
41 JACKS POINT



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, 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.

41.2

Objectives and Policies

41.2.1 **Objective** - The establishment of an integrated community, incorporating residential living, visitor accommodation, community, and small-scale commercial activities with appropriate regard for landscape and visual amenity values, and within a framework of open space and recreation amenities.

Policies General - Zone Wide

- 41.2.1.1 Require activities to be located in accordance with the a Structure Plan (41.7) to establish the spatial layout of development within the zone and diversity of living and complementary activities, taking into account:
- a. integration of activities;
 - b. landscape and amenity values;
 - c. road, open space and trail networks;
 - d. visibility from State Highway 6 and from Lake Wakatipu.
- 41.2.1.2 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.
- 41.2.1.3 Provide safe and efficient road access from State Highway 6.

- 41.2.1.4
 - a. Ensure subdivision and development incorporates the design elements shown on the Structure Plan, namely roads, road connections, open space, access connections and trails.
 - b. Ensure the efficient provision of servicing infrastructure, roading and vehicle access.
 - c. Ensure efficient provision of sewage disposal, water supply and refuse disposal services which do not adversely affect water quality or other environmental values.
- 41.2.1.5 Control the take-off and landing of aircraft within the zone.
- 41.2.1.6 Avoid industrial activities.
- 41.2.1.7 Maintain and protect views into the Jacks Point Zone of a predominantly rural and open character when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond the lake when viewed from the State Highway.

Residential

- 41.2.1.8
 - a. Provide for a diversity of living accommodation, including opportunities for farm and rural living at low densities.
 - b. 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.
- 41.2.1.9 Require that any conventional low density residential development in the Residential Hanley Downs (R(HD)) and Jacks Point (R(JP)) Activity Areas be offset by higher density residential development and common open spaces in order to achieve efficient use of land and infrastructure.
- 41.2.1.10 Maintain or enhance the character and amenity values that exist in the established Jacks Point Residential Activity Areas (R(JP)) as at 31 August 2016, including the high standard of design and landscape elements incorporated into communal open space areas, transport corridors and private lots, and lower average densities compared to the Hanley Downs Residential Activity Areas.
- 41.2.1.11 Enable medium density housing development within the established Jacks Point Residential Activity Areas (R(JP)) subject to the scale and form of built development being appropriate to the character of the Activity Area.
- 41.2.1.12 Recognise the (Hanley Downs) Residential Activity Areas (R(HD)) as being appropriate to accommodate residential development at a greater scale and intensity than elsewhere in the zone.
- 41.2.1.13 Apply residential development controls to protect privacy and amenity, provide access to sunlight, to achieve design cohesion, and to provide appropriate opportunities outdoor living, consistent with the residential density anticipated in that Activity Area.
- 41.2.1.14 Enable commercial activities on primary roads within the Hanley Downs Residential Activity Areas (R(HD)) of a scale limited to servicing the needs of the local community.
- 41.2.1.15 Provide for predominantly low density residential development in the Residential - State Highway Activity Areas ((R(HD-SH) and (R(JP-SH))), and appropriately mitigated through landscaping and the provision of open space.

- 41.2.1.16 Ensure that residential development in the Jacks Point Zone does not dominate views from the State Highway and that any adverse visual impacts are mitigated through landscaping, building design and provision of open space.

Villages and Education

- 41.2.1.17 a. Enable the Jacks Point Village Activity Area (V(JP)) to develop as the vibrant mixed use hub of the Jacks Point Zone, comprising a range of activities including:
- i. high and medium density residential housing;
 - ii. a small local shopping centre that services the needs of Jacks Point residents and provides for small scale destination shopping and office space;
 - iii. visitor accommodation;
 - iv. education facilities, community activities, healthcare, and commercial recreation activities;
 - v. technology and innovation-based business.
- b. Enable the Homestead Bay Village Activity Area (V(HB)) to develop as a secondary commercial and mixed use centre supporting aquatic activities and the needs of residential activity around Homestead Bay.
- 41.2.1.18 Enable commercial and community activities and visitor accommodation in the Jacks Point Village (V(JP)) and Homestead Bay Village (V(HB)) Activity Areas, provided residential amenity, health, and safety are protected or enhanced through:
- a. compatible hours of operation and noise;
 - b. a high standard of building design;
 - c. the location and provision of open space, buffers and setbacks;
 - d. appropriate landscape mitigation;
 - e. efficient design of vehicle access and car parking; and
 - f. an appropriate scale of activity, and form of building development.
- 41.2.1.19 Encourage high quality urban design throughout the Jacks Point Village (V(JP)) and Homestead Bay Village (V(HB)) Activity Areas by:
- a. requiring all subdivision and development to be in accordance with a Comprehensive Development Plan incorporated in the District Plan, which shall establish an integrated and coordinated layout of open space; built form; roading patterns; pedestrian, cycle access, and carparking; the landuses enabled within the buildings; streetscape design; design controls in relation to buildings and open space; and an appropriate legal mechanism to ensure their implementation;
 - b. 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;
 - c. encouraging generous ground floor ceiling heights for commercial buildings that are relatively consistent with others in the village; and
 - d. encouraging the incorporation of parapets, corner features for landmark sites, and other design elements

in order to achieve a positive design outcome and providing for a 3 storey building height in the Jacks Point Village Activity Area and 2 storey commercial building height in the Homestead Bay Village Activity Area.

- 41.2.1.20 Enable the development of education and associated activities and day care facilities within the Education Activity (E) Area, subject to achieving a high standard of urban design.

Open Space

- 41.2.1.21 Recognise the important contribution that the open space areas that adjoin the residential and village areas make to the identity, character, amenity, and outlook of the Jacks Point Zone for residents and visitors.
- 41.2.1.22 Avoid all buildings in the Open Space Golf (OSG) and Open Space Residential Amenity (OSA) Activity Areas other than ancillary small scale recreational buildings on the same site as the activity it is ancillary to, and that are of a design that is sympathetic to the landscape.
- 41.2.1.23 Provide for farming and associated activities, while ensuring that the scale of building and other development associated with those activities does not result in over-domestication of the landscape.
- 41.2.1.24 Enable mining activities within the Open Space Golf (OSG) Activity Area for the development of the Jacks Point Zone provided the adverse environmental effects of the activity are managed.
- 41.2.1.25 Provide for local biodiversity through:
- a. the protection and enhancement of existing ecological values, in a holistic manner;
 - b. reduction in grazing around wetland areas; and
 - c. the provision of links between grey shrublands, wetlands and the lakeshore escarpment, including indigenous vegetation links between Activity Areas where appropriate.
- 41.2.1.26 Ensure that development within the ecologically sensitive areas of the zone results in a net environmental gain.
- 41.2.1.27 Ensure that subdivision, development and ancillary activities within the Tablelands Landscape Protection Area maintain the character of the landscape.
- 41.2.1.28 Ensure substantial native revegetation of the gully within the lake foreshore and Homesite (HS) Activity Areas which lie within the Tablelands Landscape Protection Area and encourage native planting of the Open Space Activity Areas (OSF, OSL and OSG) within Homestead Bay.
- 41.2.1.29 Provide for the development of lakeside activities and low density residential development in the Homestead Bay area, in a manner which complements and enhances amenity values.

Lodge

- 41.2.1.30 To provide for travellers accommodation and ancillary facilities within the Lodge (L) Activity Area in a manner consistent with protecting the open character and amenity of the surrounding Open Space Golf (OSG) Activity Area.

