

Henley Downs - Plan Change



1. The Jacks Point Zone

Location

Composite Plan

Homestead Bay

Jacks Point

Henley Downs

Ownership

2. The Rezoning of Jacks Point

Chronology

The Coneburn Areas Resource Study (CARS)

The JP/ HD/ HB Zone

3. Current Outline Development Plans

Jacks Point Residential

Jacks Point Village

Henley Downs Residential

6. Plan Change Concepts

Base Plan

Entry

Access

Existing Residential

Residential +

Village

Education

Service Area

Deferred Zoning

Rural Living

5. Henley Downs - Assessment

Study Area

Geology

Soils

Slope

Overland Flow Paths

Landscape Character

Visibility

Review/ Findings

4. Activity Layers

JP Zone

JP Entry

JP Residential

You Are Here !

JP Village

JP Sport and Recreation

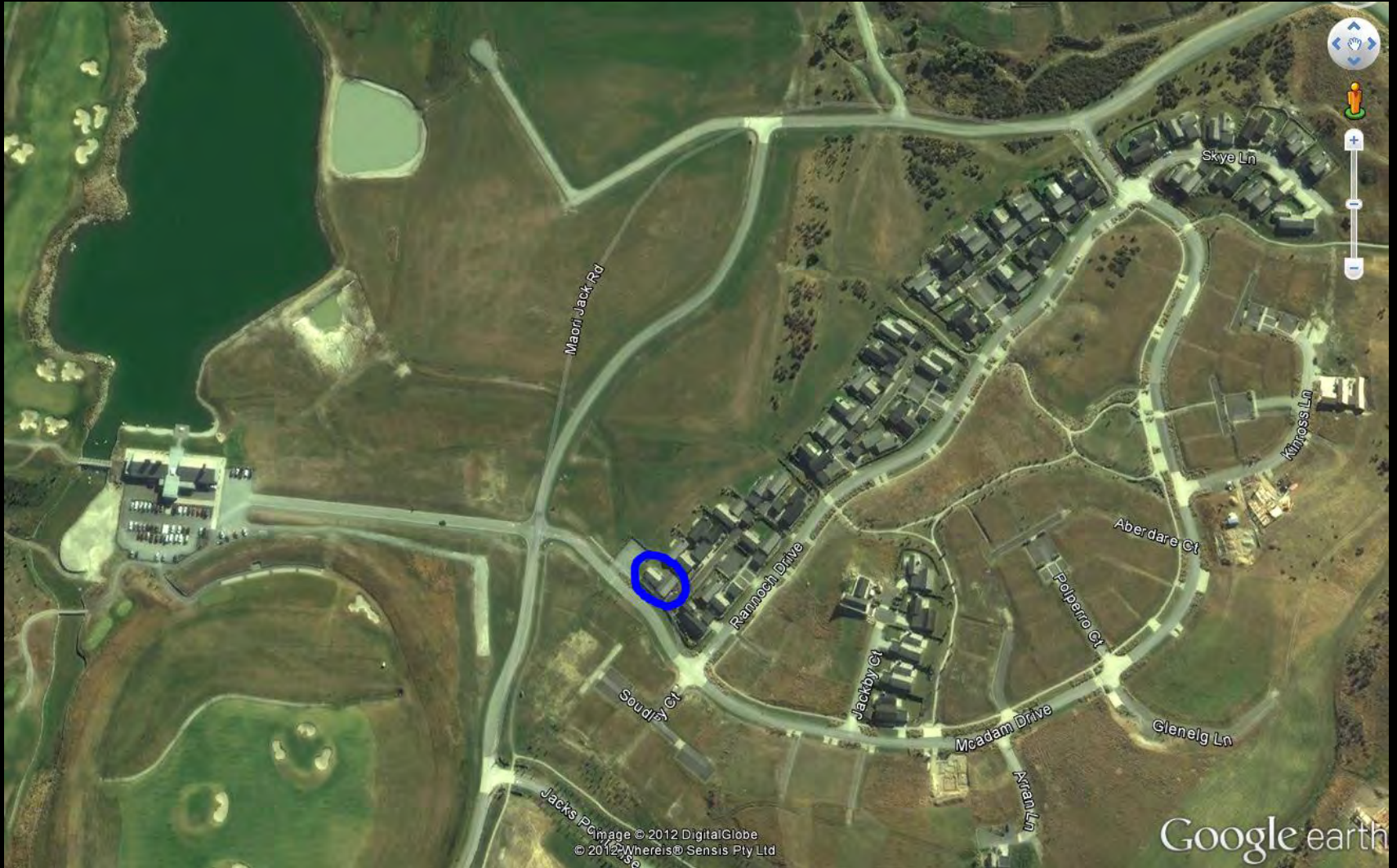
JP Trail Network

JP Preserve Sites

JP Lodge Site

JP Infrastructure

Presentation Location



Meeting Timetable

| | |
|---------------|----------------------------------|
| 12:00 | Arrive |
| 12:00 – 12:30 | Panel Only Meeting |
| 12:30 – 1:00 | Lunch |
| 1:00 – 1:45 | Presentation – Parts 1 - 5 |
| 1:45 – 2:30 | Site Visit |
| 2:30 – 3:00 | Presentation – Part 6 |
| 3:00 - 3:45 | Panel Discussion with Presenters |

Objectives of the Presentation

This presentation relates to the land known as Henley Downs. It is the land that is attached to the northern edge of Jacks Point.

Henley Downs is included within the wider Jacks Point zone, and includes extensive residential and village neighbourhoods.

The key objective of this presentation is to introduce the Panel to a review and modification of the zoning of the Henley Downs area.

The reasons behind this re-zoning include:

- The zoning has been operative for almost 10 years, and it is appropriate that it be reviewed.
- There are new ownership interests that have become involved.
- To ensure sustainability and the long term growth of the Jacks Point community is well considered and thought through.
- To recognise the work that Council has undertaken with the Urban Growth Boundary concept (Plan Change 30...) and to ensure that the Henley Downs vision is aligned with it.
- To re-consider the boundaries of the zoned area, and to assess whether the boundaries and activities are relevant.

