashford & Ashford-Tait	41.5.12	Other	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.	Accept		Landscape/ open space/ building height in G and G/F
259.6	FS1275.51	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F
284.6		Maria & Matthew Thomson	41.5.12	Oppose	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.	Accept		Landscape/ open space/ building height in G and G/F
284.6	FS1275.68	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F
316.7		Karen Page	41.5.12	Oppose	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.	Accept		Landscape/ open space/ building height in G and G/F
316.7	FS1219.145	Bravo Trustee Company	41.5.12	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Landscape/ open space/ building height in G and G/F
567.8		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.5.12	Support	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.	Accept		Lodge activity area height/ general support/ landscape
567.8	FS1275.120	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept		Lodge activity area height/ general support/ landscape
576.6		Neville Andrews	41.5.12	Other	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.	Accept		Landscape/ open space/ building height in G and G/F

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
576.6	FS1275.132	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F
582.6		Tony & Bev Moran	41.5.12	Other	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.	Accept		Landscape/ open space/ building height in G and G/F
582.6	FS1275.149	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F
632.84		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.12	Not Stated	Insert the following new rule after Rule 41.5.12.2: Restricted Discretionary to breach: <u>The maximum height of buildings in the Open Space Community and Recreation Activity Area (OSCR) shall be 10m</u> <u>Discretion shall be limited to effects on landscape and visual amenity values and safety</u>	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1073.54	Greig Garthwaite	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1096.19	Peter & Carol Haythornthwaite	41.5.12	Oppose	Opposes. States that the area called Open Space and Community Recreation enables large scale commercial recreation buildings on the land. Seeks that part of the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1103.54	Ben and Catherine Hudson	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1108.54	Christine and Neville Cunningham	41.5.12	Oppose	Opposes. Seeks that the part of the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1114.54	Lingasen and Janet Moodley	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1116.54	Stephen and Karen Pearson	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1122.39	BSTGT Limited	41.5.12	Oppose	Opposes. Believes that the negative impact of this proposal would be significant on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and would have a negative impact on the visual and landscape amenity of the adjacent environment. Seeks that the part of the submissions be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1192.129	Murray and Jennifer Butler	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1192.54	Murray and Jennifer Butler	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1218.54	Grant and Cathy Boyd	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1219.85	Bravo Trustee Company	41.5.12	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.84	FS1225.54	David Martin and Margaret Poppleton	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1227.54	James and Elisabeth Ford	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1237.54	Kristi and Jonathan Howley	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1247.54	Mark and Katherine Davies	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1250.54	Sonia and Grant Voldseth and McDonald	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1252.85	Tim & Paula Williams	41.5.12	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1275.258	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1277.88	Jacks Point Residents and Owners Association	41.5.12	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1283.198	MJ and RB Williams and Brabant	41.5.12	Oppose	Reject submission	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1293.54	Joanna and Simon Taverner	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1299.54	Thomas Ibbotson	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1316.84	Harris-Wingrove Trust	41.5.12	Oppose	Submission be disallowed	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
632.84	FS1321.54	John and Mary Catherine Holland	41.5.12	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendment)/ building height.
645.6		Christine Cunningham	41.5.12	Not Stated	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.	Accept		Landscape/ open space/ building height in G and G/F
645.6	FS1108.41	Christine and Neville Cunningham	41.5.12	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept		Landscape/ open space/ building height in G and G/F
645.6	FS1275.271	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
647.6		Scott Sanders	41.5.12	Not Stated	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.	Accept		Landscape/ open space/ building height in G and G/F
647.6	FS1275.288	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F
735.6		Russell Tilsley & Joanne Ruthven	41.5.12	Not Stated	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.	Accept		Landscape/ open space/ building height in G and G/F
735.6	FS1275.305	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F
787.6		Westenberg Family Trust	41.5.12	Oppose	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.	Accept		Landscape/ open space/ building height in G and G/F
787.6	FS1275.324	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F
802.6		Harris-Wingrove Trust	41.5.12	Oppose	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.	Accept		Landscape/ open space/ building height in G and G/F
802.6	FS1275.349	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Landscape/ open space/ building height in G and G/F
632.83		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.12	Not Stated	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 <u>and buildings in the OSCR</u>).	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.83	FS1219.84	Bravo Trustee Company	41.5.12	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.83	FS1252.84	Tim & Paula Williams	41.5.12	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.83	FS1275.257	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.83	FS1277.87	Jacks Point Residents and Owners Association	41.5.12	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.83	FS1283.197	MJ and RB Williams and Brabant	41.5.12	Oppose	Reject submission	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.83	FS1316.83	Harris-Wingrove Trust	41.5.12	Oppose	Submission be disallowed	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.85		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.12	Not Stated	<p>Delete as Follows:</p> <p>Within the R(HD) and R(HD-SH) Activity Areas-</p> <p>In addition to the maximum height of buildings above, within all R(HD) Activity Areas, except for:-</p> <p>-Sites smaller than 550m2 created by subdivision.- A medium density residential development consented under Rule 41.4.6-</p> <p>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>Except that:-</p> <p>A gable or dormer may encroach beyond the recession lines where it is:-</p> <p>no greater than 1m in height and width measured parallel to the nearest adjacent boundary-</p> <p>no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.-</p> <p>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> <p>Or provide for recession planes that are less restrictive of built form.</p>	Accept in Part		Urban design - Height in Henley Downs
632.85	FS1219.86	Bravo Trustee Company	41.5.12	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject		Urban design - Height in Henley Downs
632.85	FS1252.86	Tim & Paula Williams	41.5.12	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		Urban design - Height in Henley Downs
632.85	FS1275.259	"Jacks Point" (Submitter number 762 and 856)	41.5.12	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		Urban design - Height in Henley Downs
632.85	FS1277.89	Jacks Point Residents and Owners Association	41.5.12	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		Urban design - Height in Henley Downs
632.85	FS1283.199	MJ and RB Williams and Brabant	41.5.12	Oppose	Reject submission	Reject		Urban design - Height in Henley Downs
632.85	FS1316.85	Harris-Wingrove Trust	41.5.12	Oppose	Submission be disallowed	Reject		Urban design - Height in Henley Downs
715.17		Jardine Family Trust and Remarkables Station Limited	41.5.12	Not Stated	Add new U) below (i): Open Space Residential (OSR) and Open Space Landscape (OSL) limited to one residence within lot 8 DP 443832: 7m.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1073.73	Greig Garthwaite	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1096.38	Peter & Carol Haythornthwaite	41.5.12	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1103.73	Ben and Catherine Hudson	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.17	FS1108.73	Christine and Neville Cunningham	41.5.12	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1114.73	Lingasen and Janet Moodley	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1116.73	Stephen and Karen Pearson	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1145.17	John Martin Management Company Limited	41.5.12	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1192.148	Murray and Jennifer Butler	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1192.73	Murray and Jennifer Butler	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1218.73	Grant and Cathy Boyd	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1219.109	Bravo Trustee Company	41.5.12	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1225.73	David Martin and Margaret Poppleton	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1227.73	James and Elisabeth Ford	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1237.73	Kristi and Jonathan Howley	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1247.73	Mark and Katherine Davies	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1250.73	Sonia and Grant Voldseth and McDonald	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.17	FS1252.109	Tim & Paula Williams	41.5.12	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1277.112	Jacks Point Residents and Owners Association	41.5.12	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1283.228	MJ and RB Williams and Brabant	41.5.12	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1284.16	Lakeside Estate Homeowners Association Incorporated	41.5.12	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1293.73	Joanna and Simon Taverner	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1299.73	Thomas Ibbotson	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1316.107	Harris-Wingrove Trust	41.5.12	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.17	FS1321.73	John and Mary Catherine Holland	41.5.12	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
762.15		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	41.5.12	Other	Support in part Amend Rule 41.5.12.2 Building Height, as follows: The maximum height of buildings shall be: a. <u>Jacks Point Village Activity Area 12 m</u> b. <u>All other Village (V) Activity Areas 10m</u> c. ...	Accept		urban design - Height (Jacks Point village)
762.15	FS1277.161	Jacks Point Residents and Owners Association	41.5.12	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept		urban design - Height (Jacks Point village)
762.15	FS1316.142	Harris-Wingrove Trust	41.5.12	Oppose	Submission be disallowed	Reject		urban design - Height (Jacks Point village)
383.77		Queenstown Lakes District Council	41.5.13	Other	Amend Rule 41.5.13.1 by adding the words "and the night sky" to end of sentence in order to limit impacts.	Reject		Landscape (glare/ night sky)
383.77	FS1275.95	"Jacks Point" (Submitter number 762 and 856)	41.5.13	Support	Supports. Agrees that the amendment improves the mitigation of effects of lighting. t. Seeks that this submission point to be allowed.	Accept in Part		Landscape (glare/ night sky)
383.77	FS1277.129	Jacks Point Residents and Owners Association	41.5.13	Support	Supports. Agrees that the amendment improves the mitigation of effects of lighting. Seeks to allow the submission.	Accept in Part		Landscape (glare/ night sky)
632.87		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.15	Not Stated	Add new rule as follows (Restricted Discretionary to breach): <u>Within the Open Space Community and Recreation Activity Area the maximum site coverage shall be 10%.</u> <u>Discretion is restricted to effects on landscape and visual amenity values.</u>	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.87	FS1073.55	Greig Garthwaite	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1096.20	Peter & Carol Haythornthwaite	41.5.15	Oppose	Opposes. States that the area called Open Space and Community Recreation enables large scale commercial recreation buildings on the land. Seeks that part of the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1103.55	Ben and Catherine Hudson	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1108.55	Christine and Neville Cunningham	41.5.15	Oppose	Opposes. Seeks that the part of the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1114.55	Lingasen and Janet Moodley	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1116.55	Stephen and Karen Pearson	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1122.40	BSTGT Limited	41.5.15	Oppose	Opposes. Believes that the negative impact of this proposal would be significant on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and would have a negative impact on the visual and landscape amenity of the adjacent environment. Seeks that the part of the submissions be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1192.130	Murray and Jennifer Butler	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1192.55	Murray and Jennifer Butler	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1218.55	Grant and Cathy Boyd	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1219.88	Bravo Trustee Company	41.5.15	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1225.55	David Martin and Margaret Poppleton	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1227.55	James and Elisabeth Ford	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1237.55	Kristi and Jonathan Howley	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1247.55	Mark and Katherine Davies	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1250.55	Sonia and Grant Voldseth and McDonald	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.87	FS1252.88	Tim & Paula Williams	41.5.15	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1275.261	"Jacks Point" (Submitter number 762 and 856)	41.5.15	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1277.91	Jacks Point Residents and Owners Association	41.5.15	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1283.201	MJ and RB Williams and Brabant	41.5.15	Oppose	Reject submission	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1293.55	Joanna and Simon Taverner	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1299.55	Thomas Ibbotson	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1316.87	Harris-Wingrove Trust	41.5.15	Oppose	Submission be disallowed	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.87	FS1321.55	John and Mary Catherine Holland	41.5.15	Oppose	Opposes this submission. Agrees that commercial recreation facilities also include noisy activities such as go-karting. Assures this is inappropriate and inconsistent with the Jacks Point zone. Seeks that be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.86		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.15	Not Stated	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 55380m ² created by subdivision.	Reject		urban design - coverage in EIC and Residential areas of Henley Downs
632.86	FS1219.87	Bravo Trustee Company	41.5.15	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		urban design - coverage in EIC and Residential areas of Henley Downs
632.86	FS1252.87	Tim & Paula Williams	41.5.15	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		urban design - coverage in EIC and Residential areas of Henley Downs
632.86	FS1275.260	"Jacks Point" (Submitter number 762 and 856)	41.5.15	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		urban design - coverage in EIC and Residential areas of Henley Downs

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.86	FS1277.90	Jacks Point Residents and Owners Association	41.5.15	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		urban design - coverage in EIC and Residential areas of Henley Downs
632.86	FS1283.200	MJ and RB Williams and Brabant	41.5.15	Oppose	Reject submission	Accept		urban design - coverage in EIC and Residential areas of Henley Downs
632.86	FS1316.86	Harris-Wingrove Trust	41.5.15	Oppose	Submission be disallowed	Accept		urban design - coverage in EIC and Residential areas of Henley Downs
715.18		Jardine Family Trust and Remarkables Station Limited	41.5.15	Not Stated	On any site within the EIC, R(HD), R(HD-SH), <u>R(HB)</u> , <u>R(HB-SH)</u> buildings shall not exceed a maximum building coverage of 50%, except:		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1073.74	Greig Garthwaite	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1096.39	Peter & Carol Haythornthwaite	41.5.15	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1103.74	Ben and Catherine Hudson	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1108.74	Christine and Neville Cunningham	41.5.15	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1114.74	Lingasen and Janet Moodley	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1116.74	Stephen and Karen Pearson	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1145.18	John Martin Management Company Limited	41.5.15	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1192.149	Murray and Jennifer Butler	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1192.74	Murray and Jennifer Butler	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1218.74	Grant and Cathy Boyd	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1219.110	Bravo Trustee Company	41.5.15	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.18	FS1225.74	David Martin and Margaret Poppleton	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1227.74	James and Elisabeth Ford	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1237.74	Kristi and Jonathan Howley	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1247.74	Mark and Katherine Davies	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1250.74	Sonia and Grant Voldseth and McDonald	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1252.110	Tim & Paula Williams	41.5.15	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan.The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1277.113	Jacks Point Residents and Owners Association	41.5.15	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1283.229	MJ and RB Williams and Brabant	41.5.15	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1284.17	Lakeside Estate Homeowners Association Incorporated	41.5.15	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1293.74	Joanna and Simon Taverner	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1299.74	Thomas Ibbotson	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1316.108	Harris-Wingrove Trust	41.5.15	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.18	FS1321.74	John and Mary Catherine Holland	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.19		Jardine Family Trust and Remarkables Station Limited	41.5.15	Not Stated	Delete coverage rule in the Homestead Bay village (41.5.1.5.4)	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1073.75	Greig Garthwaite	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1096.40	Peter & Carol Haythornthwaite	41.5.15	Oppose	Opposes. Seeks that part of the submission be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.19	FS1103.75	Ben and Catherine Hudson	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1108.75	Christine and Neville Cunningham	41.5.15	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1114.75	Lingasen and Janet Moodley	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1116.75	Stephen and Karen Pearson	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1145.19	John Martin Management Company Limited	41.5.15	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1192.150	Murray and Jennifer Butler	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1192.75	Murray and Jennifer Butler	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1218.75	Grant and Cathy Boyd	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1219.111	Bravo Trustee Company	41.5.15	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1225.75	David Martin and Margaret Poppleton	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1227.75	James and Elisabeth Ford	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1237.75	Kristi and Jonathan Howley	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1247.75	Mark and Katherine Davies	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.19	FS1250.75	Sonia and Grant Voldseth and McDonald	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1252.111	Tim & Paula Williams	41.5.15	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan.The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1277.114	Jacks Point Residents and Owners Association	41.5.15	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.	Accept		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1283.230	MJ and RB Williams and Brabant	41.5.15	Oppose	Reject submission	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1284.18	Lakeside Estate Homeowners Association Incorporated	41.5.15	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1293.75	Joanna and Simon Taverner	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1299.75	Thomas Ibbotson	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1316.109	Harris-Wingrove Trust	41.5.15	Oppose	Submission be disallowed	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
715.19	FS1321.75	John and Mary Catherine Holland	41.5.15	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.	Reject		Provision for education, commercial, and health (non res) activities (Village activity area provisions)
762.16		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	41.5.19	Other	Support in part Amend Rule 41.5.19 Wetlands, as follows: There shall be no development, <u>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.</u>	Accept in Part		Wetland Activity Area/ landscape/ ecology
762.16	FS1277.162	Jacks Point Residents and Owners Association	41.5.19	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept in Part		Wetland Activity Area/ landscape/ ecology
762.16	FS1316.143	Harris-Wingrove Trust	41.5.19	Oppose	Submission be disallowed	Reject		Wetland Activity Area/ landscape/ ecology
765.13		Jacks Point Residents & Owners Association Inc.	41.5.2	Support	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.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1073.48	Greig Garthwaite	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.13	FS1103.48	Ben and Catherine Hudson	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1108.89	Christine and Neville Cunningham	41.5.2	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1114.48	Lingasen and Janet Moodley	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1116.48	Stephen and Karen Pearson	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1122.33	BSTGT Limited	41.5.2	Support	Seeks that the whole submissions be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1192.123	Murray and Jennifer Butler	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1192.48	Murray and Jennifer Butler	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1218.48	Grant and Cathy Boyd	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1219.133	Bravo Trustee Company	41.5.2	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1225.48	David Martin and Margaret Poppleton	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1227.48	James and Elisabeth Ford	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1237.48	Kristi and Jonathan Howley	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1247.48	Mark and Katherine Davies	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1250.48	Sonia and Grant Voldseth and McDonald	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.13	FS1252.133	Tim & Paula Williams	41.5.2	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1283.243	MJ and RB Williams and Brabant	41.5.2	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1293.48	Joanna and Simon Taverner	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1299.48	Thomas Ibbotson	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1316.129	Harris-Wingrove Trust	41.5.2	Oppose	Submission be disallowed	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1321.48	John and Mary Catherine Holland	41.5.2	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.13	FS1346.16	Vivo Capital Limited	41.5.2	Oppose	Disallow relief sought.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
632.75		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.2	Not Stated	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.	Accept in Part		urban design/ landscape issues
632.75	FS1219.76	Bravo Trustee Company	41.5.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject		urban design/ landscape issues
632.75	FS1252.76	Tim & Paula Williams	41.5.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		urban design/ landscape issues
632.75	FS1275.249	"Jacks Point" (Submitter number 762 and 856)	41.5.2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		urban design/ landscape issues
632.75	FS1277.79	Jacks Point Residents and Owners Association	41.5.2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		urban design/ landscape issues
632.75	FS1283.189	MJ and RB Williams and Brabant	41.5.2	Oppose	Reject submission	Reject		urban design/ landscape issues

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.75	FS1316.75	Harris-Wingrove Trust	41.5.2	Oppose	Submission be disallowed	Reject		urban design/ landscape issues
715.13		Jardine Family Trust and Remarkables Station Limited	41.5.2	Not Stated	Delete		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1073.69	Greig Garthwaite	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1096.34	Peter & Carol Haythornthwaite	41.5.2	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1103.69	Ben and Catherine Hudson	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1108.69	Christine and Neville Cunningham	41.5.2	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1114.69	Lingasen and Janet Moodley	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1116.69	Stephen and Karen Pearson	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1145.13	John Martin Management Company Limited	41.5.2	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1192.144	Murray and Jennifer Butler	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1192.69	Murray and Jennifer Butler	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1218.69	Grant and Cathy Boyd	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1219.105	Bravo Trustee Company	41.5.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1225.69	David Martin and Margaret Poppleton	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.13	FS1227.69	James and Elisabeth Ford	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1237.69	Kristi and Jonathan Howley	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1247.69	Mark and Katherine Davies	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1250.69	Sonia and Grant Voldseth and McDonald	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1252.105	Tim & Paula Williams	41.5.2	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1277.108	Jacks Point Residents and Owners Association	41.5.2	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1283.224	MJ and RB Williams and Brabant	41.5.2	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1284.12	Lakeside Estate Homeowners Association Incorporated	41.5.2	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1293.69	Joanna and Simon Taverner	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1299.69	Thomas Ibbotson	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1316.103	Harris-Wingrove Trust	41.5.2	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.13	FS1321.69	John and Mary Catherine Holland	41.5.2	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
765.4		Jacks Point Residents & Owners Association Inc.	41.5.3	Support	Retain the open space activity areas generally in accordance within the Jacks Point Structure Plan.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1073.39	Greig Garthwaite	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1103.39	Ben and Catherine Hudson	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.4	FS1108.80	Christine and Neville Cunningham	41.5.3	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Changes to the Structure Plan (Open space AA)
765.4	FS1114.39	Lingasen and Janet Moodley	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1116.39	Stephen and Karen Pearson	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1122.24	BSTGT Limited	41.5.3	Support	Seeks that the whole submissions be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1192.114	Murray and Jennifer Butler	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1192.39	Murray and Jennifer Butler	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1218.39	Grant and Cathy Boyd	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1219.124	Bravo Trustee Company	41.5.3	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Changes to the Structure Plan (Open space AA)
765.4	FS1225.39	David Martin and Margaret Poppleton	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1227.39	James and Elisabeth Ford	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1237.39	Kristi and Jonathan Howley	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1247.39	Mark and Katherine Davies	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1250.39	Sonia and Grant Voldseth and McDonald	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1252.124	Tim & Paula Williams	41.5.3	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Changes to the Structure Plan (Open space AA)
765.4	FS1283.234	MJ and RB Williams and Brabant	41.5.3	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Changes to the Structure Plan (Open space AA)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.4	FS1293.39	Joanna and Simon Taverner	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1299.39	Thomas Ibbotson	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1316.120	Harris-Wingrove Trust	41.5.3	Oppose	Submission be disallowed	Reject		Changes to the Structure Plan (Open space AA)
765.4	FS1321.39	John and Mary Catherine Holland	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.4	FS1346.7	Vivo Capital Limited	41.5.3	Oppose	Disallow relief sought.	Reject		Changes to the Structure Plan (Open space AA)
632.76		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.3	Not Stated	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. This can be deleted and the open spaces added to the Structure Plan as outlined elsewhere in the submission.	Accept in Part		Changes to the Structure Plan and related rules
632.76	FS1219.77	Bravo Trustee Company	41.5.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject		Changes to the Structure Plan and related rules
632.76	FS1252.77	Tim & Paula Williams	41.5.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		Changes to the Structure Plan and related rules
632.76	FS1275.250	"Jacks Point" (Submitter number 762 and 856)	41.5.3	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		Changes to the Structure Plan and related rules
632.76	FS1277.80	Jacks Point Residents and Owners Association	41.5.3	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		Changes to the Structure Plan and related rules
632.76	FS1283.190	MJ and RB Williams and Brabant	41.5.3	Oppose	Reject submission	Reject		Changes to the Structure Plan and related rules
632.76	FS1316.76	Harris-Wingrove Trust	41.5.3	Oppose	Submission be disallowed	Reject		Changes to the Structure Plan and related rules
765.7		Jacks Point Residents & Owners Association Inc.	41.5.3	Support	Supports the rules that prevent residential building development within the open space activity areas on the structure plan.	Accept		Landscape/ open space areas
765.7	FS1073.42	Greig Garthwaite	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.7	FS1103.42	Ben and Catherine Hudson	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1108.83	Christine and Neville Cunningham	41.5.3	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Landscape/ open space areas
765.7	FS1114.42	Lingasen and Janet Moodley	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1116.42	Stephen and Karen Pearson	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1122.27	BSTGT Limited	41.5.3	Support	Seeks that the whole submissions be allowed.	Accept		Landscape/ open space areas
765.7	FS1192.117	Murray and Jennifer Butler	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1192.42	Murray and Jennifer Butler	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1218.42	Grant and Cathy Boyd	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1219.127	Bravo Trustee Company	41.5.3	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Landscape/ open space areas
765.7	FS1225.42	David Martin and Margaret Poppleton	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1227.42	James and Elisabeth Ford	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1237.42	Kristi and Jonathan Howley	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1247.42	Mark and Katherine Davies	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1250.42	Sonia and Grant Voldseth and McDonald	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.7	FS1252.127	Tim & Paula Williams	41.5.3	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Landscape/ open space areas
765.7	FS1283.237	MJ and RB Williams and Brabant	41.5.3	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Landscape/ open space areas
765.7	FS1293.42	Joanna and Simon Taverner	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1299.42	Thomas Ibbotson	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1316.123	Harris-Wingrove Trust	41.5.3	Oppose	Submission be disallowed	Reject		Landscape/ open space areas
765.7	FS1321.42	John and Mary Catherine Holland	41.5.3	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ open space areas
765.7	FS1346.10	Vivo Capital Limited	41.5.3	Oppose	Disallow relief sought.	Reject		Landscape/ open space areas
567.12		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.5.4	Other	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.	Accept in Part		Lodge Activity Area earthworks provisions
567.12	FS1275.124	"Jacks Point" (Submitter number 762 and 856)	41.5.4	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept in Part		Lodge Activity Area earthworks provisions
632.77		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.4	Not Stated	Add the <u>Open Space Community and Recreation</u> Activity Area to the table where 1000m3 of earthworks is the maximum volume.	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.77	FS1219.78	Bravo Trustee Company	41.5.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.77	FS1252.78	Tim & Paula Williams	41.5.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.77	FS1275.251	"Jacks Point" (Submitter number 762 and 856)	41.5.4	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.77	FS1277.81	Jacks Point Residents and Owners Association	41.5.4	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.77	FS1283.191	MJ and RB Williams and Brabant	41.5.4	Oppose	Reject submission	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.77	FS1316.77	Harris-Wingrove Trust	41.5.4	Oppose	Submission be disallowed	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.78		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.4	Not Stated	Amend as follows: Height of cut and fill and slope OSL, OSG, OSA, <u>OSCR</u> , 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.	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.78	FS1219.79	Bravo Trustee Company	41.5.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.78	FS1252.79	Tim & Paula Williams	41.5.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.78	FS1275.252	"Jacks Point" (Submitter number 762 and 856)	41.5.4	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.78	FS1277.82	Jacks Point Residents and Owners Association	41.5.4	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.78	FS1283.192	MJ and RB Williams and Brabant	41.5.4	Oppose	Reject submission	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.78	FS1316.78	Harris-Wingrove Trust	41.5.4	Oppose	Submission be disallowed	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
762.12		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	41.5.4	Other	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".	Accept		Earthworks
762.12	FS1277.158	Jacks Point Residents and Owners Association	41.5.4	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept		Earthworks
762.12	FS1316.139	Harris-Wingrove Trust	41.5.4	Oppose	Submission be disallowed	Reject		Earthworks

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
762.13		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	41.5.4	Other	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 20m ³ in total volume, <u>except any man made water body (e.g. Lake Tewa)</u> , 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, <u>except any man made water body (e.g. Lake Tewa)</u> 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.	Accept		Earthworks
762.13	FS1277.159	Jacks Point Residents and Owners Association	41.5.4	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept		Earthworks
762.13	FS1316.140	Harris-Wingrove Trust	41.5.4	Oppose	Submission be disallowed	Reject		Earthworks
632.79		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.5	Not Stated	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 <u>and the Open Space Community and Recreation (OSCR)</u> .	Reject		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.79	FS1219.80	Bravo Trustee Company	41.5.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.79	FS1252.80	Tim & Paula Williams	41.5.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.79	FS1275.253	"Jacks Point" (Submitter number 762 and 856)	41.5.5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.79	FS1277.83	Jacks Point Residents and Owners Association	41.5.5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.79	FS1283.193	MJ and RB Williams and Brabant	41.5.5	Oppose	Reject submission	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)
632.79	FS1316.79	Harris-Wingrove Trust	41.5.5	Oppose	Submission be disallowed	Accept		Changes to the Structure Plan (new OSCR activity area and consequential amendments)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.80		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.5	Not Stated	Amend as follows: Buildings for all activities, except for buildings located on sites smaller than 550m2 and created pursuant to subdivision, <u>and except for buildings in the Hanley Downs Residential Activity Area, the Hanley Downs State Highway Activity Area and the Village Activity Area</u> , 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;	Accept in Part		Urban design - setback rules in Henley Downs
632.80	FS1219.81	Bravo Trustee Company	41.5.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Urban design - setback rules in Henley Downs
632.80	FS1252.81	Tim & Paula Williams	41.5.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		Urban design - setback rules in Henley Downs
632.80	FS1275.254	"Jacks Point" (Submitter number 762 and 856)	41.5.5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		Urban design - setback rules in Henley Downs
632.80	FS1277.84	Jacks Point Residents and Owners Association	41.5.5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		Urban design - setback rules in Henley Downs
632.80	FS1283.194	MJ and RB Williams and Brabant	41.5.5	Oppose	Reject submission	Reject		Urban design - setback rules in Henley Downs
632.80	FS1316.80	Harris-Wingrove Trust	41.5.5	Oppose	Submission be disallowed	Reject		Urban design - setback rules in Henley Downs
632.81		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.5	Not Stated	Amend as follows: In the Residential (Hanley Downs) Activity Area, <u>the Hanley Downs State Highway Activity Area and the Village Activity Area:</u> For commercial activities, community activities and visitor accommodation, buildings shall be set back at least 3m 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. <u>Road boundary setback: 3m.</u> <u>All other boundaries: 1m.</u> <u>The following exceptions to this rule shall apply:</u> <u>- 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.</u> <u>- 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</u>	Accept in Part		urban design - setback rules in Henley Downs
632.81	FS1219.82	Bravo Trustee Company	41.5.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject		urban design - setback rules in Henley Downs

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.81	FS1252.82	Tim & Paula Williams	41.5.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		urban design - setback rules in Henley Downs
632.81	FS1275.255	"Jacks Point" (Submitter number 762 and 856)	41.5.5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		urban design - setback rules in Henley Downs
632.81	FS1277.85	Jacks Point Residents and Owners Association	41.5.5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		urban design - setback rules in Henley Downs
632.81	FS1283.195	MJ and RB Williams and Brabant	41.5.5	Oppose	Reject submission	Reject		urban design - setback rules in Henley Downs
632.81	FS1316.81	Harris-Wingrove Trust	41.5.5	Oppose	Submission be disallowed	Reject		urban design - setback rules in Henley Downs
203.1		Karen Hansen	41.5.6	Oppose	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.		Out of scope outside TLA/DP function	Roading
203.1	FS1280.1	RCL Queenstown PTY Limited	41.5.6	Oppose	RCL does not consider the requested amendment to Rule 41.5.6 to require Maori Jack Road to be vested in Council ownership prior to development occurring in Hanley Downs to be reasonable or justifiable accounting for the requisite tests of the Resource Management Act 1991.		Out of scope outside TLA/DP function	Roading
719.160		NZ Transport Agency	41.5.6	Not Stated	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.	Accept in Part		Roading
762.14		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	41.5.6	Other	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 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. <u>Advisory Notes:</u> 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.	Accept in Part		Roading

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
762.14	FS1277.160	Jacks Point Residents and Owners Association	41.5.6	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept in Part		Roading
762.14	FS1316.141	Harris-Wingrove Trust	41.5.6	Oppose	Submission be disallowed	Reject		Roading
342.3		Scope Resources Ltd & Southern Beaver Ltd	41.5.6	Oppose	Rule 41.5.6.2 is amended to read: <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>	Reject		Roading
342.3	FS1257.3	RCL Queenstown PTY Limited	41.5.6	Oppose	RCL opposes the decision requested that no development in Henley Downs proceed until such time as a roundabout is built. Traffic analysis undertaken in consultation with the NZTA has concluded that development in Henley Downs will not generate the need for a roundabout to be constructed.	Accept		Roading
342.3	FS1275.87	"Jacks Point" (Submitter number 762 and 856)	41.5.6	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Accept		Roading
715.14		Jardine Family Trust and Remarkables Station Limited	41.5.6	Not Stated	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).	Accept in Part	Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1073.70	Greig Garthwaite	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1092.21	NZ Transport Agency	41.5.6	Oppose	That the submission 715.14 be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1096.35	Peter & Carol Haythornthwaite	41.5.6	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1103.70	Ben and Catherine Hudson	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1108.70	Christine and Neville Cunningham	41.5.6	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1114.70	Lingasen and Janet Moodley	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1116.70	Stephen and Karen Pearson	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1145.14	John Martin Management Company Limited	41.5.6	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.14	FS1192.145	Murray and Jennifer Butler	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1192.70	Murray and Jennifer Butler	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1218.70	Grant and Cathy Boyd	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1219.106	Bravo Trustee Company	41.5.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1225.70	David Martin and Margaret Poppleton	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1227.70	James and Elisabeth Ford	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1237.70	Kristi and Jonathan Howley	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1247.70	Mark and Katherine Davies	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1250.70	Sonia and Grant Voldseth and McDonald	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1252.106	Tim & Paula Williams	41.5.6	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1277.109	Jacks Point Residents and Owners Association	41.5.6	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1283.225	MJ and RB Williams and Brabant	41.5.6	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1284.13	Lakeside Estate Homeowners Association Incorporated	41.5.6	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.14	FS1293.70	Joanna and Simon Taverner	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1299.70	Thomas Ibbotson	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1316.104	Harris-Wingrove Trust	41.5.6	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
715.14	FS1321.70	John and Mary Catherine Holland	41.5.6	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone, roading
762.19		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	41.5.6	Other	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 <u>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)</u> <u>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.</u> Discretion is restricted to the safe and efficient functioning of the road network. <u>Advisory Notes:</u> <u>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</u> <u>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.</u>	Accept in Part		Roading
762.19	FS1277.165	Jacks Point Residents and Owners Association	41.5.6	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept in Part		Roading
762.19	FS1316.146	Harris-Wingrove Trust	41.5.6	Oppose	Submission be disallowed	Reject		Roading

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
762.20		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	41.5.6	Other	Support in part 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 <u>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)</u> 41.5.6.3 <u>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.</u> Discretion is restricted to the safe and efficient functioning of the road network. <u>Advisory Notes:</u> i. <u>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</u> ii. <u>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.</u>	Accept in Part		Roading
762.20	FS1277.166	Jacks Point Residents and Owners Association	41.5.6	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept in Part		Roading
762.20	FS1316.147	Harris-Wingrove Trust	41.5.6	Oppose	Submission be disallowed	Reject		Roading
632.82		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	41.5.7	Not Stated	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.	Accept in Part		urban design - fencing in Hanley Downs
632.82	FS1219.83	Bravo Trustee Company	41.5.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.	Reject		urban design - fencing in Hanley Downs
632.82	FS1252.83	Tim & Paula Williams	41.5.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		urban design - fencing in Hanley Downs
632.82	FS1275.256	"Jacks Point" (Submitter number 762 and 856)	41.5.7	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		urban design - fencing in Hanley Downs
632.82	FS1277.86	Jacks Point Residents and Owners Association	41.5.7	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		urban design - fencing in Hanley Downs