41.3

Other Provisions and Rules

41.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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

41.3.2 Interpreting and Applying the Rules

- 41.3.2.1 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 Tables 1 - 5 'Activities located in Jacks Point Zone' shall be a discretionary activity.
- 41.3.2.2 The existence of a farm building either permitted or approved by resource consent under Rule 41.5.4.9 shall not be considered the permitted baseline for residential or other non- farming activity development within the Open Space Activity Areas of the Jacks Point Zone.
- 41.3.2.3 Where provisions refer to the Structure Plan, this shall be taken to mean the Structure Plan contained in Rule 41.7 and Rule 41.4 (Rules – Activities) and Rule 41.5 (Standards for Activities). 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.
- 41.3.2.4 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules.
- 41.3.2.5 Where an activity does not comply with a Standard in Rule 41.5 the Activity Status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

41.3.2.5 The following abbreviations are used within this Chapter.

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

41.4

Rules - Activities

Table 1	Activities Located in the Jacks Point Zone	Activity Status
41.4.1	Residential Activity (R) Areas and the Rural Living Activity Area	
	Residential Activities Areas (R)	P
41.4.1.1	Residential activities – all Residential Activities Areas unless specified otherwise.	
	Residential State Highway Activity Areas R(SH)	P
41.4.1.2	Residential activities and works for the visual mitigation of the effects of development as viewed from the State Highway	
	Rural Living (RL) Activity Area	C
41.4.1.3	Residential activities. Control is reserved to: <ul style="list-style-type: none"> a. the external appearance of buildings with respect to the effect on visual and landscape values of the area; b. the adequacy of infrastructure and servicing; c. the effects of associated earthworks and landscaping; d. access and parking provision; e. the bulk and location of buildings; f. the effects of exterior lighting. 	

Table 1	Activities Located in the Jacks Point Zone	Activity Status
	<p>Residential R(HD) Activity Areas</p> <p>41.4.1.4 Educational and Day Care Facilities.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. the location and external appearance of buildings; b. setback from roads; c. setback from internal boundaries; d. traffic generation, access and parking; e. provision of outdoor space; f. street scene including landscaping; g. provision for walkways, cycle ways and pedestrian linkages; h. potential noise impacts; i. infrastructure and servicing, including traffic effects. 	C
	<p>Residential Activity Areas R(HD) A – E, R(HD-SH) 1, and R(HD-SH)-3</p> <p>41.4.1.5 Any residential activity which results in either:</p> <ul style="list-style-type: none"> a. three or more attached residential units; or b. a density of more than one residential unit per 380 m² of net site area. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. external appearance; b. access and car parking; c. traffic generation effects; d. associated earthworks; e. landscaping; f. effects on adjacent sites that are not part of the medium density residential development being applied for; g. bulk and location; h. legal mechanisms proposed in relation to building bulk and location. 	RD

Table 1	Activities Located in the Jacks Point Zone	Activity Status
	<p>Residential R(JP) 1 - 3 and R(JP-SH) 4 Activity Areas</p> <p>41.4.1.6 Any residential activity which results in either:</p> <ul style="list-style-type: none"> a. three or more attached residential units; or b. a density of more than one residential unit per 380 m² of net site area. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. external appearance; b. residential amenity values; c. access and car parking; d. associated earthworks.; e. landscaping; f. effects on adjacent sites that are not part of a medium density residential development subject to the application; g. bulk and location; h. legal mechanisms proposed in relation to building bulk and location. 	RD
	<p>Residential R(HD)A - D and R(SH-HD)1 - 3 Activity Areas</p> <p>41.4.1.7 Commercial activities and Community activities including the addition, alteration or construction of associated buildings.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. location, scale and external appearance of buildings; b. setback from roads; c. setback from internal boundaries; d. vehicle access, street layout and car parking; e. street scene including landscaping; f. enhancement of ecological and natural values; g. provision for walkways, cycle ways and pedestrian linkages; h. scale of the activity; i. noise; j. hours of operation. <p>Except that this rule shall not apply to:</p> <ul style="list-style-type: none"> a. a single residential unit on any site contained within a separate computer freehold register; b. residential units located on sites smaller than 380 m² created pursuant to subdivision rules 27.5.5 or 27.7.5.2. 	RD

Table 1	Activities Located in the Jacks Point Zone	Activity Status
	<p>Residential R(HD)- E Activity Area</p> <p>41.4.1.8 Commercial activities, community activities, and visitor accommodation including the addition, alteration or construction of associated buildings.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. location, scale and external appearance of buildings; b. setback from roads; c. setback from internal boundaries; d. traffic generation; e. vehicle access, street layout and car parking; f. street scene including landscaping; g. enhancement of ecological and natural values; h. provision for walkways, cycle ways and pedestrian linkages; i. scale of the activity; j. noise; k. hours of operation. 	RD

Table 2	Activities Located in the Jacks Point Zone – Village and Education Activity Areas	Activity Status
41.4.2	Village and Education (V), V(HB) and (E) Activity Areas	
	<p>Village Activity (V) and V(HB) Areas</p> <p>41.4.2.1 Any commercial, community, residential or visitor accommodation activity within the Jacks Point (V) or Homestead Bay (HB) Village Activity Areas, including the addition, alteration or construction of associated buildings, provided the application is in accordance with a Comprehensive Development Plan incorporated in the District Plan, which applies to the whole of the relevant Village Activity Area and is sufficiently detailed to enable the matters of control listed below to be fully considered.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> a. the layout and orientation of built form, open spaces, roading pattern, car parking, and pedestrian and cycle access; b. the bulk, location and external appearance of buildings and associated including the creation of active frontages adjacent to roads and public spaces; c. the density and location of any proposed residential activity; d. the location of any proposed commercial and community activity; e. landscaping; f. streetscape design; g. the formulation of design controls in relation to buildings, open space, and streetscapes and an appropriate legal mechanism to ensure their implementation; h. the adequate provision of storage and loading/ servicing areas; i. traffic effects. 	C
	<p>Education (E) Activity Area</p> <p>41.4.2.2 Educational and Day Care Facilities.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> a. location and external appearance of buildings; b. setback from roads; c. setback from internal boundaries; d. outdoor living space; e. street scene including landscaping; f. provision for walkways, cycle ways and pedestrian linkages; g. noise; h. infrastructure and servicing, including traffic effects. 	C

Table 3	Activities Located in the Jacks Point Zone – Lodge Activity Area	Activity Status
41.4.3	Lodge (L) Activity Area	
	Lodge Activity Area (L)	
	<p>41.4.3.1 Visitor accommodation activities, restaurants, and conference facilities.</p> <p>Buildings</p> <p>41.4.3.2 Buildings (including the addition, alteration or construction of buildings). Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the external appearance of buildings with respect to the effect on visual and landscape values of the area; b. infrastructure and servicing; c. associated earthworks and landscaping; d. access and parking; e. bulk and location; f. exterior lighting. 	<p>D</p> <p>RD</p>
	<p>41.4.3.3 Any tennis court (including fencing) located within Lodge Area 2, and any outdoor swimming pool (including fencing) located within any Lodge Area (except spa pools less than 9m² and located within any Lodge Activity Area) provided:</p> <ul style="list-style-type: none"> i. the tennis court surfaces are either dark green or grey in colour; and ii. any tennis court fencing is chain mesh or similar, and grey in colour. <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. associated earthworks and landscaping; b. colour; c. fencing, including any glare resulting from the location and orientation of glass pool fencing. 	C
	41.4.3.4 Any tennis court (including fencing) located within Lodge Area 2 and any outdoor swimming pool (including fencing) located within any Lodge Area that does not comply with Rule 41.4.3.3(i) and (ii), with discretion restricted to those matters listed in Rule 41.4.3.3 (a) - (c).	RD
	41.4.3.5 Except as provided for in Rules 41.4.3.3 and 41.4.3.4, any outdoor tennis court located within the Lodge Activity Areas.	NC