RCL Queenstown Ltd

RCL Queenstown Limited has a significant interest in the land at Henley Downs and the Jacks Point Village.

This company has significant experience in development of residential communities in Australia, and currently has residential sections within developments currently under development.

1

The Jacks Point Zone

The Jacks Point Zone

Location



The Jacks Point Zone

Composite Plan



The Jacks Point Zone

Ownership



2

The Re-Zoning of Jacks Point

The Re-Zoning of Jacks Point

Key Facts and Figures

Jacks Point

420ha

7 residential neighbourhoods – 75ha

subdivided into 750 titles (x 2.6 residents per dwg = 1,950)

1 commercial 'village' – 17.5ha (currently in 11 titles)

2 levels of building in the Village = 69,300sqm or 700 dwgs @ 100sqm per dwg (x 2.6 residents per dwg = 1,820)

3 levels of building in the Village = 103,950sqm or 1040 dwgs @ 100sqm per dwg (x 2.6 residents per dwg = 2,704)

Total projected population = 3,770 to 4,650

Queenstown Town Centre is approx. 16ha

Henley Downs

705ha

4 residential neighbourhoods – 46ha

ODP approval for 460 dwgs (x 2.6 residents per dwg = 1,196)

1 commercial 'village' – 13.88ha - residential yield range:

2 levels of building in the Village = 54,648sqm or 550 dwgs @ 100sqm per dwg (x 2.6 residents per dwg = 1,430)

3 levels of building in the Village – 82,448 or 820 dwellings @ 100sqm per dwg (x 2.6 residents per dwg = 2,132)

Total projected population = 2,626 to 3,328

JP + HD

Total Residential Zoned Yield: 1,210 + 36 'Preserve' sites

Total Village – Residential Potential: 1,250 to 1,860

Total residential units = 2,496 to 3,106

Projected population @ 2.6 persons per dwg = 6,490 to 8,075

In 2006 Census – the dwelling count was:

813 in Fernhill

387 in Kelvin Heights

693 in Frankton

1,903 in Queenstown

858 in Arrowtown

The Re-Zoning of Jacks Point

Chronology

In 1993 the Queenstown Lakes District Council commissioned the preparation of a Settlement Strategy to assist in decision making related to urban growth issues. The Settlement Strategy identified two areas outside the Queenstown urban boundaries as having 'considerable potential' for future residential development. One of those areas was the Coneburn Downs area.

