

Before the Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 13
Queenstown Mapping (Group 1D – Jacks Point Zone
Extension)

SUMMARY STATEMENT OF EVIDENCE OF MIKE COBURN FOR

Jacks Point Residents and Owners Association (#1277)

Dated 24 August 2017

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**anderson
lloyd.**

SUMMARY EVIDENCE

- 1 My name is Mike Coburn. My qualifications and experience are set out in my Rebuttal Evidence.
- 2 The JPROA is the representative body of all the current residents within Jack's Point. I have been a member of the Jack's Point Residents and Owners Association (JPROA) from its inception. I am the current Committee Chairman. JPROA owns and maintains the following infrastructure (**Communal Facilities**), for the benefit of its members:
 - (a) The roading network;
 - (b) Water permits enabling the supply of potable water;
 - (c) Wastewater systems; and
 - (d) Communal amenities, including reserves, open space, walkways and trails.
- 3 The role of JPROA in ensuring the delivery and oversight of these communal facilities is covered in more detail in my evidence in chief lodged for Hearing Stream 09 (JPZ), under hearing 'Overview of the JPROA'. I refer to and adopt that evidence in respect of this Hearing Stream.
- 4 Based on the evidence presented to date by the Homestead Bay submitter, and Council, the JPROA is still unable to support the proposed rezoning and expansion of development at Homestead Bay.
- 5 In terms of traffic effects, there is still a great deal of uncertainty. There has been no confirmation that the traffic from the largely upscaled residential development will be able to access the SH6 through a new access point. Even if a new access to SH6 were provided to Homestead Bay, it is unclear how much traffic would still flow through Maori Jack Road by choice were the internal roading network integrated, and therefore the effects on the existing residents and the need for any upgrade. Based on these uncertainties, and the potential but unassessed effects on Jacks Point residents, JPROA cannot support the rezoning.
- 6 In terms of effects on water quality specifically as it relates to the Coneburn Water Supply, based on Mr Gousmett's evaluation of the assessment to date by the Submitter there is no certainty that stormwater and waste water for the scale of development proposed can be provided in a manner that protects the water quality of the lake which is the source of the Jacks Point community drinking water.

- 7 The final concern the JPROA has with the scale of upzoning proposed is the effect on amenity values of the Jacks Point residents, both from the change to the rural character and outlook, as well as the potential changes that might arise were the airstrip to become part of the Zone. As the proposal is currently presented, inclusion of the airstrip does not fit at all with the objective of the zone. There are no controls proposed were the airstrip activities to be reviewed, or changes sought to the operations on that site.
- 8 Both the increase in scale of residential development and the inclusion of the airstrip within the extension to the zone on the basis proposed in the evidence are materially at odds with the amenity values JPROA seeks to protect.

Dated this 24th day of August 2017

Mike Coburn