Table 4	Activities Located in the Jacks Point Zone – Open Space and Homesite Activity Areas	Activity Status
41.4.4	Open Space (OS) and Homesite (HS) Activity Areas	
	<p>Open Space Golf (OSG) Activity Area</p> <p>41.4.4.1 Indigenous revegetation and outdoor recreation activities, including the development and operation of golf courses, associated earthworks, green keeping, driving range, administrative offices associated with golf, sales, and commercial instruction.</p>	P
	<p>Open Space Golf (OSG) Activity Area, except within the Lake Shore Landscape Protection Area</p> <p>41.4.4.2 Any administrative offices and buildings ancillary to outdoor recreation activities.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> a. the external appearance of buildings with respect to the effect on visual and landscape values of the area; b. the adequacy of Infrastructure and servicing; c. the effects of associated earthworks and landscaping; d. access and parking provision; e. the bulk and location of buildings; f. the effects of exterior lighting. 	C
	<p>Open Space Golf (OSG) Activity Area</p> <p>41.4.4.3 Any buildings within a Landscape Protection Area, or any buildings other than administrative offices and buildings ancillary to outdoor recreation activity; and any activities other than those specified under Rules 41.4.4.2 and 41.4.4.4.</p>	D
	<p>Open Space Golf (OSG) Activity Area</p> <p>41.4.4.4 The mining of rock and aggregate and/or gravel for use anywhere within the Jacks Point Zone.</p>	D
	<p>Open Space Landscape (OSL) Activity Area</p> <p>41.4.4.5 Pastoral and arable farming, endemic revegetation, and pedestrian and cycle trails.</p>	P
	<p>Open Space Landscape (OSL) Activity Area</p> <p>41.4.4.6 Any building within a Landscape Protection Area, or any building other than ancillary to farming activity.</p>	D
	<p>41.4.4.7 Any farm building other than within a Landscape Protection Area.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> a. the external appearance of buildings with respect to the effect on visual and landscape values of the area; b. the adequacy of Infrastructure and servicing; c. the effects of associated earthworks and landscaping; d. access and parking provision; e. the bulk and location of buildings; f. the effects of exterior lighting. 	C

Table 4	Activities Located in the Jacks Point Zone – Open Space and Homesite Activity Areas	Activity Status
	<p>Open Space Residential Amenity (OSA) Activity Area</p> <p>41.4.4.8 Any buildings within the Highway Landscape Protection Area.</p>	P
	<p>41.4.4.9 Recreation amenities, playgrounds, landscaping, pedestrian and cycle trails, lighting, stormwater retention, and underground services.</p>	P
	<p>Open Space Residential Amenity (OSA) Activity Area</p> <p>41.4.4.10 Any buildings ancillary to outdoor recreation activity.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. the external appearance of buildings with respect to the effect on visual and landscape values of the area; b. the adequacy of Infrastructure and servicing; c. the effects of associated earthworks and landscaping; d. access and parking provision; e. the bulk and location of buildings; f. the effects of exterior lighting. 	C
	<p>Open Space Residential Amenity (OSA) Activity Area</p> <p>41.4.4.11 Any building other than those ancillary to outdoor recreation activity.</p>	D
	<p>Open Space – Horticultural (OSH) Activity Area</p> <p>41.4.4.12 Horticultural activities and accessory buildings and activities, and residential activities.</p>	D
	<p>Open Space – Residential (OSR) Activity Areas</p> <p>41.4.4.13 OSR South No more than 39 residential units.</p> <p>41.4.4.14 OSR North No more than 10 residential units.</p>	D

Table 4	Activities Located in the Jacks Point Zone – Open Space and Homesite Activity Areas	Activity Status
	<p>Open Space Boating Facilities Activity Area OS (BFA)</p> <p>41.4.4.15 A double boat ramp, jetty, a weather protection feature or breakwater, a boat shed and associated boat/trailer/car parking and public facilities, provided that all facilities are available for public use.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. effects on natural character; b. effects on landscape and amenity values; c. effects on public access to and along the lake margin; d. external appearance, colours and materials; e. location. 	RD
	<p>Open Space Wetland (OSW) Activity Area</p> <p>41.4.4.16 Structures 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.</p>	D
	<p>Homesite (HS) Activity Area</p> <p>41.4.4.17 No more than one residential building located within a Homesite (HS) Activity Area.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> a. the external appearance of buildings with respect to the effect on visual and landscape values of the area; b. infrastructure and servicing; c. associated earthworks and landscape; d. access and parking; e. bulk and location; f. exterior lighting; g. the protection and enhancement of the wetland areas adjacent to the Homesite (HS) Activity Area; h. the implementation and maintenance of the comprehensive vegetation plan. 	C
	<p>41.4.4.18 Any tennis court (including fencing) and any outdoor swimming pool (including fencing) located within a Homesite Area (except spa pools less than 9m²) provided:</p> <ol style="list-style-type: none"> i. the tennis court surfaces are either dark green or grey in colour; and ii. any tennis court fencing is chain mesh or similar, and grey in colour. <p>Control is reserved to:</p> <ol style="list-style-type: none"> a. associated earthworks and landscaping; b. colour; c. fencing, including any glare resulting from the location and orientation of glass pool fencing. 	C

Table 4	Activities Located in the Jacks Point Zone – Open Space and Homesite Activity Areas	Activity Status
	41.4.4.19 Any tennis court (including fencing) and any outdoor swimming pool (including fencing) located in a Homesite Area that does not comply with Rule 41.4.4.18(i) and (ii), with discretion restricted to those matters listed in Rule 41.4.4.18 (a) - (c).	RD
	41.4.4.20 Except as provided for in Rules 44.4.4.18 and 44.4.4.19, any outdoor tennis court located within a Homesite Area or the Tablelands Landscape Protection Area.	NC
	Open Space Foreshore (OSF) Activity Area	
	41.4.4.21 The regeneration of native endemic species and retention of open space	P

Table 5	Activities Located in the Jacks Point Zone – Zone Wide Activities	Activity Status
41.4.5	Jacks Point Zone – Zone Wide Rules	
	41.4.5.1 Sale of Liquor Premises licensed for the sale of liquor (including both off-licenses and on- licenses). Discretion is restricted to: a. location; b. scale of the activity; c. residential amenity values; d. noise; e. hours of operation; f. car parking and vehicle generation.	RD
	41.4.5.2 State Highway Mitigation Mitigation works undertaken within the location shown on the Structure Plan. Control is reserved to: a. the creation of a comprehensively designed landscape edge to the northern part of the zone within the OSA and R (HD – SH) 1 Activity Areas; b. mitigation of the visual impacts of potential buildings when viewed from State Highway 6 through earth contouring and vegetation (at maturity), within Activity Areas R(HD-SH) – 1 and R(HD-SH)- 2 and RHD-SH) 3; c. maintaining views across the zone to the mountains located against the western shores of Lake Wakatipu; d. appropriate plant species, height at planting and at maturity; and e. provision for on-going maintenance and ownership.	C