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.82	FS1283.196	MJ and RB Williams and Brabant	41.5.7	Oppose	Reject submission	Reject		urban design - fencing in Hanley Downs
632.82	FS1316.82	Harris-Wingrove Trust	41.5.7	Oppose	Submission be disallowed	Reject		urban design - fencing in Hanley Downs
383.76		Queenstown Lakes District Council	41.5.8	Other	Amend Rule 41.5.8.2 to clarify the intent of this rule.	Accept		Urban design - density
383.76	FS1275.94	"Jacks Point" (Submitter number 762 and 856)	41.5.8	Support	Supports. Agrees that the provision is unclear and requires amendment. Seeks that this submission point to be allowed.	Accept		Urban design - density
715.15		Jardine Family Trust and Remarkables Station Limited	41.5.8	Not Stated	Add the following: R(HB)D and-E 10-15 per Ha R(HB-SH)A-C 10-15 per Ha		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1073.71	Greig Garthwaite	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1096.36	Peter & Carol Haythornthwaite	41.5.8	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1103.71	Ben and Catherine Hudson	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1108.71	Christine and Neville Cunningham	41.5.8	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1114.71	Lingasen and Janet Moodley	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1116.71	Stephen and Karen Pearson	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1145.15	John Martin Management Company Limited	41.5.8	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1192.146	Murray and Jennifer Butler	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1192.71	Murray and Jennifer Butler	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1218.71	Grant and Cathy Boyd	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.15	FS1219.107	Bravo Trustee Company	41.5.8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1225.71	David Martin and Margaret Poppleton	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1227.71	James and Elisabeth Ford	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1237.71	Kristi and Jonathan Howley	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1247.71	Mark and Katherine Davies	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1250.71	Sonia and Grant Voldseth and McDonald	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1252.107	Tim & Paula Williams	41.5.8	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1277.110	Jacks Point Residents and Owners Association	41.5.8	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1283.226	MJ and RB Williams and Brabant	41.5.8	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1284.14	Lakeside Estate Homeowners Association Incorporated	41.5.8	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1293.71	Joanna and Simon Taverner	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1299.71	Thomas Ibbotson	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1316.105	Harris-Wingrove Trust	41.5.8	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.15	FS1321.71	John and Mary Catherine Holland	41.5.8	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
856.1		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	41.5.8	Not Stated	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.	Accept		urban design - density
856.1	FS1219.138	Bravo Trustee Company	41.5.8	Oppose	The submitter believes that the submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that additional density is promoted through submission 856 no analysis has been undertaken to confirm if the existing residential neighbourhoods have the capacity to accommodate the additional density. Alerts that retrofitting density into existing neighbourhoods where subdivisions have been completed with roads formed can make increasing density problematic. Assures that no analysis has been provided to address these potential inefficiencies. Suggests that adverse effects on existing residential amenity and outlook may also result from the increased density proposed.	Reject		urban design - density
856.1	FS1252.138	Tim & Paula Williams	41.5.8	Oppose	The submitter opposes and agrees that it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. Additional density is promoted through submission 856 no analysis has been undertaken to confirm if the existing residential neighbourhoods have the capacity to accommodate the additional density. Accordingly, adverse effects may result. Retrofitting density into existing neighbourhoods where subdivisions have been completed with roads formed can make increasing density problematic. No analysis has been provided to address these potential inefficiencies. Adverse effects on existing residential amenity and outlook may also result from the increased density proposed. The submitter seeks the submission be disallowed.	Reject		urban design - density
856.1	FS1277.167	Jacks Point Residents and Owners Association	41.5.8	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept		urban design - density
856.1	FS1283.104	MJ and RB Williams and Brabant	41.5.8	Oppose	Reject submission	Reject		urban design - density
856.1	FS1316.134	Harris-Wingrove Trust	41.5.8	Oppose	Submission be disallowed	Reject		urban design - density
762.17		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	41.6.2	Other	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	Reject		Misc. Non notification
762.17	FS1277.163	Jacks Point Residents and Owners Association	41.6.2	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Reject		Misc. Non notification
762.17	FS1316.144	Harris-Wingrove Trust	41.6.2	Oppose	Submission be disallowed	Accept		Misc. Non notification
719.161		NZ Transport Agency	41.6.2	Support	Retain	Accept in Part		Roading
131.3		Joanna & Simon Taverner	41.7 Structure Plan	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.3	FS1073.3	Greig Garthwaite	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1090.30	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1096.3	Peter & Carol Haythornthwaite	41.7 Structure Plan	Support	Supports. Believes that the Council must ask more questions and consider the Planning change in a more comprehensive an allied manner. Assures that this is a matter of opportunistically lowering the bar of what a best-in-class development in New Zealand. Requests that QLDC stops and give more comprehensive consideration to the foregoing so that the long term answers determine a viable long term solution for the future. States that this is not a local 'treasure' it is one that must also be considered regionally, nationally and internationally.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1103.3	Ben and Catherine Hudson	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1108.3	Christine and Neville Cunningham	41.7 Structure Plan	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1114.3	Lingasen and Janet Moodley	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1116.3	Stephen and Karen Pearson	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1122.6	BSTGT Limited	41.7 Structure Plan	Support	Seeks that the whole submissions be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1192.3	Murray and Jennifer Butler	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1192.78	Murray and Jennifer Butler	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1218.3	Grant and Cathy Boyd	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
131.3	FS1225.3	David Martin and Margaret Poppleton	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1227.3	James and Elisabeth Ford	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1237.3	Kristi and Jonathan Howley	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1247.3	Mark and Katherine Davies	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1250.3	Sonia and Grant Voldseth and McDonald	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1275.3	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1283.79	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1293.3	Joanna and Simon Taverner	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1299.3	Thomas Ibbotson	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
131.3	FS1321.3	John and Mary Catherine Holland	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
246.3		Amy Bayliss	41.7 Structure Plan	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
246.3	FS1090.39	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.3	FS1275.31	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
246.3	FS1283.44	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.3		Duncan & Sheena Ashford & Ashford-Tait	41.7 Structure Plan	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.3	FS1090.43	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.3	FS1275.48	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
259.3	FS1283.37	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
284.3		Maria & Matthew Thomson	41.7 Structure Plan	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.3	FS1090.47	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.3	FS1275.65	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that o the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
284.3	FS1283.86	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
316.4		Karen Page	41.7 Structure Plan	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.4	FS1090.33	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.4	FS1219.142	Bravo Trustee Company	41.7 Structure Plan	Oppose	Opposes in part. The submitter opposes submission 316 where it seeks to restrict/prohibit residential flats within the Jacks Point Zone in the Proposed District Plan. Agrees that under the Operative and Proposed District Plan, residential flats are permitted activities, subject to compliance with other application District Plan rules. The submitter considers that this approach should remain in the Proposed District Plan.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.4	FS1275.81	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
316.4	FS1283.8	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
342.1		Scope Resources Ltd & Southern Beaver Ltd	41.7 Structure Plan	Oppose	Proposed amendments to the Jacks Point Structure Plan boundaries are removed from the Proposed District Plan.	Accept in Part		Changes to the Structure Plan boundaries in relation to the EIC, FP-1, FP-2, OSL, and W (Wetland) Activity Areas. Advice Note: Submission withdrawn in part (2 September 2016) with regard to the following activity areas: R(HD)A-G; R(HD-SH) 1 & 2; and OSA and confirmed 8-11-16 that the submission is still "live" in relation to EIC, FP, OSL, and W (wetland). Landscape issues
342.1	FS1257.1	RCL Queenstown PTY Limited	41.7 Structure Plan	Oppose	That submission opposes significant aspects of the proposed District Plan as it applies to land owned and / or controlled by RCL in Jacks Point. RCL considers that the submitter's concerns with respect to potential adverse effects resulting from changes to the structure plan in Hanley Downs are unsubstantiated and unfounded. Notwithstanding RCL's scepticism as to potential adverse effects, it submits that even if some such effects were to arise, they would be comprehensively outweighed by the benefits to be derived from more efficient use of land in Hanley Downs for residential purposes. Such benefits include increasing the supply of land for housing. Moreover, the proposed Structure Plan appropriately implements the objectives and policies of the Proposed District Plan.	Reject		Changes to the Structure Plan boundaries in relation to the EIC, FP-1, FP-2, OSL, and W (Wetland) Activity Areas. Advice Note: Submission withdrawn in part (2 September 2016) with regard to the following activity areas: R(HD)A-G; R(HD-SH) 1 & 2; and OSA and confirmed 8-11-16 that the submission is still "live" in relation to EIC, FP, OSL, and W (wetland). Landscape issues
342.1	FS1275.85	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes in part. Believes that the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Changes to the Structure Plan boundaries in relation to the EIC, FP-1, FP-2, OSL, and W (Wetland) Activity Areas. Advice Note: Submission withdrawn in part (2 September 2016) with regard to the following activity areas: R(HD)A-G; R(HD-SH) 1 & 2; and OSA and confirmed 8-11-16 that the submission is still "live" in relation to EIC, FP, OSL, and W (wetland). Landscape issues
540.2		Clive and Sally Geddes	41.7 Structure Plan	Other	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	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1073.20	Greig Garthwaite	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1103.20	Ben and Catherine Hudson	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1108.20	Christine and Neville Cunningham	41.7 Structure Plan	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1114.20	Lingasen and Janet Moodley	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
540.2	FS1116.20	Stephen and Karen Pearson	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1192.20	Murray and Jennifer Butler	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1192.95	Murray and Jennifer Butler	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1218.20	Grant and Cathy Boyd	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1225.20	David Martin and Margaret Poppleton	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1227.20	James and Elisabeth Ford	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1237.20	Kristi and Jonathan Howley	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1247.20	Mark and Katherine Davies	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1250.20	Sonia and Grant Voldseth and McDonald	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1275.97	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1277.131	Jacks Point Residents and Owners Association	41.7 Structure Plan	Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 or suggests that JPROA residents or the JPROA has not been consulted, the submission is opposed as it will note enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1293.20	Joanna and Simon Taverner	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1299.20	Thomas Ibbotson	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
540.2	FS1321.20	John and Mary Catherine Holland	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (landscape, open space, and amenity issues)
547.8		J M Smith, Bravo Trustee Company Limited & S A Freeman	41.7 Structure Plan	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.8	FS1275.109	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. Believes that it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.8	FS1277.143	Jacks Point Residents and Owners Association	41.7 Structure Plan	Support	Supports and Opposes. Supports the general direction of the submission to ensure high quality, integrated outcomes continue to be achieved in the JPZ. To the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 the submission is opposed as it will not enable the efficient and effective management of farm preserve areas, open space or development of the JPZ, which should be subject to design controls provided for in covenants or other instruments.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
547.8	FS1283.18	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone/ separate the zone from other resort zones of the district/ permitted buildings in the residential AA/ housing range/ diversity
567.2		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.7 Structure Plan	Support	Support the continued provision of the Lodge Activity Areas within the JPRZ.	Accept		Lodge activity area policies/ general support/ landscape

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
567.2	FS1275.113	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept		Lodge activity area policies/ general support/ landscape
567.2	FS1283.20	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept		Lodge activity area policies/ general support/ landscape
567.9		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	41.7 Structure Plan	Other	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.	Accept in Part		Changes to the Structure Plan (the expansion of the Lodge AA)
567.9	FS1275.121	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Support	Supports. Believes that to the extent that the submission can integrate with the JPZ as notified, and is consistent with the principles of the Coneburn Study and submissions 762 and 856, the submission is supported. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and addresses landscape, open space and amenity values, allow the submission.	Accept in Part		Changes to the Structure Plan (the expansion of the Lodge AA)
576.3		Neville Andrews	41.7 Structure Plan	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
576.3	FS1275.129	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.3		Tony & Bev Moran	41.7 Structure Plan	Other	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.3	FS1090.51	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.3	FS1275.146	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
582.3	FS1283.65	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
601.5		Tim & Paula Williams	41.7 Structure Plan	Other	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.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1073.29	Greig Garthwaite	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1090.14	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Oppose	Disallow. This further submission is neutral to the relief sought insofar that it relates to the Jacks Point Subzone only. The relief sought is opposed as it relates to the entire Jacks Point Zone. The Proposed District Plan provisions adequately balance the need for further development in this area with the amenity expected by residents.	Reject		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
601.5	FS1103.29	Ben and Catherine Hudson	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1108.29	Christine and Neville Cunningham	41.7 Structure Plan	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1114.29	Lingasen and Janet Moodley	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1116.29	Stephen and Karen Pearson	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1192.104	Murray and Jennifer Butler	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1192.29	Murray and Jennifer Butler	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1218.29	Grant and Cathy Boyd	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1225.29	David Martin and Margaret Poppleton	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1227.29	James and Elisabeth Ford	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1237.29	Kristi and Jonathan Howley	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1247.29	Mark and Katherine Davies	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1250.29	Sonia and Grant Voldseth and McDonald	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1275.165	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. Believes that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, the submission is opposed as it will not enable the efficient and effective development of the JPZ. Seeks that to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1283.26	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1293.29	Joanna and Simon Taverner	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1299.29	Thomas Ibbotson	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons
601.5	FS1321.29	John and Mary Catherine Holland	41.7 Structure Plan	Support	Supports. Seeks to protect the landscape and visual amenity, and local character values of the zone. Seeks that the whole submission be allowed.	Accept in Part		Reinstate the ODP provisions for Jacks Point portion and treating separately from rest of JP (except agree with permitted residential buildings) for urban design, character, amenity, and landscape reasons

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
645.3		Christine Cunningham	41.7 Structure Plan	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.3	FS1090.18	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.3	FS1108.38	Christine and Neville Cunningham	41.7 Structure Plan	Support	Supports. Seeks to preserve the integrity of the original Jacks Point Vision, and recognise the many varied, special and important values of the Jacks Point part of the zone. Seeks that the whole submission be allowed.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.3	FS1275.268	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
645.3	FS1283.51	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
647.3		Scott Sanders	41.7 Structure Plan	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
647.3	FS1090.56	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
647.3	FS1275.285	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
647.3	FS1283.72	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
715.3		Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Not Stated	Extension of the Jacks Point Structure Plan to include all activity areas depicted on the plans contained in Attachment [8] to this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1073.59	Greig Garthwaite	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1096.24	Peter & Carol Haythornthwaite	41.7 Structure Plan	Oppose	Opposes. Seeks that part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1103.59	Ben and Catherine Hudson	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.3	FS1108.59	Christine and Neville Cunningham	41.7 Structure Plan	Oppose	Opposes. Believes that a rural zone which is inappropriate and which would have a negative impact of 'more than minor' on the immediate neighbours, the Jacks Point residents, the general public who use the tracks and QLDC reserves adjacent to the proposal and users of State Highway 6, and the visual and landscape amenity of the adjacent environment. Seeks that the part of the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1114.59	Lingasen and Janet Moodley	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1116.59	Stephen and Karen Pearson	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1145.3	John Martin Management Company Limited	41.7 Structure Plan	Support	That the submission be allowed as it promotes the sustainable management of resources and provides the local authority with the ability to effectively meet the objectives and policies set out in the Proposed District Plan whilst meeting the reasonable foreseeable needs of future generations.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1192.134	Murray and Jennifer Butler	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1192.59	Murray and Jennifer Butler	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1218.59	Grant and Cathy Boyd	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1219.95	Bravo Trustee Company	41.7 Structure Plan	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits issues of existing roads within Jacks Point.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1225.59	David Martin and Margaret Poppleton	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1227.59	James and Elisabeth Ford	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1237.59	Kristi and Jonathan Howley	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1247.59	Mark and Katherine Davies	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1250.59	Sonia and Grant Voldseth and McDonald	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
715.3	FS1252.95	Tim & Paula Williams	41.7 Structure Plan	Oppose	The submitter opposes as it seeks to provide for extensions and changes to the Jacks Point Zone, Homestead Bay. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. The changes promoted in the submission have the potential to result in adverse effects on residential amenity and outlook from existing residential properties within Jacks Point. No certainty is provided regarding potential access to the State highway and therefore the use of existing private roads including Maori Jack Road may be required. This has the potential to result in adverse effects including maintenance issues of existing roads within Jacks Point. The submitter seeks the submission be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1277.98	Jacks Point Residents and Owners Association	41.7 Structure Plan	Support	Supports. Seeks that allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1283.214	MJ and RB Williams and Brabant	41.7 Structure Plan	Oppose	Reject submission		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1284.2	Lakeside Estate Homeowners Association Incorporated	41.7 Structure Plan	Oppose	To the extent that the submission opposes the JPZ as notified, refuse this submission.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1293.59	Joanna and Simon Taverner	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1299.59	Thomas Ibbotson	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1316.93	Harris-Wingrove Trust	41.7 Structure Plan	Oppose	Submission be disallowed		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1321.59	John and Mary Catherine Holland	41.7 Structure Plan	Oppose	Opposes this submission. Believes that it will set a precedent for infill development, create over-domestication of the landscape and result in urban sprawl. It is contrary to the Coneburn Resource Study and the existing and proposed provisions of the QLDC District Plan. . Seeks that be disallowed.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
715.3	FS1345.11	Skydive Queenstown Limited	41.7 Structure Plan	Oppose	The extensions to the Jacks Point Zone, Jacks Point Structure Plan and the Urban Growth Boundary not be allowed, and a rural zoning for Lot 8 DP 443832 be retained as per the Operative District Plan.		Transferred to the hearing on mapping	Extension of the Jacks Point Zone and consequential amendments
735.3		Russell Tilsley & Joanne Ruthven	41.7 Structure Plan	Not Stated	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.3	FS1090.60	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.3	FS1275.302	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
735.3	FS1283.30	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
762.18		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	41.7 Structure Plan	Other	Support in part Replace 41.7 Structure Plan with the revised Structure Plan contained within Appendix 1 to this submission (762).	Reject		Changes to the Structure Plan (minor changes to the boundaries of the village V(JP) and R(JP)-2A)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
762.18	FS1277.164	Jacks Point Residents and Owners Association	41.7 Structure Plan	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Reject		Changes to the Structure Plan (minor changes to the boundaries of the village V(JP) and R(JP)-2A)
762.18	FS1316.145	Harris-Wingrove Trust	41.7 Structure Plan	Oppose	Submission be disallowed	Accept		Changes to the Structure Plan (minor changes to the boundaries of the village V(JP) and R(JP)-2A)
762.18	FS1346.2	Vivo Capital Limited	41.7 Structure Plan	Oppose	Disallow relief sought to retain the structure plan 'as is'. Opposes the retention of the structure plan insofar that it relates to the retention of the open space/landscape protection area.	Accept		Changes to the Structure Plan (minor changes to the boundaries of the village V(JP) and R(JP)-2A)
765.11		Jacks Point Residents & Owners Association Inc.	41.7 Structure Plan	Support	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.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1073.46	Greig Garthwaite	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1103.46	Ben and Catherine Hudson	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1108.87	Christine and Neville Cunningham	41.7 Structure Plan	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1114.46	Lingasen and Janet Moodley	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1116.46	Stephen and Karen Pearson	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1122.31	BSTGT Limited	41.7 Structure Plan	Support	Seeks that the whole submissions be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1192.121	Murray and Jennifer Butler	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1192.46	Murray and Jennifer Butler	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1218.46	Grant and Cathy Boyd	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1219.131	Bravo Trustee Company	41.7 Structure Plan	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1225.46	David Martin and Margaret Poppleton	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.11	FS1227.46	James and Elisabeth Ford	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1237.46	Kristi and Jonathan Howley	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1247.46	Mark and Katherine Davies	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1250.46	Sonia and Grant Voldseth and McDonald	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1252.131	Tim & Paula Williams	41.7 Structure Plan	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1283.241	MJ and RB Williams and Brabant	41.7 Structure Plan	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1293.46	Joanna and Simon Taverner	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1299.46	Thomas Ibbotson	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1316.127	Harris-Wingrove Trust	41.7 Structure Plan	Oppose	Submission be disallowed	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1321.46	John and Mary Catherine Holland	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.11	FS1346.14	Vivo Capital Limited	41.7 Structure Plan	Oppose	Disallow relief sought.	Reject		Landscape/ landscape protection areas (OSL)/ protection of views from SH and the lake
765.5		Jacks Point Residents & Owners Association Inc.	41.7 Structure Plan	Support	Retain the open space activity areas generally in accordance within the Jacks Point Structure Plan.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1073.40	Greig Garthwaite	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1103.40	Ben and Catherine Hudson	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1108.81	Christine and Neville Cunningham	41.7 Structure Plan	Oppose	Opposes. Believes that the submission was not drafted collectively and there was never any meaningful consultation on the consequences of the new Jack's Point Zone in the PDP. Seeks that the part of the submission be disallowed.	Reject		Changes to the Structure Plan (Open space AA)
765.5	FS1114.40	Lingasen and Janet Moodley	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.5	FS1116.40	Stephen and Karen Pearson	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1122.25	BSTGT Limited	41.7 Structure Plan	Support	Seeks that the whole submissions be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1192.115	Murray and Jennifer Butler	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1192.40	Murray and Jennifer Butler	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1218.40	Grant and Cathy Boyd	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1219.125	Bravo Trustee Company	41.7 Structure Plan	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. States that it does not meet section 32 of the Act. Believes that it is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point.	Reject		Changes to the Structure Plan (Open space AA)
765.5	FS1225.40	David Martin and Margaret Poppleton	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1227.40	James and Elisabeth Ford	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1237.40	Kristi and Jonathan Howley	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1247.40	Mark and Katherine Davies	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1250.40	Sonia and Grant Voldseth and McDonald	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1252.125	Tim & Paula Williams	41.7 Structure Plan	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. It does not meet section 32 of the Act. It is not the most appropriate method for achieving the objectives of the Proposed District Plan. The submitter considers the operative provisions and structure plan are the most appropriate method for achieving the vision for Jacks Point. The submitter seeks the submission be disallowed.	Reject		Changes to the Structure Plan (Open space AA)
765.5	FS1283.235	MJ and RB Williams and Brabant	41.7 Structure Plan	Oppose	Oppose support by the JPROA for the proposed Jack Point zone	Reject		Changes to the Structure Plan (Open space AA)
765.5	FS1293.40	Joanna and Simon Taverner	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1299.40	Thomas Ibbotson	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
765.5	FS1316.121	Harris-Wingrove Trust	41.7 Structure Plan	Oppose	Submission be disallowed	Reject		Changes to the Structure Plan (Open space AA)
765.5	FS1321.40	John and Mary Catherine Holland	41.7 Structure Plan	Support	Supports. Agrees that The Jacks Point residents were not consulted on the position the JPROA put forwards on their behalf on this, and therefore, by way of omission of these items within their submission they have failed to adequately represent the Jacks Point residents in these matters. Seeks that the whole submission be allowed.	Accept in Part		Changes to the Structure Plan (Open space AA)
765.5	FS1346.8	Vivo Capital Limited	41.7 Structure Plan	Oppose	Disallow relief sought.	Reject		Changes to the Structure Plan (Open space AA)
770.2		Fiordland Tablelands Limited	41.7 Structure Plan	Oppose	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.	Accept in Part		Procedural issue/ changes to the Structure Plan in relation to FP-1 AA
770.2	FS1275.317	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Procedural issue/ changes to the Structure Plan in relation to FP-1 AA
787.3		Westenberg Family Trust	41.7 Structure Plan	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
787.3	FS1275.321	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
787.3	FS1283.93	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ diversity; all for landscape, visual amenity, urban design, and character reasons
789.1		Vivo Capital Limited	41.7 Structure Plan	Oppose	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.	Reject		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.1	FS1275.336	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and reduces open space and landscape values, disallow the submission.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.1	FS1277.116	Jacks Point Residents and Owners Association	41.7 Structure Plan	Oppose	Opposes. Believes that it will reduce open space, detract from landscape values and put increased pressure on infrastructure. The expansion is contrary to the master plan, and the Structure Plan. Seeks this submission be disallowed.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.1	FS1283.205	MJ and RB Williams and Brabant	41.7 Structure Plan	Oppose	Reject submission The area of land has no sensible connection to the Jacks Point zone. The request is purely opportunistic and ought to be rejected. If there was merit in the proposed re-zoning it would be as an addition to a separate Hanley Downs zone.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.1	FS1303.2	RCL Queenstown PTY Limited (RCL)	41.7 Structure Plan	Oppose	Opposes the submitter's view. Agrees that this submission gives effect to the District Plan objectives and policies around ensuring urban development is not highly or readily visible from the state highway. Does not agree that the urban form of Jacks Point and believes this would result in an inefficient zoning regime. Seeks that significant information gaps to be reported, such as infrastructure, landscape, land contamination, hazards and transport.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.2		Vivo Capital Limited	41.7 Structure Plan	Oppose	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.	Reject		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.2	FS1275.337	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and reduces open space and landscape values, disallow the submission.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
789.2	FS1277.117	Jacks Point Residents and Owners Association	41.7 Structure Plan	Oppose	Opposes. Believes that it will reduce open space, detract from landscape values and put increased pressure on infrastructure. The expansion is contrary to the master plan, and the Structure Plan. Seeks this submission be disallowed.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.2	FS1283.206	MJ and RB Williams and Brabant	41.7 Structure Plan	Oppose	Reject submission The area of land has no sensible connection to the Jacks Point zone. The request is purely opportunistic and ought to be rejected. If there was merit in the proposed re-zoning it would be as an addition to aseparate Hanley Downs zone.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.2	FS1303.3	RCL Queenstown PTY Limited (RCL)	41.7 Structure Plan	Oppose	Opposes the submitter's view. Agrees that this submission gives effect to the District Plan objectives and policies around ensuring urban development is not highly or readily visible from the state highway. Does not agree that the urban form of Jacks Point and believes this would result in an inefficient zoning regime. Seeks that significant information gaps to be reported, such as infrastructure, landscape, land contamination, hazards and transport.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.3		Vivo Capital Limited	41.7 Structure Plan	Oppose	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.	Reject		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.3	FS1275.338	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856 and reduces open space and landscape values, disallow the submission.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.3	FS1277.118	Jacks Point Residents and Owners Association	41.7 Structure Plan	Oppose	Opposes. Believes that it will reduce open space, detract from landscape values and put increased pressure on infrastructure. The expansion is contrary to the master plan, and the Structure Plan. Seeks this submission be disallowed.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.3	FS1283.207	MJ and RB Williams and Brabant	41.7 Structure Plan	Oppose	Reject submission The area of land has no sensible connection to the Jacks Point zone. The request is purely opportunistic and ought to be rejected. If there was merit in the proposed re-zoning it would be as an addition to aseparate Hanley Downs zone.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
789.3	FS1303.4	RCL Queenstown PTY Limited (RCL)	41.7 Structure Plan	Oppose	Opposes the submitter's view. Agrees that this submission gives effect to the District Plan objectives and policies around ensuring urban development is not highly or readily visible from the state highway. Does not agree that the urban form of Jacks Point and believes this would result in an inefficient zoning regime. Seeks that significant information gaps to be reported, such as infrastructure, landscape, land contamination, hazards and transport.	Accept		Changes to Structure Plan from OSL to 'village woolshed road' (residential and a village centre) and consequential changes/ landscape/ efficient landuse (not an economic farming unit)/ urban design (distribution of centres within the zone)
802.3		Harris-Wingrove Trust	41.7 Structure Plan	Oppose	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.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
802.3	FS1090.64	Jardine Family Trust and Remarkables Station Limited	41.7 Structure Plan	Support	Allow insofar that the relief applies only to the Jacks Point Subzone otherwise disallow.	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
802.3	FS1275.346	"Jacks Point" (Submitter number 762 and 856)	41.7 Structure Plan	Oppose	Opposes. The submitter agrees that it will not enable the efficient and effective development of the JPZ. Seeks to the extent that the submission opposes the JPZ as notified, and is inconsistent with submissions 762 and 856, disallow the submission.	Reject		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
802.3	FS1283.58	MJ and RB Williams and Brabant	41.7 Structure Plan	Support	Uphold submission	Accept in Part		Retain the Operative provisions for the Jacks Point portion of the Zone and apply separate provisions to the 3 areas within wider Jacks point area/ separate Jacks Point zones from other resort zones of the district/ permitted buildings in the residential AA/ enable village development and housing range/ open space; all for landscape, visual amenity, urban design, and character reasons
Submissions from Chapter 27 - Subdivision								
632.61		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.7.14 Objective - Jacks Point Zone	Not Stated	Add the following: <u>Anticipate and provide for lots which breach the minimum lot size standard subject to appropriate design controls being in place.</u>	Accept in Part		Subdivision

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.61	FS1219.62	Bravo Trustee Company	27.7.14 Objective - Jacks Point Zone	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Subdivision
632.61	FS1252.62	Tim & Paula Williams	27.7.14 Objective - Jacks Point Zone	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		Subdivision
632.61	FS1275.235	"Jacks Point" (Submitter number 762 and 856)	27.7.14 Objective - Jacks Point Zone	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		Subdivision
632.61	FS1277.65	Jacks Point Residents and Owners Association	27.7.14 Objective - Jacks Point Zone	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		Subdivision
632.61	FS1283.175	MJ and RB Williams and Brabant	27.7.14 Objective - Jacks Point Zone	Oppose	Reject submission	Reject		Subdivision
632.61	FS1316.61	Harris-Wingrove Trust	27.7.14 Objective - Jacks Point Zone	Oppose	Submission be disallowed	Reject		Subdivision
632.64		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.7.15	Not Stated	Amend as follows: Within the R(HD) Activity Area, the creation of sites sized between 380m ² or smaller and 550m ² , without limiting any other matters of discretion that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over: <ul style="list-style-type: none"> • Building setbacks from boundaries. • Location and heights of garages and other accessory buildings. • Height limitations for parts of buildings, including recession plane requirements. • Window locations. • Building coverage. • Roadside fence heights. 	Accept in Part		Subdivision
632.64	FS1219.65	Bravo Trustee Company	27.7.14.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Subdivision
632.64	FS1252.65	Tim & Paula Williams	27.7.14.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		Subdivision
632.64	FS1275.238	"Jacks Point" (Submitter number 762 and 856)	27.7.14.5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		Subdivision

Appendix 2 to the Section 42A report for Chapter 41 - Jacks Point

Original Point No.	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Transferred	Issue Reference
632.64	FS1277.68	Jacks Point Residents and Owners Association	27.7.14.5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Reject		Subdivision
632.64	FS1283.178	MJ and RB Williams and Brabant	27.7.14.5	Oppose	Reject submission	Reject		Subdivision
632.64	FS1316.64	Harris-Wingrove Trust	27.7.14.5	Oppose	Submission be disallowed	Reject		Subdivision

Appendix 3. Section 32 Report

Section 32 Evaluation Report

Jacks Point Zone

Contents

Section 32 Evaluation Report: Jacks Point Zone	2
1. Introduction	2
1.1 Executive Summary	2
1.2 Scope and Structure	2
1.3 The First Schedule of the Resource Management Act 1991	2
2. Strategic Context	3
2.1 Current Zoning Provisions	3
3. The Scope of the Proposed Jacks Point Zone Provisions	6
3.1 Key Amendments	7
4. The Statutory Framework	9
4.1 Regional Planning Documents	9
4.2 Queenstown Lakes District Council Strategies and Reports	10
5. Section 32 Assessment	13
5.1 Purpose and Options	13
5.2 Strategic Directions	14
5.3 Evaluation of proposed Objectives Section 32 (1)(a)	17
5.4 Scale and Significance Evaluation	17
5.5 Evaluation of the proposed provisions Section 32 (1) (b)	17
5.6 Efficiency and effectiveness of the provisions	29
5.7 The risk of not acting	29
6. The Proposed Provisions	29

Section 32 Evaluation Report: Jacks Point Zone

1. Introduction

1.1 Executive Summary

This document has been prepared to support the Council District Plan Review to amend the provisions of the Special Zone relating to Jacks Point.

The Resort Zone became operative in 2003. More than a decade has passed since the zone's provisions were prepared, and the development progressed. It is therefore timely to review the objectives, policies and rules relating to the zone. This presents an opportunity to consider the manner in which the zone is developing, the updated urban growth projections for the Queenstown Lakes District, and to improve the integration of the Jacks Point, Homestead Bay and Hanley Downs areas within the zone. It also presents an opportunity to align the Jacks Point Zone with the Queenstown Lakes District Council's strategic directions.

Within the operative District Plan, Jacks Point is a part of the Resort Zone, which also includes Waterfall Park and Millbrook. As part of related changes occurring through the District Plan Review, the Millbrook part of the Resort zone is being removed in favour of a standalone Zone. A similar approach is proposed for Jacks Point as its description as a resort has less relevance in the context of the growing community and it has no resource management or other linkages to the remaining area of the Resort Zone at Waterfall Park.

The Jacks Point Zone will remain within Section 12 (Special Zones) of the District Plan and has been prepared to incorporate the related provisions introduced and amended through Plan Change 44 (Hanley Downs). These represent the majority of the changes to the zone as they promote an expanded range of activity areas seeking to provide for medium density housing as well as lower density rural residential development, a new education innovation campus, and the ability to create a limited number of conservation lots within the former open spaces areas. The zone retains its strong protection of landscape values and in particular the protection of views from State Highway 6 and Lake Wakatipu.

A change to the spatial planning provisions is also proposed to strengthen the influence and role of the Structure Plan and remove Outline Development Plans as a tool following case law from the Environment Court relating to the *vires* of such provisions. In more general terms, as part of the District Plan Review an opportunity has been taken to review provisions that have become outdated or redundant, have been administratively difficult or could be streamlined to be more efficient.

1.2 Scope and Structure

Attached to this Section 32 Report are the following plans and documents:

- Appendix A** Jacks Point Zone Structure Plan
- Appendix B** Jacks Point Zone provisions – Objectives, Policies and Rules
- Appendix C** Coneburn Resource Study Update
- Appendix D** Assessment of Landscape and Visual Effects

1.3 The First Schedule of the Resource Management Act 1991

Section 73(1A) of the Resource Management Act 1991 (RMA) states that:

A district plan may be changed by a territorial authority in the manner set out in [Schedule 1](#).

Schedule 1 to the RMA sets out the procedure for changes to a District Plan. This change is occurring as part of a wider review of the District Plan being conducted by the Council and follows the requirements of the first schedule and provides an assessment required by Section 32 of the RMA.

2. Strategic Context

Section 32(1)(a) of the Resource Management Act 1991 requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act requires an integrated planning approach and direction:

Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The remaining provisions in Part 2 of the Act provide a framework within which objectives are required to achieve the purpose of the Act and provisions are required to achieve the relevant objectives.

2.1 Current Zoning Provisions

The Jacks Point Resort Zone is a master planned community. The zone relies on a combination of a Structure Plan and, currently, an Outline Development Plan approval process for the spatial layout of activities.

2.1.1 Zone objective and policies

The only current objective for the Jacks Point Resort Zone is Objective 3, and this states the following:

Enable the development of an integrated community, incorporating residential activities, visitor accommodation, small-scale commercial activities and outdoor recreation – with appropriate regard for landscape and visual amenity values, servicing and public access issues.

The policies currently applicable to the zone can be grouped together as follows:

Policies 3.1, 3.3, 3.4, 3.7, 3.10, 3.11 - Landscape Character and Values

To maintain and protect views into and out of the site, to ensure that subdivision, development and ancillary activities are subservient to the landscape character, and that visual amenity values are protected.