The Queenstown Lakes District Proposed District Plan, as notified in 1995, identified areas suitable for 'new town' development by introducing a 'New Residential Development Zone'

Submissions were lodged by Henley Downs Holdings Limited and the Jardine's seeking that the Coneburn Downs area also be identified as an area suitable for future residential development

The Council's decision was to delete all references to the 'New Residential Development Zone' from the Plan and the Coneburn Downs area retained its rural zoning.

Following the Council's decisions on submissions, Henley Downs Holdings Limited and the Jardine's lodged appeals in regard to their respective submissions.

On the 6 October 2001 the Queenstown Lakes District Council notified Variation 16 – *Jacks Point Resort Zone*. Following notification, the Council called for submissions on the proposed Zone, followed by further submissions.

In March 2002 the Council placed the Variation on hold, pending advice from the community with respect to its appropriateness. This question of appropriateness also extend to those Variations to incorporate land in Wanaka through the Peninsula Bay and Hillend Station variations.

In July 2002 the Council held a number of Public Workshops to assist in the formulation of a Strategic Plan (*Tomorrow's Queenstown*) for Queenstown. The Council found that the Coneburn Downs area was accepted by the community as a landscape that could successfully absorb future urban development if it was carried out in an environmentally sensitive manner.

Having had regard to the outcomes of the strategic planning process, the Council resumed with the variation process for Jacks Point Resort Zone.

The Council approved the re-zoning in 15 August 2003.

The Re-Zoning of Jacks Point

Construction (infrastructure, golf course....) started 2003

First home complete about 2006

Global Financial Crisis hit in 2008

67 homes currently built as of August 2012, further 21 approved for construction by Design Review Board

JP currently represents 50% of all residential land sales in the Wakatipu

At current rates all JP sections sold by Dec 2015

Review of HD started 2011 for Proposed Plan Change

QLDC remains 2nd fastest growing district in NZ as at June 2011

Estimated resident population for the Wakatipu:

2011 – 28,700

2016 - 34,200

2021 - 39,000

2026 - 43,800

2031 - 48,700

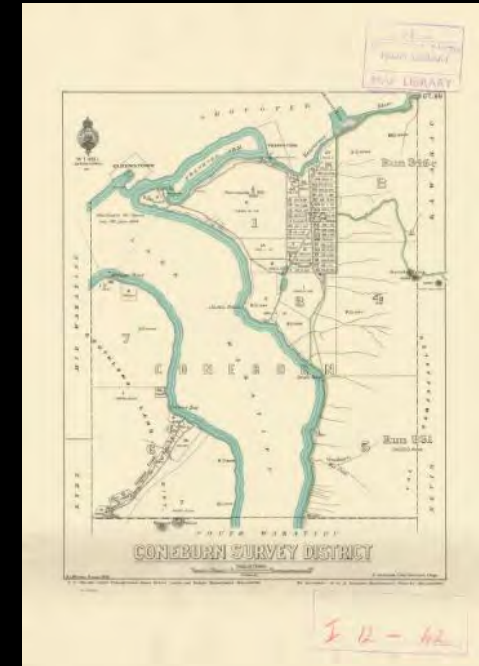
Current Zone Rules:

Activity: Number of Activity Areas (sub-zones):
Residential, Village, Golf and Open Space, Lodge, Golf Open Space and Recreational Facilities,

Tablelands, Wetlands

Density: Residential @ 10 - 12 dwellings per hectare (Rule 12.2.5.1 (vii)) + 1 dwelling per title

Height: 8 – 10m



The Re-Zoning of Jacks Point

Coneburn Area Resource Study



Coneburn Area Resource Study

October 2002

The Re-Zoning of Jacks Point

CARS - Methodology

Layering of key site data such as.....