Table 5	Activities Located in the Jacks Point Zone – Zone Wide Activities	Activity Status
	41.4.5.3 Informal Airports a. emergency landings, rescues, firefighting and activities ancillary to farming activities; b. informal Airports limited to the use of helicopters.	P D
	41.4.5.4 The establishment and operation of Airport Activity or Aerodrome other than those allowed by Rules 41.4.5.3(a) and 41.4.5.3(b), including Informal Airports used by fixed wing aircraft.	NC
	41.4.5.5 Factory Farming	NC
	41.4.5.6 Forestry Activities All forestry activities, excluding harvesting of forestry which existed as at 31 August 2016.	NC
	41.4.5.7 Mining Activities With the exception of the mining of rock and/or aggregate and/or gravel provided for by Rule 41.4.4.4.	NC
	41.4.5.8 Industrial Activities	NC
	41.4.5.9 Landfill	NC
	41.4.5.10 Panelbeating, spraypainting, motor vehicle, repair or dismantling fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing.	PR
	41.4.5.11 Any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

41.5

Rules - Activity Standards

Table 6	Standards for activities located in the Jacks Point Zone - Residential Activity Areas	Non-compliance Status																																		
41.5.1	Residential Activity Area																																			
41.5.1	<p>Density</p> <p>41.5.1.1 The average density of residential units within each of the Residential Activity Areas shall be as follows:</p> <table border="0"> <tr><td>R(JP) – 1</td><td>13 – 19 per Ha</td></tr> <tr><td>R(JP) – 2A</td><td>14 – 33 per Ha</td></tr> <tr><td>R(JP) – 2B</td><td>14 – 15 per Ha</td></tr> <tr><td>R(JP) – 3</td><td>14 per Ha</td></tr> <tr><td>R(JP-SH) – 1</td><td>10 per Ha</td></tr> <tr><td>R(JP-SH) – 2</td><td>9 per Ha</td></tr> <tr><td>R(JP-SH) – 3</td><td>5 – 27 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>17 – 24 per Ha</td></tr> <tr><td>RL</td><td>2 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. Within the Residential Areas of Hanley 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 41.5.1.1 above.</p>	R(JP) – 1	13 – 19 per Ha	R(JP) – 2A	14 – 33 per Ha	R(JP) – 2B	14 – 15 per Ha	R(JP) – 3	14 per Ha	R(JP-SH) – 1	10 per Ha	R(JP-SH) – 2	9 per Ha	R(JP-SH) – 3	5 – 27 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	17 – 24 per Ha	RL	2 per Ha	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> residential amenity values; traffic, access, parking; adequacy of infrastructure.
R(JP) – 1	13 – 19 per Ha																																			
R(JP) – 2A	14 – 33 per Ha																																			
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Table 6	Standards for activities located in the Jacks Point Zone - Residential Activity Areas	Non-compliance Status
	<p>Building Height</p> <p>41.5.1.2 The maximum height of buildings shall be:</p> <ul style="list-style-type: none"> a. Residential (R) Activity Areas 8m b. Rural Living Activity Areas 5m c. All other buildings and structures 4m 	NC
	<p>41.5.1.3 Notwithstanding Rule 41.5.1.2, where</p> <ul style="list-style-type: none"> a. any medium density residential housing development has been consented under Rules 41.4.1.5 or 41.4.1.6; or b. on sites smaller than 380m² created by subdivision; <p>The maximum height of buildings may exceed the maximum height stated in Rule 41.5.1.2, up to a maximum of 3 storeys or 10m (whichever is lesser).</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. visual dominance; b. external appearance; c. the scale and extent of building portions that exceed three stories or 10m.
	<p>41.5.1.4 Recession Planes</p> <p>Within the R(HD) and R(HD-SH) Activity Areas:</p> <p>In addition to the maximum height of buildings specified under Rule 41.5.1.2, buildings shall comply with the following recession plane requirements:</p> <ul style="list-style-type: none"> a. No part of any building shall protrude through 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. <ul style="list-style-type: none"> i. Northern Boundary: 2.5m and 55 degrees; ii. Western and Eastern Boundaries: 2.5m and 45 degrees; iii. Southern Boundaries: 2.5m and 35 degrees; <p>Except that within the Residential Hanley Downs (R (HD)) Activity areas, this rule shall not apply:</p> <ul style="list-style-type: none"> I. Sites smaller than 380m² created by subdivision; II. A medium density residential development consented under Rule 41.4.1.5; b. Application of recession line rules – clarification: <ul style="list-style-type: none"> i. Gable end roofs may penetrate the building recession plane by no more than one third of the gable height; c. A recession line restriction shall not apply to accessory buildings nor common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall. <p>Advice Note: Refer to Definitions for detail of the interpretation of recession planes.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. privacy effects; b. access to sunlight and the impacts of shading; c. effects upon access to views of significance; d. visual dominance and external appearance.

Table 6	Standards for activities located in the Jacks Point Zone - Residential Activity Areas	Non-compliance Status
	<p>41.5.1.5 Building Coverage</p> <ul style="list-style-type: none"> a. on any site within the R(JP), R(JP-SH) Activity Areas, buildings shall not exceed a maximum site coverage of 45%; and b. (on any site within the R(HD) and R(HD-SH) Activity Areas, buildings shall not exceed a maximum site coverage of 50%. <p>Except that:</p> <p>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 27.7.5.2 or 27.5.5, shall not exceed a maximum site coverage of 60%.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. urban design; b. effects on amenity values for neighbours; c. the character of the Activity Area; d. stormwater management.
	<p>Building Setbacks</p> <p>41.5.1.6 Buildings for all activities, except for buildings located on sites smaller than 380m² and created pursuant to subdivision Rules 27.5.5 and 27.7.5.2, shall be subject to the following minimum setback rules:</p> <ul style="list-style-type: none"> a. two setbacks of 4.5m, with all remaining setbacks of 2m; or b. one setback of 6m, one setback of 3.5m and all other setbacks of 2m; <p>Except that:</p> <ul style="list-style-type: none"> i. any residential unit 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; ii. 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; iii. no setbacks are required when buildings share a common wall at the boundary. 	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. bulk, height and proximity of the building façade to the boundary; b. the impact on neighbours' amenity values; c. loss of daylight; d. access to sunlight.
	<p>41.5.1.7</p> <ul style="list-style-type: none"> a. In the Residential (Hanley Downs) Activity Areas, there shall be one internal setback of 4.5m with all remaining internal setbacks of 2m and a road set back of at least 3m, provided that any garage is set back at least 4.5m from the road boundary. b. No setbacks are required when buildings share a common wall at the boundary. 	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. bulk, height and proximity of the building façade to the boundary; b. the impact on neighbours' amenity values; c. shading and access to sunlight.
	<p>Retail Activities</p> <p>41.5.1.8 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>NC</p>
	<p>41.5.1.9 The total gross floor area of all commercial activities, excluding associated car parking, in the R(HD) A Activity Area shall not exceed 550m² across all of that Activity area.</p>	<p>NC</p>

Table 6	Standards for activities located in the Jacks Point Zone - Residential Activity Areas	Non-compliance Status
	<p>State Highway Noise</p> <p>41.5.1.10 Any residential activities located within 80 m of the seal edge of State Highway 6, shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq(24 hour) in bedrooms and 40 dBA (Leq (24 hour) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics Recommended design sound levels and reverberation times for building interiors.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. residents' health and residential amenity.</p>
	<p>Planting – Jacks Point Residential Activity Areas</p> <p>41.5.1.11 On any site within a Residential Jacks Point R (JP) Activity Area 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>RD</p> <p>Discretion is restricted to:</p> <p>a. any effects on nature conservation values;</p> <p>b. effects on landscape character and visual amenity.</p>