Policies 3.8, 3.9 and 3.13 - Environment and Biodiversity

To provide for biodiversity through the protection and enhancement of ecological values and to ensure development within the sensitive areas of the zone results in a net environmental gain, for example substantial native revegetation.

Policies 3.6 and 3.12 - Lake Wakatipu

To provide public access to the lake foreshore, and to encourage the development of lakeside activities.

Policy 3.2 – Sewage, Water Supply and Refuse Disposal

To ensure an adequate level of sewage disposal, water supply and refuse disposal services are provided which do not impact on water or other environmental values on or off the site.

Policy 3.5 - Aircraft

To control the take-off and landing of aircraft within the zone.

Policy 3.14 - Farming

To provide for farming and associated activities in appropriate areas, while ensuring that development associated with those activities does not result in overdomestication of the landscape.

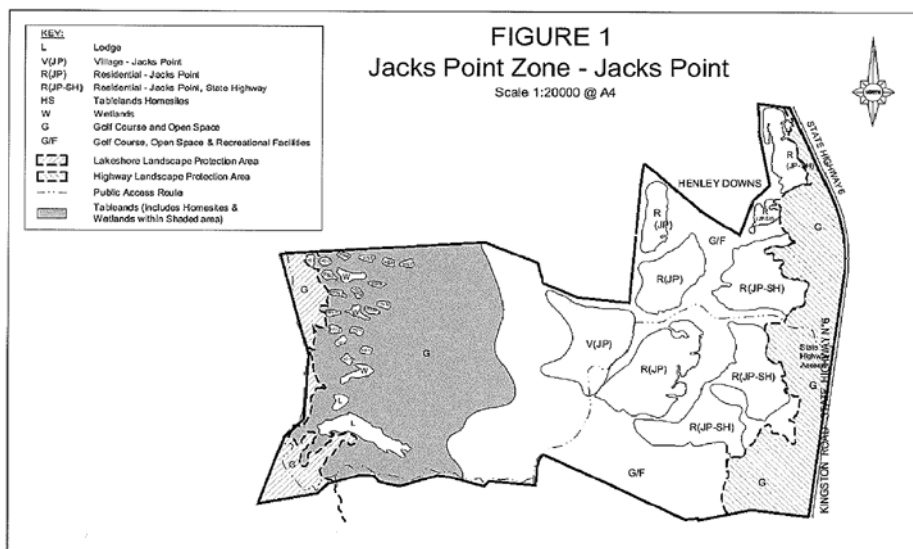
Policy 3.15 - Mining

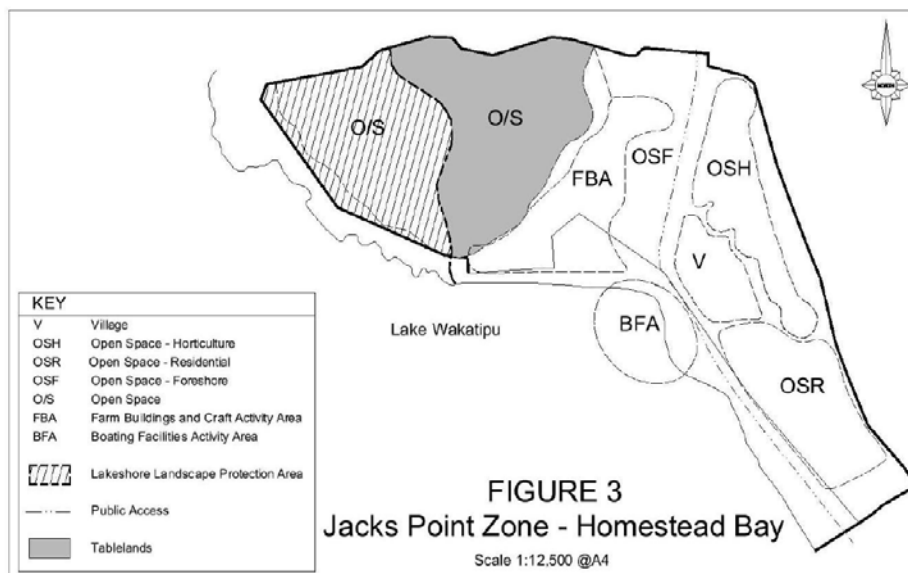
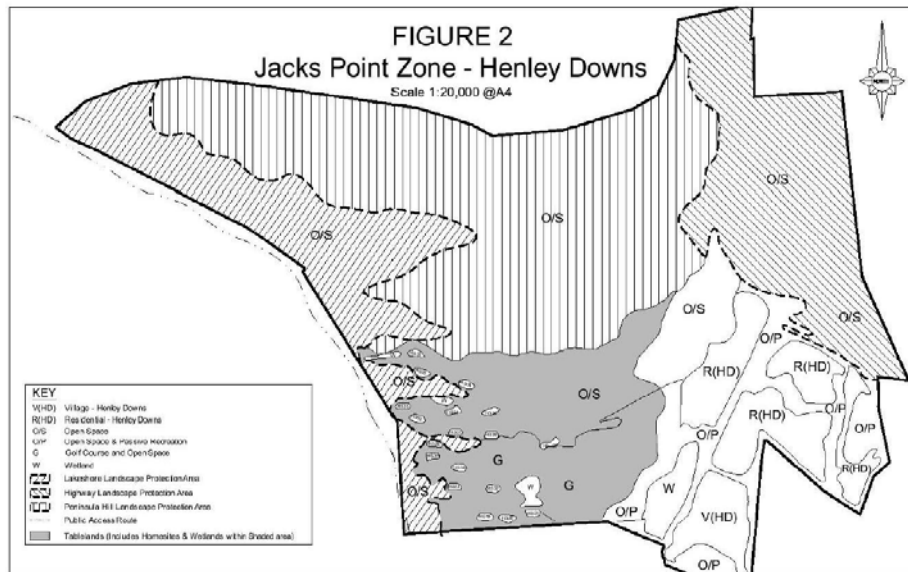
To avoid mining activities which do not contribute to the sustainable development of the Jacks Point Zone.

A range of amendments to the Jacks Point Resort Zone policies are sought.

2.1.2 Structure Plan

Figure 1, 2 and 3 (below) of the Resort Zone identifies the Structure Plan area. Much of the land in this zone was previously farmland and was in pastoral use, but lends itself to reconsideration of the use and management of the area in light of changes to the topography/mounding, increased vegetation for biodiversity and screening from public viewpoints (particularly the State Highway) and increased built form since the original Coneburn Resource Study was produced for the initial planning and development of Jacks Point in 2002.





The adherence to a Structure Plan was required to ensure comprehensive and integrated development within the Jacks Point Zone.

2.1.3 Outline Development Plan

The Outline Development Plan approval process for the Residential and Village Activity Areas seeks to address a range of spatial planning outcomes, including roading, pedestrian links, indicative subdivision design, density and design guidelines.

The Environment Court has ruled on matters of *vires* with ODP rules where the status is determined through resource consent. Many of the spatial layout outcomes sought through the ODP can be incorporated into the Structure Plan together with the introduction of new rules relating to density to replace the current use of the flexible but administratively inefficient Density Master Plan.

2.1.4 Existing Nature of the Site, Land Use, and the Surrounding Area

The Jacks Point Zone is bordered by State Highway 6 to the east, Peninsula Hill to the north, and Lake Wakatipu to the west and Rural General zoned land to the south. The topography of the site is a mix of relatively flat valley floor and undulating hills. The site currently comprises residential dwellings, an 18 hole golf course, club house and restaurant. The open space area of the Jacks Point Resort Zone occupies a considerable part of the overall Structure Plan for this zone and incorporates a range of existing activities including landscape planting, wetland rehabilitation, farming, horticulture, outdoor recreational areas, general

open space, the golf course, walking trails, road corridors and existing dwellings. Statistics New Zealand data from the 2013 census estimates that there are 297 individuals living in Jacks Point. There were 102 occupied dwellings in 2013.

A comprehensive area wide study was completed in 2002 to provide an in depth feasibility study to inform the Jacks Point Variation to the Queenstown Lakes District Plan (notified 6 October 2001 and adopted in 2003). This study provided baseline information relating to the geology, ecological patterns, heritage, visibility mapping and landscape character. The outcome of these studies is summarised below:

Geology

The site's geology reflects a history of glacial activity, and higher levels of Lake Wakatipu which once covered a substantial portion of the site. The site is therefore partially made up of lake sediments. Ice-scoured schist forms the baserock at depth, and glacial deposits make up a large portion of the site.

Ecological Patterns

The ecology of the area is made up of some valuable remnant habitats that exist on the site, including grey shrubland and wetlands.

Heritage

An archaeological assessment concluded that it was unlikely that the area was ever intensively occupied by Maori prior to European settlement.

Visibility Mapping and Landscape Character

Areas were identified that could absorb development without being highly visible for public places. The retention of existing landscaping was encouraged and the creation of new landscaping was a precondition to development occurring.

As outlined above, further work has been undertaken taking into account more recent topographical data, built and permitted/consented form and the additional mitigation elements to refine the visibility analysis and landscape absorption mapping. These updated plans are contained within Appendix A.

2.1.5 Infrastructure Provision

Both wastewater and water service provision exist at Jacks Point.

Consent was granted by the Otago Regional Council on 29 March 2010 to enable the discharge of treated domestic and commercial wastewater to land for a maximum of 1,374 cubic metres per day.

Consent has also been granted by the Otago Regional Council on 17 November 2006 to take and use water as the primary allocation from Lake Wakatipu for the purpose of community water supply and irrigation of a golf course and open space. The rate of abstraction approved is no more than 43,785 cubic metres per week.

2.1.6 Access

Access into Jacks Point is currently via Maori Jack Road. There is also a proposal to construct an access at Woolshed Road. Currently the Woolshed Road access is primarily used for construction access only. It is presently a public unsealed road.

A report prepared by the Traffic Design Group (December 2012) concludes that the projected levels of development in the Jacks Point Resort Zone will produce significant congestion issues if an additional access point is not made available. A second access will also provide resilience for the site, in the case of the primary access way being blocked in an emergency situation.

3. The Scope of the Proposed Jacks Point Zone Provisions

The purpose of the provision changes are to re-focus and update the policies and rules to specifically recognise and respond to changes at Jacks Point, particularly in relation to projected urban growth requirements and need for affordable housing, and to identify opportunities to remove unnecessary regulatory controls. It also seeks to unify the three separate Structure Plans and associated provisions for

Homestead Bay, Jacks Point and Hanley Downs into one set of combined provisions that manage the natural and physical resources of this area on an integrated basis.

It is proposed that the objective for the zone will be streamlined to comprehensively focus on the integrated activities proposed at Jacks Point. The following objective is proposed as the most appropriate means of achieving the purpose of the Act:

Development of an integrated community, incorporating residential living, visitor accommodation, small scale commercial activity within a framework of open space and recreation amenities.

In order to implement these key change for the Jacks Point Zone, amendments are proposed to create a new Jacks Point Zone within Part 12 (Special Zones), together with an objective, policies, rules and a Structure Plan. Additional changes are also proposed to Part 15 (Subdivision).

A summary of the key amendments relating to Jacks Point is outlined below.

3.1 Key Amendments

3.1.1 Structure Plan

The amendments to the Jacks Point Zone Structure Plan (shown on the plan in **Appendix A**) include the following:

- (a) The addition of a new Education Innovation Campus Activity Area located on a pocket of land between the northern end of the Hanley Down residential areas and farm land on the northern side of Woolshed Road.
- (b) The addition of a new Education Activity Area within an area immediately south of the Jacks Point Village to provide for educational and day care facilities.
- (c) The addition of new areas of residential development, as follows:
 - (i) R(HD) A to E - an area close to the village core on the valley floor designed to provide opportunities for low to medium density living (15 - 45 dwellings per hectare);
 - (ii) R(HD) F and G – new areas designed to provide opportunities for rural residential living on the lower slopes of the Tablelands (density range of 2 – 10 dwellings per hectare);
 - (iii) R(HD-SH) 1 – an area located to the north of Jacks Point Neighbourhood 7 and the existing farm homestead, to provide opportunities for low density living opportunities with appropriate mitigation of visual impacts from State Highway 6 (12 – 22 dwellings per hectare);
 - (iv) R(HD-SH) 2 - to provide opportunities for rural lifestyle living (2 –12 dwellings per hectare)
 - (v) The addition of Farm Preserve Activity Areas (FP-1 and FP-2) over part of the open space area managed as farm and located alongside Woolshed Road and the lower slopes of Peninsula Hill. The FP-1 Activity Area is designed to provide opportunities for subdivision and limited rural living accommodation where conservation benefits can be realised. The FP-2 Activity Area a smaller number of dwellings located on large rural lots and related to farming activities.
- (d) Modifications to the existing Structure Plan Activity Areas and elements are as follows:
 - (i) The consolidation of the former open space, golf, passive recreation and recreation facilities into four main open space activities, comprising:
 - *Open Space Golf (OSG)* – to recognise and provide for the development and operation of golf courses;
 - *Open Space Landscape Protection (OSL)* – This area incorporates areas of highly valued landscapes within the zone, including interfaces alongside State Highway 6, parts of Peninsula Hill and the margins of Lake Wakatipu;

- *Open Space Amenity (OSA)* – this area is designed to provide for residential amenity between residential neighbourhoods and to encourage a well-connected community through pedestrian and cycle connections;
 - *Wetland (W)* – to protect and enhance the ecological values of wetlands and to avoid inappropriate development along the margins.
- (ii) Extension of the R(JP)-1 Activity Area boundary to include recently consented, additional, residential development within Lot 400;
 - (iii) Amendments to the boundaries of the R(JP)-2A Activity Area
 - (iv) Amendments to the boundaries of the R(JP-SH) - 4 Activity Areas to ...
 - (v) Amendments to the Village Activity Area boundary to better integrate with the surrounding areas;
 - (vi) Identification of critical design elements in the Structure Plan, including new areas of Open Space, new Public Access Routes, the addition of Primary Road and Secondary Road connections and provision for additional access onto State Highway 6 at Woolshed Road.

3.1.2 Objectives and Policies

The provisions of the Jacks Point Zone are contained within **Appendix B** and include the following.

- (e) A new policy provides for role of the Structure Plan as being the primary mechanism to provide for the spatial layout of development within the zone. The role of the Structure Plan is to manage the integration of activities, landscape and amenity values, road, open space and trail networks, the state highway and Lake Wakatipu. This also signals a key change from the operative provisions in eliminating the need for Outline Development Plans within this area.
- (f) A range of new policies that seek to provide for the particular outcomes sought within each of the proposed new Activity Areas (outlined above).
- (g) A new policy to manage the potential effects of non-residential activities within residential Activity Areas.
- (h) To emphasise the importance of achieving a high standard of amenity and design for medium density and small lot housing.

3.1.3 Rules

A number of new rules are proposed to implement the changes arising from the new Jacks Point Structure Plan and related policies, as follows:

- (i) To remove controlled activity status on all building and to replace with a permissive regime based on meeting conventional bulk and location standards. This has involved the introduction of new rules relating to:
 - (i) road and internal boundary setbacks
 - (ii) outdoor living space
 - (iii) continuous building length
 - (iv) site coverage
 - (v) building colour and roof form
- (j) A new rule is proposed to enable Medium Density Residential Housing. Under this rule three or more dwellings or dwellings a density greater than one unit per 380m² of net site area is a controlled activity within the R(HD) and R(HD-SH) Activity area. Within some of the established neighbourhoods, medium density housing is a restricted discretionary activity.

- (k) A new rule is proposed to enable educational and day care facilities within the new Education Activity Area.
- (l) Associated with the addition of the EIC Activity Area are new rules enabling commercial and community activities as a controlled activity.
- (m) As a replacement for the removal of the Henley Downs Village area, it is proposed to enable commercial activities, community activities and visitor accommodation within the R(HD) and R(HD-SH) Activity Areas as a restricted discretionary activity.
- (n) The rules relating to the Structure Plan are divided between table 1, which establishes a clear basis for consent for activities that do not fit within the outcomes prescribed for each Activity Area and table 2, which seeks to implement the spatial planning outcomes including public access routes, primary and secondary roads and open space.
- (o) Density will be controlled through a density table providing a density range for each Activity Area. This replaces the use of a density master plan approved as part of the ODP under the operative plan.
- (p) The scale of commercial activities will be restricted to 200m², except with the EIC. With the EIC larger scale commercial activities may occur but retailing is limited to 200m². Within the R(HD) A to E Activity Areas a further limitation is proposed to limit all commercial activities to 550m² overall.
- (q) The access to the state highway rule has been modified to enable the dual access into the zone, together with a provisions that triggers upgrade of the intersection of Woolshed Road and State Highway 6 based on the number of houses constructed.

A number of the existing rules from the operative plan have been incorporated into the Jacks Point Zone with modifications, as follows:

- (r) The activity status of proposed buildings outside of the Structure Plan is proposed to be changed from a non-complying activity to a discretionary activity. This change is accompanied by the introduction of two new policies relating to the Structure Plan to provide a more effects based approach to management of activities outside the Structure Plan.
- (s) The vegetation rule has also been amended to ensure 75% of any shrubs and trees planted within any of the residential activity areas are from an approved list. The approved Jacks Point plant list has been incorporated into the zone as a schedule.

A number of existing rules from the operative plan has been made redundant or are considered unnecessary to implement the objective and policies for the Jacks Point Zone, including:

- (t) Rule 12.2.5.1(x) Density (Jacks Point Zone – Village Areas), is proposed to be deleted. These rules constrain the proportion of residential and small scale commercial activities within the village to an overall 60% site coverage. There is no apparent RMA basis to constrain the proportion of residential and commercial activities.
- (u) The operative plan also limited building coverage to 5% within the Jacks Point area, 5% within the Henley Downs area and 2.5% within Homestead Bay. It is proposed to remove this rule to enable the most efficient use of the available land suitable for urban development.
- (v) It is proposed to remove a redundant rule restricting development of residential units until such time as the golf course has been developed.

4. The Statutory Framework

4.1 Regional Planning Documents

The operative Otago Regional Policy Statement (RPS) 1998 contains a number of objectives and policies that are relevant to this review, namely:

Objective 5.4.3: To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development.

Policies 5.5.3 to 5.5.5: With regards to sustainable land use and minimising the effects on the land and water through developments.

Objective 6.4.1: Allocation of water resources in a sustainable manner (Policy 6.5.5).

Objectives 9.4.1 to 9.4.3: To promote sustainable management of the built environment and infrastructure, as well as avoiding or mitigating against adverse effects on natural and physical resources (Policies 9.5.1 to 9.5.5)

Objectives 11.4.1: Recognise and understand Natural Hazards (Policies 11.5.1, 11.5.2 and 11.5.3).

The RPS is currently under review and may be further advanced by the time the QLDC Plan Review is notified. The first stage of the RPS review has already been undertaken and in May 2014 Otago Regional Council (ORC) published and consulted on the RPS Issues and Options. The Issues of relevance to Residential policies in particular, is to:

Prioritise development in locations where services and infrastructure already exist over those that require new or extended services and infrastructure.

The revised Jacks Point Zone provisions give effect to the RPS and Proposed RPS by providing increased land supply for housing in an area where State Highway access is already provided, and water and wastewater infrastructure is being developed.

Amendments to this evaluation may be required to accommodate any changes that may occur to the RPS, as the District Plan must *give effect to* the RPS.

4.2 Queenstown Lakes District Council Strategies and Reports

The operative Queenstown Lakes District Plan 'Special Zones' chapter identifies the Resort Zones of 'Millbrook, Jacks Point and Waterfall Creek'. To understand the issues and potential changes that need to be undertaken in the District Plan review, a number of studies have been undertaken and others referred to, to offer a full analysis of the residential and commercial issues.

The New Zealand Productivity Commission's Inquiry into the supply of land for housing 2014 provides the national perspective and the following sources investigate the Queenstown area specifically:

- A Growth Management Strategy for the Queenstown Lakes District (2007)
- Medium to High Density Housing Study: Stage 1a – Review of Background Data (2014)
- Review of District Plan Business Zones Capacity and Development of Zoning Hierarchy (2013)

The key issues arising from the management of the natural and physical resources at Jacks Point are considered to include integration between activity areas across the zone, landscape values, nature conservation, urban form, growth pressures, development potential, housing affordability, urban design, commercial activities and community facilities. These are explained below:

Issue 1: Integration

The existing planning provisions for the Homestead Bay, Henley Downs and Jacks Point area each contain their own Structure Plan, objectives, policies and rules. The current situation is not conducive to a coherent and integrated planning approach. A lack of land use integration can lead to competing interests and conflict. It has the potential to result in poor road networks and pedestrian and cycle routes because of a lack of consideration for the best connections between the various landholdings. It also has the potential to produce an inconsistent pattern of residential development in terms of layout and urban form.

An integrated framework for the three areas will provide improved road connections, continuity of open space provision, and consistent objectives and policies.

Issue 2: Landscape Values

The Jacks Point area is part of a visual amenity landscape, including the area known as Coneburn Valley. A landscape report prepared by Boffa Miskell (**Appendix E**) finds that parts of the Peninsula Hill landform are located within the Outstanding Natural Landscapes of the Wakatipu Basin. The area is visible to the public from State Highway 6 as the road traverses the Coneburn Valley.

The landscape report has been informed in part by updates to the Coneburn Resource Study. The plans and analysis contained within this update are contained within **Appendix D**.

Therefore, measures that includes screening vegetation, use of topography and mounding and the careful positioning of buildings is required to avoid or mitigate adverse visual impacts from the State Highway. In addition, much of the Structure Plan areas are dedicated to open space, residential and village activities are largely confined to the valley floor topography, and residential development is of a low or medium density.

Issue 4: Urban Form and Growth Pressures

In July 2014, Queenstown Lakes District Full Council endorsed the 'Strategic Directions' chapter of the District Plan review. The strategic directions form the backbone of the District Plan, setting very specific and direct goals, to provide a relevant framework for administrators and decision makers.

Of particular relevance within the strategic directions is 'Urban Form' and 'Goal 2': *The strategic and integrated management of urban growth*, along with 'Objective 1': *To ensure urban development occurs in a logical manner*. This goal and objective tie in with the emerging Proposed RPS which promotes the avoidance of sporadic or ad hoc developments that may spoil the countryside. Therefore, new housing is sought in and around existing settlements that are already well serviced by transport links and amenities.

The Growth Management Strategy 2007 (a non-statutory document) is intended to guide community planning for future growth and development of the district. Developed from community based planning workshops, community plans and council growth studies, it identifies six 'growth management principles'. The strategy highlighted the need for consolidating development in certain areas to support new growth and infrastructure supporting high quality development in the right places and good design to improve the quality of the environment.

In the case of Jacks Point, under Principle 1: *Growth is located in the right place* policy 1c (Growth Management Strategy, 2007: p.11), states that:

Settlements in the Wakatipu Basin (Arthurs Point, Arrowtown, Lake Hayes Estate and Jacks Point) are not to expand beyond their current planned boundaries. Further development and redevelopment within current boundaries is encouraged where this adds to housing choices and helps to support local services in these settlements.

Therefore the growth strategy makes provision for intensification of the Jacks Point Resort Zone provisions. Medium density housing, as well as low density housing, should therefore be made available in the zone in order to offer a broad range of housing options, particularly in light of the imperative for affordable housing in the district as outlined further below.

The Insight Economics report (2014: p21) 'Stage 1a – Review of Background Data' presents key demographic information for the Queenstown Lakes area. It concludes "...that the district will continue to experience high population growth and...demand for new dwellings will also be strong." It also highlights that levels may be exceeded if the tourism industry continues to grow at a high rate.

The report notes high growth in dwelling demand and numbers of one person households and couples without children, which in turn require short-term, flexible accommodation options. It reports a strong growth in detached dwellings, but that home ownership rates are lower than the national average, which could indicate affordability issues or a lack of suitable housing as well as a transient population. It is proposed that the Jacks Point Zone provides a range of low and medium density housing options to help alleviate the housing shortage.

Issue 5: Development Potential and Housing Affordability

Restrictive planning systems increase cost and time in the planning process and can limit the supply of land and housing. The impact of overly restrictive planning regulation is firmly in the sights of Central

Government, and in November 2014 the New Zealand Productivity Commission launched an inquiry into the supply of land for housing.

Moreover, developers can play a part by withholding land that has potential high values in future (i.e. landbanking). However, this speculative behaviour is often incentivised by restrictive and burdensome planning regulation and process which contributes to higher land value inflation. Insight Economics 'Analysis of Options for Reducing Speculative Land Banking' (2014) prepared for Queenstown Lakes District Council identified a number of planning and non-planning options the Council could consider to help reduce speculative land banking and thereby help address housing supply and affordability.

Queenstown Lakes District was added to 'The Housing Accords and Special Areas Act 2013' legislation, and a Housing Accord was approved by the Mayor and the Minister of Housing in October 2014. The Accord is intended to increase housing supply by facilitating development through more enabling and streamlined policy. The Accord highlights that home ownership is unaffordable in the Queenstown Lakes District, with the second highest median house price in the country coupled with relatively low median incomes. This makes mortgages 101.8% of the median take-home pay of an individual, to meet weekly mortgage payments and the median multiple (median house price divided by gross annual median household income) is 8.61.

The Housing Accord is a short term initiative and the District Plan review needs to address the issue over the mid to long term. Jacks Point Zone is proposed to be part of the Housing Accord, as it can play an important role in the total housing approach because it provides significant land and housing supply. This Zone is designed to accommodate permanent residences as well as visitor accommodation on the outskirts of Queenstown, to strike a balance between residents and visitors. The provision of visitor accommodation in the Jacks Point Zone, takes the pressure off the provision of visitor accommodation in the Queenstown Bay area. Therefore, this enables higher density, permanent resident development to be promoted in urban Queenstown.

Issue 6: Urban Design

It is important that development achieves good quality urban design outcomes in areas of high landscape amenity value. Whilst the District Plan needs to become more enabling, it also needs to ensure that good quality urban design outcomes are achieved.

Whilst the operative District Plan contains a large number of urban design criteria, these need to be reframed into a more concise and direct format consistent with the requirements of the Jacks Point area. The Council's monitoring report for the Resort Zone has identified high costs associated with the administration of a blanket controlled activity design control. This also duplicates the robust non-regulatory framework established through the Jacks Point Home Owners and Residents Association (JPROA) that assesses building design through an established Design Review Board against design guidelines for parts of the zone. This non-regulatory approach has proven to be successful in implementing a high standard of building design with Jacks Point. It is therefore proposed that the review remove the blanket design control rule for all buildings in reliance on the established JPROA design approval process together with a framework of conventional bulk and location standards.

With the introduction of new provisions for medium density housing, some commercial, community (including educational facilities) and visitor accommodation into parts of the R(HD) Activity Areas, the nature and density of these developments do however support a regulatory approach to design control. As part of the plan review, an opportunity has also been taken to incorporate a subdivision led approach to the creation of higher densities and additional rules and assessments matters are proposed within Part 15 of the proposed Plan to enable this outcome.

While urban design requirements can add to the cost of developments, the benefits of such requirements are considered necessary where the environment costs are justified, such as in the case of higher density housing and non-residential development.

Issue 7: Commercial Activities and Community Facilities

A 2013 McDermott report reviewing the Queenstown Lakes District Plan Business Zones capacity and zoning hierarchy, has identified that the Queenstown area incorporates dispersed and disparate settlements. The report concludes that appropriate commercial development of these disparate settlements (such as

Jacks Point) will not detract from the absolute number of residents in the Queenstown area for whom the Queenstown central retail precinct is the closest shopping and workplace destination.

The operative District Plan provides for commercial and other non-residential activities within Village Activity Areas within Homestead Bay, Jacks Point and Henley Downs. Under the proposed changes introduced through the new Jacks Point Structure Plan, the village area at Hanley Downs would be replaced by a range of medium density residential activity areas together with rules that enable development of commercial, community and visitor accommodation into these parts of the zone through resource consent. Within the Hanley Downs area this will result in an environment containing greater proportion of mixed uses which can be successfully delivered within this greenfields area. The focus on the new provisions relating to commercial, community and visitor accommodation activities is on ensuring such activities can be well integrated into each neighbourhood and effectively manage interfaces with residential activities so as not to compromise amenity values.

With respect to retailing, this remains limited to small scale convenience retail that is designed to service the immediate needs of the Jacks Point community and does not become a destination centre in its own right. Retail activities are limited to a small footprint of 200m² anywhere in the zone.

Two further changes to the Jacks Point Structure Plan are the addition of an Education Innovation Campus located on the lower flats at the northern end of the zone between Woolshed Road and the State Highway and a second Education Activity Area on the southern side of the Village Activity Area. The EIC is designed to enable technology based activities including commercial and medical research, laboratories, training, educational facilities and specialist health care activities. The range of activities provided for in the EIC are broadly commercial in nature, but focussed on technology and innovation. It is envisaged there would be an aggregation of similar or related businesses to maximise commercial interaction within a campus style environment having open space, connection to the trail network within a rural setting. There are further benefits in having the EIC in proximity to the medium density residential areas promoted within the R(HD) Activity Area through the range of accommodation options within this area, including potential for short stay visitor accommodation.

The Education Activity Area is much more focused on educational facilities and could accommodate a primary school or tertiary education institutions together with any related day care facilities. It is envisaged that playing fields or sports grounds would be part of such activities. Within this area the Education Activity Area benefits from its location alongside the Jacks Point Village and the established primary road network. Although some area of open space will be reduced (depending on the nature and scale of the proposal), Jacks Point has large areas dedicated to the retention of open space through the various open space activity areas and the use of land in this area promotes an efficient use and development of the available land resource in a manner that positively implements the higher order strategic growth policies (detailed further below).

5. Section 32 Assessment

5.1 Purpose and Options

The purpose of the Jacks Point Zone is to facilitate a high quality residential and small scale commercial development to provide for:

- greater housing supply to respond to strong demand for housing, including affordable housing;
- housing diversity, including provision for rural lifestyle blocks;
- more community, visitor accommodation and commercial activities focuses on the technology and business innovation;
- village commercial centres; and
- educational facilities.

Whilst the current operative District Plan provisions share many, if not all of these objectives, there is comparatively poor translation of these objectives to produce the integrated development of the three areas of the zone. It is proposed that the three areas of the Jacks Point Resort Zone be unified into one Structure Plan.

5.2 Strategic Directions

The following goals and objectives from the Strategic Directions chapter of the draft District Plan are relevant to this assessment:

<p><i>Goal 1: To develop a prosperous, resilient and equitable economy</i></p> <p><i>Objective 2: To recognise, develop and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka central business areas</i></p> <p><i>Objective 3: To enable the development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities</i></p>
<p><i>Goal 2: Strategic and integrated management of urban growth</i></p> <p><i>Objective 1: To ensure urban development occurs in a logical manner</i></p> <p><i>Objective 2: To manage development in areas affected by natural hazards</i></p>
<p><i>Goal 3: A quality built environment taking into account the character of individual communities</i></p> <p><i>Objective 1: To achieve a built environment that ensures our urban areas are desirable places to live, work and play</i></p>
<p><i>Goal 4: The protection of our natural environment and ecosystems</i></p> <p><i>Objective 8: To respond positively to Climate Change</i></p>
<p><i>Goal 5: Our distinctive landscapes are protected from inappropriate development</i></p> <p><i>Objective 3: To direct new subdivision, use or development to occur in those areas that have potential to absorb change without detracting from landscape and visual amenity values</i></p>
<p><i>Goal 6: To enable a safe and healthy community that is strong, diverse and inclusive for all people.</i></p> <p><i>Objective 2: To ensure a mix of housing opportunities</i></p> <p><i>Objective 4: To ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design</i></p>

In general terms and within the context of this review, these goals and objectives are met by:

- Enabling development of high quality residential development and low level retail;
- Avoiding and mitigating in areas affected by natural hazards;
- Promoting quality developments with a range of housing options to meet the needs of the community;
- Reducing environmental effects within developments; and
- Promoting efficient use of existing services and infrastructure.

Broad options considered to address issues

Option 1: Retain the operative provisions

Option 2: Delete the Jacks Point Resort Zone provisions and rezone the component activity areas residential and commercial in accordance with the new and relevant District Plan provisions

Option 3: **(Recommend)**: Further integrate the three areas of Homestead Bay, Henley Downs and Jacks Point into a single integrated Jacks Point Zone; updated and streamlined to provide a coherent and consistent planning approach

	<p>Option 1:</p> <p>Retain the operative provisions</p>	<p>Option 2:</p> <p>Delete the Jacks Point Special Zone provisions and rezone the component activity areas residential and commercial in accordance with the new and relevant District Plan provisions</p>	<p>Option 3:</p> <p>Integrate the three areas of Homestead Bay, Henley Downs and Jacks Point into a single integrated Jacks Point Zone; updated and streamlined to provide a coherent and consistent planning approach.</p>
<p>Costs</p>	<ul style="list-style-type: none"> • Could be a missed opportunity to integrate the three resort zones. • Does not enable further opportunities to integrate proposed activity areas increase development capacity. • Does not enable the opportunity to provide for an education innovation campus. • Does not allow for improvements to the State Highway access provisions. • May stifle opportunities for future residential and small scale commercial activities thereby limiting the ability for the Jacks Point Zone to prosper or meet the district's needs for affordable housing. • Does not give effect to the relevant goals and objectives of the Council's strategic directions. • Does not achieve the goal for a streamlined District Plan. 	<ul style="list-style-type: none"> • Has costs associated with going through the District Plan review process (but this is required by legislation). • Generic residential and commercial zonings do not offer the tailor made Structure Plans, objectives, policies and rules that a special zone can offer. • Fails to recognise the unique qualities of the existing master planned community at Jacks Point. • Creates uncertainty for the future of the Jacks Point due to lack of clarity around the new residential and commercial District Plan provisions. 	<ul style="list-style-type: none"> • Has costs associated with going through the District Plan review process (but this is required by legislation).