- ecology
- soils
- hydrology
- geology
- slope (nothing greater than 25%)
- aspect
- natural hazards
- visibility

To determine :

Land with potential to absorb change

Resulting in:

Zoning of land for residential and mixed commercial purposes

The Re-Zoning of Jacks Point

The Coneburn Area Resource Study formed the basis for the re-zoning exercise at Jacks Point.

It took a 'big-picture' view of the Coneburn area – beyond cadastral boundaries.

At the time, the 'landscape lines' decisions of the E. Court were beginning to get issued. The categorisation of the Coneburn area was unresolved at that time.

A precautionary approach to the zoning was adopted:

Initially only JP was proposed –as a 400 house + golf course development. Only during the course of the zone hearing – did the yield substantially increase.

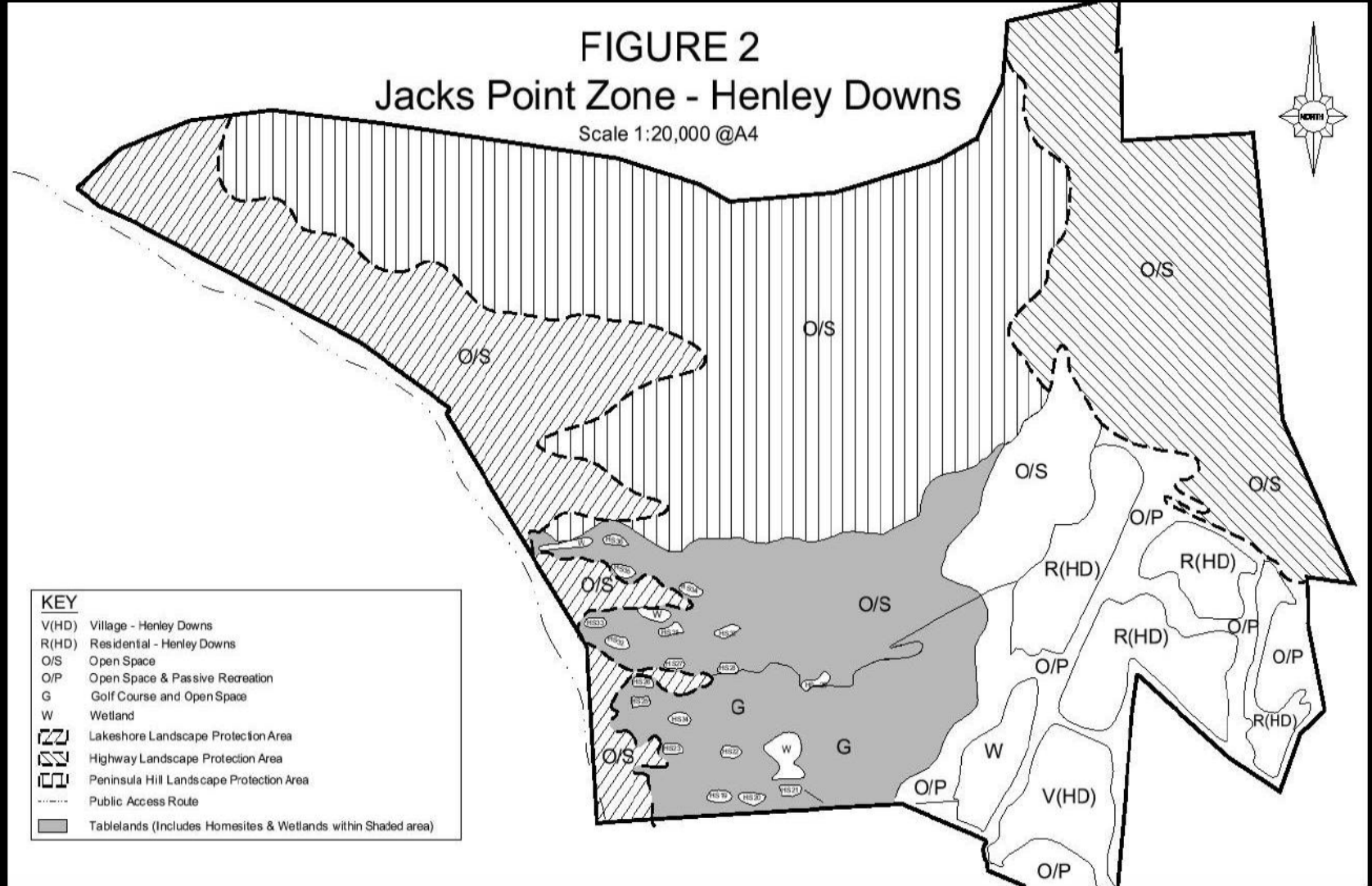
It started as rezoning for an isolated pocket of land. HD and Homestead Bay were not part of the picture