Table 7	Standards for activities located in the Jacks Point Zone – Village and Education Activity Areas	Non-compliance Status
41.5.2	Village and Education Activity Areas	
	<p>Scale of Commercial Activity</p> <p>41.5.2.1 The maximum net floor area for any single commercial activity (as defined in chapter 2) shall be 200m².</p> <p>For the purpose of Rule 41.5.2.1, commercial activities are as defined in Chapter 2, but excludes markets, showrooms, professional, commercial and administrative offices, service stations, and motor vehicle sales.</p>	D
	<p>Building Coverage</p> <p>41.5.2.2 On any site within the (E) Activity Area, buildings shall not exceed a maximum site coverage of 45%.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. urban design;</p> <p>b. effects on amenity values for neighbours (particularly in adjoining residential activity areas) and the character of the (E) Activity Area;</p> <p>c. stormwater management.</p>

Table 7	Standards for activities located in the Jacks Point Zone – Village and Education Activity Areas	Non-compliance Status
	41.5.2.3 Within the Jacks Point Village JP(V) and the Homestead Bay V(HB) Activity Areas maximum building coverage, calculated across the total Activity Area, shall not exceed 60%.	RD Discretion is restricted to: a. urban design; b. effects on amenity values for neighbours and the character of the Activity Area; c. stormwater management.
	Building Height 41.5.2.4 The maximum height of buildings shall be: a. Homestead Bay Village (V-HB) Activity Area 10m b. Jacks Point Village (V-JP) Activity Area 12m and comprising no more than 3 storeys c. Education Precinct (E) Activity Area 10m d. all other buildings and structures 4m	NC
	Residential Units 41.5.2.5 In the V(HB) Activity Area, 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	NC

Table 8	Standards for activities located in the Jacks Point Zone – Lodge Activity Area	Non-compliance Status
41.5.3	Lodge Activity Area	
	Building Setback 45.5.3.1 In Lodge Activity Area denoted as L(3) on the Structure Plan, buildings and structures shall be set back a minimum of 10m from the activity area boundary.	RD Discretion is restricted to: a. the outdoor car parking areas with respect to the effects on visual and landscape values; b. the effectiveness of mounding and planting at screening buildings and car parking and the shape and design of earthworks, including their relationship to existing landforms.
	Building Height 45.5.3.2 In the Lodge (L) Activity Area, the maximum height of any building shall be 7.5m.	RD Discretion is restricted to: a. visual dominance; b. external appearance; c. the scale and extent of the portions that exceed 5m.

Table 9	Standards for activities located in the Jacks Point Zone – Open Space and Homesite Activity Areas	Non-compliance Status
41.5.4	Open Space (OS) and Homesite (HS) Activity Areas	
	<p>Boundaries of Open Space Activity Areas</p> <p>45.5.4.1 The boundaries of Open Space Activity Areas are shown indicatively and may be varied by up to 20m and the exact location and parameters are to be established through the subdivision process. Development prior to such subdivision occurring, which would preclude the creation of these open spaces, shall be contrary to this rule.</p>	D
	<p>Open Space - Subdivision</p> <p>41.5.4.2 Within any open space area created by subdivision, in accordance with (Rules 41.5.4.1 and 27.7.5.1), there shall be no building.</p>	D
	<p>Building Coverage – Homesite (HS) Activity Area</p> <p>41.5.4.3 Within any Homesite (HS) Activity Area, buildings shall not exceed a total building footprint of 1,000m² within each homesite.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the external appearance of buildings with respect to the effect on visual and landscape values of the area; b. associated earthworks and landscaping; c. bulk and location; d. visibility of the building from State Highway 6 and Lake Wakatipu.

Table 9	Standards for activities located in the Jacks Point Zone – Open Space and Homesite Activity Areas	Non-compliance Status																																																																												
	<p>Building height relative to ground level – Homesite (HS) Activity Area</p> <p>45.5.4.4 The maximum height for any building shall be 5m above the datum level specified for each Homesite, as follows:</p> <table border="1" data-bbox="582 343 1444 1085"> <thead> <tr> <th>Homesite</th> <th>Datum (mas)</th> <th>Homesite</th> <th>Datum (mas)</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></td><td></td></tr> </tbody> </table>	Homesite	Datum (mas)	Homesite	Datum (mas)	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			NC
Homesite	Datum (mas)	Homesite	Datum (mas)																																																																											
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	<p>Revegetation – Homesite (HS) Activity Area</p> <p>41.5.4.5 No buildings shall be erected within a Homesite (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 (HS) 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 (HS) Activity Area is located.</p>	D																																																																												

Table 9	Standards for activities located in the Jacks Point Zone – Open Space and Homesite Activity Areas	Non-compliance Status
	<p>Building Height</p> <p>41.5.4.6 The maximum height of buildings shall be:</p> <ul style="list-style-type: none"> a. Homesite Activity Area 5 m b. all other buildings and structures 4 m 	NC
	<p>Residential Units</p> <p>41.5.4.7 In the OSH, OSR, and OS 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
	<p>Standards for Building</p> <p>41.5.4.8 Within the Open Space - Horticultural (OSH) Activity Area:</p> <ul style="list-style-type: none"> a. there shall be no more than 15 building platforms; b. those 15 building platforms referred to in (a) above are confined to 3 or 4 clusters; and c. no building is to be erected prior to the horticultural activity being planted. 	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the external appearance of buildings with respect to the effect on visual and landscape values of the area; b. associated earthworks and landscaping; c. bulk and location; d. visibility of the building from State Highway 6 and Lake Wakatipu.
	<p>Farm buildings within the Open Space Landscape (OSL) Protection Activity Area</p> <p>41.5.4.9 The construction, replacement or extension of a farm building within the Open Space Landscape Activity Area shall meet the following standards:</p> <ul style="list-style-type: none"> a. the landholding the farm building shall be located within is greater than 100 ha; and b. the density of all buildings on the landholding site, inclusive of the proposed building(s) does not exceed one farm building per 50 hectares on the site; and c. if located within the Peninsula Hill Landscape Protection Area or the Lakeshore Landscape Protection Area, the farm building shall be less than 4m in height and the ground floor area shall be no greater than 100m²; and d. if located elsewhere, the farm building shall be less than 5m in height and the ground floor area shall be no greater than 300m²; and e. farm buildings shall not protrude onto a skyline or above a terrace edge when viewed from adjoining sites, or formed roads within 2km of the location of the proposed building. 	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the extent to which the scale and location of the farm building is appropriate in terms of: <ul style="list-style-type: none"> i. rural amenity values; ii. landscape character; iii. privacy, outlook, and rural amenity from adjoining properties; iv. visibility, including lighting; v. scale; vi. location.

