

Before 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

STATEMENT OF REBUTTAL EVIDENCE OF MIKE COBURN FOR

Jacks Point Residents and Owners Association (#1277)

Dated 07 July 2017

Solicitors

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

**anderson
lloyd.**

QUALIFICATIONS AND EXPERIENCE

- 1 My name is Michael Coburn.
- 2 I am a Company Director having served on a number of boards including public, private, cooperatives, Crown and local government. I have been involved in property development for over thirty years. I have been a member of the Jack's Point Residents and Owners Association (JPROA) from its inception. I am the current Committee Chairman. I live at Jack's Point. I have been involved in the development of Jack's Point since 2003. I work closely with the Jack's Point developer entities on behalf of the residents and the JPROA committee on the use, design, management, development and planning for the Jack's Point Zone
- 3 In preparing this evidence I have reviewed:
 - (a) The Submission of the Jardine Family Trust and Remarkables Station Limited Submission (715);
 - (b) The section 42a report prepared by Ms Jones (dated 24 May 2017);
 - (c) The statements of evidence prepared by Jason Bartlett and Christopher Hansen on behalf of Submitter 715.

SOPE OF EVIDENCE

- 4 The JPROA is the representative body of all residents within Jack's Point. This evidence is on Queenstown Mapping Topic 13, particularly in respect of Submission 715 seeking amendments to development within the Homestead Bay portion of the Jacks Point Zone ('JPZ') of the Proposed District Plan ('PDP'). My evidence will cover the following topics:
 - (a) An overview of the JPROA key interests in the Homestead Bay rezoning proposal as provided in the JPROA further submission (1277);
 - (b) The implications of increased development at Homestead Bay on the wider JPZ in respect of:
 - (i) Infrastructure and servicing;
 - (ii) Road networks;

JPROA KEY INTERESTS IN HOMESTEAD BAY REZONING

- 5 The JPROA further submission (1277) provided the following key matters:

The submitter is a person who has an interest in the proposed district plan provisions in respect of Jacks Point that is greater than the interest the general public has. The JPROA was established by the developer of Jacks Point as a

vehicle to administer the private open space, communal infrastructure and the internal road network within Jacks Point.

The reasons for support or opposition of each submission are specified in the table below, however the reasons for such further submission are broadly concerned with:

(a) The management of the Jacks Point communal facilities

(b) Maintaining the high quality landscape setting of Jacks Point

(c) Maintaining the character and amenity values of the residential environment for its members through adherence to the building design guidelines and design matters in the District Plan.

Submission (number/name/address)	Support / oppose	Provision(s)	Reasons	Decision sought from QLDC
715 Jardine Family Trust and Remarkables Station Limited Galloway Cook Allan, PO Box 143 , Dunedin, 9054, New Zealand (phil.page@gallawaycookallan.co.nz)	Support	41.2.1.4, 41.2.1.10, 41.2.1.13, 41.2.1.26, 41.4.6.1, 41.4.9.11, 41.4.9.15, 41.4.9.16, 41.5.2.7, 41.5.6.1, 41.5.8.1, 41.5.11, 41.5.12.2, 41.5.15.2, 41.5.15.4, 41.7 Structure Plan, Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets), Entire Plan	Support the submission, subject to refinements to the JPZ structure plan and provisions provide for: protection of landscape and amenity values including landscape protection areas, a sensitively designed marina village, additional water transport connections, sensitively designed and limited residential and other activities that complement and do not adversely affect or detract from the wider JPZ activity areas, staged development and overall integration of the Homestead Bay Activity Area with the JPZ.	Allow the submission subject to refinements to the structure plan and JPZ provisions to provide for the matters raised in this further submission.

- 6 The particular matters of concern to JPROA are wide ranging, but all relate to the overall vision for Jack's Point, which is dependent largely upon delivering high quality and integrated communal facilities and services.
- 7 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.
- 8 The JPROA conditionally supported the Homestead Bay Submission. The JPROA Further Submission noted matters that support was conditional on, and those matters have not been addressed satisfactorily in the evidence from the Submitter. Key issues have not been addressed in detail in the evidence of submitter 715, as had been hoped for by the JPROA. The purpose of this evidence is to respond to how the Homestead Bay evidence addresses those key matters.
- 9 I am aware that some JPZ residents are opposing Submission 715 on their own volition. I have read the evidence of Tim and Paula Williams (members of the JPROA) which opposes the Homestead Bay rezoning on the grounds of;

visibility from Jacks Point, rural outlook and amenity, the provision of roading through the JPZ, and effects on the trail network. Although the JPROA did not raise some of these matters specifically in its further submission, it supports the position expressed by those residents.

IMPLICATIONS ON THE WIDER JPZ

Infrastructure and servicing

- 10 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.
- 11 Members of JPROA have the right to full use of the Communal Facilities (subject to the Constitution). The Bylaws also prescribe the appropriate use of the Communal Facilities by members. For further detail on the implications of the Constitution and Bylaws I refer the Commission to my evidence in chief in respect of Hearing Stream 09.
- 12 It is not clear from the evidence provided whether the intent is that the Homestead Bay development would be wholly or partly serviced by the JPROA private infrastructure network. If that is the intention of the Submitter, the JPROA would expect to see more detailed modelling and feasibility assessment of how the network can adequately provide for the additional demand and how the costs of any upgrade would be met.
- 13 Maintaining high water quality for potable water supply and generally within Jack's Point is amongst the highest priorities for residents and the JPROA. We have worked hard to maintain the Jack's Point water supply and quality, It is important that this high quality is maintained.
- 14 Any increase in development capacity at Homestead Bay should be on the basis that there is confidence infrastructure can be provided, and adverse effects on water quality (from say stormwater runoff or water discharge) avoided. Also any adverse visual effects such as from water tanks should be avoided. The Coneburn Water Supply tank is underground, and I would expect the same high standard to apply to any new storage tank or other infrastructure with the potential to have an adverse effect on the landscape of Jacks Point.

Road networks

- 15 The evidence from Jason Bartlett refers to the potential for new access points onto the State Highway to be created to service the Homestead Bay rezoning. JPROA supports the creation of new access points to service Homestead bay in principle. A core issue of concern to the JPROA is a matter of sequencing development of the JPZ such that costs of any infrastructure upgrades on the private road network are shared equitably.
- 16 If Homestead Bay is developed before the remainder of Jacks Point, including the Jacks Point village, and this uses the existing JPZ road network (in particular Maori Jack Road) before any new access upgrade is required, this could have an adverse effect on pedestrian safety, residential and visitor amenity, and the associated costs of maintenance on Jacks Point residents.
- 17 The JPROA opposes any adverse effects on the roading network of the JPZ.

Amenity effects

- 18 The evidence from the submitter does not address JPROA's concerns on adverse effects on amenity values. 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 07th day of July 2017

Mike Coburn