To avoid the risk of a landscape lines decision compromising the extensive amount of planning work to date – conservative boundaries were identified – that "land that is clearly visible from the State Highway' must be managed as a Landscape Protection Area

Visibility analysis (part of CARS) identified Activity Area boundaries based in part of topography and planting. Since then, plantings alongside and near the highway have matured – and in some cases those analyses need to be updated

The Re-Zoning of Jacks Point

HD - Structure Plan



The Re-Zoning of Jacks Point

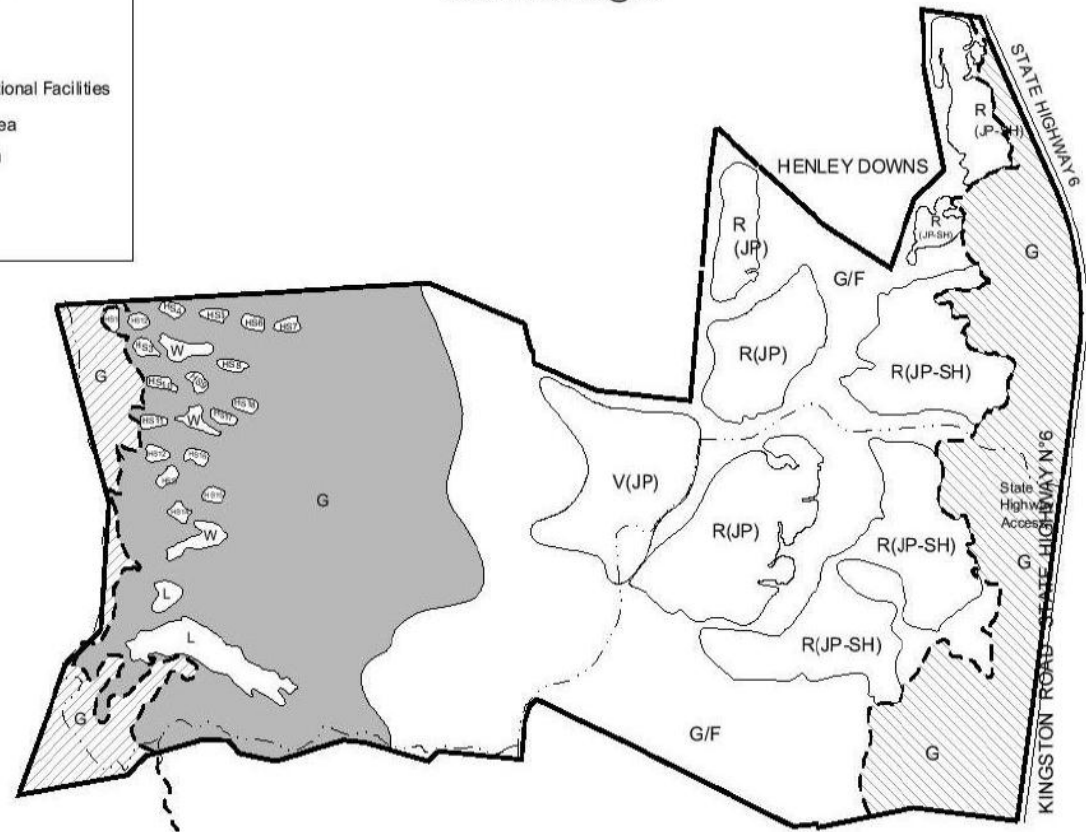
JP - Structure Plan

KEY:

| | |
|---|---|
| L | Lodge |
| V(JP) | Village - Jacks Point |
| R(JP) | Residential - Jacks Point |
| R(JP-SH) | Residential - Jacks Point, State Highway |
| HS | Tablelands Homesites |
| W | Wetlands |
| G | Golf Course and Open Space |
| G/F | Golf Course, Open Space & Recreational Facilities |
|  | Lakeshore Landscape Protection Area |
|  | Highway Landscape Protection Area |
|  | Public Access Route |
|  | Tablelands (Includes Homesites & Wetlands within Shaded area) |