Table 9	Standards for activities located in the Jacks Point Zone – Open Space and Homesite Activity Areas	Non-compliance Status
	<p>Planting and Cultivation – Landscape Protection and Tablelands Areas</p> <p>41.5.4.10 Within the Highway Landscape Protection Area (refer Structure Plan 41.7) the planting and/or growing of any tree shall not obscure views from the State Highway to the mountain peaks beyond the zone.</p>	D
	<p>41.5.4.11 Within the Peninsula Hill Landscape Protection Area (refer Structure Plan 41.7) 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>	D
	<p>41.5.4.12 Within the Lakeshore Landscape Protection Area (refer Structure Plan 41.7) the planting and/or cultivation of any tree or shrub shall be indigenous and characteristic of the Lake Wakatipu foreshore (i.e. broadleaf forest, grey shrubland and tussock grassland plant communities).</p>	D
	<p>41.5.4.13 Within the Tablelands Area (refer Structure Plan 41.7), there shall be no exotic vegetation planted and/or cultivated, with the exception of:</p> <ul style="list-style-type: none"> a. grass species if local and characteristic of the area; and b. other vegetation if it is: <ul style="list-style-type: none"> i. less than 0.5 metres in height; and ii. less than 20 square metres in area; and within 10 metres of a building; and iii. intended for domestic consumption. 	D
	<p>41.5.4.14 Within the OSR Activity Area, at least 50% of any site shall be planted in native vegetation, prior to building.</p>	<p>RD</p> <p>Discretion is restricted to any effects on nature conservation values.</p>
	<p>Open Space Wetlands (OSW) Activity Area</p> <p>41.5.4.15 There shall be no development, landscaping, and/or earthworks within 7 metres of the Wetland Activity 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, or to undertake ecological enhancement, including the removal of plant pests.</p>	NC
	<p>Fencing</p> <p>41.5.4.16 There shall be no fences or walls within the boundary of any lot or title within the Tablelands Landscape Protection Area (refer Structure Plan) outside of any Homesite (HS) Activity Area or approved building platform, except for fencing between stock managed areas and areas retired from stock and for the purpose of demarcating private land from land accessible to the public as a result of the creation of public walkways additional to those walkways identified as “Public Access Route” on the Structure Plan. Any such fencing shall be post and wire only.</p>	D

Table 9	Standards for activities located in the Jacks Point Zone – Open Space and Homesite Activity Areas	Non-compliance Status
	<p>Temporary and Permanent Storage of Vehicles</p> <p>41.5.4.17 Within the Tablelands Landscape Protection Area (refer Structure Plan), but excluding the Homesite (HS) Activity Areas, there shall be no temporary or permanent siting of:</p> <ol style="list-style-type: none"> motor vehicles, trailers, caravans, boats or similar objects; storage containers, workshops, offices, sheds, huts or similar structures (other than public toilets and shelter); and scaffolding or similar construction materials. <p>Except for temporary filming towers erected during an event and for no more than 7 days either side of an event.</p>	NC

Table 10	Standards for activities located in the Jacks Point Zone – Zone Wide Standards	Non-compliance Status
41.5.5	General Zone Wide Standards	
	<p>Structure Plan</p> <p>41.5.5.1 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> <ol style="list-style-type: none"> 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; Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey; 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. 	D
	<p>Setbacks from the zone boundary</p> <p>41.5.5.2 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>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> bulk, height and proximity of the building facade to the boundary; the impact on neighbours amenity values; shading and access to sunlight.

Table 10	Standards for activities located in the Jacks Point Zone – Zone Wide Standards	Non-compliance Status
	<p>Access to the State Highway</p> <p>41.5.5.3 Access from State Highway 6 shall be only at the intersections at Maori Jack Road, and Woolshed Road and in a third location as approved by RM160562, as shown on the Structure Plan.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the safe and efficient functioning of the road network.</p>
	<p>41.5.5.4 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).</p> <p>Advice Notes:</p> <p>a. 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;</p> <p>b. the upgrade of the intersection of Woolshed Road and State Highway 6 will require approval from the NZ Transport Agency.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the safe and efficient functioning of the road network.</p>
	<p>Building Colours</p> <p>41.5.5.5 Any building shall result in:</p> <p>a. 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>b. roof colours with a light reflectance value of 20% or less, and in the range of browns, greys and black.</p>	<p>D</p>
	<p>Glare</p> <p>41.5.5.6 All fixed lighting shall be directed away from adjacent roads and properties.</p>	<p>NC</p>
	<p>41.5.5.7 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>	<p>NC</p>
	<p>Outside storage and non-residential activities</p> <p>41.5.5.8 In relation to non-residential activities, 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>NC</p>
	<p>41.5.5.9 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>NC</p>

Table 10	Standards for activities located in the Jacks Point Zone – Zone Wide Standards	Non-compliance Status
	<p>Servicing</p> <p>41.5.5.10 All dwellings shall connect to reticulated infrastructure for the provision of a water supply, wastewater disposal, power and telecommunications.</p> <p>41.5.5.11 All services, with the exception of stormwater systems, shall be reticulated underground.</p>	NC

41.6

Rules - Non-Notification of Applications

41.6.1 Any application for resource consent for a controlled activity shall not require the written approval 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 written approval has not been obtained.

- a. Rule 41.4.1.8 Commercial activities, community and visitor accommodation.
- b. Rule 41.4.5.1 Sale of Liquor.
- c. Rule 41.5.1.6 Setbacks from Roads and Internal Boundaries.
- d. Rules 41.5.5.3 and 41.5.5.4 Access to the State Highway.

41.6.2.1 Rules 41.4.3.2 and 41.4.3.3 Buildings and tennis courts (including the addition to or construction of buildings) within the Lodge (L) Activity Areas.

Jacks Point Resort Zone Structure Plan

LEGEND

-  Outstanding Natural Landscape Line
-  Activity Area
-  Public Access Route (location indicative)
-  Secondary Road Access (location indicative)
-  Primary Road Access (location indicative)
-  Key Road Connections (location indicative)
-  State Highway Mitigation

OVERLAYS

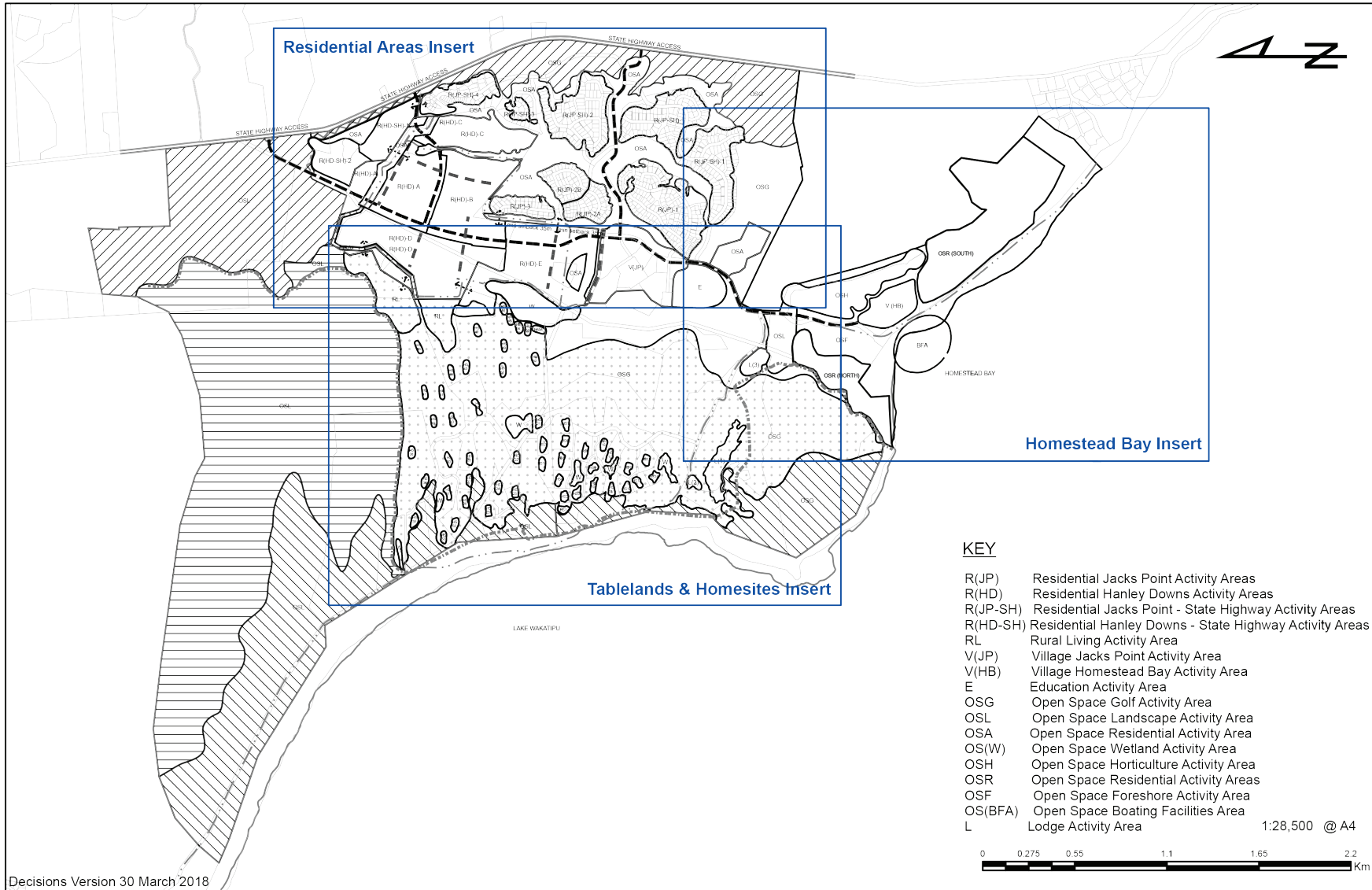
-  Highway Landscape Protection Area
-  Peninsula Hill Landscape Protection Area
-  Lake Shore Landscape Protection Area
-  Tablelands Landscape Protection Area