	<ul style="list-style-type: none"> • Will maintain high administrative costs of blanket design controls and also high legal risks from the current ODP rules 		
Benefits	<ul style="list-style-type: none"> • Retains the established approach which all stakeholders are familiar with, therefore providing certainty. • Low cost for Council. • Maintains strong planning regulation limiting scale of development therefore ensuring strong protection of existing amenity values. 	<ul style="list-style-type: none"> • Simplifies and streamlines the District Plan by removing a special zone. • Would create consistency in District Plan zoning provisions. 	<ul style="list-style-type: none"> • Allows a comprehensive review of the three Resort Zones to enable an integrated approach. • Enables improved and integrated vehicular site access and pedestrian/cyclist connections across the three parts to the Zones. • Potential for more development, including a new education innovation campus, and housing options. • Enables the consolidation of open space, golf, and passive recreation activities across the three Resort Zones. • Enables the opportunity for the provision of affordable housing
Ranking	2	3	1

5.3 Evaluation of proposed Objectives Section 32 (1)(a)

Section 32(1) (a) requires an examination of the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act. The following objective serves to address the key Jacks Point Zone issues. Reference is made to the Regional Policy Statement, and the Strategic Directions chapter of the Proposed District Plan which seeks to give effect to the purpose of the RMA (Section 5) in terms of the Queenstown Lakes District Council context:

Proposed Objective	Appropriateness
<p>Objective 3</p> <p><i>Development of an integrated community, incorporating residential living, visitor accommodation, community, small-scale commercial activity within a framework of open space and recreation amenities.</i></p>	<p>Sets a firm expectation that there will be change through low to medium density residential development and small scale commercial activities, but recognises that balance is required with regard to the protection of open space character, and therefore landscape and visual amenity values.</p> <p>Consistent with Goals 2, 3, 5 and 6 of the Strategic Directions chapter.</p> <p>Gives effect to RPS objective 5.4.3 relating to the protection of Otago’s outstanding natural features and landscapes, and objective 9.4.1 relating to meeting the needs of Otago’s people and communities.</p> <p>Gives effect to RPS policy 9.5.5 which deals with maintaining and enhancing the quality of life for people and communities within Otago’s built environment by avoiding, remedying or mitigating the adverse effects of subdivision, land use and development on landscape values.</p>

The above objective is considered to be the most appropriate method of achieving the purpose of the Act, as it identifies and gives direction to how the specific issues that pertain to the Jacks Point Zone are addressed.

5.4 Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions in the Special Zone chapter. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the existing baseline.
- Have effects on matters of national importance.
- Adversely affect those with specific interests, e.g., Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

5.5 Evaluation of the proposed provisions Section 32 (1) (b)

Section 32(1)(b) RMA requires examination of the provisions of the Jacks Point Zone (i.e. the policies, rules and Structure Plan) be assessed against the objective of the Jacks Point Zone to determine whether they are most appropriate for achieving the objective of the zone. This requires an identification of other reasonably practicable options. It also requires that the efficiency and effectiveness of the provisions being promoted be examined. The following section considers various broad options considered to address each issue and makes recommendations as to the most appropriate course of action in each case.

It is necessary to consider whether the proposed provisions are the most appropriate way to achieve the proposed Jacks Point Zone objective and deal with the issues highlighted in Section 4 of this Section 32 report. In doing so, the evaluation that follows considers the costs and benefits of the proposed provisions and whether they are effective and efficient. The proposed provisions are grouped by issue for the purposes of this evaluation as follows:

Issues (1 to 6):

Issue 1 – Integration

Issue 2 – Landscape Values

Issue 3 – Urban Form and Growth Pressures

Issue 4 – Development Potential and Housing Affordability

Issue 5 – Urban Design

Issue 6 – Commercial Activities and Community Facilities

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

Summary of proposed provisions that give effect to this objective:

- Stronger policies relating to an updated Jacks Point Structure Plan in order to integrate the three parts to the zones to consolidate access arrangements, open space, as well as residential and commercial activities.
- Stronger policies relating to density to enable medium density housing as well as low density residential.
- Removal of ultra vires issues associated with the Outline Development Plan.
- Make it clear when resource consent is required for certain activities.
- Stronger policies to enable visitor accommodation, small-scale commercial activities and community activities.

Issue 1: <u>Integration</u>			
Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
<p>Policies: 12.2.1.1, 12.2.1.2, 12.2.1.5, 12.2.1.26</p> <p>Rules 12.5.8 Structure Plan Activities; 12.6.6 Structure Plan; 12.6.10 Access to the State Highway; 12.6.19 Servicing</p>	<p>Environmental The unification of the three parts to the zone does create a risk that the unique environmental conditions present in each zone could be overlooked. However, it is considered that the landscape and ecological values of the three areas are very similar and can be integrated.</p> <p>Economic Integrating the three parts to the zone may require upgrades to road and pedestrian/cyclist connections in order to align the quality of access dependent on what has already been provided, and what is proposed.</p> <p>The medium density proposed as part of the integrated development is not without increased infrastructure upgrade costs. However, typically these costs will work out to be less than for traditional low density development in the long run.</p> <p>Social & Cultural Enabling further development capacity to medium density may generate some impact on the enjoyment of amenity values by existing property owners and occupants, with</p>	<p>Environmental An integrated Structure Plan across the three parts to the zone will enable an improved integration of activities and road connections. In particular, the integration of access between the three areas will benefit residents and the wider public to ensure seamless road and trail connections. The careful consideration of open space provision will help to provide continuous recreation amenities across the three areas to the zone which will enhance the area, and retain the open space character.</p> <p>Economic Enabling small scale commercial development through the two village areas and within certain neighbourhoods by way of resource consent will help support the local economy. In addition, by allowing for visitor accommodation, as well as a resident population, this provides increased patronage for the local businesses.</p> <p>Enabling medium density housing and improving development viability will help support more construction activity and associated employment and economic benefits.</p>	<p>More enabling policy and rules are considered to be an effective and efficient method of providing for an integrated Jacks Point community. Effectiveness of policy, encouraging and enabling Structure Plan integration, is central to the creation of an integrated community. A Structure Plan that integrates the three areas is the key to creating a complementary spatial layout. This approach to spatial planning is influenced by rules relating to open space, landscaping and passive recreation, State Highway Access, road and trail connections and residential density.</p> <p>Direct and unambiguous policies will aid effectiveness and efficiency, as will the concise and streamlined structure of the proposed provisions.</p>

	<p>the potential for greater noise and impacts on views and outlook.</p>	<p>Social & Cultural</p> <p>Increased population and greater densities helps support the viability of cultural events and facilities. The medium densities now proposed at Jacks Point will enable a greater variation in residential options.</p> <p>Increased population and greater densities, especially if well designed, can help support a sense of community as well as promote health and safety measures.</p> <p>The provisions require consideration of private outdoor amenity space and access to public open space. The location and design of the Jacks Point Zone provides excellent access to private open space and the Wakatipu lakefront.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objective and policies</p>			
<p><i>Option 1: Retain the operative provisions</i></p>	<ul style="list-style-type: none"> • <i>Do not sufficiently promote or enable integration between Resort Zones expressed in the objective of creating an integrated community</i> • <i>Lacks flexibility</i> • <i>Adversely impacts upon development feasibility and therefore potential realisation of a consistent spatial planning approach across the three areas</i> 		
<p><i>Option 2: Delete the Jacks Point Special Zone provisions and rezone the component activity areas residential and commercial in accordance with the new and relevant District Plan provisions</i></p>	<ul style="list-style-type: none"> • <i>Would help achieve streamlining of the District Plan but to the detriment of recognising the special character of Jacks Point</i> • <i>Would not help to improve road connections between the three areas</i> • <i>Opportunity missed to join up open space, recreation and small scale commercial uses between the three areas</i> 		

Issues 2: Landscape Values			
Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
<p>Policies: 12.2.1.1, 12.2.1.3, 12.2.1.4, 12.2.1.9, 12.2.1.16, 12.2.1.17</p> <p>Rules: 12.5.2 Buildings; 12.5.4 Mining; 12.5.8 Structure Plan Activities; 12.5.11 Mining Activities; 12.6.4 Standards for Building; 12.6.5 Vegetation; 12.6.6 Structure Plan; 12.6.12 Earthworks; 12.6.17 Building Height; 12.6.20 Building Coverage</p>	<p>Environmental</p> <p>Attached to this report is an assessment of landscape and visual effects prepared by Boffa Miskell. This report examines the key changes in landscape terms proposed through the district plan review for Jacks Point as including:</p> <ol style="list-style-type: none"> 1. Minimal changes to the existing Jacks Point Neighbourhoods, and inclusion of an Education Area 2. Changes to medium density residential housing in the Hanley Downs Residential areas in terms of density and extent 3. Introduction of Farm Preserve Areas with large homesite rural living and management of open space on the lower southern slopes of the Peninsula Hill Landscape Protection Area 4. Inclusion of an Education Innovation Campus in Hanley Downs 5. Provision for an additional entrance to Hanley Downs along Woolshed Road <p>The assessment careful review the potential landscape effects from these changes, taking into account the visibility mapping (Appendix D) and proposed mitigation alongside the State Highway and EIC to minimise visibility. The report identifies potential adverse effects</p>	<p>Environmental</p> <p>The integration of the three areas of the zone enables greater linkages between open space areas in order to form natural wildlife corridors to improve habitat connectivity, and therefore protect the biodiversity of the area. It also provides a means to minimise the impact on the landscape amenity of the area by retaining vegetation over a larger area in a comprehensive manner.</p> <p>Economic</p> <p>Sensitive development of the Jacks Point area, including the golf course and visitor accommodation will act to increase visitor numbers to this part of greater Queenstown. Therefore, increasing the economic viability of this area.</p> <p>Social & Cultural</p> <p>A more cohesive and integrated population around existing settlements, utilising existing infrastructure so as not to encroach on additional landscaped areas. The retention of amenity spaces including the Jacks Point golf course, provide recreational facilities and passive open space, as well as serving to protect landscape values.</p>	<p>Growth in the district is inevitable and the Council has to plan for these increases. New development inevitably changes the landscape values of the area. Therefore, effective policies and rules are required to mitigate against any possible negative impacts.</p> <p>A range of policies include those to ensure landscape values are not compromised and which also align with the Councils strategic directions relating to the management of the districts landscapes.</p> <p>Dealing with these environmental issues in a consistent manner for the Jacks Point Zone is considered to be an efficient approach.</p>

	<p>(environment costs) along with the methods proposed to avoid or mitigate these effects.</p> <p>Economic Overdevelopment of the Jacks Point area would lead to a loss of landscape amenity values and therefore a reduction of visitors to the area. The strong approach taken through the Structure Plan, policies and relates rules act to prevent that from occurring.</p> <p>Social & Cultural Insensitive development would negatively impact on landscape amenity and nature conservation. This would serve to reduce natural heritage values which would impact on cultural associations with the land. Planning provisions are in place to avoid overdevelopment of the land, and protect existing vegetation.</p>		
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>			
<p><i>Option 1: Retain the operative provisions</i></p>	<ul style="list-style-type: none"> • <i>Opportunity missed to provide a comprehensive approach to landscape planning across the parts to the existing Jacks Point Resort Zone</i> • <i>Lacks flexibility</i> 		
<p><i>Option 2: Delete the Jacks Point Special Zone provisions and rezone the component activity areas residential and commercial in accordance with the new and relevant District Plan provisions</i></p>	<ul style="list-style-type: none"> • <i>Would delete Jacks Point Zone specific landscape and ecological provisions</i> • <i>Generic residential and commercial zone policies and rules will not be specific enough to the area</i> • <i>A Structure Plan is required to join up the open space areas</i> 		

Issues 4 and 5: Urban Form, Growth Pressures, Development Potential and Affordable Housing			
Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
<p>Policies: 12.2.1.1, 12.2.1.2, 12.2.1.11, 12.2.1.12, 12.2.1.13, 12.2.1.17, 12.2.1.19</p> <p>Rules: 12.5.2 Buildings; 12.5.5 Medium Density Residential Housing; 12.5.6 Commercial Activities, Community Activities and Visitor Accommodation; 12.5.8 Structure Plan Activities; 12.6.6 Structure Plan; 12.6.13 Density</p>	<p>Environmental The development of Jacks Point needs to be sympathetic to the surrounding area otherwise the urban form will dominate the landscape. Mitigation measures, including planting to screen the development from the State Highway will be effective in dealing with the visual impacts of the proposals.</p> <p>Economic Enabling additional development opportunities, including medium density residential, may result in land supply exceeding demand, which may have a negative impact on property values.</p> <p>Social & Cultural An increase in population in Jacks Point could have an impact on noise, traffic and crowding. However, there are planning provisions to prevent overdevelopment.</p>	<p>Environmental The Structure Plan and associated policies and rules ensure that Jacks Point retains its open space character.</p> <p>Economic The anticipated growth in population in the Queenstown area results in the need for more land supply and non-residential activities to support a community purpose.</p> <p>Social & Cultural A more cohesive and integrated population, around existing development. Utilising existing infrastructure and amenity spaces.</p> <p>Strong development control policies mitigate against noise and potential overdevelopment. An increase in land supply also makes housing more affordable in the Queenstown area.</p>	<p>Growth in the district is inevitable and the Council has to plan for these increases. The Council's Growth Management Strategy identifies the need for medium density areas to support new growth and good design to retain the quality of the environment.</p>
Alternative options considered less appropriate to achieve the relevant objectives and policies:			
<i>Option 1: Retain the operative provisions</i>		<ul style="list-style-type: none"> Does not support the growth of the district Does not conform with the Council's Growth Management Strategy Does not provide a unique set of planning provisions, including a Structure Plan for the whole of Jacks Point 	
<i>Option 2: Delete the Jacks Point Special Zone provisions and rezone</i>		<ul style="list-style-type: none"> Would help achieve streamlining of the District Plan but to the detriment of recognising the urban form of Jacks Point to maintain its open space character 	

<p><i>the component activity areas residential and commercial in accordance with the new and relevant District Plan provisions</i></p>	<ul style="list-style-type: none"> • <i>Would not help to achieve the medium density housing required to contribute to the Council's Growth Management Strategy</i> • <i>Opportunity missed to join up open space, recreation and small scale commercial uses between the three areas via an integrated Structure Plan</i>
--	--

<p>Issue 6: <u>Urban Design</u></p>			
<p>Proposed provisions</p>	<p>Costs</p>	<p>Benefits</p>	<p>Effectiveness & Efficiency</p>
<p><u>Policies:</u> 12.2.1.1, 12.2.1.2, 12.2.1.5, 12.2.1.12, 12.2.1.13, 12.2.1.14, 12.2.1.15, 12.2.1.18, 12.2.1.19, 12.2.1.20, 12.2.1.21, 12.2.1.26</p> <p><u>Rules:</u> 12.5.2 Buildings; 12.5.5 Medium Density Residential Development; 12.5.6 Commercial Activities, Community Activities and Visitor Accommodation; 12.6.4 Standards for Building; 12.6.6 Structure Plan; 12.6.7 Setbacks from Roads and</p>	<p><i>Environmental</i> The increased population proposed in Jacks Point through the development of new and expanded residential neighbourhoods and medium density housing could negatively impact on the landscape and ecology values of the area. Good urban design, including the retention of open space, will mitigate against these potential costs.</p> <p><i>Economic</i> The Structure Plan is a co-ordinated approach to the location of the commercial village centres of Homestead Bay and Jacks Point. The cost of not providing this direction could be ad hoc small scale commercial development that would not be best situated to accommodate the resident population.</p> <p><i>Social & Cultural</i> An increase in population at Jacks Point has the potential to produce increased noise, traffic and crowding. Good urban design,</p>	<p><i>Environmental</i> A Structure Plan for the Jacks Point Zone areas will promote the networks of open spaces, trails and recreation amenities. The wetland areas will also be protected against development.</p> <p><i>Economic</i> The small scale commercial activities, healthcare, education innovation campus and visitor accommodation are provided for in an integrated manner enable maximum connections between activity stimulating business and economic growth.</p> <p><i>Social & Cultural</i> A Structure Plan will provide for well-connected internal road networks, pedestrian and cycle trails to improve the movement of people through the Jacks Point zones. In addition, it will also outline the recreation and open space areas that are accessible to the public.</p>	<p>The planning provisions are designed to ensure that the buildings and other structures within the zone are appropriate to the area in which they are located, with regard to external appearance and the surrounding area.</p>

<p>Internal Boundaries; 12.6.8 Continuous Building Length; 12.6.10 Access to the State Highway; 12.6.13 Density; 12.6.15 Building Colours and Roof Form; 12.6.17 Building Height; 12.6.20 Building Coverage; 12.6.22 Location of Retail Activities</p>	<p>including maintaining good connections, street layout and the design of neighbourhoods avoids the potential for social disconnection and mitigate against the impacts of this population gain.</p>		
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>			
<p><i>Option 1: Retain the operative provisions</i></p>	<ul style="list-style-type: none"> • <i>Will not enable the development of an improved Structure Plan</i> • <i>Does not support the growth of the district in terms of the provision of medium density housing</i> • <i>Does not conform with the Council's Growth Management Strategy</i> 		
<p><i>Option 2: Delete the Jacks Point Special Zone provisions and rezone the component activity areas residential and commercial in accordance with the new and relevant District Plan provisions</i></p>	<ul style="list-style-type: none"> • <i>Would help achieve streamlining of the District Plan but to the detriment of recognising the urban form of Jacks Point to maintain its open space character</i> • <i>Would not help to achieve the medium density housing required to contribute to the Council's Growth Management Strategy</i> • <i>Opportunity missed to join up open space, recreation and small scale commercial uses between the parts of the zone via an integrated Structure Plan</i> 		

Issue 6: Commercial Activities and Community Facilities			
Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
<p>Policies: 12.2.1.1, 12.2.1.2, 12.2.1.11, 12.2.1.15, 12.2.1.16, 12.2.1.18, 12.2.1.19, 12.2.1.22</p> <p>Rules: 12.5.1 Education and Day Care Facilities; 12.5.4 Mining; 12.5.6 Commercial Activities, Community Activities and Visitor Accommodation; 12.5.7 Sale of Liquor; 12.5.8 Structure Plan Activities; 12.5.9 Factory Farming; 12.5.10 Forestry Activities; 12.5.11 Mining Activities; 12.5.12 Industrial Activities; 12.5.14; 12.6.14 Scale of Commercial Activity; 12.6.21 Outside</p>	<p>Environmental The development of small scale commercial and community facilities will result in the increased up take of land to create the village centres. The village centres have the potential to reduce visual amenity values, generate noise and constitute an overdevelopment of the land. Good urban design, including a compact village centre urban form, will reduce these potential costs.</p> <p>Economic The development of large scale commercial activities in the Jacks Point Zone has the potential to reduce the commercial viability of existing local businesses. A report by McDermott (2013) has identified that appropriate small scale commercial development will not detract from the number of Jacks Point residents utilising central Queenstown as their main retail precinct and workplace destination.</p> <p>Industrial activities have the potential to compromise the viability and function of other commercial centres within the District. The policies and rules seek to prevent this outcome.</p>	<p>Environmental The Structure Plan layout ensures that the village centres containing community and small scale commercial activities are of a compact urban form, and therefore not sprawled out across the site. This approach benefits the landscape, ecological and visual amenity values of the zone.</p> <p>A greater range of commercial and business functions occurring within the Jacks Point community has greater potential for residents to live and work within the same area. The range of proposed commercial activities together with the network of open spaces, pedestrian and road connections actively seek to promote these outcomes. For the environment benefits of reduced travel and greenhouse gas emissions.</p> <p>Economic Increases in population in the Jacks Point area result in the need for more non-residential small scale commercial activities and therefore require them to support a community purpose.</p> <p>In economic terms and greater proportion of mixed use living and working options will</p>	<p>Growth in the Queenstown district is inevitable. It is important to plan for the needs of new communities. Enabling the development of a Structure Plan and provisions for the Jacks Point area that incorporates essential community facilities such as a healthcare centre and education facilities, as well as small scale commercial activities, enables the development of an integrated community. This is consistent with the objective for Jacks Point Zone and higher order strategic growth objectives. This will ensure the effectiveness and efficiency of the planning provisions.</p>

<p>Storage; 12.6.22 Location of Retail Activities;</p>	<p>Social & Cultural Increase in village centre small scale commercial activities could have a negative impact on noise, traffic and crowding.</p> <p>Without regulation, there are a range of non-residential activities, including factory farming, mining, heavy industrial activities, manufacturing and offensive trades that could adversely impact social and community values within Jacks Point. The provisions seek to avoid such outcomes through rules and related policies.</p>	<p>mean increased potential for economic growth occurring with the zone. The provisions relating to the EIC in particular seek to maximise the extent to which compatible business can aggregate within one area and leverage from the technology and innovation focus the plan provisions seek to enable.</p> <p>Social & Cultural A more cohesive and integrated layout of the Jacks Point village centres, which utilises existing infrastructure and amenity spaces.</p> <p>Ensures the provision of essential community services such as healthcare and education. Community amenities such as access to passive and active open space (including golf courses) as well as cycle and pedestrian trails, are also beneficial.</p> <p>The provisions also propose strong development control policies and rules to mitigate against the noise generated by small scale commercial activities, parking and manoeuvring problems, and the overdevelopment of the zone.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>			
<p>Option 1: Retain the operative provisions</p>	<ul style="list-style-type: none"> • Pressure on existing services • Does not support the growth of the district • Does not conform with the Council's Growth Management Strategy 		

<p><i>Option 2: Delete the Jacks Point Special Zone provisions and rezone the component activity areas residential and commercial in accordance with the new and relevant District Plan provisions</i></p>	<ul style="list-style-type: none">• <i>Would help achieve streamlining of the District Plan but to the detriment of recognising the urban form of the village centres in the Structure Plan</i>• <i>Opportunity missed to join up the small scale commercial village centre uses between the three parts of the zone via an integrated Structure Plan approach</i>• <i>Would not enable the incorporation of place specific development controls to mitigate against the overdevelopment of the zone and potential interface issues.</i>
--	--

5.6 Efficiency and effectiveness of the provisions

The revised provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. A number of sections of the existing provisions have been removed to aid the readability of the District Plan and delete redundant provisions in order to keep the provisions to a minimum.

By simplifying the objectives, policies and rules, the subject matter becomes easier to understand for users of the Plan both as applicant and processing planner. Removal of technical or confusing wording also encourages correct use. With easier understanding, the provisions create a more efficient consent process by reducing the number of consents required and by expediting the processing of those consents.

5.7 The risk of not acting

It is noted that the opportunity to rollover many of the existing provisions exists. This may also be improved by some minor amendments to the provisions in response to the resource management issues raised. Neither of these approaches reflects the current changing nature of the RMA with its drive to simplify and streamline. The District Plan is a forward planning mechanism, displaying the opportunity to make bold changes in order to make a more noticeable difference. Not taking the approach of integrating these three parts of Jacks Point, will not advance the usefulness of the District Plan in the pursuit of its function to promote the sustainable management of natural and physical resources.

6. The Proposed Provisions

The proposed provisions are attached as follows:

Appendix A – Jacks Point Zone Structure Plan - [link](#)

Appendix B – Jacks Point Zone Provisions (Objectives, Policies and Rules) - [link](#)

Appendix C - Coneburn Resource Study Update - [link](#)

Appendix D - Assessment of Landscape and Visual Effects - [link](#)

Appendix 4. Section 32AA Evaluation

Appendix 4

SECTION 32AA EVALUATIONS IN RELATION TO CHAPTER 41 (JACKS POINT)

Note: The relevant provisions from the revised chapter are set out below, showing additions to the notified text in underlining and deletions in ~~striketrough~~ text (i.e. as per the revised chapter). The section 32AA evaluation then follows in a separate table underneath each of the provisions.

Due to the large number of amendments, the amended provisions have been grouped under issues-based headings and a single section 32AA evaluation completed for each collective group of amendments. Also, rather than insert the amended provisions into this document, the provision numbers are listed under each heading. This section 32AA evaluation should be read alongside further analysis in the s42A report.

1. Recommended amendments to provide most appropriately for the protection of landscape and visual amenity values of the Zone

The significant amendments recommended to the provisions are to:

- amend Objective 41.2.1 to include the reference from the Operative District Plan (**ODP**) to having 'appropriate regard for landscape and visual amenity values';
- amend Policies 41.2.1.1, 41.2.1.3, 41.2.1.9, 41.2.1.11, 41.2.1.12 to ensure viability from beyond the Jacks Point Zone (**JPZ**) is considered (not only from the state highway and/ or lake); to acknowledge that development in the tablelands may enhance character; to provide more direction in relation to mining; and to remove an expectation of rural residential activity other than within Homesites shown on the Structure Plan;
- add redraft Policy 41.2.1.28 to ensure the broader landscape context is considered when developing the Village and Education activity areas;
- delete Policy 41.2.1.17 providing for subdivision and development within the Farm Preserve (**FP**) Activity Area and all other references to this Activity Area;
- replace the FP Activity Areas with Open Space Landscape (**OSL**) and Open Space Golf (**OSG**) Activity Areas, extend the Peninsula Hill Landscape Protection Area (**PHLPA**) over all of FP-2 and part of FP-1; reintroduce the Tablelands Landscape Protection Area (**TLPA**) into the Structure Plan and apply this to that part of the FP-1 Activity Area outside the Outstanding Natural Landscape (**ONL**) and Jacks Point hill; and introduce homesites within the FP-1 Activity Area (41.4.3, 41.4.9.8 41.7);
- remove the ability to a) undertake farming on Jacks Point hill by replacing the OSL Activity Area with OSG (41.7) and to b) undertake mining in OSL Activity Area (41.4.9.11);
- replace the Hanley Downs Residential G **R(HD-G)** Activity Area with the OSG (TLPA) Activity Area and identify homesites on this area instead (41.5.8.1 and 417);
- reduce the size of the **R(HD-F)** Activity Area to no longer include any land within the ONL;
- add an additional area of land to the Lodge Activity Area;

- change the status of dwellings in the homesites from permitted to controlled (redraft 41.4.3.2);
- change the status of farm buildings from discretionary to restricted discretionary activity in the PHLPA and Highway Landscape Protection Area (**HLPA**) (redraft 41.4.3.5), in recognition that these LPA's have been extended);
- change the status of buildings in the Lodge Activity Area from controlled to restricted discretionary activity (Rule 41.4.3.1);
- change the status of recreation buildings from permitted to controlled in the OSG and OSL Activity Areas (redraft Rule 41.4.3.3); from discretionary to restricted discretionary activity in the PHLPA and HLPA's (redraft 41.4.3.5), in recognition that these LPA's have been extended); and from discretionary to non-complying in the Lake Shore Landscape Protection Area (**LLPA**); change the status of buildings other than farm buildings in the LLPA from discretionary to non-complying (41.4.3.8) and any buildings other than farm or recreational buildings in the HLPA from discretionary to non-complying (41.4.3.9);
- change the status of mining in the OSG from restricted discretionary activity to discretionary (41.4.5);
- change the permitted height of buildings in the OSG and OSL Activity Areas from 8 m to 4 m (other than farm buildings in the OSL); change any building other than farm buildings in the LLPA and HLPA from discretionary to non-complying (redraft rules 41.4.3.4 to 41.4.3.7);
- change the rules for tennis courts in certain areas so that if they do not comply with particular colours/ materials then they become a restricted discretionary activity (41.4.4); and
- make minor amendments to the vegetation rules (41.5.2.6 and 41.5.2.9).

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • A loss of up to around 60 dwellings due to replacing FP-1, FP-2, and R(HD)-G OSG, OSL, and with 21 homesites and reducing the size of R(HD)-F, which will impact on the economic wellbeing of the landowners/ developers. • Potentially less opportunity to achieve as much revegetation within the notified FP-1 area (recommended to be OSG in the revised Structure Plan). • Less diversity in housing choice in that less high-end rural living housing will be developed within the zone. • Imposes more constraints and costs on landowners in relation to the consenting of 	<ul style="list-style-type: none"> • Significantly better protection of the ONL and Rural Landscapes (RLC) by: <ul style="list-style-type: none"> - preventing inappropriate development within such areas; - retaining control over native revegetation as part of development in the homesites; - providing better control over the scale and design of farm buildings and recreational buildings, dwellings within homesites, and the lodge area. • Provides a small number of small scale farm buildings in that area where farming is anticipated, which will avoid resource consent costs. 	<p>The amended provisions will:</p> <ul style="list-style-type: none"> • be most effective at achieving redraft Objective 41.2.1 (by ensuring development will have appropriate regard to landscape and visual amenity values) and the district wide objectives in relation to landscape protection (reply 6.3.1 - 6.3.6, 3.2.4.7, and 3.2.5.1) be most effective at achieving the purpose of the RMA and, in particular, section 6(b) in relation to outstanding landscapes, sections 7(c), (d), and 7(f), in relation to amenity, ecosystems, and environmental quality. • The amended provisions may not be the most effective at achieving reply

Costs	Benefits	Effectiveness & Efficiency
<p>farm buildings (beyond a minimal amount), homesite dwellings, lodge development, and buildings associated with outdoor recreation.</p> <ul style="list-style-type: none"> The controlled status of building in the Homesites will result in some duplication with the Design Review Board (DRB) process for Homesites HS1 - HS36 which are not yet developed and which must also go through a design review, which is administered outside of the District Plan and outside the RMA. 	<ul style="list-style-type: none"> Restricts farming within the OSG and mining within the OSL, which will better protect the landscape values of those areas. The provision for carparking associated with the Lodge in an area where this can be absorbed; resulting in more efficient landuse. Greater certainty that buildings and landscaping within the Homesites will not adversely affect the landscape. Continuing to enable tennis courts and pools without undue cost and process. This will provide a high level of amenity for residents/ visitors and lower consenting costs, while still protecting landscape values. Will enable some residential development of the notified FP-1 and R(HD-G) and R(HD-F) areas in a manner that, taking all tangible and intangible costs and benefits into account, will maximise the efficient use of that land. Will potentially enable a very small amount of development in the FP-2 area (recommended to be OSL in the revised Structure Plan), subject to a rigorous and potentially notified (discretionary) resource consent process. Utilises existing Activity Area classifications/ avoids the establishment of new FP areas and the highly complex conservation lot rules; thus resulting in administrative efficiencies. 	<p>Objective 6.3.7 in that visitor accommodation will not be enabled within the land that was notified as FP-1 and FP-2 (now recommended to be OSG and OSL in the Structure Plan), but overall this is considered to be outweighed by the wider benefits that will accrue to tourism by retaining the landscape values of this land.</p>

2. Recommended amendments to provide most appropriately for non-residential (including commercial, retail, education) activity in the Zone

The significant amendments recommended to the provisions are to:

- amend Objective 41.2.1 to include reference to having 'appropriate regard for... servicing' in order to ensure that the roading network and other infrastructure can accommodate the proposed scale and type/ mix of activity in the Village and Education Activity Areas and to include a reference that community, commercial, and recreational activity is to be well designed;
- amend Policies 41.2.1.12 and 41.2.1.15 and add new (redraft) Policies 41.2.1.17 and 41.2.1.29 to ensure high quality development of the Jacks Point Village (**V(JP)**), Homestead Bay Village (**V(HB)**), and Education (**E**) Activity Areas; and making the express provision for a wider mix of uses in the Village Activity Areas;
- remove the Education and Innovation (**EIC**) Activity Area from the Structure Plan (41.7); replace it with the OSL (HLP) Activity Area; and delete all references to the EIC from the provisions;
- specifically enable technology and innovation-based business and commercial recreation in the Village Activity Area (41.4.9.3);
- impose a cap on the area of land in the V(JP) that can contain commercial activity (redraft 41.5.9.3) and on the GFA of commercial activity that can occur within V(HB) (redraft 41.5.9.4), which is directly related to recommending:
 - that the V(JP) Activity Area be expanded from approximately 15 to 18 ha in area (41.7); and
 - that the 21,500m² building coverage limit in the V(HB) Activity Area be removed (41.5.15.3);
- increase the maximum building height in the Jacks Point Village and impose caps on the number of storeys in both the V(JP) and V(HB) in order to enable better urban design quality and, in turn, commercial viability (41.5.12.2);
- remove restrictions on earthworks in the Village Activity Area (41.5.4.1) and in close proximity to man-made waterways such as Lake Tewa (41.5.4.5);
- add discretion over servicing, including traffic effects in relation to the E Activity Area (41.4.2) and the Village Activity Area (redraft 41.4.3.9);
- remove the setback requirements in the Village Activity Areas (41.5.5); and
- change the status of buildings in the V(JP) and V(HB) Activity Areas from permitted to controlled and require a comprehensive development plan to accompany or precede all applications for building (redraft 41.4.3.9); otherwise the status is restricted discretionary (redraft 41.4.3.10).

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The controlled status of all buildings in the Village Area will result in some duplication of the private DRB process and therefore impose added costs on those applicants. 	<ul style="list-style-type: none"> • Will provide support through Objective 41.2.1 to decline or consent in relation to the scale, type, and mix of uses approved and/ or the servicing/ physical works required to facilitate the development. 	<p>The amended provisions will:</p> <ul style="list-style-type: none"> • be most effective at achieving recommended redraft Objective 41.2.1 in relation to creating an integrated community;

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The very large amount of development enabled in the village areas and the uncertainty regarding the mix that will result makes it difficult to predict whether servicing constraints may limit the scale or mix of activity in these areas. • There is still the possibility that a school or some tertiary education facility may develop somewhere other than in the E Activity Area, through the designation process and that education will not necessarily occur adjacent to the village. • The caps on commercial development within the villages still allow a significant amount of commercial activity in excess of that required by the local Jacks Point resident and visitor population and there are still likely to be adverse retail distributional effects if it were developed up to the caps. 	<ul style="list-style-type: none"> • Will provide more assurance that the layout and overall development of the (V(JP) and V(HB)) and E Activity Areas will result in a high quality urban design outcome. • Will avoid the potential creation of a 3rd centre of employment land and retail/ commercial activity within the JPZ (i.e. the EIC), which, as notified; would be disconnected from the Jacks Point Village; located on the edge of the zone; and not necessarily on a primary road. • The caps on the amount of retail activity and removal of the EIC will avoid any possibility that the whole of either village could become commercial, which if it were to happen, would be out of scale with the resident community. • Will specifically enable technology and innovation-based business in the Village Activity Area in lieu of recommending the removal of the EIC Activity Area (recommended to be OSL in the Structure Plan), and the rejection of the requested Open Space Commercial Recreation (OSCR) Activity Area (recommended to remain OSL in the Structure Plan) (41.4.9.3). • Will provide greater certainty that the amount of retail and the types/ scale of other commercial activity are primarily for the purpose of serving the local Jacks Point population and will not compete with the more major centres or rely on significant patronage from beyond the JPZ. 	<ul style="list-style-type: none"> • be most effective at achieving district wide reply Objectives 3.2.1.1, 3.2.1.4, 3.2.1.5, 3.2.3.1, 3.2.4.7, 3.2.6.3, 3.2.6.4, and 4.2.1 in relation to Queenstown and Wanaka Town Centres being the hubs of the District; providing for the benefits of tourism; developing innovative and diverse enterprises; developing desirable urban areas with a high quality open space (including access to the natural environment) and community facilities; delivering quality design resulting in safe and healthy community; and integrated landuse and infrastructure planning; • be most effective at achieving the purpose of the RMA and, in particular, the social and economic wellbeing of the Jacks Point community, and sections 7(b), 7(ba), 7(c), and 7(f), in relation to efficiency, amenity, and environmental quality; and • be efficient in that the provisions will seek to minimise consenting requirements while ensuring effects are able to be considered and to avoid the need to establish duplicate design review processes outside the RMA (where they do not already exist).