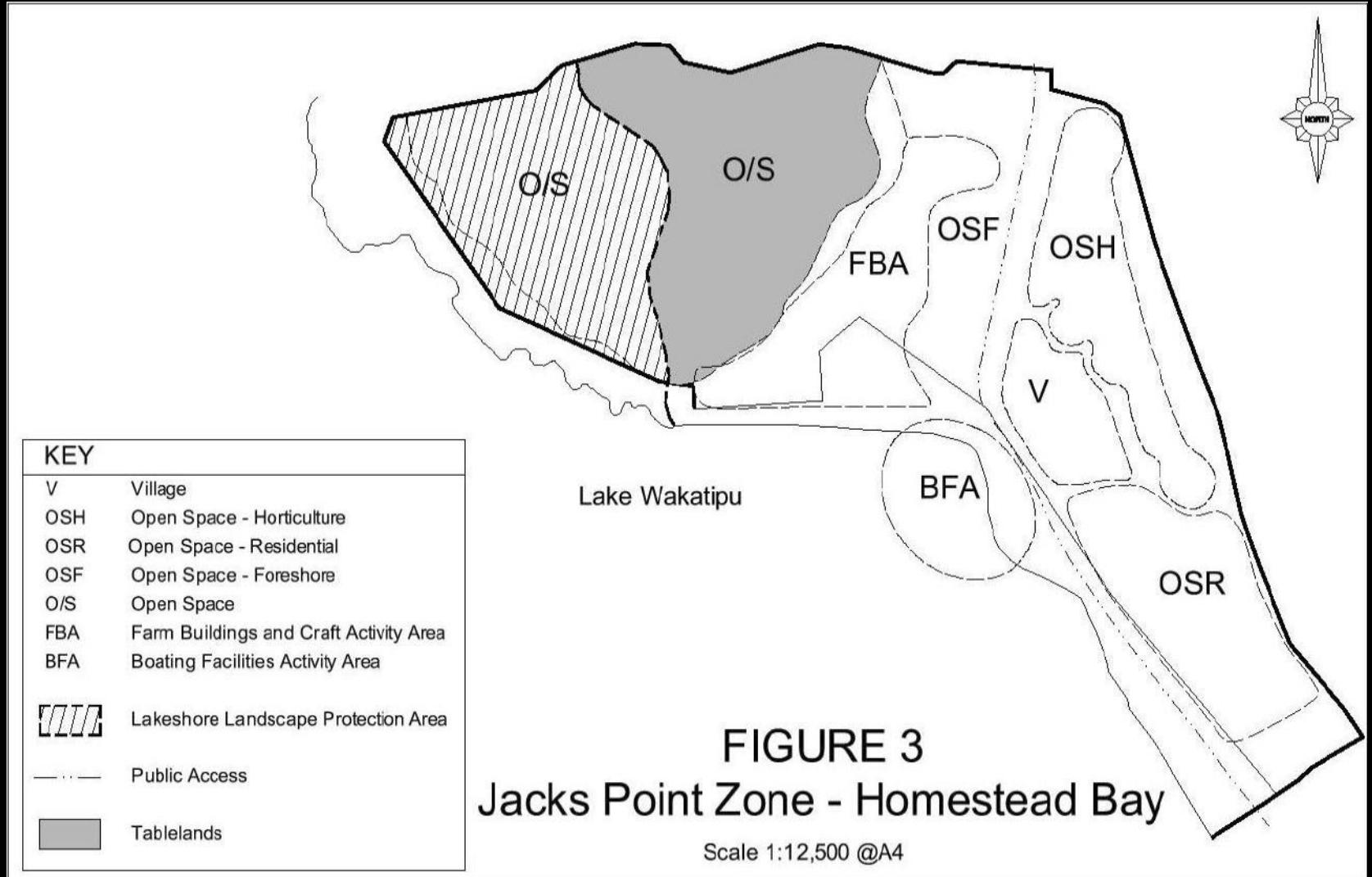
FIGURE 1
Jacks Point Zone - Jacks Point

Scale 1:20000 @ A4



The Re-Zoning of Jacks Point

HB - Structure Plan



Henley Downs - Plan Change

The Re-Zoning of Jacks Point

Landscape Lines



3

Current Outline Development Plans

Current Outline Development Plans

JP – Residential



Jacks Point Golf Course
Golf Hole Schedule
Date: 14 March 2004

| Hole | Par | Length (m) | Length (yds) |
|--------------|-----------|-------------|--------------|
| 1 | 4 | 170 | 204 |
| 2 | 4 | 175 | 210 |
| 3 | 4 | 175 | 210 |
| 4 | 4 | 220 | 260 |
| 5 | 4 | 220 | 260 |
| 6 | 4 | 420 | 490 |
| 7 | 4 | 320 | 390 |
| 8 | 4 | 430 | 490 |
| 9 | 4 | 350 | 410 |
| 10 | 4 | 550 | 630 |
| Total | 36 | 3040 | 3600 |
| 11 | 3 | 150 | 170 |
| 12 | 4 | 170 | 200 |
| 13 | 3 | 150 | 170 |
| 14 | 4 | 170 | 200 |
| 15 | 4 | 420 | 490 |
| 16 | 4 | 380 | 450 |
| 17 | 4 | 470 | 550 |
| 18 | 4 | 470 | 550 |
| 19 | 3 | 150 | 170 |