KEY

- R(JP) Residential Jacks Point Activity Areas
- R(HD) Residential Hanley Downs Activity Areas
- R(JP-SH) Residential Jacks Point - State Highway Activity Areas
- R(HD-SH) Residential Hanley Downs - State Highway Activity Areas
- RL Rural Living Activity Area
- V(JP) Village Jacks Point Activity Area
- V(HB) Village Homestead Bay Activity Area
- E Education Activity Area
- OSG Open Space Golf Activity Area
- OSL Open Space Landscape Activity Area
- OSA Open Space Residential Activity Area
- OS(W) Open Space Wetland Activity Area
- OSH Open Space Horticulture Activity Area
- OSR Open Space Residential Activity Areas
- OSF Open Space Foreshore Activity Area
- OS(BFA) Open Space Boating Facilities Area
- L Lodge Activity Area

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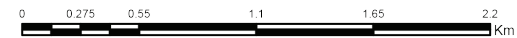
Jacks Point Resort Zone Structure Plan



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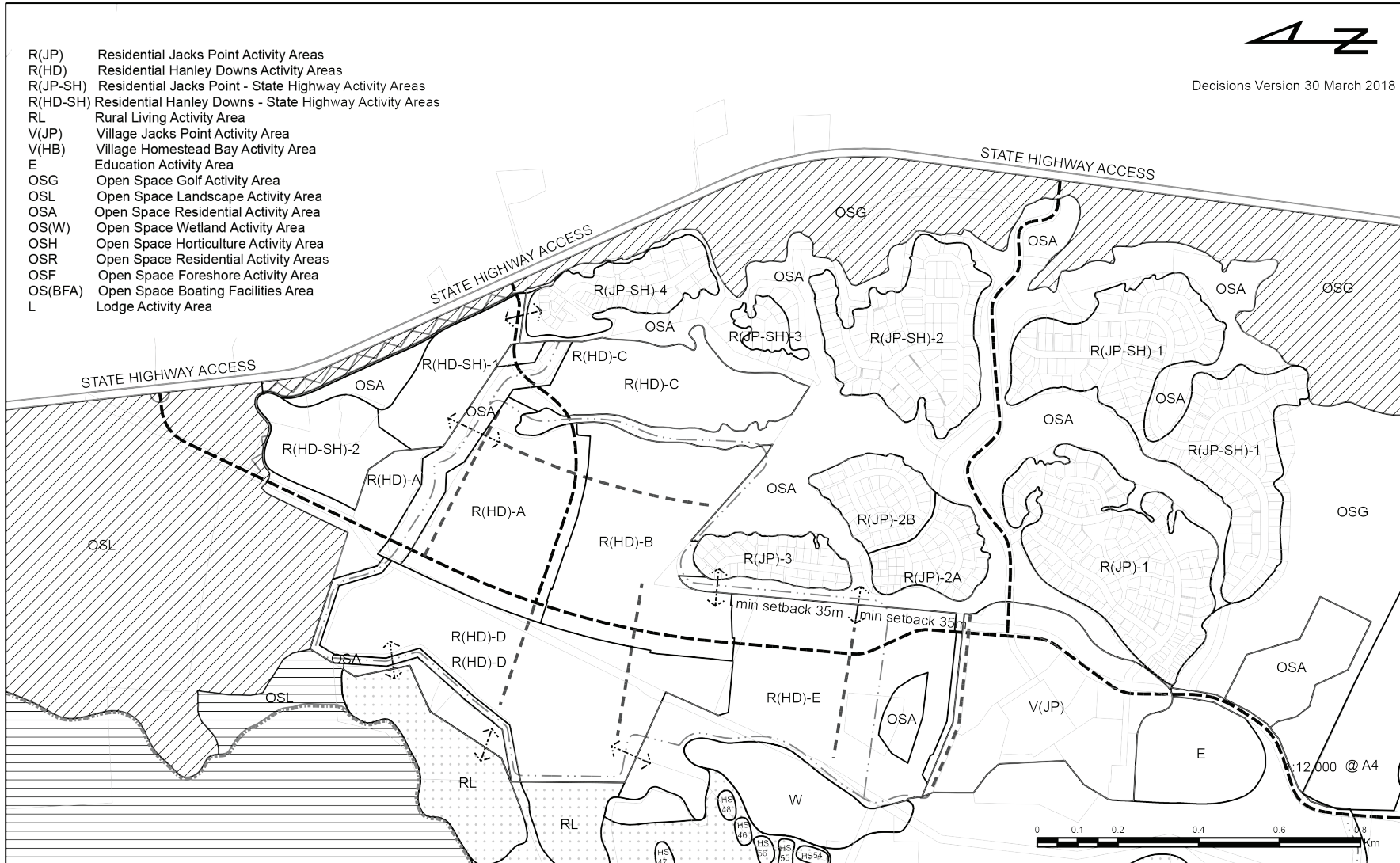
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Jacks Point Resort Zone Structure Plan Residential Areas Insert