Costs	Benefits	Effectiveness & Efficiency
	<ul style="list-style-type: none"> • Will provide the necessary framework for the Jacks Point Village to develop as the central mixed use hub of the Jacks Point community. • Will avoid the cost, delays and uncertainty of outcome (due to the restricted discretionary status) incurred in applying for earthworks consents. • Will encourage (although not ensure) education to be located adjacent to the Jacks Point Village or within the V Activity Area, which will benefit the commercial viability and vibrancy of the Jacks Point Village. 	

3. Recommended amendments to provide most appropriately for residential activity in the Zone

The significant amendments recommended to the provisions are to:

- amend Objective 41.2.1 to include specific reference to providing for well-designed medium density housing opportunities and to have appropriate regard to visual amenity, servicing, and access;
- amend Policy 41.2.1.13 to recognise that the Village Activity Areas are an appropriate location for higher density residential development;
- change the status of medium density residential (**MDR**) development in the Hanley Downs residential areas (**R(HD)** and **R(HD-SH)**) from controlled to restricted discretionary activity (41.4.6.1);
- replace the two different thresholds (i.e. 550m² lot size and 1/ 380m² density) used to trigger design based consent in lieu of being exempt from design based standards such as setbacks with a consistent 380m² threshold (41.4.6.3, 41.5.5.2, 41.5.7.2, 41.5.12.4, 41.5.12.5, 41.5.15.2, 27.6.1, and 27.7.11.3);
- add further matters of discretion to the MDR developments (41.4.6.1 and 41.4.6.2);
- amend the road setback (41.5.5.4) and fencing (41.5.7.2) rules for R(HD);
- amend the recession plane rules (41.5.12.4) for R(HD) to differ depending on the orientation of the boundary;
- amend the building coverage (41.5.15.2) rule for MDR and sites less than 380m² in the R(HD) areas to 55%; and
- amend Rules 41.4.6 and 27.7.11.3(viii) to require that legal mechanisms are in place to ensure the appropriate design, bulk, location, and fencing of MDR and small lot development in lieu of the

fact that such development is exempt from having to comply with most of the standard design-related rules in relation to such matters.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The lower maximum building coverage allowed for MDR in R(HD) may result in less efficient landuse. However, this is compensated for by the recommended relaxation of the recession plane and road setback rules. • The requirement to impose legal mechanisms on titles under 380m² will add cost to the subdivision. • The restricted discretionary activity status for MDR development creates more uncertainty and potentially higher consenting costs. 	<ul style="list-style-type: none"> • Will avoid the highly confusing and inconsistent use of the notified 550m² lot size and 380m² density thresholds which appear to be without any evidential basis. • The ability to require (through restricted discretionary activity status) the inclusion of covenants on titles under 380m² restricting building location, etc. will avoid the need for individual resource consents at the landuse stage. • Lowering the threshold to 380m² means that most developments on sites larger than this will be able to be undertaken without the need for consent and without the preceding subdivision having to include detailed covenants relating to landuse design parameters. • Reducing the reliance on covenants in the context of LDR developments is more transparent as the public can rely simply on the District Plan to understand the constraints on the site. • In relation to MDR developments, the expanded matters of discretion will enable bulk and location and other design parameters, effects on adjacent sites, and the enforceability of the legal mechanisms proposed to be considered, conditions imposed, or consent declined if appropriate. • The restricted discretionary activity status of MDR will 	<p>The amended provisions will:</p> <ul style="list-style-type: none"> • be more effective at achieving recommended Objective 41.2.1 in that <ul style="list-style-type: none"> a) relatively consistent standards apply to new residential development across the Hanley Downs and Jacks Point portions of the zone and b) they ensure that the form and design of medium density residential development is able to be fully considered via a restricted discretionary consent process; • be more effective at achieving district wide reply Objectives 3.2.2.1, 3.2.3.1, 3.2.4.7, 3.2.5.3, 3.2.6.3, 3.2.6.4, 4.2.1, 4.2.3, and 4.2.4 in relation to ensuring compact and logical urban development within the urban growth boundary; developing desirable urban areas with a high quality open space and community facilities; locating urban development in areas with the potential to absorb change; delivering quality design resulting in safe and healthy community; and ensuring integrated landuse and infrastructure planning; • be most effective at achieving the purpose of the RMA and, in particular, the social and economic wellbeing of the wider Queenstown community, and sections 7(b), 7(c), and 7(f), in relation to the efficient use of resources, amenity, and environmental quality; and • be efficient in that the provisions will seek to

Costs	Benefits	Effectiveness & Efficiency
	<p>provide the Council with greater control and the ability to decline poor layouts, etc.</p> <ul style="list-style-type: none"> • Will enable more efficient landuse in R(HD) by reducing the road setback and enabling higher fences but ensures the streetscape quality is not dominated by garage doors or solid fencing by requiring garages to be set back and through specific fence design rules. • The amended R(HD) recession plane rules are more effects-based (as they relate to the orientation of the site), will encourage 2 storey development, and enable more efficient landuse while still protecting neighbours' amenity. • Greater consistency (and therefore administrative efficiency) with the residential chapters in regard to the recession plane rule and between the R(JP) and R(HD) areas of the Jacks Point Zone in regard to building coverage. • Coverage, coupled with the increased height allowance for MDR and relaxed recession plane rules will result in more 2 storey development; a more consistent character across the zone that enables and encourages private/ on site plantings (including trees) even on smaller sites. 	<p>minimise consenting requirements while ensuring effects are able to be considered and to avoid the need to establish duplicate design review processes outside the RMA (where they do not already exist).</p>

4. Recommended amendments to provide most appropriately for servicing/ the infrastructural needs of the Zone

The significant amendments recommended to the provisions are to:

- amend Objective 41.2.1 to include reference to having 'appropriate regard for... servicing' in order to ensure that the roading network and other infrastructure can accommodate the proposed scale and type/ mix of activity in the Village (**V**) and Education (**E**) Activity Areas;

- amend Rule 41.4.2 (education) to add infrastructure and servicing, including traffic generation and effects, as a matter of control;
- add a new (redraft) Rule 41.4.3.9 requiring controlled consent for development within the Village Activity Area and include infrastructure and servicing as a matter of control; and
- amend Rule 41.5.6 (access to the state highway) to acknowledge that a 3rd access will be permitted from the state highway into the zone; to delete the requirement to upgrade the Woolshed Road intersection following the construction of 500 dwellings within Hanley Downs; and to require the Woolshed Road intersection to be upgraded before any increase in use of the intersection is allowed.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The requirement to consider all restricted discretionary activity and non-complying development against the objective (which requires regard to be add to servicing) and the specific control over servicing and infrastructure in relation to development within the V and E Activity Areas may add additional cost and uncertainty to consenting. • There is a risk that in the absence of good traffic information, deleting the trigger rule for upgrading Woolshed Road (41.5.6.2) could result in Maori Jack Road and the newly approved primary road (RM160562) becoming congested. 	<ul style="list-style-type: none"> • Will ensure the issue of servicing can be considered. Note: the matter of servicing and infrastructure is not acknowledged in the notified objective and while Policy 41.2.26 seeks to ensure integrated infrastructure, there are no rules to implement this other than in relation to the state highway access. • Will enable conditions to be imposed to ensure appropriate servicing in the Village and Education Activity Areas, where development is likely to precede subdivision and where it is difficult to accurately determine the demand that development of those areas will put on the system. • Will avoid having to apply for a specific consent pursuant to Rule 41.5.6.1 for additional accesses off the new primary road (RM160562). This will avoid duplication with the process of obtaining approval for such accesses from NZTA under the Government Roading Powers Act 1989 (ss 88-98) ,which is required regardless due to the 'limited access' status of this section of highway. 	<p>The amended provisions will:</p> <ul style="list-style-type: none"> • be most effective at achieving recommended revised Objective 41.2.1 in relation to requiring appropriate regard for servicing; • be most effective at achieving district wide reply Objectives 3.2.2.1, 3.2.6.4, 4.2.1, 4.2.3, and 4.2.4 in relation to ensuring compact and logical urban development within the urban growth boundary whereby the cost of infrastructure is managed; delivering quality subdivision which results in safe and healthy communities; ensuring integrated landuse and infrastructure planning; and ensuring the efficient provision and operation of infrastructure; • be most effective at achieving the purpose of the RMA and, in particular, the social and economic wellbeing of the wider Queenstown community , and sections 7(b) and 7(f), in relation to the efficient use of resources and environmental quality; and • be more efficient in that it a) removes the presumption (and resource consent

Costs	Benefits	Effectiveness & Efficiency
	<ul style="list-style-type: none"> <li data-bbox="608 235 984 779">• Will avoid complications in administering Rule 41.5.6. That rule requires that once 500 dwellings have been constructed within the R(HD) areas, consent is needed if the Woolshed Road intersection has not yet been upgraded. However, with the creation of the new (third) primary road such an upgrade may not be necessary or, indeed, desirable/ acceptable at all to NZTA; which would make the consent process unnecessary and inefficient. <li data-bbox="608 815 984 992">• It avoids the inclusion of a now arbitrary and inefficient trigger for upgrading the Woolshed Road intersection due to the recent approval of the new primary road. <li data-bbox="608 1028 984 1240">• It will retain the Woolshed Road intersection as a future key connection in order to provide a safeguard that it can potentially be developed if necessary. 	<p data-bbox="1062 235 1401 528">requirements) that a further access will be required at a certain level of development when it is now known that the figure is incorrect; and b) will minimise duplication between the RMA and Government Roding Powers Act 1989 approval processes.</p>

Appendix 5. Comparison of ODP and PDP Structure Plan



KEY:

- Jacks Point Zone
- Activity Area
- Public Access Route (location indicative)
- Primary Road (location indicative)
- Secondary Road (location indicative)
- Key Road Connection (location indicative)
- Landscape Protection line

Activity Areas:

- 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)

- EIC Education Innovation Campus
- 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

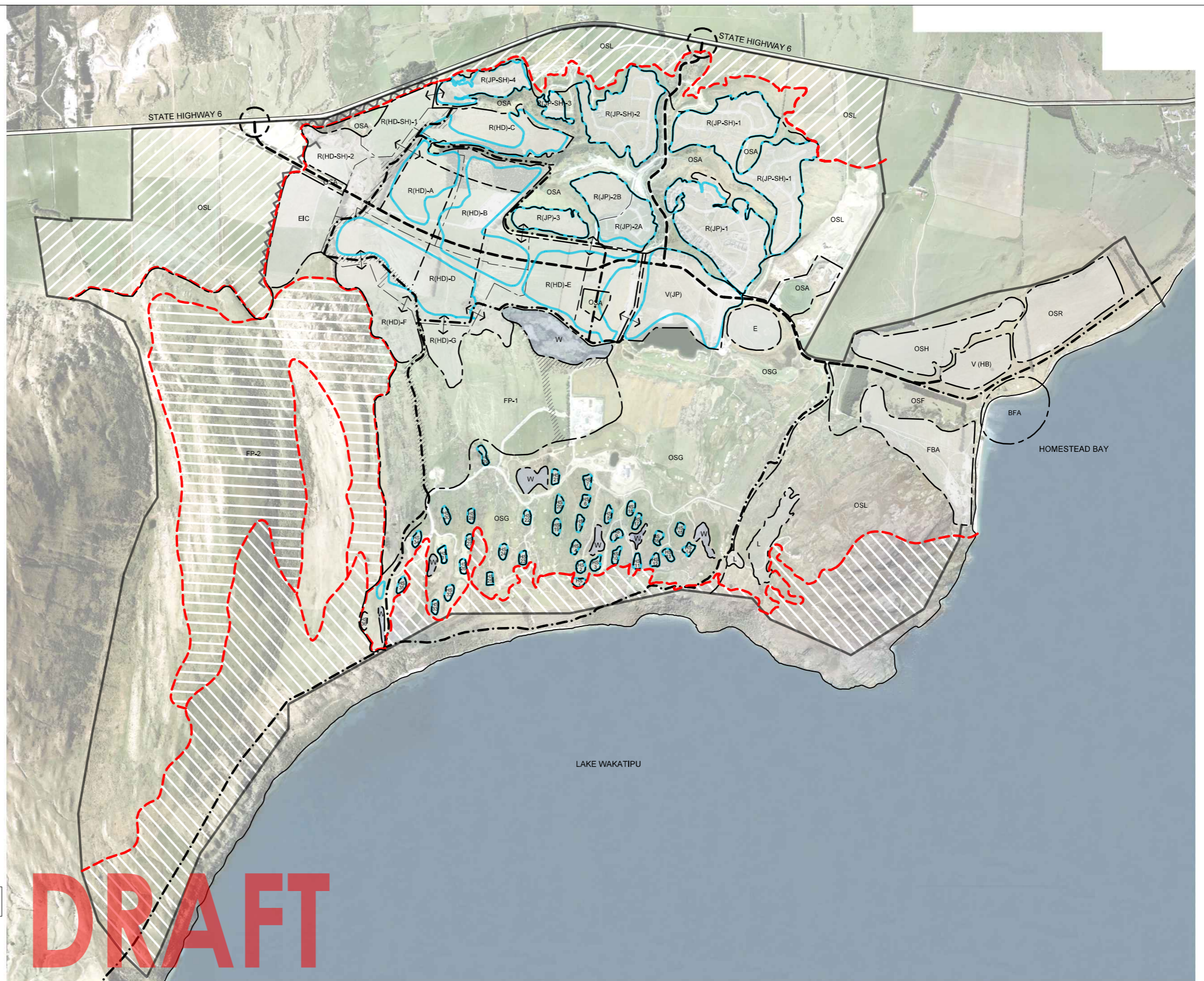
- V(HB) Village (Homestead Bay)
- OSH Open Space Horticulture
- OSR Open Space Residential
- OSF Open Space Foreshore
- FBA Farm Buildings and Craft Activity Area
- BFA Boating Facilities Area

Open Space (location indicative)

Overlays:

- Highway Landscape Protection Area
- Lake Shore Landscape Protection Area
- Peninsula Hill Landscape Protection Area

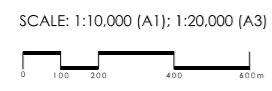
Operative Structure Plan Activity Area Boundary



V:\JP_Jacks Point\23_District Plan Review\2_Consents\CAD\JP_29_2_MLP-009 (Jacks Point) PDF Comparison.dwg



DARBY PARTNERS
 Level 1, Steamer Wharf, Lower Beach Street
 PO Box 1164, Queenstown 9348
 Tel +64 3 450 2200 Fax +64 3 441 1451
 info@darbypartners.co.nz
 www.darbypartners.co.nz



NOTE:

REVISION:	NO.	DESCRIPTION	DATE	DRAWN	REVIEWED	APPROVED
-	-	For Information	22.11.16	RT	-	-

JACKS POINT RESORT ZONE - DPR OPERATIVE PLAN COMPARISON

PLAN STATUS: **DRAFT** JOB CODE: **JP_29_2 MLP-009** DRAWING NO: REV:

Appendix 6. Comparison of ODP and PDP Densities

SUMMARY - YIELD		
Housing & visitor accommodation (units)	Operative District Plan Yield	PDP Yield (units)
Jacks Point Residential	855	905
Preserve sites (Jacks Point and Hanley Downs)	36	36
Jacks Point village (using same assumptions re mix but the different sizes (ha) of the villages and different building coverage rules)	1130	1129
In FP 1 and FP2	0	34
In Hanley Downs residential (and Hanley Downs village in the Operative District Plan, using the same mix assumptions for the village as used for the Jacks Point village). In the PDP all would be residential and in the Operative District Plan and estimated 50% of the 1041 units in the village would be Visitor Accommodation	2321	2521
In EIC	0	413
In Homestead Bay residential and village areas	239	239
total visitor accommodation and residential dwellings	4581	5277
Commercial, retail, and community (m2)	Operative District Plan Yield (m2)	PDP Yield (m2)
Hanley Downs village	62,460	0
Jacks Point village	67,815	59,900
Homestead Bay village	21,500	21,500
EIC	-	124,125
Hanley Downs residential	-	550
Total Commercial, retail, and community (m2)	151,775	206,075
Education	600 pupil Primary school and 2 pre schools anticipated via designations	5 ha

Appendix 7. Jacks Point Stakeholders Deed 2003

29 August 2003

JACKS POINT LIMITED

HENLEY DOWNS HOLDINGS LIMITED

**DICKSON STEWART JARDINE, JILLIAN FRANCES JARDINE and
GERARD BRENDAN BOOCK**

QUEENSTOWN LAKES DISTRICT COUNCIL

JACKS POINT STAKEHOLDERS DEED

**ANDERSON
LLOYD
CAUDWELL**

BARRISTERS, SOLICITORS & NOTARIES SINCE 1862

QUEENSTOWN, DUNEDIN & CHRISTCHURCH
NEW ZEALAND

Tel: 64 3 442 7570

Fax: 64 3 442 8848

E-mail: lawyers@andersonlloydcaudwell.com

PO Box 201
Queenstown

LAWLINK

A NETWORK OF INDEPENDENT
LEGAL PRACTICES NATIONWIDE

JACKS POINT STAKEHOLDERS DEED

Dated *27 August* 2003.

PARTIES:

- I JACKS POINT LIMITED at Queenstown ("Jacks Point")
- II HENLEY DOWNS HOLDINGS LIMITED at Queenstown ("Henley Downs")
- III DICKSON STEWART JARDINE, JILLIAN FRANCES JARDINE and GERARD BRENDAN BOOCK ("Jardine")
- IV QUEENSTOWN LAKES DISTRICT COUNCIL ("the Council")

BACKGROUND

- A. The Council has publicly notified Variation No. 16 to the Queenstown Lakes District Proposed Plan ("The Variation"). The Variation applies to land owned by Jacks Point (the "Jacks Point Land"). A separate agreement between Jacks Point and the Council deals with the processing of the Variation. This Deed deals with certain outcomes of the Variation hearing.
- B. Jacks Point, Henley Downs and Jardine have lodged submissions to the Variation. The Jacks Point submission supports the Variation. The Henley Downs submission supports the Variation and seeks to extend the area of land covered by the Variation to include land owned by Henley Downs (the "Henley Downs Land"). The Jardine submission supports the Variation and seeks to extend the area of land covered by the Variation to include land owned by Jardines (the "Jardine Land"). In this Deed the Jacks Point Land, the Henley Downs Land, and the Jardine Land are jointly referred to as the "Coneburn Land" to the extent that such land is within the Jacks Point Zone. If the Variation is confirmed, it will create the Jacks Point Zone ("Zone") and will apply to the land within the Zone as finally confirmed.
- C. The Council has held a hearing to determine whether or not the Zone subject to the Variation should be confirmed and whether or not the proposed extensions to the Zone requested by Henley Downs and Jardine should be approved. Presentation of evidence and submissions has been completed. The hearing has been adjourned. The Council has not yet made any decisions as a consequence of that hearing.
- D. Some issues arose during the Variation hearing in respect of which the Council seeks a greater degree of certainty of outcome than can be achieved through district plan provisions. In addition some issues arose during the Variation hearing which cannot be addressed through the process of varying a district plan (specifically in relation to community housing). The Council has requested that Jacks Point, Henley Downs and Jardine respond to the Council as to how these issues might be addressed.
- E. Jacks Point, Henley Downs and Jardine have proposed that those issues be addressed in this separate Deed outside the Variation process so that the outcomes envisaged by this Deed are directly legally enforceable by the parties. The Council has agreed to that proposal without predetermining its decision on the Variation. This Deed sets out the agreement reached between the parties in relation to those issues.

- F. The essence of this Deed is that Jacks Point, Henley Downs and Jardine as submitters to the Variation and owners of the Coneburn Land and the Council wish to ensure that if the Zone is confirmed the land within the Zone will be developed in a coordinated and harmonious manner and the environmental and community outcomes envisaged by this Deed and the Variation will be achieved.

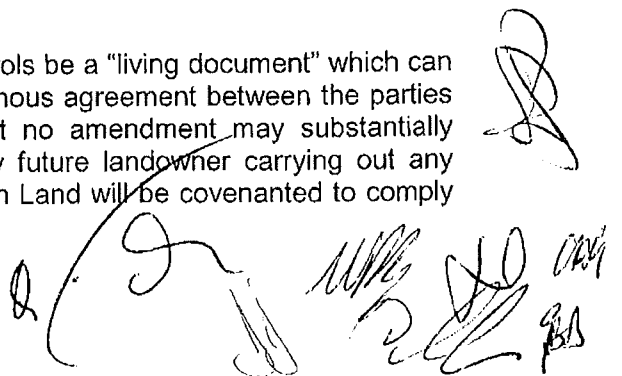
THIS DEED RECORDS:

Vision and Purpose

1. The parties have a common vision to enable and achieve development of the Coneburn Land to create exceptional living environments and village communities centred around and based upon open space, natural and recreational values.
2. The purpose of this Deed is to achieve co-ordinated development of the Coneburn Land to achieve the vision described in clause 1.

Development Controls

3. Attached to this Deed marked "A" is a document entitled "Coneburn Development Controls" dated July 2003 ("Development Controls"). The parties agree that:
 - a. The Development Controls (as amended from time to time) will apply to all development of the Coneburn Land.
 - b. The Development Controls may not be amended without the unanimous agreement of the parties provided that no party shall unreasonably withhold their agreement to any proposed amendment which the other parties consider beneficial and which does not adversely affect that party's land.
 - c. Jacks Point, Henley Downs and Jardine will ensure that, prior to any development of any part of the Coneburn Land, the obligation to comply with the Development Controls will be covenanted on the title(s) to the land to be developed.
 - d. The primary control on development (which is specified in the Development Controls) is that the maximum site coverage for all development shall be 5% of the Jacks Point Land and 5% of the Henley Downs Land and 2.5% of the Jardine Land so that at least 95% of each area of land shall remain as open space. For the purposes of this subclause the term "site coverage" means land covered by buildings ("buildings" as defined in the Queenstown Lakes District Council Proposed Plan as at the date of this Deed).
4. For clarification purposes it is recorded that:
 - a. It is not intended that the Development Controls themselves be included in any covenant(s) referred to in subclause 3(c) . It is the obligation to comply with the Development Controls (as amended from time to time) which will be covenanted.
 - b. It is intended that the Development Controls be a "living document" which can be amended from time to time by unanimous agreement between the parties as circumstances change provided that no amendment may substantially revoke the Development Controls. Any future landowner carrying out any development of any part of the Coneburn Land will be covenanted to comply



with the Development Controls which are current at the time such development is carried out.

- c. Notwithstanding subclause (b) above, the Development Controls, regardless of any amendments, will address the following matters.

Urban Design Settlement Principles

- Integrated visitor and resident community.
- Comprehensive development approach in accordance with an approved master plan.
- Public access to and along the lakefront.
- Clearly defined and protected open space character with public access and recreation.
- Clearly defined residential precincts focused around a central village(s).
- Achieving appropriate environmental standards.

Infrastructure Controls

- Roading – soft engineering design principles
- Wastewater – on site decentralized wastewater management
- Water Supply – Self contained Coneburn scheme
- Stormwater – apply soft engineering design philosophy and where possible, maintain natural drainage patterns
- Power reticulation – underground
- Telecommunication – underground
- Self-contained operations and maintenance
- Provision of appropriate parking in an environmental manner

Site Development & Landscape Controls

- Protecting and enhancing valued ecological resources;
- Protecting views from the SH6 road corridor;
- Protecting distinctive natural features – vegetation, ponds, wetlands, rocks and topography;
- Assimilating man-made improvements into the topography and vegetation in areas of visual sensitivity;
- Minimising grading and removal of vegetation;
- Maintaining where possible existing natural drainage patterns;
- Avoiding steep slopes or other geological conditions.
- Ensuring planting is appropriate to the existing landscape character.
- Maintaining the naturalness of the area as far as is reasonably achievable within the context of the Zone.

With specific controls over:

- Grading & Drainage
- Retaining walls
- Driveway Areas
- Exterior lighting
- Irrigation
- Site Utilities
- Exterior services areas
- Plant species
- Control of wilding species
- Control of pest flora and fauna



Building Controls

All buildings to be subject to a Design Review Board approval process and specific design guidelines as set out in clauses 7 & 8 below. Building design guidelines are to be formulated for each development precinct covering the following matters:

- Building form and massing to reflect the incremental and broken nature of traditional building forms
 - Exterior cladding
 - Roof colour
 - Roof pitch
 - Roofing materials
 - Wall colour
 - Building height
 - Boundary setbacks
 - Recession planes
 - Bulk & Location
 - Landscaping
 - Reflectivity of building materials
5. No party is obligated to agree to any change to the Development Controls requested by any other party at any time. However any such request will be given careful consideration by all parties before any decision is made by any party as to whether to agree to any such change. No party shall unreasonably withhold their agreement to any proposed amendment which the other parties consider beneficial and which does not adversely affect that party's land provided that no amendment may substantially revoke the Development Controls.

Design Guidelines

6. The Development Controls shall provide a basis for the development of specific Design Guidelines which will apply to discrete areas within the Zone. Different areas will have different Design Guidelines which respond to the particular topographical, landscape, visual amenity, and other characteristics and values which apply to that area of land. As an example of the purpose and intent of this clause, included in the Development Controls is a sub-section entitled Design Guidelines - Tablelands dated July 2003 which will apply to that part of the Jacks Point Land and the Henley Downs Land referred to and identified as the "Tablelands" in the Coneburn Area Resource Study (a document dated October 2002 commissioned by the Council in preparation for the Variation hearing).
- 7.
- a. Subject to subclause (b) below no landowner of any land within the Zone shall make any resource consent application to subdivide or develop any part of the Coneburn Land without a set of Design Guidelines for that area of land being settled for the purposes of this Deed, and lodged as part of such application for subdivision or development.
 - b. Subclause (a) above shall not apply to any application for subdivision consent to create a large title as an intermediate step when the land in the title is not itself intended to be developed but is intended to be further subdivided for development purposes. However subclause (a) shall apply to any application for consent to erect any buildings within any Residential (R) Area or Village (V) Area within the Zone.

Handwritten signatures and initials at the bottom right of the page, including a large signature, a signature with '20' above it, and initials 'CR4' and 'SBS'.

8. Subject to subclause 7(b) the Design Guidelines for a particular area of land as described in subclause 7(a) shall form part of the Outline Development Plan lodged for approval by the Council pursuant to the provisions of the Zone prior to any subdivision or development of that area of land and shall apply to any future development of that area of land and shall be recorded and enforceable by any or all of the following methods:
- a. In respect of any subdivision consent application, a condition of consent shall be volunteered that those applicable Design Guidelines be recorded in a Consent Notice to be registered against the titles to the land being subdivided.
 - b. In respect of any land use consent application, a condition of consent shall be volunteered that those applicable Design Guidelines be recorded in a covenant to be registered against the titles to the land being developed.
 - c. Any other method deemed appropriate by the Council to ensure that the Design Guidelines for that area of land are clear and enforceable and made known to any purchaser or developer of any part of that area of land.
9. The Council shall be entitled to be a party to any registered covenant referred to in subclause 8(b) (it is noted that that is not necessary in relation to subclause 8(a) because the Council must agree to a variation of any Consent Notice registered against title to land).

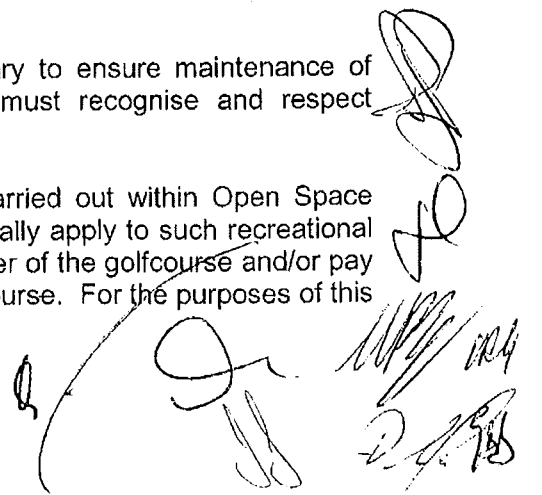
Public Access

10. For the purposes of this part of this Deed relating to public access, there is annexed to this Deed a draft Structure Plan (attachment B) for the Zone identifying different Activity Areas ("Structure Plan"). In relation to the Structure Plan and this section of this Deed, the following provisions apply:
- a. The Structure Plan is subject to final approval by the Council as a consequence of the Variation hearing and is dependent upon such approval being given to any and all aspects of that plan.
 - b. The following provisions relating to public access will apply to the Structure Plan as finally confirmed by the Council if such confirmation results from decisions made as a consequence of the Variation hearing.
 - c. Such approved Structure Plan may be subject to variation in the future through District Plan variation procedures, in which case these provisions shall apply to such varied Structure Plan.
11. For the purposes of this section of this Deed relating to public access the term "Open Space" means all land within the Zone outside those Activity Areas identified on the Structure Plan for residential, village, farm buildings, and any other building development activities. For the purposes of clarification it is recorded that the term "Open Space" applies to the three separate Landscape Protection Areas in addition to the various areas marked on the Structure Plan as Open Space for various purposes.
12. Attachment C (Jacks Point Zone – public access and open space) has superimposed upon it indicative future "Public Access Routes" and an indicative future "Public

Handwritten signatures and scribbles in black ink, located in the bottom right corner of the page. There are several distinct signatures and some illegible scribbles.

Domain". The following provisions apply to those Public Access Routes and that Public Domain:

- a. They are superimposed on the attached Structure Plan for the purposes of this Deed. They do not form part of the Variation and therefore will not be shown on any structure plan confirmed by the Council as a result of the Variation hearing (with the exception of the primary public walking track which was notified as part of the Variation).
 - b. Jacks Point, Henley Downs and Jardine respectively shall provide marked and formed Public Access Routes generally as shown on the attached Structure Plan provided that the location of any particular Public Access Route may be varied in the course of preparation and finalisation of development planning, ie: the Public Access Routes shown on the attached Structure Plan must be provided but their location may be determined by the relevant landowner.
 - c. The Public Domain shall be generally in the area shown, although minor variation in boundaries is permitted.
 - d. Subject to clause 14(b) below the Public Access Routes and the Public Domain will be open and accessible to the general public at all times. In particular, and without derogation from the generality of this clause, no gates or fences or any other impediment to public access shall be put in place other than to the extent permitted pursuant to clause 14(b) below.
 - e. The Public Access Routes shall be implemented in respect of each party's land prior to any residential or commercial activities being carried out on that party's land.
13. Prior to any development on the Jacks Point Land, the Henley Downs Land or the Jardine Land (each area of land being treated separately for the purposes of this clause) the relevant landowner and the Council shall agree a Public Access & Recreation Plan for the public open space within that area of land. The general purpose of the Public Access & Recreation Plan shall be to ensure appropriate public access without adversely affecting other activities being carried out within the Open Space or adjoining development Activity Areas. Without derogating from the generality of this clause, the Public Access & Recreation Plan shall:
- a. Provide for formed and/or marked walking trails and/or bridle trails and/or mountain biking trails (as determined by the relevant landowner) accessible to and for the benefit of the general public.
 - b. Ensure that all roading is generally open and accessible to the general public and not gated or closed off in any way (provided that this subclause does not apply to private driveways).
 - c. Recognise that farming activities are necessary to ensure maintenance of Open Space areas and that public access must recognise and respect farming activities.
 - d. Recognise that some recreational activities carried out within Open Space areas will be subject to restrictions which normally apply to such recreational activities, such as a requirement to be a member of the golfcourse and/or pay green fees in order to have access to the golfcourse. For the purposes of this



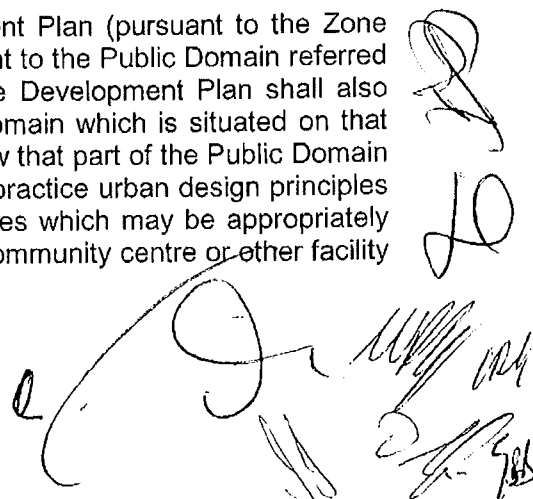
subclause "golfcourse" means, in respect of each golf hole, a corridor 100 metres wide, measured (in width) 50 metres either side of the centreline of the fairway and (in length) from 50 metres behind the back of the tee to 50 metres beyond the green.

- e. Recognise that there may need to be restrictions on public access in areas designated for effluent disposal.
- f. Recognise and protect the privacy of residents within the Zone.
- g. Recognise that restrictions may be necessary for the safety of members of the public.
- h. Recognise that specific areas normally available for public access may be closed to public access temporarily for specific and appropriate reasons (eg: a walking track might have to be closed temporarily for maintenance purposes and/or farming purposes such as lambing, access in the vicinity of or overlooking the golfcourse may be closed for the duration of a specific golfcourse tournament, temporary restrictions may be required in times of potential fire hazard, and the like.).

14. The parties agree that:

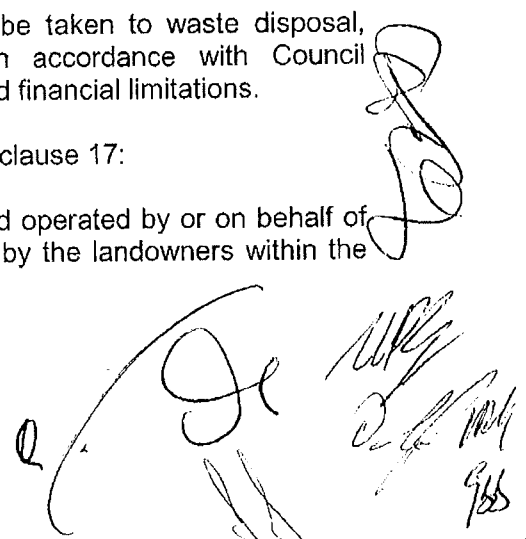
- a. The appropriate legal methods to ensure the public access rights described in clauses 12 and 13 (such as easements in gross in favour of the Council or the public) and appropriate restrictions (such as identification of walking trails through farmland) will be determined and enshrined in a legally enforceable manner prior to any development of the relevant land provided that this clause shall not apply to development of land for golfcourse purposes provided that:
- b. Permanent access open to the public at all times will be provided and implemented along primary Public Access Routes provided that:
 - i. Subject to subclause (ii) below, a Public Access Route may be closed temporarily for a specific and appropriate reason of the kind referred to in clause 13(h) above:
 - ii. No temporary closure pursuant to subclause (i) above may occur without an alternative Public Access Route being provided for the period of the temporary closure and approved by the Council and properly signposted so that the temporary alternative Public Access Route is obvious to any person who may wish to use it.

15. At the time of preparation of the Outline Development Plan (pursuant to the Zone provisions) for either Village (V) Area which is adjacent to the Public Domain referred in clause 12(c), the developer preparing that Outline Development Plan shall also prepare a concept plan for that part of the Public Domain which is situated on that developer's land. That concept plan shall indicate how that part of the Public Domain is intended to be developed in accordance with best practice urban design principles and shall include consideration of community purposes which may be appropriately carried out on part of the Public Domain (such as a community centre or other facility for the benefit of the public).



Infrastructure

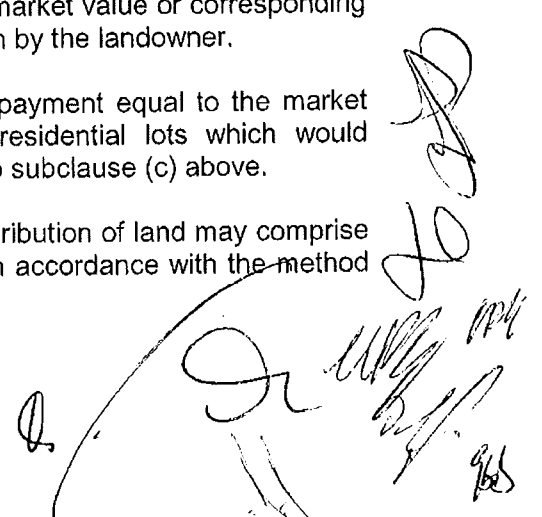
- 16.
- a. For the purposes of this Deed the term "Infrastructure" means any and all infrastructural services including roading, water supply, sewerage and waste water/sewage disposal, power, telecommunications, gas supply, waste disposal, waste recycling, and the like.
 - b. Clause 17 shall be subject to any Council requirement legally imposed at subdivision or land use consent stage.
17. As far as is feasible and is reasonably and practically possible, and subject to clause 16(b), all Infrastructure shall be supplied and contained within the Zone and shall be developed and maintained at the cost of the landowners within the Zone without any Council involvement. Without derogating from the generality of this clause, and without restricting the effect of this clause, the parties anticipate that:
- a. There will be a single communal potable water supply installed to service the Coneburn Land sourced from Lake Wakatipu.
 - b. Irrigation water requirements, such as for the proposed golfcourse and for general landscaping, will also be sourced from Lake Wakatipu and will be the responsibility of the golfcourse developer/operator or any other landowner requiring irrigation water.
 - c. All sewage will be disposed of on land within or adjacent to the land subject to the Zone and in a manner which avoids any possibility of discharge to streams or lakes as far as is reasonably scientifically practicable (noting that discharge permit(s) from the Otago Regional Council will be required for any communal onsite sewage disposal system).
 - d. Power and telecommunications infrastructure will be installed at the respective developer's cost in the normal manner in accordance with the provisions of the Zone, and operating and maintenance costs will be charged to landowners in the normal manner.
 - e. All roading within the zone will be privately constructed, owned and operated but will be subject to appropriate easements in gross in favour of the Council or the public where appropriate to ensure permanent public access from State Highway 6 through the Zone to Lake Wakatipu and to the Village areas and to implement the public access provisions detailed above.
 - f. An environmentally responsible approach will be taken to waste disposal, incorporating recycling where appropriate, in accordance with Council initiatives and subject to reasonable practical and financial limitations.
18. Without restricting the application of either clause 16 or clause 17:
- a. Infrastructure shall be managed, maintained and operated by or on behalf of the landowners within the Zone as determined by the landowners within the Zone.



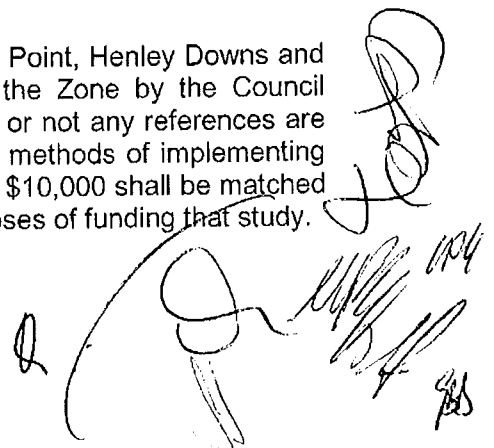
- b. Infrastructure shall remain private as far as possible to enable maximum flexibility of design. This particularly applies to roading, street lighting, and similar infrastructural elements as a private, innovative design can sometimes achieve better environmental outcomes than are achieved through compliance with standard Council engineering requirements.
- c. The Council will facilitate the intentions described in subclauses (a) and (b) above subject to the Council's overriding rights detailed in clause 16(b).

Community Housing

- 19.
 - a. The purpose of this section of this Deed relating to Community Housing is to establish a strategy to assist in addressing problems currently faced by the Queenstown community (and anticipated to be faced to a greater degree in the future) of rising land and accommodation prices and lack of supply of affordable residential accommodation resulting in people (particularly families and members of the working community) being unable to afford residential accommodation in the Queenstown area.
 - b. For the purposes of this section of this Deed the term "Community Housing" means residential land and/or housing stock (which may be individual lots, houses or apartments or any other form of provision for residential accommodation) sold, purchased, held, leased or otherwise managed through a structure or structures or by means of a method or methods to ensure the long term provision of housing accommodation at a discount to market value.
- 20. Jacks Point, Henley Downs and Jardine will each make a contribution to Community Housing ("Contribution") as follows:
 - a. The Contribution may be in land and/or money and/or land and buildings as determined by the relevant landowner or by other means approved by the Council provided that the Contribution may be in money only if the Council or the Trust referred to in subclause (b) below agrees that the Contribution may be in money.
 - b. The financial benefit of a Contribution shall pass directly or indirectly to a Community Housing Trust(s) or an alternative entity(ies) ("Trust") established for the purpose of achieving Community Housing and shall be applied for that purpose.
 - c. A Contribution of land would comprise a transfer of 5% of the number of developed residential lots to the Trust at nil consideration or 10% of the number of residential lots developed at 50% of market value or corresponding intermediate calculation – such lots to be chosen by the landowner.
 - d. A Contribution of money would be a financial payment equal to the market value (less real estate commission) of the residential lots which would otherwise be transferred to the Trust pursuant to subclause (c) above.
 - e. For the purposes of subclause (c) above a Contribution of land may comprise land and/or buildings and/or units determined in accordance with the method set out in subclause (c).



- f. Alternatively for the purposes of subclause (c) a Contribution of land may comprise land and/or buildings and/or units owned by the landowner and leased to the Trust at a discount to market value for the purposes of Community Housing.
 - g. The required Contribution shall be determined in respect of each stage of subdivision or development when that stage of subdivision or development is consented provided that subdivision or development shall be staged in a normal and commonsense manner, and in particular shall not be engineered in an unusual way to try and achieve all the Community Housing Contributions in one area.
 - h. Subject to subclause (g) above, the timing and manner of the Contribution shall be determined by the landowner. The Council shall be entitled to take appropriate steps to ensure that the required Contribution will be made provided that:
 - i. The Contribution shall be quantified by reference to land and/or money and/or land and buildings at the time the relevant subdivision or land use consent is granted, whichever is the earlier;
 - ii. The Contribution shall be paid or transferred to the Trust no later than one year after the relevant titles have been created (in relation to a subdivision consent) or the consent has been given effect to (in relation to a land use consent);
 - iii. Any Contribution which is paid or transferred after the creation of titles (in the case of a subdivision consent) or the consent has been given effect to (in the case of a land use consent) shall be bonded by registered bond prior to the creation of titles (in the case of a subdivision consent) or the consent being given effect to (in the case of a land use consent).
 - i. The total Contribution of a landowner made pursuant to this clause may comprise a combination of any or all of the above methods, or equivalent or similar methods, provided that whatever method or combination of methods is chosen results in a financial Contribution by that landowner equal to the value of the 5% requirement referred to in subclause (c) above.
 - j. No party may seek to claim a Contribution paid pursuant to this clause as a credit or offset against any other financial contribution able to be levied by the Council pursuant to any legislation provided that this subclause shall not apply if such other financial contribution relates to Community Housing.
 - k. If a Contribution comprises or includes a building(s) then such Contribution shall not be transferred to the Trust unless a Completion Certificate in respect of such building(s) has been issued by the Council.
21. In addition to the Contribution detailed in Clause 20, Jacks Point, Henley Downs and Jardines shall pay to the Council upon confirmation of the Zone by the Council following the Variation hearing (and regardless of whether or not any references are filed) the sum of \$10,000 to fund a study into appropriate methods of implementing the Community Housing initiative provided that that sum of \$10,000 shall be matched by an equivalent sum provided by the Council for the purposes of funding that study.



Golfcourse

22. The following provisions shall apply to the golfcourse(s) intended to be constructed on the Jacks Point Land and the Henley Downs Land:
- a. The golfcourse(s) shall be constructed and maintained in accordance with international Integrated Pest Management procedures applicable to golfcourses.
 - b. The golfcourse to be situated largely on the Tableland area shall be constructed and maintained as a "target" golfcourse which minimises mown areas of fairway and green and maximises retention of natural character and landscape (this provision does not apply to the possible second golfcourse situated in the central valley which may be designed and maintained more as a community golfcourse rather than a target golfcourse).
 - c. The golfcourse(s) shall be constructed and maintained to a "Best Practice" standard to minimise application of chemical fertilisers, pesticides and herbicides and to maximise natural and/or organic procedures as far as is reasonable and practically possible with respect to local climatic and natural conditions.
 - d. The Council shall be entitled to require an annual independent audit by appropriate expert(s) in golfcourse management at the cost of the golfcourse operator to ensure that the above standards are being met.

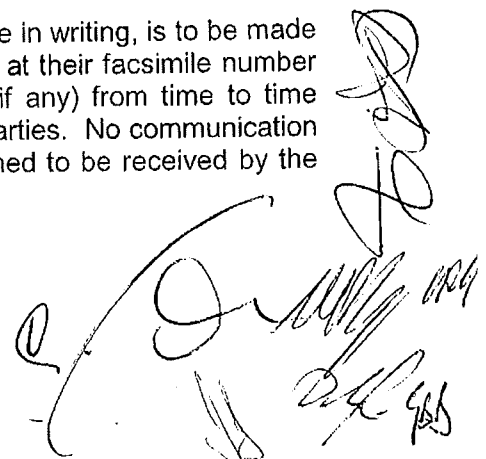
Open Fires

- 23.
- a. Subject to subclause (b) below there shall be no open, solid fuel fires within any residential unit or dwelling or on any residential lot situated within any area identified as "R - Residential" or "R/V - Residential/Village" shown on the attached Structure Plan marked "B" .
 - b. Subclause (a) applies to all internal open solid fuel fires and all external open solid fuel fires (such as fires burning garden waste) but does not apply to any internal or external barbecue fire being operated for cooking purposes."
 - c. Notwithstanding subclauses (a) and (b) above, only low-emission solid fuel burners (less than 2 gram of particulate per kg of fuel burnt and 65% heating efficiency - when measured and assessed in accordance with NZS 4012/4013) may be installed and used within any residential unit or dwelling or on any residential lot situated within any area identified as "R - Residential" or "R/V - Residential / Village" shown on the attached Structure Plan marked "B".

Other Matters

24. This Deed binds the successors in title to the parties in respect of the Jacks Point Land, Henley Downs Land and Jardine Land respectively. Neither party shall transfer, lease or otherwise dispose of any part of those Lands without:
- a. first advising the purchaser of the existence and contents of this Deed;

- b. including in any Agreement for Sale and Purchase or other disposition a clause requiring the purchaser or transferee to deliver to the vendor on or before settlement a signed Deed of Covenant binding the purchaser to meet the vendor's obligations to the other parties to this Deed.
25. For the purposes of clauses 4 and 5 above the "Parties" who may amend the Development Controls by unanimous agreement shall comprise and be limited to the parties to this Deed and any other, replacement or successor parties to whom any party to this Deed has transferred land and to whom any party to this Deed has specifically assigned the benefit arising under clauses 4 and 5 above of being able to amend this Deed. No future landowner who has not been assigned such benefit shall be entitled to request any amendment to this Deed unless all other parties then entitled to amend this Deed unanimously agree otherwise.
26. Any party may at any time require the preparation, execution and registration of a Deed of Covenant containing any or all of the restrictions and obligations detailed in this Deed. In respect of such Deed of Covenant:
- a. The parties will do all things reasonably necessary to promptly prepare, execute and register the Deed of Covenant against the relevant certificates of title, including procuring mortgagee consents if required.
- b. It is intended that such Deed of Covenant fully reflect the relevant provisions of this Deed so that such provisions are clearly enforceable in a court of law. The parties will agree to any amendment in wording required to achieve that provided that such amendment in wording does not change the intent of the provisions of this Deed.
- c. Each party will meet their own legal costs.
27. The parties acknowledge that issues are in future likely to arise in relation to the matters covered by this Deed which have not been fully anticipated at the time of completion of this Deed. The parties will act in good faith towards each other to resolve any such issues as they arise and to resolve any issues which arise between them at any time in relation to this Deed.
28. The provisions of this Deed are directly enforceable by each party against each other party through operation of law without reference to any resource management procedures.
29. As far as the Council is concerned, this Deed has been negotiated and finalised by the executive arm of the Council. The regulatory arm of the Council has not been involved in any way, and in particular the members of the Hearings Panel who are determining the Variation have not been involved. This Deed does not bind, restrict or in any way fetter the Council's regulatory powers and obligations under the Resource Management Act or any other relevant legislation.
30. Each notice or other communication under this Deed is to be in writing, is to be made by facsimile, personal delivery or by post to the addressee at their facsimile number or address, and marked for the attention of the person (if any) from time to time designated for the purpose by the addressee to the other parties. No communication is to be effective until received. A communication is deemed to be received by the addressee:



- a. in the case of facsimile, on the business day on which it is sent or, if sent after 5 p.m. (in the place of receipt) on a business day (or if sent on a non business day) on the next business day after the date of sending;
- b. in the case of personal delivery, when delivered; and
- c. in the case of a letter, on the third business day after posting by fast post.

31. Addresses for service of the Parties are as follows:

- a. **Jacks Point Limited:** C/- Darby Partners Limited
Steamer Wharf Building
Lake Esplanade
P O Box 1164
Queenstown
Fax 03 441 1451

- b. **Henley Downs Holdings Limited:** C/- Macalister Todd Phillips Bodkins
Level 3
O'Connells Centre
Cnr Beach & Camp Streets
P O Box 653
Queenstown
Fax 03 442 8116

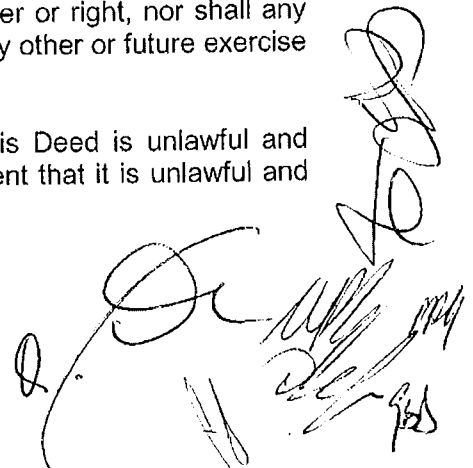
- c. **Dickson Stewart Jardine:** C/- Gallaway Cook Allan
Jillian Frances Jardine: Corner Princes and High Streets
Gerard Brendon Boock: P O Box 143
Dunedin
Fax 03 477 5564

- d. **Queenstown Lakes District Council:** 10 Gorge Road
Private Bag 50072
Queenstown
Fax 03 442 7334

32. The warranties, undertakings, agreements and indemnities given under or pursuant to this Deed do not merge upon completion but remain enforceable to the fullest extent, notwithstanding any rule of law to the contrary.

33. No failure or delay on the part of any party to this Deed in exercising any power or right under this Deed shall operate as a waiver of that power or right, nor shall any single or partial exercise of such power or right to include any other or future exercise of the same, or any other right or power under this Deed.

34. If a final decision is made by a court that any term of this Deed is unlawful and unenforceable, it will be severed from this Deed to the extent that it is unlawful and unenforceable, and the rest of this Deed will remain in force.



Executed by
JACKS POINT LIMITED
In the presence of:

W. Goldsmith
Solicitor
Queenstown

Director
[Signature]

Executed by
HENLEY DOWNS HOLDINGS LIMITED
In the presence of:

C. B. Hu
[Signature]
[Signature]

[Signature]
Brownies Res

Executed by
DICKSON STEWART JARDINE
JILLIAN FRANCES JARDINE
In the presence of:

W. Goldsmith
Solicitor
Queenstown

[Signature]
Jillian Jardine

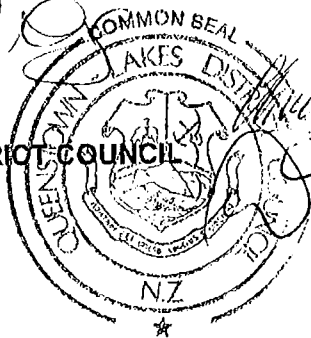
Executed by
GERARD BRENDAN BOOCK
in the presence of:

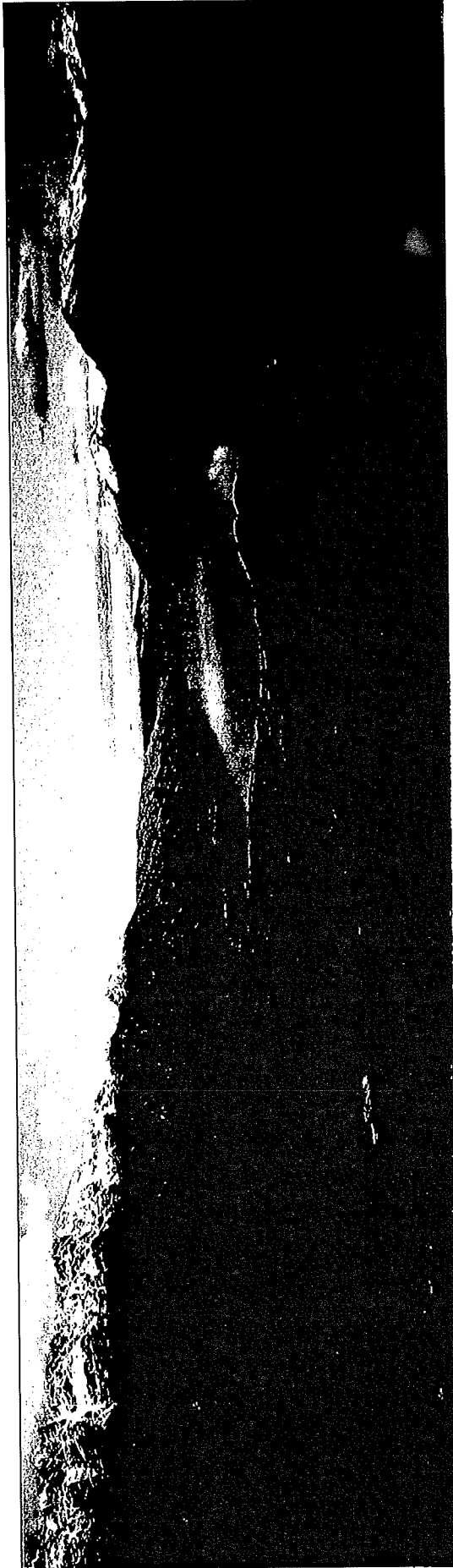
Philip John Bage
Solicitor
[Signature]
[Signature]

[Signature]
Gerard Boock

Executed by
QUEENSTOWN LAKES DISTRICT COUNCIL
in the presence of:

[Signature]
[Signature]
[Signature]





Jacks Point Stakeholders Deed
Coneburn Development Controls

July 25, 2003

[Handwritten initials]
A
[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

1.	CONEBURN DEVELOPMENT AND DESIGN PHILOSOPHY	2			
	1.1 Introduction to Coneburn	2			13
	1.2 Objectives and Design Outcomes	2			13
	1.3 Use of the Development Controls and Design Guidelines	2			13
	1.4 Development Models – Domestic and International	2			13
2.	DEVELOPMENT CONTROLS AND THE DISTRICT PLAN	4			13
3.	URBAN DESIGN SETTLEMENT PRINCIPLES	4			13
	3.1 Best Practice Urban Design	4			13
	3.2 Principal Objectives	4			14
	3.3 Settlement Qualities	5			14
	3.4 Subdivision Design	5			14
4.	INFRASTRUCTURAL RECOMMENDATIONS AND CONTROLS	6			14
	4.1 Roading	6			14
	4.2 Wastewater	6			14
	4.3 Water Supply	7			14
	4.4 Stormwater	7			14
	4.5 Power Supply	7			14
	4.6 Telecommunications	7			15
	4.7 Operation and Maintenance	7			15
5.	SITE DEVELOPMENT AND LANDSCAPE CONTROLS - GENERAL	9			15
	5.1 General Development and Design Considerations	9			15
	5.2 Site Planning Objectives	9			16
	5.3 Landscape Zones	9			16
	5.4 Grading and Drainage	10			16
	5.5 Retaining Walls	10			16
	5.6 Driveway Areas	10			16
	5.7 Exterior Lighting	10			17
	5.8 Irrigation	10			17
	5.9 Site Utilities	10			17
	5.10 Exterior Service Areas	10			18
	5.11 Landscape Zone Planting Guidelines	10			18
	5.12 Signage	11			18
6.	ARCHITECTURAL CONTROLS - GENERAL	11			18
7.	DESIGN REVIEW PROCEDURES	12			18
	7.1 Design Review Process	12			18
	7.2 Pre-Design Conference	12			18
	7.3 Preliminary Design Review	12			18
	7.3.1 Staking	12			18
	7.3.2 Preliminary Design Review Meeting	12			18
	7.4 Final Design Review	13			18
	7.4.1 Final Design Review Meeting	13			18
	7.4.2 Final Design Approval	13			18
	7.5 Resubmittal of Plans	13			18
	7.6 Council Approval	13			18
	7.7 Subsequent Changes	13			18
	7.8 Notice of Completion	13			18
	7.9 Design Review Schedule	13			18
	7.9.1 Pre-Design Conference	13			18
	7.9.2 Preliminary Design Review	13			18
	7.9.3 Final Design Review	14			18
	7.9.4 Building Permits	14			18
	7.9.5 Construction Observations	14			18
	7.10 Application Format	14			18
8.	DESIGN REVIEW BOARD ORGANISATION	14			18
	8.1 Design Review Board Membership	14			18
	8.2 DRB Administrator	14			18
	8.3 Appointment of Members	14			18
	8.4 Resignation of Members	14			18
	8.5 Functions of the DRB	14			18
	8.6 Meetings	14			18
	8.7 Compensation	15			18
9.	APPENDICES	15			18
	Appendix 1	15			18
	QLDC District Plan - Jacks Point Zone Provisions	15			18
	Appendix 2	16			18
	Flow Chart - Design Review Board & Council Interface	16			18
	Appendix 3	16			18
	Schedule of Information for Submission to Design Review Board	16			18
	Appendix 4	17			18
	Recommended Plant Species	17			18
	Appendix 5	18			18
	Prohibited Species	18			18
	Appendix 6	18			18
	Design Guidelines - Tablelands	18			18

155

1.0 Coneburn Development and Design Philosophy

1.1 Introduction to Coneburn

Coneburn is an area of land comprising approximately 5000ha and owned by 4 principal landowners:

- D. S. & J.F. Jardine (Remarkables Station) including Homestead Bay (2000ha)
- Jacks Point Limited (420ha)
- Henley Downs Holdings Limited (705ha)
- Department of Conservation (exact land area unknown)

This area has long been identified as a location to accommodate future growth in the Waikaitapu Basin. The three principal private landowners of Coneburn believe that the intrinsic values of the land lie in the rugged dramatic and open nature of the landscape and that these values and qualities must be conserved and protected through a clearly articulated development philosophy and vision which embraces the following concepts:

- At least 95% of the area will be retained as open space including golf courses, reserves, revegetation zones, farmland, horticulture and rural uses general landscaping, wetlands etc.
- Only 5% building coverage within the area.
- Structure planning to ensure development is located in appropriate areas determined by comprehensive site studies.
- Strong emphasis on landscape protection in the form of management sub-zones aimed at protecting the landscape and natural character.
- Strong emphasis on creating and regenerating native vegetation.
- Improved public access to and along Lake Waikaitapu.
- On site sewage treatment and use of renovated water for irrigation of landscape planting areas.
- To ensure certainty in respect of development and design outcomes, by implementing Development Controls and Design Guidelines.

These Development Controls have been shaped by the Coneburn Area Resource Study, (QLDC Oct 2002) which comprehensively analysed and assessed the land's physical and visual resource, culminating in a set of recommendations and management strategies for the landscape. These Development Controls are a direct response and reflection of that study.

1.2 Objectives and Design Outcomes

The principal objective behind the Coneburn development philosophy is to create exceptional living environments and village communities centered around open space and rural activities, natural values and recreation. This is encapsulated in the Variation 16 document and the resultant Objectives, Policies and Rules. In order to ensure that the vision can be delivered with a high degree of certainty in respect of architectural and landscape design outcomes, a set of Development Controls have been drafted, which address both the built and natural environments.

These Controls embrace the following broad principles:

- The Development Controls prescribe the characteristics of all development that will be seen from surrounding public areas.

- The Development Controls are more permissive for less visible sites, and for the strictly private outdoor environments immediately adjacent to all homes.

- The degree of prescriptiveness of the Development Controls is dependent upon an area's potential to absorb change. The greater the potential, the more permissive are the controls.

- The Development Controls achieve continuity in both Architecture and Landscape through the use of common elements and materials throughout Coneburn.

In order to achieve the desired design outcomes within each of Coneburn's different landscape zones, site specific Design Guidelines for building, landscaping and infrastructure will be evolved and submitted as part of resource consent applications for subdivision and development.

1.3 Use of the Development Controls and Design Guidelines

These Development Controls and supporting Design Guidelines are intended to provide guidance to everyone involved in all development – subdivision, new buildings, building additions, accessory structures, site work and landscaping, as well as any subsequent changes or alterations to previously approved plans.

Each developer in the Coneburn Area will be responsible to draft its own specific Design Guidelines and administer and enforce these through its own Design Review Board. These site specific Design Guidelines will provide another level of detail and prescriptiveness in addition to the general Development Controls contained within this document.

1.4 Development Models – Domestic and International

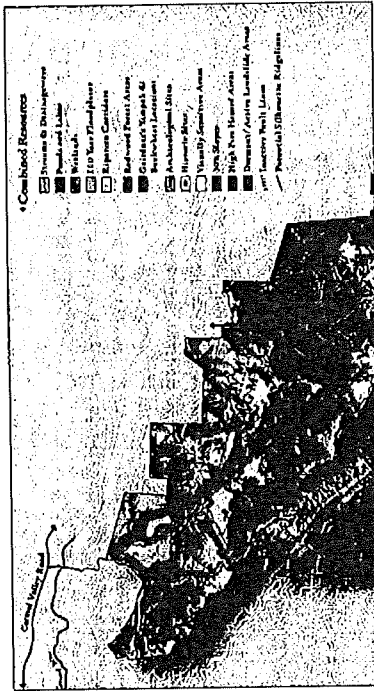
Extensive research has been undertaken to identify best practice development models, both domestically and internationally, which exhibit excellence in master planning and characteristics which have application to Coneburn.

No one development contained all the qualities desirable for an integrated community, but each had characteristics worthy of reference:

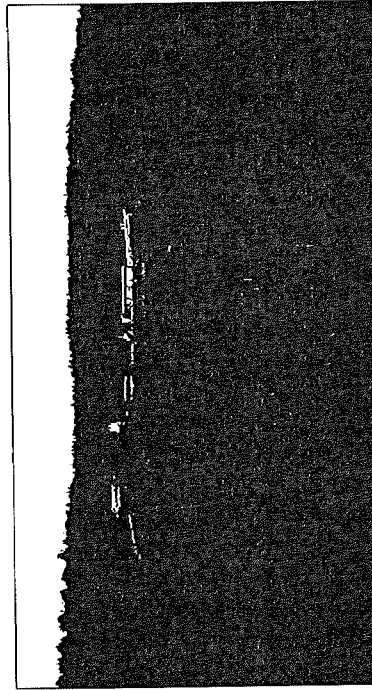
- Community/ Residential Development
- Millbrook Resort – Queenstown New Zealand
- Sea Ranch – Sonoma County, California, USA
- Santa Lucia, "The Preserve" Carmel, California, USA

Village Development

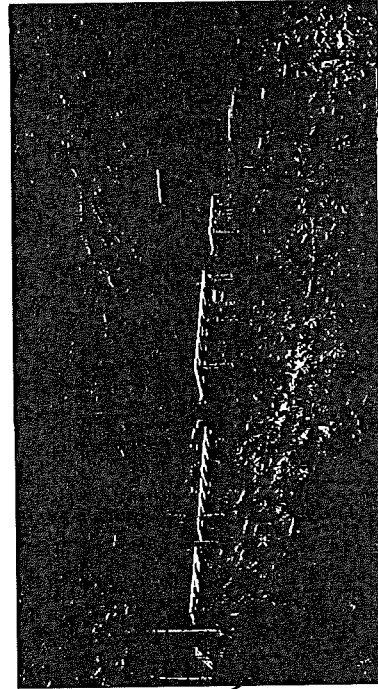
- Whistler – British Columbia, Canada
- Colorado Mountain Communities in general e.g. Vail, Beaver Creek, New Copper Mountain etc



Santa Lucia, California
Site Planning Driven by Extensive Site Analysis and Resource Studies



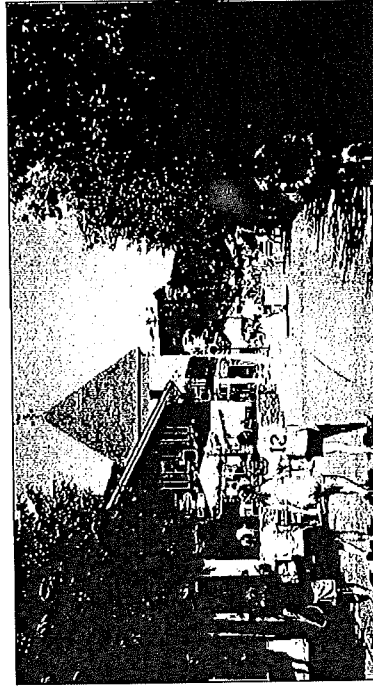
Sea Ranch, California
Prescriptive Design Guidelines for both Architecture and Landscape



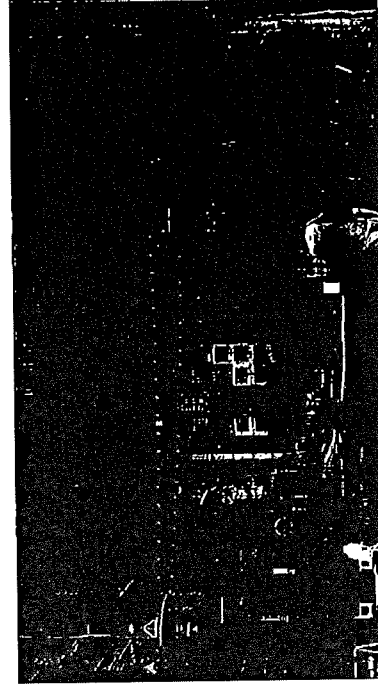
Residential Example, Queenstown
Appropriate Architectural Response Using Local Stone and Grass Roof



Beaver Creek, Colorado
Public Spaces



Vail, Colorado
Pedestrian Focus



Copper Mt, Colorado
Streetscape and Framed Views

[Handwritten signature]

[Handwritten initials]

[Large handwritten signature]

2. DEVELOPMENT CONTROLS AND THE DISTRICT PLAN

Jacks Point Zone forms part of Section 12, Special Zones, in the QLDC Proposed District Plan which the Objectives, Policies and Rules for Jacks Point are clearly articulated in. These provide the broad framework for the Zone.

These Development Controls have been drafted by the Conedum landowners to establish a common set of design parameters to provide a high degree of certainty or predictability for design outcomes for both the built and physical environment. These add a further level of control as envisaged in the Implementation Methods of Jacks Point Zone.

A high degree of control already exists in the District Plan. Key control mechanisms exist on several levels: from the Objectives and Policies through to the Rules, and particularly the section relating to Assessment Matters. These are included in Appendix 1 (to be inserted when Jacks Point Zone is confirmed).

3. URBAN DESIGN SETTLEMENT PRINCIPLES

3.1 Best Practice Urban Design

The principles set out below represent commonly agreed principles that work to create a best practice urban development. These principles of the Urban Design theorists have been used to develop a best practice urban design for the development of village communities in the Conedum area. The outcome of applying these principles will be the creation of traditional settlement patterns based on a permeable integrated road pattern with the buildings creating carefully articulated "street pictures".

- **Variety:** A wide range of opportunities encouraging economic vitality, accessibility for the greatest numbers, and diversity.
 - **Concentration:** Creating a center of concentration increases the opportunity for variety and accessibility to amenities and resources
 - **Permeability:** A permeable integrated road layout increases accessibility and walk ability.
 - **Social Justice:** A variety of development within a compact area creates a democratic environment with equal access to amenities.
 - **Empowerment:** The concept of participation in design of communities and the concept of communities controlling/maintaining their own environments; a sense of ownership; access to common community assets.
 - **Robustness:** Creating environments and buildings that stand the test of time of time and can adapt to changing needs and uses.
 - **Efficiency:** Adaptable designs which can be incrementally changed and improved.
 - **Safety:** Safe streets for walking, cycling, public spaces overlooked by active building uses.
 - **Public Realm:** Reduced auto-dependency, compact design, encouraging people to walk, socialise and use an expressed public realm of streets, parks and squares.
 - **Recycling:** Encourage the recycling of materials through the provision of a community scheme.
 - **Legibility:** Clear and understandable layouts of towns with defined streets and building markers.
 - **Townscape:** Carefully arranged "Street - Pictures" with views and vistas to significant structures and spaces. A creation of a sense of place.
 - **Art:** Expression of the humanity in the design by integration of art into the environment. A sense of identity.
 - **Neighborhood:** The basic building block of urban areas is the clearly defined neighbourhood.
 - **Human Scale:** Enclosed public spaces and streets that do not intimidate through inappropriate heights.
- 3.2 Principal Objectives**
- To create village communities with low environmental impacts that seek to enhance the conservation of vegetation, streams, wetlands, and lakeshore whilst respecting the majesty of the Remarkables Range:
- Ensure people's access to the Lake
 - Protect views of the Lake and Mountains.