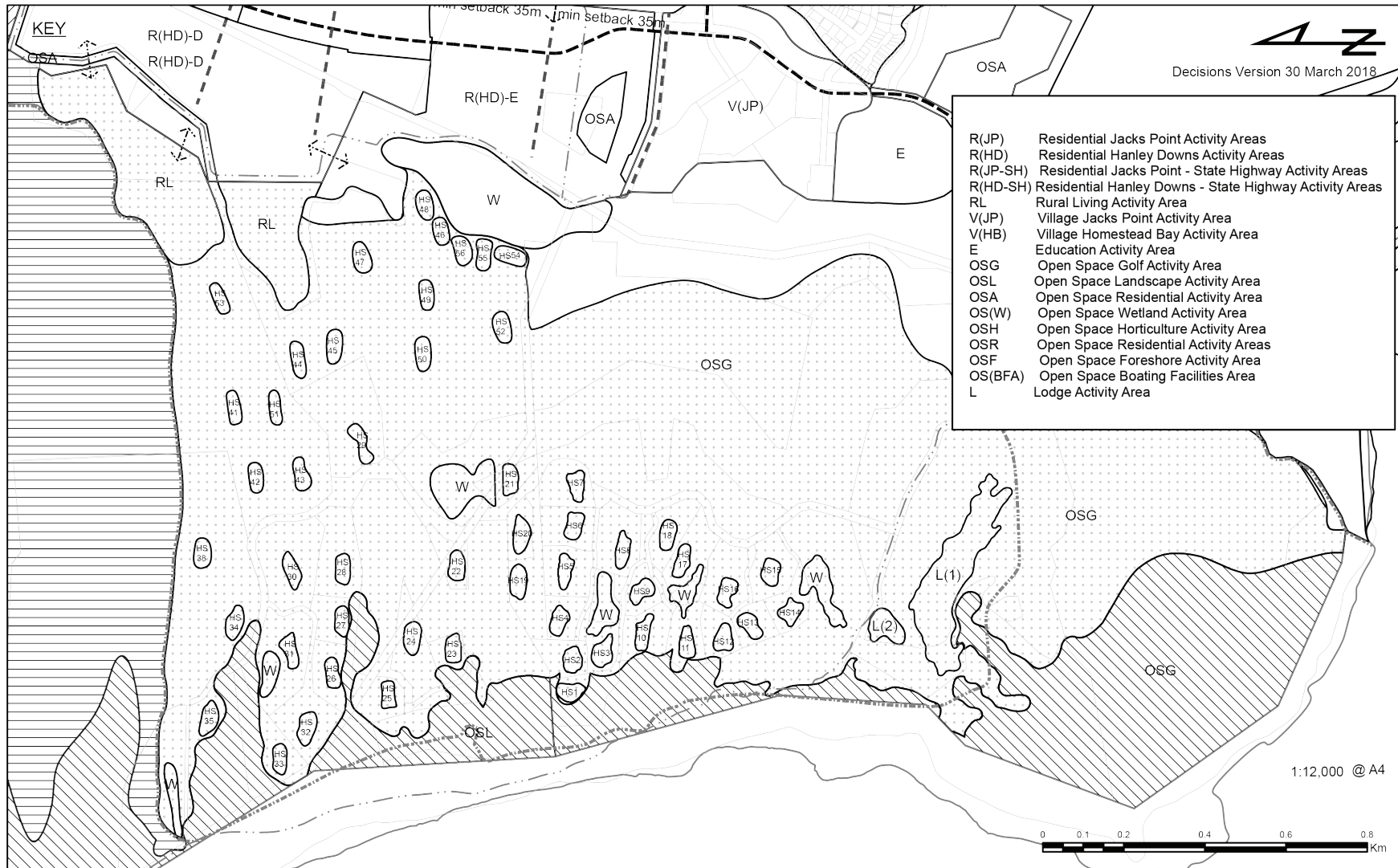


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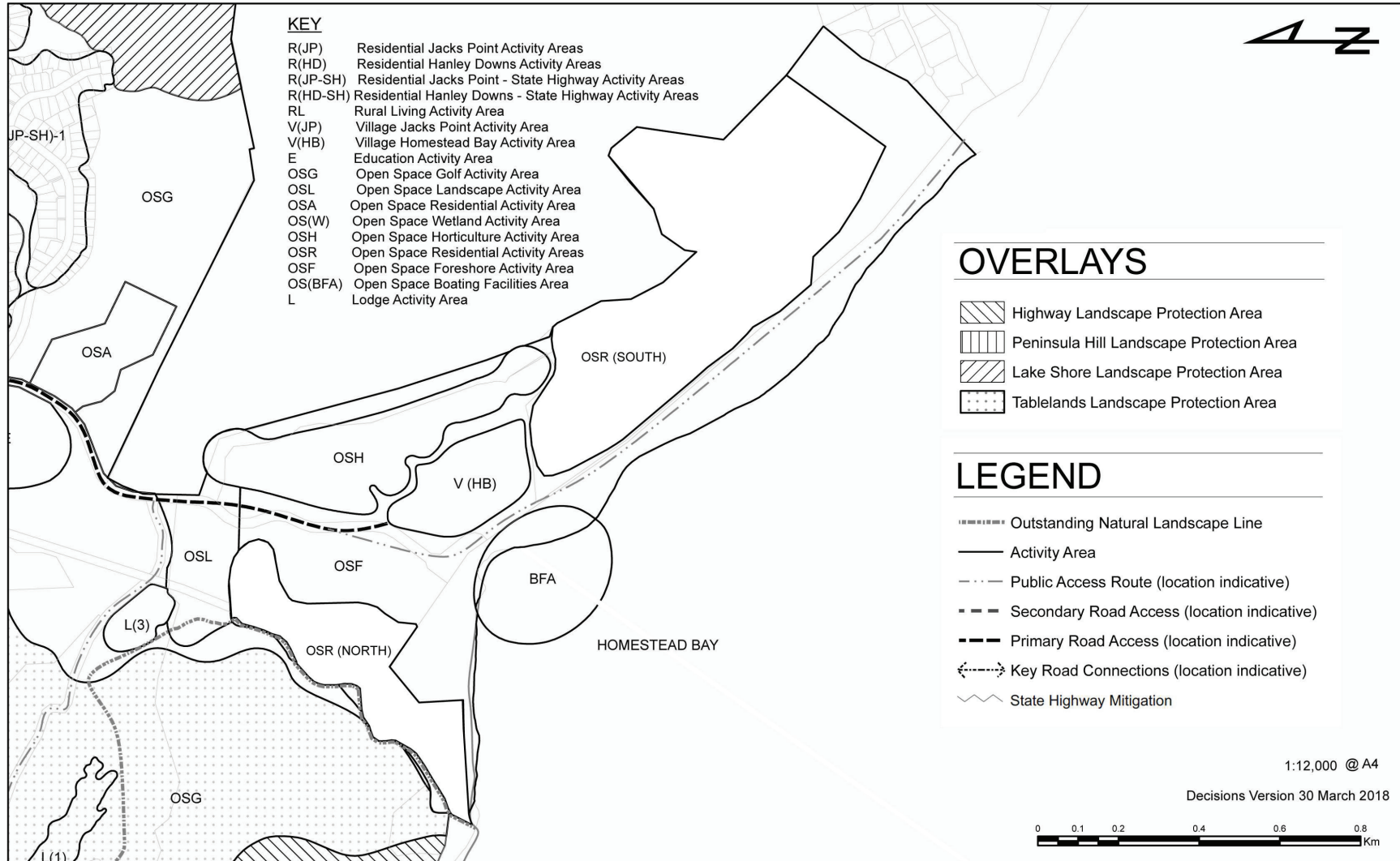
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Jacks Point Resort Zone Structure Plan Tablelands & Homesites Insert



Jacks Point Resort Zone Structure Plan Homestead Bay Insert



41.8

Jacks Point Plant List

Trees

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

Shrubs

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
<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 Coprosma	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
<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 sp.</i>	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

Grasses

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
<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 tussock	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