- Have an easily comprehended structure and a celebratory public realm.
- Be rich in rural associations
- Be distinct in urban design.
- Be distinct in architectural design
- Contain interesting activity
- Be easy and pleasant to move around
- Have a diversity of village character and mix of citizens.
- Be ecologically sensitive
- Be sustainable and regenerative towards the environment
- Orientate pedestrian spaces and public places to the sun
- Important views of mountains and lake determine the positioning of buildings and streets
- Multiple walking routes, places, and spaces to intrigue visitors
- Keep vehicles and parking to the perimeter of the villages and parking to the rear of buildings
- Buildings used to define spaces, particularly in the village cores
- Create a minimal waste community through recycling initiatives

3.3 Settlement Qualities

The areas highlighted as being able to absorb change have the potential to accommodate different densities and numbers of dwellings, in a village form, depending on their location.

The aim of good urban design is to create a true townscape. There are three main aspects of such a design:

1. **Legibility of urban structure:** The ways in which people perceive, understand and react to the environment. Legibility concerns those qualities of a place that give it an immediate identity.
2. **Permeability of the environment:** The ability of people to flow through the environment, enjoy the streetscape, and connect with the amenities and their neighbours.
3. **Visual aspects:** Including urban space, squares, parks, patterns, facades, pavements, and roofline – the complexity of visual detail is expressed in the composition of the whole rather than the complexity of parts.

The overall development goal for the new development is to create the kind of quality living environment and sense of identity and community that was characteristic of traditional urban neighbourhoods. Essentially the design seeks to:

- Create a unique identity for each village in the development.
- Develop a variety of residential opportunities within the Conesburn area.
- Develop lifestyle opportunities for potential residents of the area.
- Diversify the range of opportunities available in the housing market.
- Demonstrate excellence in design.
- Create an opportunity for mixed use development to occur in areas of settlement concentration.
- Protect the view corridors to the lake and mountains from within the villages.

- Protect and enhance of the natural character of the lakefront, escarpments, tablelands and ephemeral streams.
- Restrict of building development and higher densities to the areas with highest potential to absorb change without significant adverse effects on the open rural character of the area.
- Create a strong and definite rural / urban edge to the villages
- Protect ecological values and incorporate linked natural habitats into an open space network
- Extend public access to the beach / shore and areas of recreational opportunity.

3.4 Subdivision Design

Principles

Sum

- Neighbourhood units oriented to maximise sunlight hours.
- Neighbourhood units oriented to take advantage of views and vistas.

Views

- All neighbourhood units connect into open space reserves containing a pedestrian cycleway network linking neighbourhoods with the village.

Pedestrian Circulation

- All neighbourhood units connect into open space reserves containing a pedestrian cycleway network linking neighbourhoods with the village.

Streetlighting

- Low level bollard lighting in the streets.
- Overhead lighting where pedestrian and vehicular traffic meet to achieve safety requirements. Overhead lighting chosen with limited light spill.

Services

- All services underground
- Above ground services e.g. telecom boxes, gas meters etc to be screened either by planting or structure. (Refer Sketch 1)

Roading

1. Main Access off SH6 – 40km/h speed limit, two way 6.0m CW, edge restraint to asphalt seal (i.e. flush concrete strip or gobis), no shoulder, grass swales on both sides. The road corridor will have to include power, telecom and water services and in parts a path for day use. The grass swales should be 300m deep and have slopes of 1 in 8, so will occupy 5.0m each side in flat country. So the road corridor will be 6.0 plus 0.5 shoulder each side plus 5.0 x 2 plus services corridor say 2.0 plus grass footpath say 1.5m = approx 20m. If avenue tree planting is also to be provided some additional width would be required.
2. Residential street - less than 150 dwelling units, 30 or 40km/h, two way, edge restraint to 2 coat chip seal, no shoulder, grass swales on both sides. 5.0m or 5.5m CW with no on street parking, 8.0m with on street parking. So the road corridor would be 5.0 to 5.5m CW plus 0.5 shoulder each side plus swales 5.0m x 2 plus services corridor say 2.0m, off road footpaths = approx 18.0m.
3. Minor cul de sacs including tablelands - up to 20DU speed limit 30km/h, edge restraint, no shoulder, grass swales 250mm deep 1 in 8 slope, services corridor 2.0m, grass path 1.5m, 4.0m CW one way with passing bays. Other pavement treatments exposed aggregate or natural stone will be used at times throughout the zone. The road corridor would be 4.0, plus 4.0m swales x 2 plus 2.0 services plus 1.5m path = approx 16m.

Landscape Enhancement

Planting of appropriate vegetation for amenity and ecological purposes depending on landscape unit and location. Indigenous plant species will be used exclusively for landscaping in the tablelands and lake escarpment.

4. INFRASTRUCTURAL RECOMMENDATIONS AND CONTROLS

The following broad overview of infrastructural services (water supply, sewage, stormwater, roading, power supply and telecommunications) has been compiled for the Coneburn area.

4.1 Roading

The primary access to all properties is from SH6, which is a limited access road. Any access, driveway or road intersection will need the approval of Transit New Zealand. Transit will require all access to new development to be from an existing local road or approved new local road. Transit will also limit the number of new road intersections and will require adequate sight distances (330m at 1.5m height) and adequate separation of road intersections. It is intended to create a new intersection for Jacks Point development. This new entry will serve all of Jacks Point and Woodshed Bay developments. The existing Woodshed Road intersection may be adequate to serve the Henley Downs area or an additional intersection could be planned in conjunction with Transit NZ.

It is expected that all on-site roading for the Coneburn area will be private and that the design philosophy, emphasising soft engineering design principles, will be the model for all roads in the Coneburn area.

4.2 Wastewater

The proposed system is on-site decentralised wastewater management serving clusters of housing. The extensive soils investigation already undertaken within the Jacks Point property supports the proposed wastewater system and it is reasonable to expect the neighbouring properties to have similar soil conditions. It will however be necessary to confirm this by full field investigation and testing of the existing soils in the neighbouring properties.

The proposed system of wastewater management is expected to be suitable for all residential areas due to the relatively low density of the proposed developments. However for the more intensive village areas an alternative form of treatment and disposal may be necessary but still contained on site. Each separate disposal of treated effluent will require a consent from the Otago Regional Council.

Each developer within the Coneburn area will be responsible for investigation, design, consents and construction of their wastewater management systems. Soil conditions within each property will dictate variations in design, but the design philosophy should be consistent across the whole area. This will enable a single operation and maintenance company to run all of the systems thereby achieving an efficient economy of scale.

In considering options for disposal of wastewater the strong cultural requirement and the growing community preference for disposal to land rather than to water should be respected.

It will be necessary to ensure that on site disposal of treated wastewater cannot contaminate any existing or proposed water supply.

planning has not advanced sufficiently to determine which option will best suit the growth of the whole area.

4.6 Telecommunications

There is an existing fibre optic cable that extends to the Lakeside Estates development. has very high capacity to serve future development. It is not expected that there would be any restriction on the expansion of that system to serve development in this area.

4.7 Operation and Maintenance

It is intended that the developers will set up an operation and maintenance management company to run the on-site roading, wastewater, water supply and stormwater infrastructure. This will include extensive remote monitoring and alarm systems on all facilities such as pumps, reservoirs, treatment plants etc. It could also include the on site power and telecom reticulation.

4.3 Water Supply

The proposed water supply for Jacks Point comprises a lake intake in Woolshed Bay at 309m low lake level, a buried pump chamber/wet well, rising main and storage in a natural fold in the hill at 455m near the summit of Jacks Point. Treatment by filtration would be undertaken adjacent to the reservoir. This would remain a private system operated by a management company for the residents.

It would be relatively easy to expand this proposed scheme to include all of the Coneburn area. The source of water (Lake Wakatipu) has no capacity limitations for the quantity required and it would only be a matter of sizing the components (pumps, pipes, storage volume) to suit the higher demand and to extend the reticulation throughout the area to be served. Some areas within Henley Downs may be too high to serve from the proposed reservoir on Jacks Point (25m absolute minimum working head at each building site). Any such areas can be provided with a local pressure zone relatively easily by pressure boosting or pumping to a higher level.

The larger supply area will result in greater efficiencies for the capital works and the ongoing operation and maintenance.

4.4 Stormwater

It is expected that stormwater would be directed to natural watercourses and streams, all of which discharge into either Lake Wakatipu or the Kawarau River (at the northern end). Water quality is an issue and it would be necessary to install pollution interceptors for runoff from car parks to intercept runoff from first flush rainfalls.


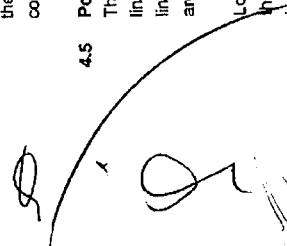
These watercourses, although dry for most of the year, are fed by reasonably large catchments and the small additional flows from the proposed development will have little impact. Furthermore it is intended that the stormwater design will incorporate features such as grassed waterables and landscape retention ponds that will assist in recharging the water table and to filter any runoff as well as reducing the peak flows.

It is recognised that there is some potential risk of flood flows from these streams and watercourses due to the short and very steep catchments, which makes them vulnerable in the event of high intensity short duration rainstorms. The potential flood plain or channel containment works need to be identified as part of the land use planning.

4.5 Power Supply

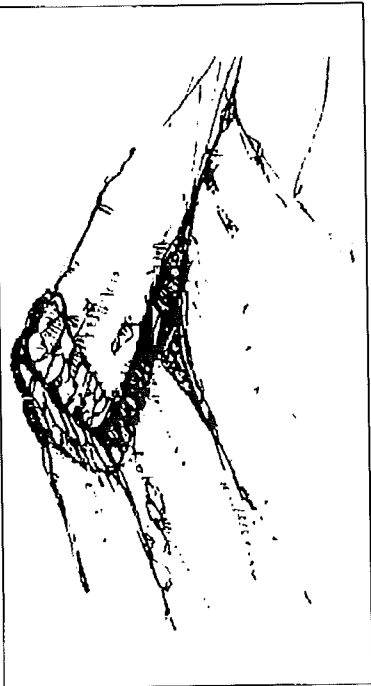
There is sufficient capacity in the grid exit point (GXP) operated by Transpower from 110kv lines to cope with the expected load increase of up to 1000 lots. However the 11kv feeder lines into the area are at 50% capacity. Therefore, an upgrade of the capacity into the area will be required at some time during the development period.

Long term power supply planning has identified the need to construct a zone substation in the Commonge to provide greater security of supply to the Queenstown CBD. One option is to link an 11kv feeder cable to the western end of Kelvin Heights to provide greater capacity and a backfeed potential to the CBD. This cable could be extended along the eastern lakeshore by Deer Park Heights, into the Coneburn area and back into the existing 11kv overhead lines to supply the capacity required. There are other options and the





SKETCH 1 - THIS
 Drainage Utilises Natural Materials and Existing Topography



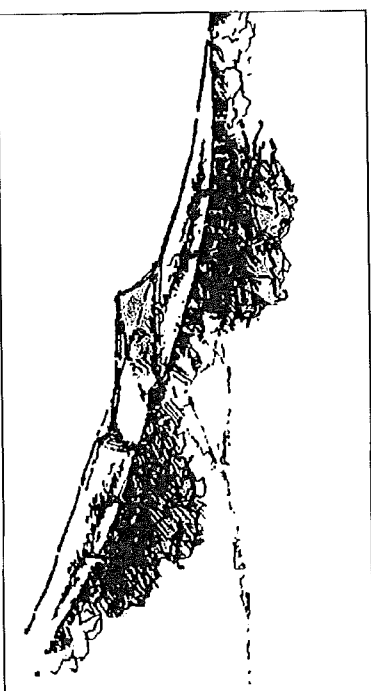
SKETCH 2 - NOT THIS
 Drainage Unnatural and Artificial Looking



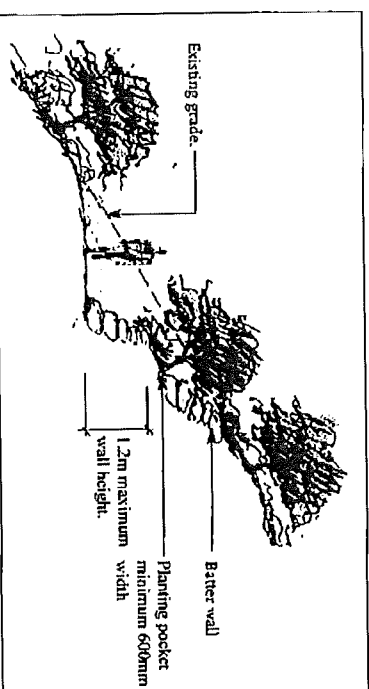
SKETCH 3
 Headwalls Utilise Natural Stone. Metal Pipe Ends are Concealed. Stone Placed in Natural Pattern to Blend Headwall with Site



SKETCH 4 - THIS
 Driveway Grading Blends with Existing Contours



SKETCH 5 - NOT THIS
 Driveway Grading too Abrupt



SKETCH 6

[Handwritten signature]

165

5. SITE DEVELOPMENT AND LANDSCAPE CONTROLS - GENERAL

5.1 General Development and Design Considerations

The intent of the site development and landscape guidelines is to encourage site-responsive and environmentally sensitive design, while at the same time producing a high degree of design continuity within the community.

This section sets out guidelines and standards for all site work including the siting of structures, grading, and all landscape improvements including outdoor terraces, walls, fences and lighting. They illustrate how improvements can be integrated into the overall landscape setting, and not detract from its ecological function or visual quality so that the natural landscape continues to dominate.

5.2 Site Planning Objectives

- Protecting valuable environmental resources;
- Protecting view corridors from other properties and/or other key locations within Coneburn;
- Protecting distinctive natural features –vegetation, ponds, wetlands, rocks and topography;
- Assimilating man-made improvements into the topography and vegetation in areas of visual sensitivity;
- Minimising grading and removal of vegetation;
- Maintaining existing drainage patterns where possible;
- Avoiding steep slopes or other geological conditions.

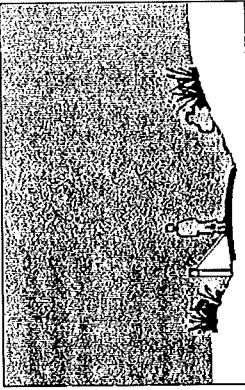
5.3 Landscape Types:

The Coneburn Area Resource Study (QLDC, Oct 2002) identified eight distinct landscape types in Coneburn, five of which apply in this area. The general characteristics of the five landscape types are as follows:

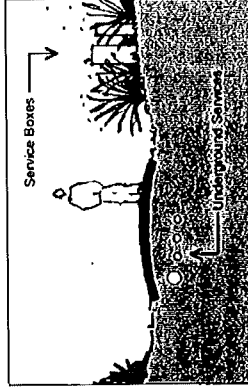
- **Jacks Point** Very elevated, steeper contour rising to a dominant outcrop with small rock enclosed spaces and localised tams. Predominate vegetation unimproved pasture, short tussock and matagouri stands.
- **Tablelands** Elevated broad schist ridge and plateau, gentle contour with localised hummocky terrain, tams and largely unimproved pasture and matagouri stands contrasting with small localised spaces defined by schist rock outcrops and ridges.
- **Hummocks** Elevated, undulating plateau intercepted by strongly channelled ephemeral streams, gentle contour in improved pastures with shelterbelts and fencing, rougher areas characterised by grey shrubland.
- **Central Valley** Broad open valley floor running north south contained either side by gentle slopes. Contained views and sense of enclosure.
- **Lake Terraces** South West facing terraces stepping back between 200-400m back from Lake Wakatipu.

Each Landscape type offers different opportunities and constraints in respect of design.

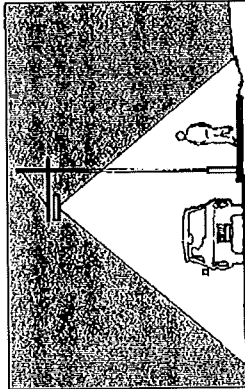
These sensitivities, both ecological and visual, have been taken into consideration when drafting these Development Controls.



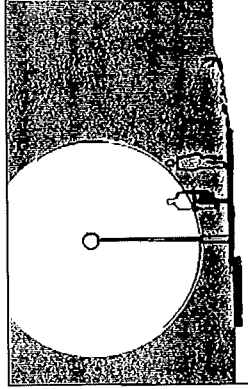
SKETCH 8
Low Level Lighting for Pedestrian Accessways to Maintain Nighttime/Ambience



SKETCH 10 - Above Ground Services
To be Screened by Planting or Structure



SKETCH 7
Overhead Lighting for Vehicle Pedestrian Areas, High Traffic Volume Areas and Key Intersections



SKETCH 9
Excessive Light Spill, Ineffective Coverage

5.4 Grading and Drainage
Specific grading controls are as follows:

- Natural drainage courses must be protected and existing drainage patterns maintained wherever feasible.
- New drainage courses are to be designed to appear and function like natural drainage ways. (Refer to Sketch 1 & 2)
- Drainage structures such as headwalls, ditches and similar drainage structures visible from off-site must be built of, or faced with, an approved stone and are to be similar to other stone features that are part of the public infrastructure within Jacks Point (Refer Sketch 3)
- Drainage design must minimise any potential for erosion and consequent downstream water quality impacts in line with good engineering practice. Erosion control measures may be required on certain sites during construction i.e. along the lake edge and near wetlands or watersheds.
- Site drainage and grading is to be designed to minimise grading, control erosion and sediment transport, and avoid any significant disruption to the natural landscape. All drainage improvements are to adopt a soft engineering approach and blend into the natural setting so as to appear as extensions of existing natural landforms.
- Graded slopes are not to exceed 1:2, unless it can be demonstrated that a steeper slope will result in less disturbance to existing mature trees and will not erode.
- Whenever feasible, natural slopes are to be used rather than retaining structures and laid back to blend into existing grade. (Refer Sketch 4 & 5)
- When structures provide the only feasible solution, they are to follow the natural contours of the land (Refer Sketch 6)
- All topsoil disturbed by grading operations is to be stockpiled within the construction site and reused as part of the landscape restoration plans.
- Imported fill or fill obtained from on-site grading operations may not be used to significantly raise the elevation of the site.
- Any indigenous vegetation within the construction site is to be either protected by fencing during any grading operations or relocated elsewhere in the site.

5.5 Retaining Walls

Retaining walls that are visible from off-site are to be built of approved natural local stone or schist boulder, reinforced and/or backed with concrete where required.

5.6 Driveway Areas

The type of material to be used in driveways is dependent upon the landscape unit within which they sit. For example, asphalt would be inappropriate in the low density Tablelands environment, but appropriate in the village area/high density areas in the Central Valley.

5.7 Exterior Lighting

Exterior lighting is another element that can greatly affect the extent of visible domestication of the landscape. Areas with greater visual sensitivities, such as the Tablelands, will have more restrictive design criteria in respect of exterior lighting than the Central Valley, with its lower visual sensitivity.

Exterior lighting is permitted to the extent required for safety, but should be kept to a

minimum so as to preserve the night time ambience (refer sketch 8) and minimise light spill throughout Coneburn and beyond its boundaries. (Refer sketches 7 & 9)

Flood lighting to allow after dark use of ball courts on the Tablelands will not be approved. Flood lighting will be approved only as part of an alarm system. Up-lighting of vegetation or structures in the Tablelands will not be approved if visible from off-site.

Low intensity, 25 watt maximum, indirect light sources and cut-off fixtures are to be used for all exterior lighting applications. Sources are to be incandescent, halogen or other "white" light, not sodium vapour or other coloured light.

5.8 Irrigation

Landscape irrigation is to be minimised, and systems that utilise low precipitation sprinkler heads, bubblers, as well as drip irrigation systems and timing devices are recommended to minimise water usage and runoff.

5.9 Site Utilities

All utilities are, where practical, to be installed underground.

Utility boxes are to be incorporated into the architectural form where possible, or screened by the use of planting. (Refer Sketch 10)

5.10 Exterior Service/Recycling Areas

Rubbish disposal, recycling areas, outdoor work areas and outside equipment, including satellite dishes and/or propane tanks, are to be completely screened from off-site views by the use of architectural features, plant materials, or where feasible, integrated into the form of the building. Ensure adequate area is set aside in the service areas for the provision of recycling bins and associated collection vehicles.

5.11 Landscape Zone Planting Guidelines

The Coneburn area has been mapped and divided into 6 distinct ecological zones. Each zone has a distinct natural character and landscape ecology which in turn demands a significantly different approach to landscape improvements. Specific planting guidelines and plant lists have been prepared for each landscape zone. (Guidelines will be adapted in reference to the Coneburn Area Resource Study (Appendix 3: Revegetation Plant Schedule).

As was found in the Coneburn Area Resource Study (QLDC, Oct 2002, Page 19), certain landscape character zones have different sensitivity to absorb change. This sensitivity applies right across the board, from buildings to new plantings.

Coneburn, on a simplistic level, exists on a sensitivity gradient running from SH Corridor to the lake escarpment. Both those points are deemed sensitive to change. The degree of sensitivity lessens as one approaches the Central Valley. The less sensitive a landscape is to change, the greater the design opportunity for variety and diversity in both the built and planted form.

Sensitive areas are restricted to primarily native vegetation, except where exotic vegetation is viewed as an appropriate short term 'nurse crop' to encourage establishment. Less sensitive



455

areas such as the Central Valley and Hummocks, may have a mixture of both exotic and native plantings.

Regardless of whether they are native or exotic, new plantings must achieve the following outcomes where possible:

- Within the Highway Landscape Protection Area Plan – avoid the planting and/or growing of any tree which may or does obscure views from the State Highway to the mountain peaks beyond the zone.
- Within the Lakeshore Landscape Protection Area avoid the planting and/or cultivation of any tree or shrub which is not indigenous and characteristic of the Lake Wakatipu foreshore.
- Protect important viewshafts.
- Screen outdoor service areas and other improvements from adjacent building envelopes and off-site views.
- Rehabilitate and enhance existing vegetation.
- Utilise drought tolerant species.
- Minimise areas of ornamental planting and intensive irrigation in areas sensitive to change.
- A gradual transition should be made from the more horticulturally controlled and ornamental areas near the houses to the more native, indigenous landscape of the open space reserves.
- The spread of wilding tree species, as defined by QLDC, will need to be controlled.

Refer to Appendix 4 for list of approved plant species and Appendix 5 for prohibited plant species.

5.12 Signage

- All signage to be less than 2m² in area.
- All signage greater than 1m² in area needs Design Review Board approval.
- Signage background colour to integrate with background landscape colour.

6. ARCHITECTURAL CONTROLS - GENERAL

Significant control of architectural form already exists in the Assessment Matters in the District Plan.

Each developer will draft a set of Design Guidelines particular to the landscape character areas contained within their sites.

The Coneburn Area is made up of landscapes with varying character each providing creative opportunities for appropriate design responses. Variety is to be encouraged, as is continuity. Continuity is the 'glue' which provides cohesion between built forms and gives a sense of unity to a neighbourhood enclave or village area. This can be achieved through providing guidelines, building upon those outlined in the Assessment Matters in respect of key architectural design elements.

The main architectural components that need control in order to establish design character (appearance) are the following:

- Building form and massing to reflect the incremental and broken nature of traditional buildings
 - Exterior cladding
 - Roof colour
 - Roof pitch
 - Roofing materials
 - Wall colour
 - Building height
- NB. Where possible, building materials with low reflectivity shall be used or materials with a non-reflective finish.

The range of exterior wall materials deemed appropriate for the Coneburn Area are:

- Local stone
- Corrugated Iron
- Natural timber; weatherboard or board and batten
- Plaster

Greater detail in respect to proportion of materials, form, elevational treatments, bulk and location etc. will be developed for each 'design unit' within Coneburn. Each 'design unit' will have its own Design Guidelines, as each will require a different design response.

7. DESIGN REVIEW PROCEDURES

Each of the stakeholders of the Coneburn area will in turn practice a set of 'Design Controls' which will form another level of control under the overall Coneburn Area Development Guidelines as proposed by Jacks Point.

This section provides a guide for the design review process. The process involves a series of meetings between the Owner, their design team and the Design Review Board (DRB). See Appendix 3 for a complete description of the DRB.

The process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check points, designed to ensure a smooth and efficient review of the building and site design. The DRB is committed to assisting Owners through the design review process. The DRB should be thought of as a member of the Owner's design team as opposed to a "regulatory review agency."

Design Review Board

The DRB shall consist of five members and five alternate members, who may act in place of the other members if unavailable.

- Developers Representative
- Architectural Consultant
- Landscape Architect Consultant
- Representative of the QLDC
- Representative of the Homeowners Association

7.1 Design Review Process

This design review process must be followed for any of the following improvements:

- Construction of all new buildings;
- The renovation, expansion or finishing of the exterior of existing building;
- Major site and/or landscape improvements (including bridges, driveways and/or culverts); and
- Construction of, or additions to, fences or enclosure structures.

The DRB evaluates all development proposals on the basis of three documents:

- The QLDC Proposed District Plan – Jacks Point Zone.
- The Coneburn Development Controls.
- The relevant Design Guidelines.

Most of the Development Controls outlined in this document are written as relatively broad standards, which each developer will expand into their own Design Guidelines. The interpretation of these standards is left up to the discretion of each of the DRBs. Other guidelines such as building height, roof form and exterior wall materials are more definitive design parameters, and in many cases parallel Council Zone requirements. It is the intention of this design review process that all improvements comply with these standards.

The Coneburn Design Review process takes place in four steps:

1. A Pre-Design Conference
2. Preliminary Design Review
3. Final Design Review
4. Observations

Any improvement as described above will require and be preceded by the submission of plans and specifications describing the proposed improvements accompanied by an application fee (to be determined). The Owner will retain competent assistance from a registered Architect, civil engineer, Landscape Architect and Contractor.

The Owner and Consultant(s) shall carefully review the QLDC District Plan, these Development Controls and the relevant Design Guidelines, prior to commencing with the design review process.

Having secured final design approval from the DRB, the Owner is also required to meet all Resource Consent and Building Consent requirements of the QLDC.

7.2

Pre-Design Conference

Prior to the preparation of any materials for formal DRB review, the Owner and Consultant(s) must meet with representatives of the DRB for a pre-design conference. The purpose of this meeting will be for the DRB to answer any questions the Owners and/or Consultant(s) may have and to offer guidance.

7.3

Preliminary Design Review

In order to continue the process after the pre-design conference, the Owner will submit a written application and appropriate fee for preliminary design review together with preliminary design documents. A checklist of the required preliminary design documents is located in Appendix 2, and a preliminary design review application package will be available from the DRB office. This step in the process is intended to avoid wasted time and professional fees that result from pursuing a design solution that is in conflict with the site standards contained in the QLDC Proposed District Plan, these Development Controls and the relevant Design Guidelines.

7.3.1 Staking

The Owner will stake the location of corners of the proposed buildings and all other major improvements upon submittal of preliminary design review documents. Additionally, trees to be removed and/or protected will be appropriately tagged. In some instances, the DRB may require that ridgepole flagging be erected to indicate proposed heights of buildings.

7.3.2 Preliminary Design Review Meeting

Upon receipt of the required documents and staking of the property, the DRB will notify the Owner of the scheduled meeting date to review the preliminary design documents. The Owner and/or consultant(s) must be present at the meeting, or the submittal will be postponed until the next meeting. The DRB will review and comment on the application at the meeting, allow time for discussion with the

Owner and/or Consultant(s), and subsequently provide the Owner with the conclusions of the meeting in writing.

The comments of the DRB on the preliminary submittal shall be advisory only, and shall not be binding upon either the Owner or the DRB. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the DRB a minimum of five working days prior to the next regularly scheduled meeting.

At this time preliminary utility requirements will also be reviewed including, as applicable, septic disposal location alternatives.

7.4 Final Design Review

Within one year of preliminary design review the Owner may initiate the final design review by submitting required final design documents and the appropriate fee. Required final design documents and procedures are included in Appendix 2, and a final design review application package is available from the DRB office.

7.4.1 Final Design Review Meeting

Upon receipt of the required documents, the DRB will notify the Owner of the scheduled meeting date to review the final design documents. In some instances, the DRB may request a final staking of the location of all corners of proposed buildings if the final design documents vary substantially from approved preliminary design documents.

The Owner and/or Consultant(s) must be present at the meeting, or the submittal will be postponed until the next meeting. The DRB will review and comment on the application at the meeting, allow time for discussion with the Owner and/or Consultant(s), and subsequently provide the Owner with an approval or conclusive recommendations in writing for refinements to the design. A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the DRB a minimum of five working days prior to the next regularly scheduled meeting.

7.4.2

Final Design Approval

The DRB will issue final design approval in writing within seven working days of a vote for approval at a final design review meeting. If the decision of the DRB is to disapprove the proposal, the DRB shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in redesigning the project so as to obtain the approval of the DRB.

7.5 Resubmittal of Plans

In the event that final submittals are not approved by the DRB the Owner will follow the same procedures for a resubmission as for original submittals. An additional design review fee must accompany each resubmission as required by the DRB.

7.6 Council Approval

The Owner shall apply for all applicable Resource Consents and Building Consents from the

QLDC after receiving final design approval from the DRB. Any adjustments to DRB-approved plans required by the QLDC must be resubmitted to the DRB for review and approval prior to commencing construction

Buildings within the Jacks Point Zone are a 'controlled activity' in respect of and limited to

- external appearance
- infrastructure and servicing
- associated earthworks and landscaping
- access

Approval from the DRB will facilitate approval from the Regulatory Officers of QLDC/Civic Corp. Building consent can be applied for at any time, but is always linked to a Resource Consent. Construction is unable to start until Resource Consent has been granted.

7.7 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended improvements that differ from approved final design documents must be submitted in writing to the DRB for review and approval prior to making changes.

7.8 Notice of Completion

The Owner will provide the DRB with a Notice of Completion of an Improvement(s) given final design approval by the DRB. The DRB will make a final inspection of the property within seven working days of the notification. The DRB will issue a Notice of Completion within seven working days of observation. If it is found that the work was not done in compliance with the approved final design documents, the DRB will issue a Notice to Comply within three working days of observation.

This process is separate from that of the QLDC Building Authority, requiring Code Compliance and any Resource Consent requirements.

7.9 Design Review Schedule

The DRB will make every reasonable effort to comply with the time schedule for design review. However the DRB will not be liable for delays that are caused by circumstances beyond their control. The DRB will provide design review according to the following schedule:

7.9.1 Pre-Design Conference

Meeting scheduled within 14 working days of receipt of pre-design conference request form.

7.9.2 Preliminary Design Review

Application documents to be submitted 14 working days prior to the next scheduled DRB meeting.
Written comments from DRB meeting provided to Owner within seven working days.

7.9.3 Final Design Review

Application documents to be submitted 14 working days prior to the next scheduled DRB meeting, and within one year of preliminary design approval. Proposed dwelling is pegged and levels set for review by DRB.

Written comments from DRB meeting and/or written notice of final design approval provided to Owner within seven working days.

7.9.4 Consents and Permits

Owner applies to QLDC for all applicable Resource Consents and building permits.

7.9.5 Construction Observations

Site and mock-up observation with the Builder prior to any site disturbance, and within seven working days of receipt of written request. In addition, an on-site mock-up shall be constructed for approval by the DRB.

7.10 Application Format

An application and information package will be available from the DRB for each submission. Each submission must be accompanied by the required information, as specified in the application package instructions, in order to be scheduled for review. Design Review Information and Submission requirements are included in Appendix 2. The Owner and/or design Consultants must attend the DRB meetings to explain a submission or be available to respond to questions.

8. DESIGN REVIEW BOARD ORGANISATION

8.1 Design Review Board Membership

The Design Review Board (DRB) will consist of five members. Each person will hold office until such time she has resigned or been removed or her/his successor has been appointed.

8.2 DRB Administrator

The DRB Administrator (Administrator) shall assist the DRB in administering, scheduling and reviewing all submissions for design review. Although the Administrator shall not be a voting member of the DRB, the Administrator may make recommendations to the DRB regarding design review submissions.

8.3 Appointment of Members

Initially three members shall be appointed by the Developer, one member shall be appointed by the QLDC and one member from the Homeowners Association.

Members shall serve staggered two-year terms. There is no limit to the number of consecutive terms that can be served by any member.

8.4 Resignation of Members

Any member of the DRB may at any time resign from the DRB upon written notice stating the effective date of the member's resignation to the Board. Any member may be removed at any time by the body that appointed them, with or without cause.

8.5 Functions of the DRB

It will be the duty of the DRB to consider and act upon such proposals or plans from time to time submitted to it in accordance with the design review procedures established by these Design Guidelines; to amend the Design Guidelines as necessary in consultation and agreement with the Council; and to perform any duties assigned to it by the Developer.

8.6 Meetings

The DRB will meet monthly or as needed to properly perform its duties. The DRB's actions on matters will be by a majority vote of the DRB. Any action required to be taken by the DRB may be taken without a meeting if a consent in writing, setting forth the action so taken, will be signed by all of the DRB members. The DRB will keep and maintain a record of all actions taken by it. The powers of this DRB relating to design review will be in addition to all design review requirements imposed by the QLDC.

8.7 Compensation

To be determined.

445

APPENDIX 1

QLDC Proposed District Plan - Jacks Point Zone Provisions
(to be completed when Jacks Point Zone is confirmed)

9. APPENDIXES

Appendix 1 QLDC District Plan - Jacks Point Zone Provisions

Appendix 2 Flow Chart - Design Review Board & Civic Corp Interface

Appendix 3 Schedule of Information for Submission to Design Review Board

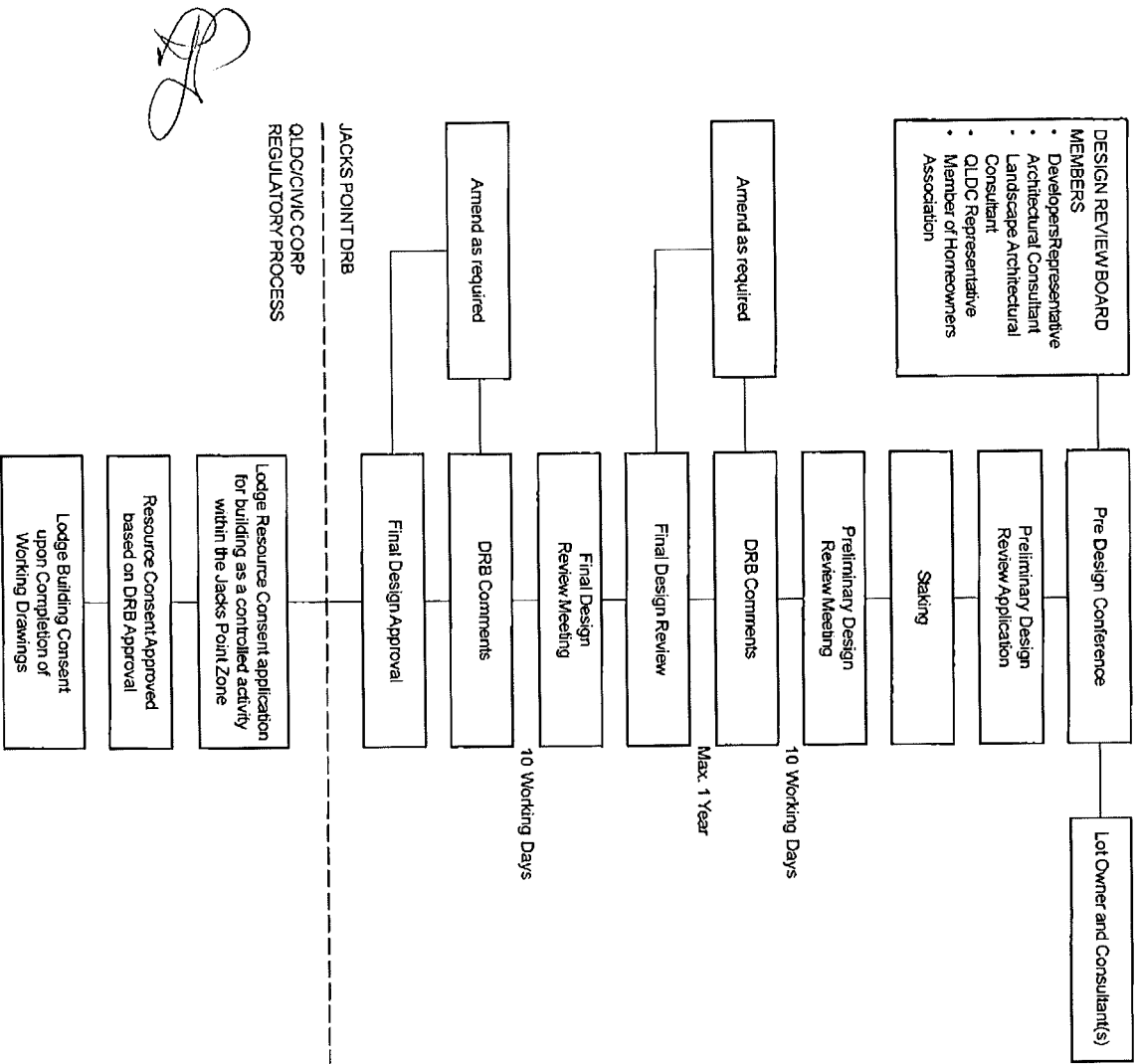
Appendix 4 Recommended Plant Species

Appendix 5 Prohibited Plant Species



APPENDIX 2

FLOW CHART - DESIGN REVIEW BOARD & COUNCIL INTERFACE



4/6/03

APPENDIX 3

SCHEDULE OF INFORMATION FOR SUBMISSION TO DESIGN REVIEW BOARD

Schedule of Information for DRB

1. Pre-Design Conference Package
 - Coreburn Development Controls
 - Design Guidelines
 - Meeting Request Form
2. Preliminary Design Review Application Package
 - Preliminary Design Review Application Form
 - Schematic Floor & Roof Plan
 - Schematic Elevations
 - Conceptual Landscape Plan
 - Perspective Sketches
3. Final Design Review Application Package
 - Final Design Review Application Form
 - Floor & Roof Plans
 - Elevations
 - Landscape Plan
 - Sample Board of Materials
 - Perspective Sketches
 - Construction Schedule

APPENDIX 5

PROHIBITED SPECIES

- Pinus muricata; or
- Pinus contorta; or
- Pinus nigra

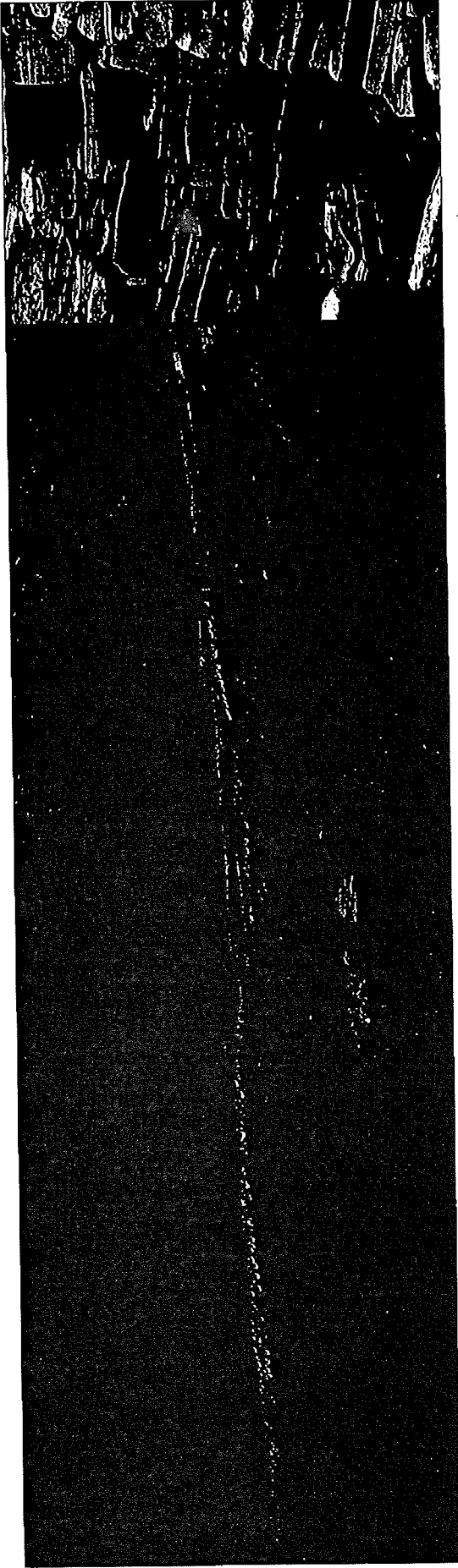
NB: This list will be added to as required.

APPENDIX 6

DESIGN GUIDELINES - TABLELANDS



PSB



Jacks Point Zone
Design Guidelines - Tablelands and Jacks Point

July 25, 2003

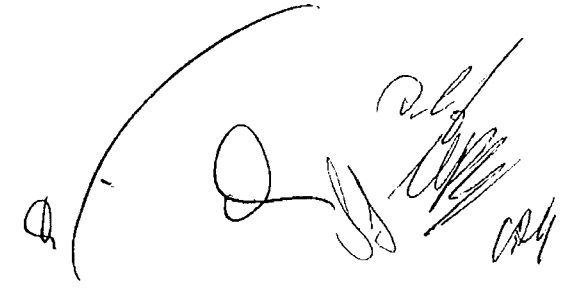
[Handwritten signature]
[Handwritten initials]

[Handwritten initials]

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

CONTENTS

1.0	INTRODUCTION	3
2.0	SITE DESIGN CONTROLS	3
2.1	Tablelands and Jacks Point	3
2.1.1	Residential Tablelands and Lodge Zones	3
2.1.1.1	Site Development Principles and Definitions	
2.1.1.2	Architectural Controls	
2.1.1.3	Landscape Controls	
2.1.2	Open Space and Open Space and Golf Course Zone	6
2.1.2.1	Site Development/Earthwork Principles	
2.1.2.2	Architectural Controls	
2.1.2.3	Landscape Controls and Management	



1.0 INTRODUCTION

These Design Guidelines provide a site specific level of control to ensure the design outcomes respond fully to both the requirements of the Jacks Point Zone and the Development Controls proposed for the Coneburn Area. The Design Guidelines will be submitted as part of later resource consents for specified development with the expectation they form part of a Consent Notice or Covenant to ensure the developer and subsequent owners adhere to them.

Adherence to these Design Guidelines will assist developers, lot owners and their respective consultants obtain specific development approvals required both under the Jacks Point Zone and registered Covenants. Other reference documents are:

- Coneburn Area Resource Study
- Coneburn Development Controls
- QLDC Proposed District Plan

This document has been prepared and is presented by Jacks Point Limited and Henley Downs Holdings Limited as a basis for design controls to apply to the Tablelands within the Jacks Point Zone.

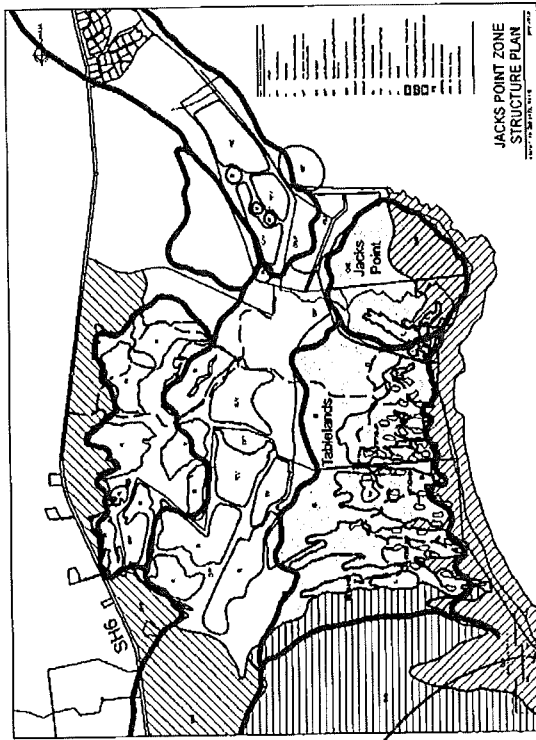


Figure 1 - Tablelands and Jacks Point

2. SITE DESIGN CONTROLS

2.1 Tablelands and Jacks Point

Includes the following structure plan activity areas (refer Figure 1):

- 'RT/G-JP' = Residential Tablelands/Golf - Jacks Point
- 'RT/G-HD' = Residential Tablelands/Golf - Henley Downs
- 'L' = Lodge
- 'OS' = Open Space
- 'G' = Open Space and Golf Course

(NB Final designation to be confirmed following Council Decision)

2.1.1 Residential Tablelands and Lodge Zones ('RT/G-JP', 'RT/G-HD', 'L')

2.1.1.1 Site Development Principles and Definitions

Homesites and Openspace Concept (Refer Figure 2)

Homesite: A maximum Homesite area of between 2400m² - 2900m², within each allotment, is able to be developed and modified. The Homesite is a predesignated area within the allotment and covenanted on the title. All built improvements, except the access driveway, underground services and wastewater disposal systems, must be located entirely within the Homesite. The Homesites are shown on the Structure Plan (Figure 3) and located to ensure the building and landscape modifications are appropriately sited in respect to local landform and vegetation.

Openspace: The remaining area within the allotment is covenanted as open space. Principal use of the area is the retention and enhancement of unimproved grasslands, wetlands, tussock land and grey shrubland. Recommended assessment matters for the Tablelands residential areas include a requirement that a certain area within the Openspace of each lot be maintained in / or reinstated with local grey shrubland, wetland and/or wild grassland.

Design Intention

- Ensure all development is appropriately sited and controlled in respect to buildings, infrastructure and landscaping.
- Create a built environment which exhibits a seamless integration between the built and the natural environment.
- Avoid obvious and visually intrusive development in this landscape zone.
- Establish a rigid set of prescriptive Design Guidelines in order to achieve the above.

Handwritten signatures and initials, including a large stylized 'Z' and other illegible marks.

Handwritten signatures and initials at the bottom right of the page, including a signature that appears to be 'MAY'.

2.1.1.2 Architectural Controls

1. Objective

- To create an architectural language and a restricted palette of materials that is responsive to the open, grassland nature of the Tableland, and provides a high degree of predictability for the resulting architectural design outcomes.
- To ensure the architecture is subservient to the local landscape character. Building height has been set down to encourage landowners, on sloping grades, to cut down into the land, lowering the building profile and making the architecture subservient to the dominant landscape.

2. Controls

Height

- Maximum height of any building is 5m above a nominated datum level within each homestead for 90% of the structure.
- 10% of the building can be 6m above that nominated datum level to allow for roof penetrations e.g., chimneys, light wells.

Wall Materials

- South Elevation: not less than 75% local natural stone.
- East Elevation: not less than 50% local natural stone
- North Elevations: no restriction
- West Elevation: not less than 50% local natural stone
- Remaining walls to be clad in dark recessive colours Suggested materials: plaster, timber, corrugated iron
- The stone elevation may have up to 40% plaster pointing as part of its appearance.

Glazing

- To minimise glare and unwanted reflectivity, non reflective glazing is to be used, or
- The glazed area is screened by a roof overhang. The overhang shall be no less than 25% of the combined height of the glazing elevation e.g. if the elevation is 5m high, height of the glazing is 4m then, the overhang shall be no less than 1m.
- Glazing to be recessed a minimum of 300mm

Roof Pitch & Materials

- A minimum of 7.5% of building is to have a flat roof with native local grasses and schale (local schist chip) as cover over a waterproof membrane.
- The balance of up to 25% of the roof area is restricted to natural dark grey slate tiles or natural finish cedar shakes.

Setbacks

- As the 'Homestead' is an already defined area within the title, no other internal boundary setbacks are required.

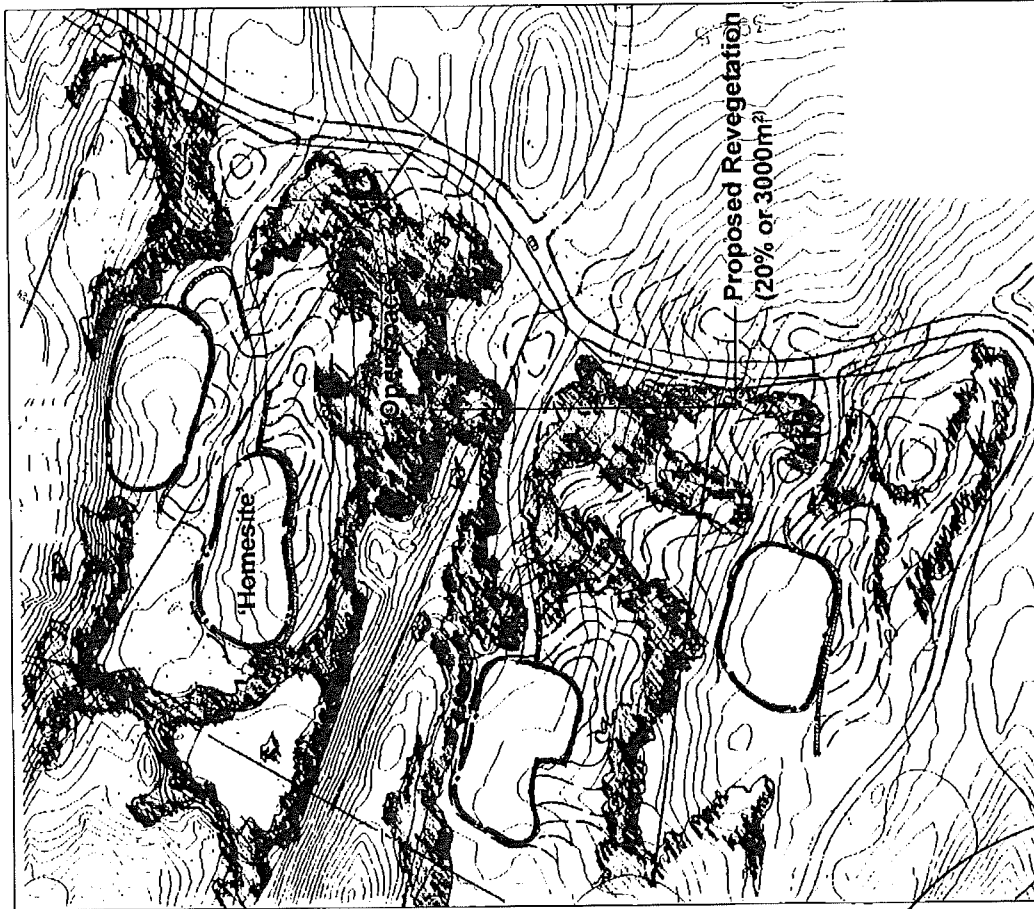


Figure 2 - 'Homestead' and 'Openspace' Concept

Handwritten initials 'JLB' in the top right corner.

Handwritten signature or initials in the right margin.

Large handwritten signature and initials at the bottom right of the page.

Planting - 'Openspace'

- 20% or 3000m² of the Openspace of every title, whichever is the greater, is to be revegetated with native vegetation prior to building on the Homesite.
 - If a title already has an existing native vegetative cover equal to or greater than the prescribed minimums the landowner will be required to revegetate a similar sized area in the 'Open Space (O/S)' Zone in a location approved by the Council.
 - Revegetation of the Openspace area is to use only the approved plant list contained in the Appendix 4, of the Development Controls, taken from 'grey shrubland' and 'tussock land' plant palette.
- Planting - 'Homesite'**
- Planting of indigenous native vegetation is encouraged, however it is not prescribed.
 - Exotic shrub planting will be permitted within the Homesite, up to a maximum mature height of 1.5m.
 - A list of prohibited species is included in Appendix 3 of the Coneburn Stakeholders Agreement- Development Controls. The DRB reserves the right to add to this list at its discretion
 - The DRB reserves the right to decline any species it believes to be out of character with the Tablelands environment.

Fences/Walls

- Freestanding walls, around or within the 'Homesite', are to be constructed of local natural stone only to a maximum height of 2.0m.
- Exterior walls should appear as an extension, or attachment to the house. These walls should not exceed 2.0m in height.
- No fencing of the property title outside the Homesite is permitted except along boundaries of road access or public access routes for purposes of stock control and/or demarcating private land from public access routes. Any such fencing must be post and wire/post and rail only and no higher than 1.2 metres above ground level.

2.1.1.3 Landscape Controls

1. Objectives
 - To covenant the 'Openspace' as an area for native revegetation and/or regeneration only.
 - To encourage the planting of principally indigenous vegetation within the 'Homesite', but allowing the landowner flexibility to plant his or her preferred plant species within certain parameters.
 - To ensure that the landscape outcomes enhance the existing character of the tablelands.
2. Controls
 - **Residential Roading/Private Access Roads (excludes private forecourt)**
 - 4.0m carriageways with passing bays
 - 4.0m wide grass swales, 2.0m either side
 - 1.5m grass paths
 - Roading material to be pre-coated chip seal with edge restraint
 - No sections of road to be built with a gradient of greater than 1:7, except for rises of less than 20m.
 - Pavement thresholds may be included and will be constructed of local natural stone

Earthworks - Grading & Drainage

- No cut batter to exceed 1:2.
- No cut to fill is to occur outside the Homesite, except as a result of providing access thru the Openspace to the Homesite.
- Wherever feasible, natural slopes are to be used rather than retaining structures.
- All cut and fill slopes, if outside the Homesite, are to be revegetated with native grasses and blend back into the surrounding natural vegetation.
- Drainage is to adopt a 'soft engineering' approach, through the creation of swales.
- Natural drainage courses are to be protected and existing drainage patterns maintained wherever possible.
- New drainage courses are to be designed to appear and function like natural drainage ways and recharge existing wetlands.

Lighting

- Only low level bollard lighting will be used on the Tableland roading to the extent required for safety and at key locations e.g. intersections, directional signage
- Private accent lighting will be limited to the Homesite.
- Uplighting will not be approved if visible from off-site.
- Low intensity, indirect light sources are to be used for all exterior lighting applications.
- Light sources are to be incandescent, halogen or other white light, not sodium vapour or other coloured light.

46

2.1.2 Open Space ('O/S') and Open Space and Golf Course Zone ('G')

2.1.2.1 Site Development/Earthwork Principles

1. Objectives
 - Construction of the golf course will follow 'Best Practice' earthworks and construction techniques. The Site Standards as currently provided for in the District Plan provide sufficient control in respect to this.

2.1.2.2 Architectural Controls

1. Objectives
 - Heights of accessory buildings i.e. Golf shelters, as referred to in the Jacks Point Zone are to have a maximum height of 4m above existing ground.
2. Controls
 - Controls specified in 2.1 1.2 covering Wall Materials, Glazing, Roof Pitch/ Materials also apply to Open Space ('O/S') and Open Space Golf Course ('G') Zones.

2.1.2.3 Landscape Controls and Management

1. Objectives
 - All openspace areas (everything outside the formed and maintained tees, fairways and greens of the golf course termed the 'out of play areas'), are to be managed for the restoration of unimproved grassland and grey scrubland, in accordance with the attached Landscape Management Plan (Figure 3).
 - Farming of certain areas is to be encouraged and used as a landscape management tool.
 - Efficient use of the water resource on the golf course through efficient irrigation usage.
 - Minimise removal of existing native vegetation except where it impacts on the routing of the golf course.
2. Controls
 - Post and wire fencing will be permitted on the Tablelands as a landscape management tool for stock control only
 - All noxious weeds ie gorse, broom and Spanish heath and exotic invasive tree species such as larch and sycamore are to be removed.
 - Controls specified in 2.1.1.3 covering Roading, Earthworks and Lighting also apply to Open Space ('O/S') and Open Space Golf Course ('G') Zones.

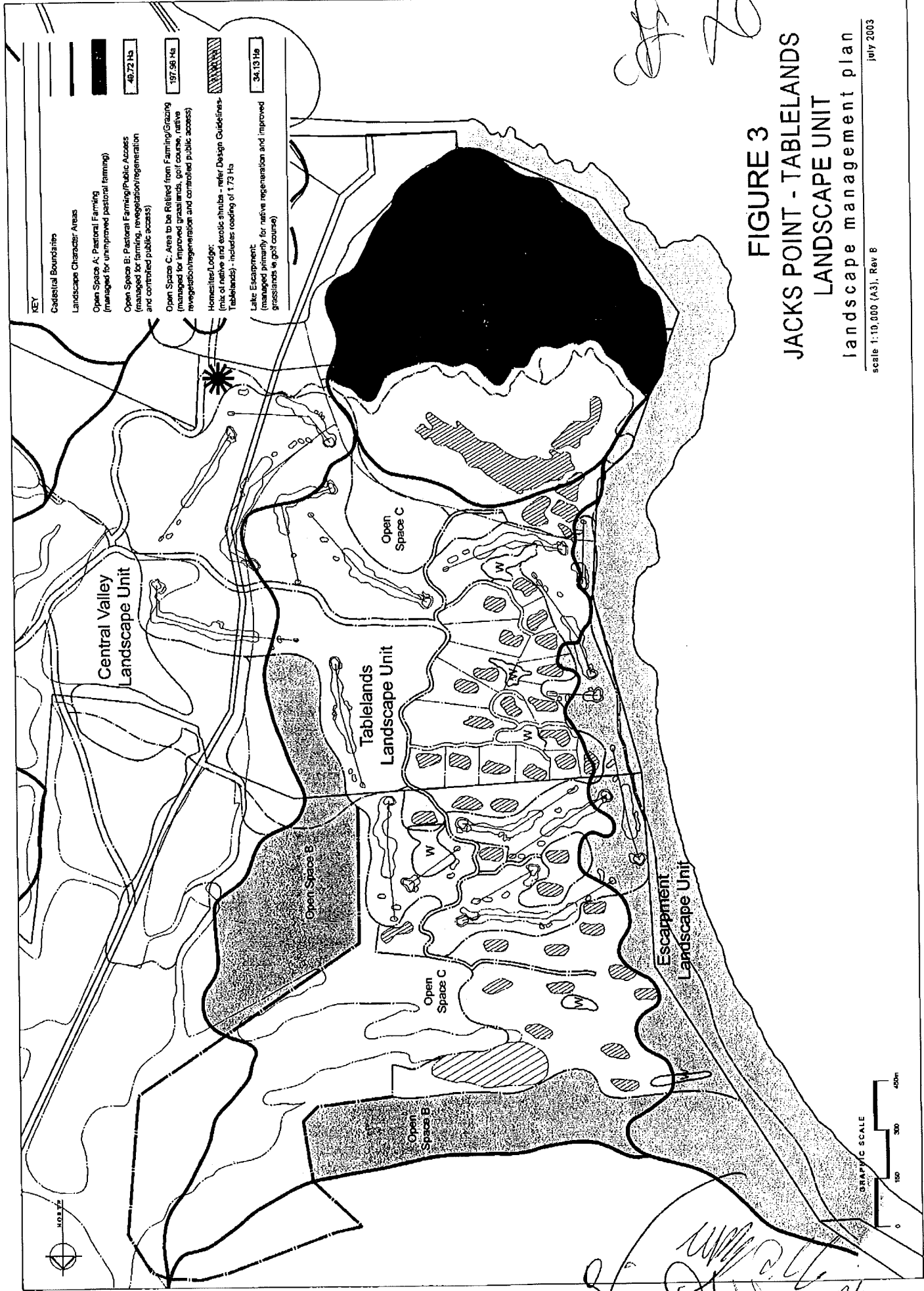


FIGURE 3
JACKS POINT - TABLELANDS
LANDSCAPE UNIT
 landscape management plan

scale 1:10,000 (A3), Rev B

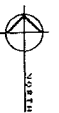
july 2003

Handwritten initials/signature

Handwritten initials/signature

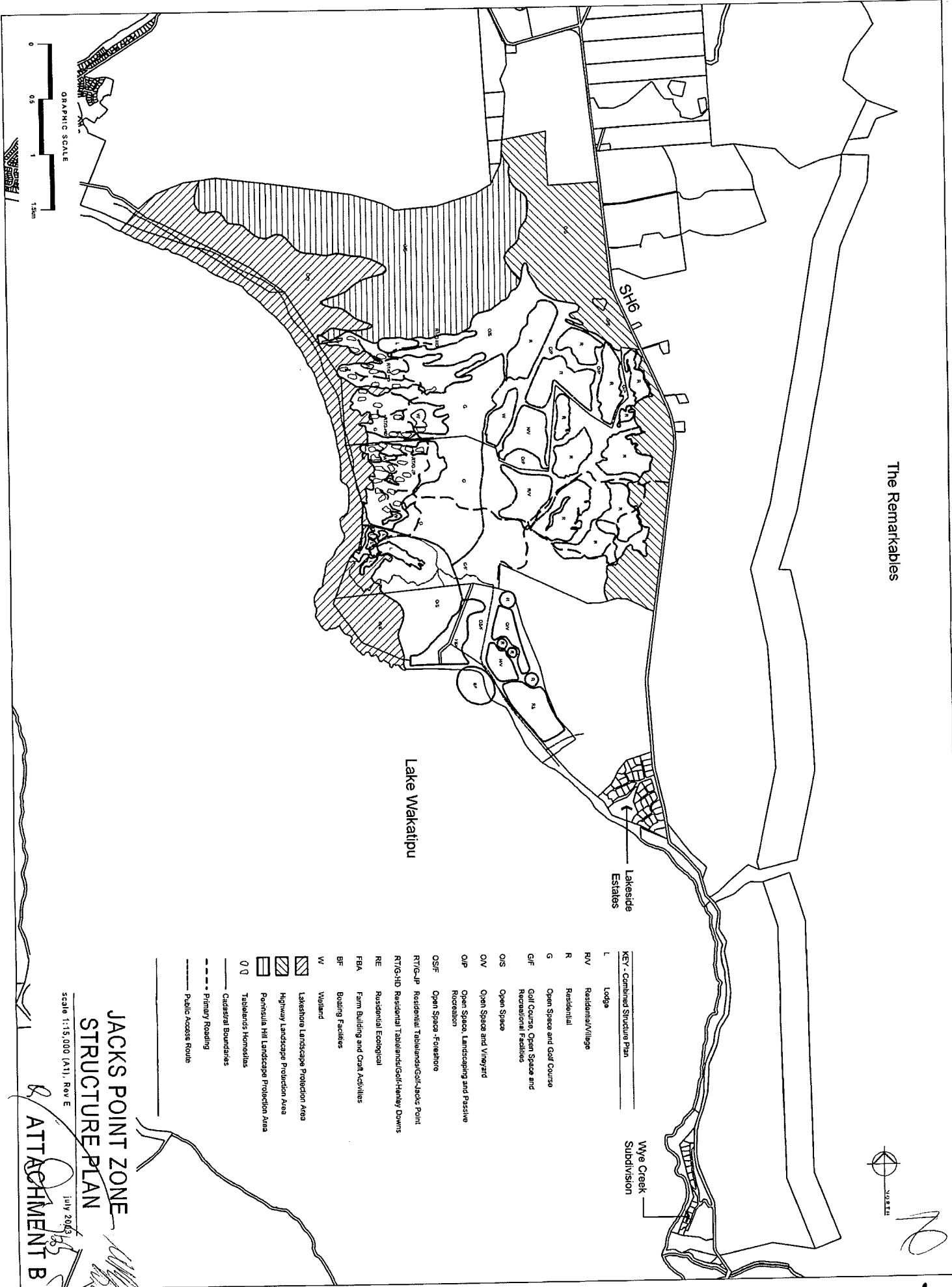
Handwritten initials/signature

The Remarkables



NO

B



Wye Creek Subdivision

Lakeside Estates

Lake Wakatipu

KEY - Combined Structure Plan

- L Lodge
- R/V Residential/Village
- R Residential
- G Open Space and Golf Course
- G/R Golf Course, Open Space and Recreational Facilities
- O/S Open Space
- O/V Open Space and Vineyard
- O/P Open Space, Landscaping and Passive Recreation
- O/S/F Open Space - Foreshore
- RT/G-UP Residential Takahanda/Golf/Jacks Point
- RT/G-HD Residential Takahanda/Golf-Hervey Downs
- RE Residential Ecological
- FBA Farm Building and Craft Activities
- BF Boating Facilities
- W Wetland
- Lakeshore Landscape Protection Area
- Highway Landscape Protection Area
- Pontiac Hill Landscape Protection Area
- Takahanda Homesteads
- Cadastral Boundaries
- Primary Road
- Public Access Route

**JACKS POINT ZONE
STRUCTURE PLAN**

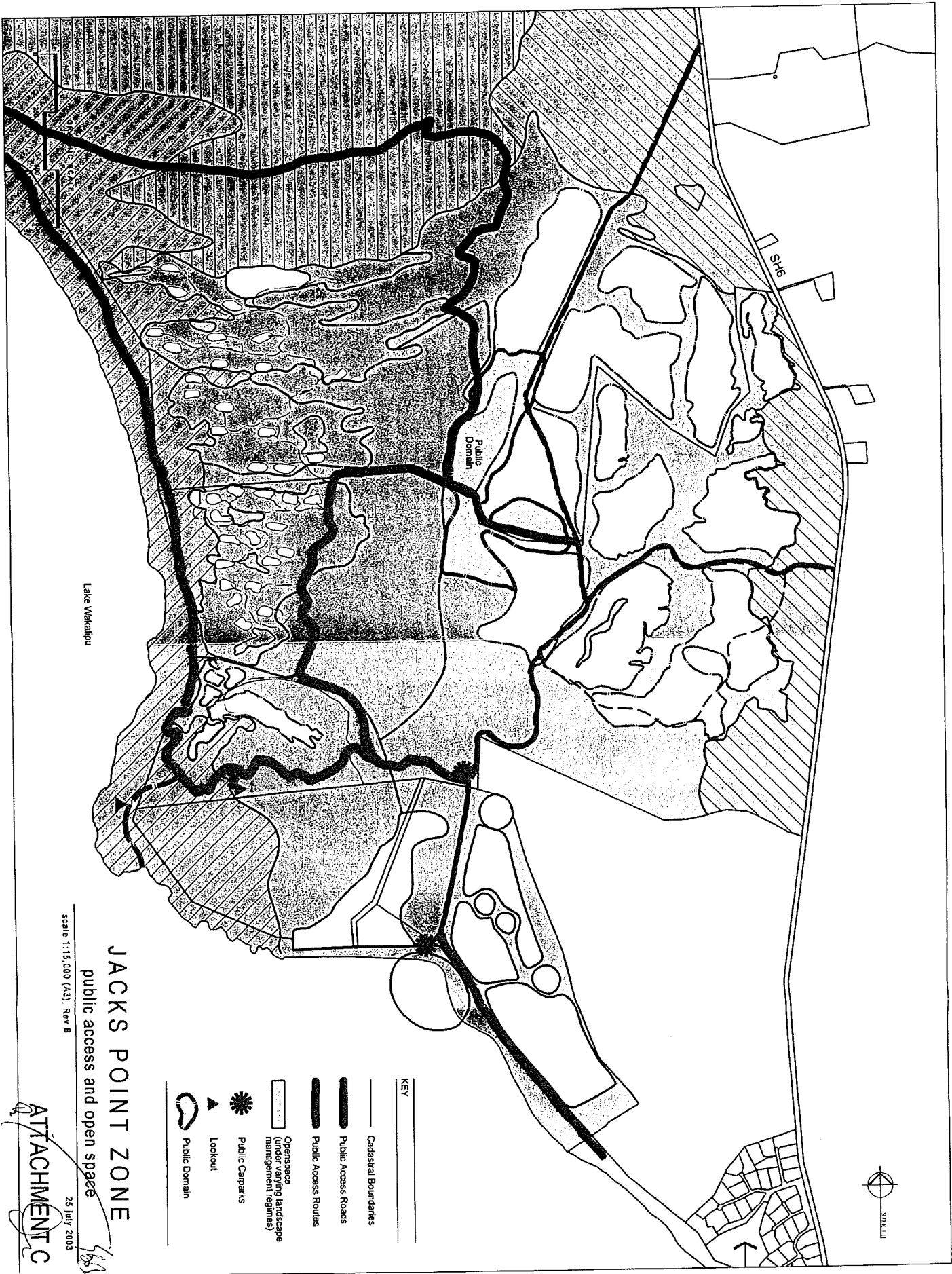
Scale 1:15,000 (A1), Rev E

July 2005

ATTACHMENT B

[Handwritten signatures and initials]





Lake Wairarapa

Public Domain

SHS

JACKS POINT ZONE
public access and open space

scale 1:15,000 (A3), Rev B
25 July 2003

ATTACHMENT C

KEY

- Cadastral Boundaries
- Public Access Roads
- Public Access Routes
- Open space (under varying landscape management regimes)
- ☀ Public Camparks
- ▲ Lookout
- Public Domain



[Handwritten signatures and initials]

[Handwritten mark]