| 20 | 3 | 150 | 170 |
| Total | 36 | 3040 | 3600 |

PRELIMINARY DEVELOPMENT YIELDS

| Residential Zone | Area | No Lots | Air Lots per Ha | Lot No. | Scope |
|------------------|--------------|------------|-----------------|---------|-------|
| RUP-1 | 16.13 | 174 | 10.79 | 1-174 | 1 |
| RUP-2 | 6.50 | 66 | 10.32 | 175-272 | 1 |
| RUP-3 | 4.74 | 48 | 11.04 | 273-301 | 1 |
| RUP-SH1 | 21.29 | 229 | 10.71 | 302-549 | 2 |
| RUP-SH2 | 12.5 | 129 | 10.32 | 350-678 | 2 |
| RUP-SH3 | 1.81 | 17 | 12.98 | 679-696 | 2 |
| RUP-SH4 | 1.54 | 16 | 9.93 | 697-762 | 2 |
| TOTAL | 70.91 | 760 | 10.84 | | |

Lake Wakatipu



- Lake Shore Landscape Protection Area
- Highway Landscape Protection Area
- Public Access Route Existing Contours
- Entry to Site (road access)
- Lodge Village (Jacks Point) Residential (Jacks Point) Residential (Lacks Point - State Highway) Tablelands Homesteads Wetlands Golf Course and Open Space Golf Course, Open Space and Recreational Facilities

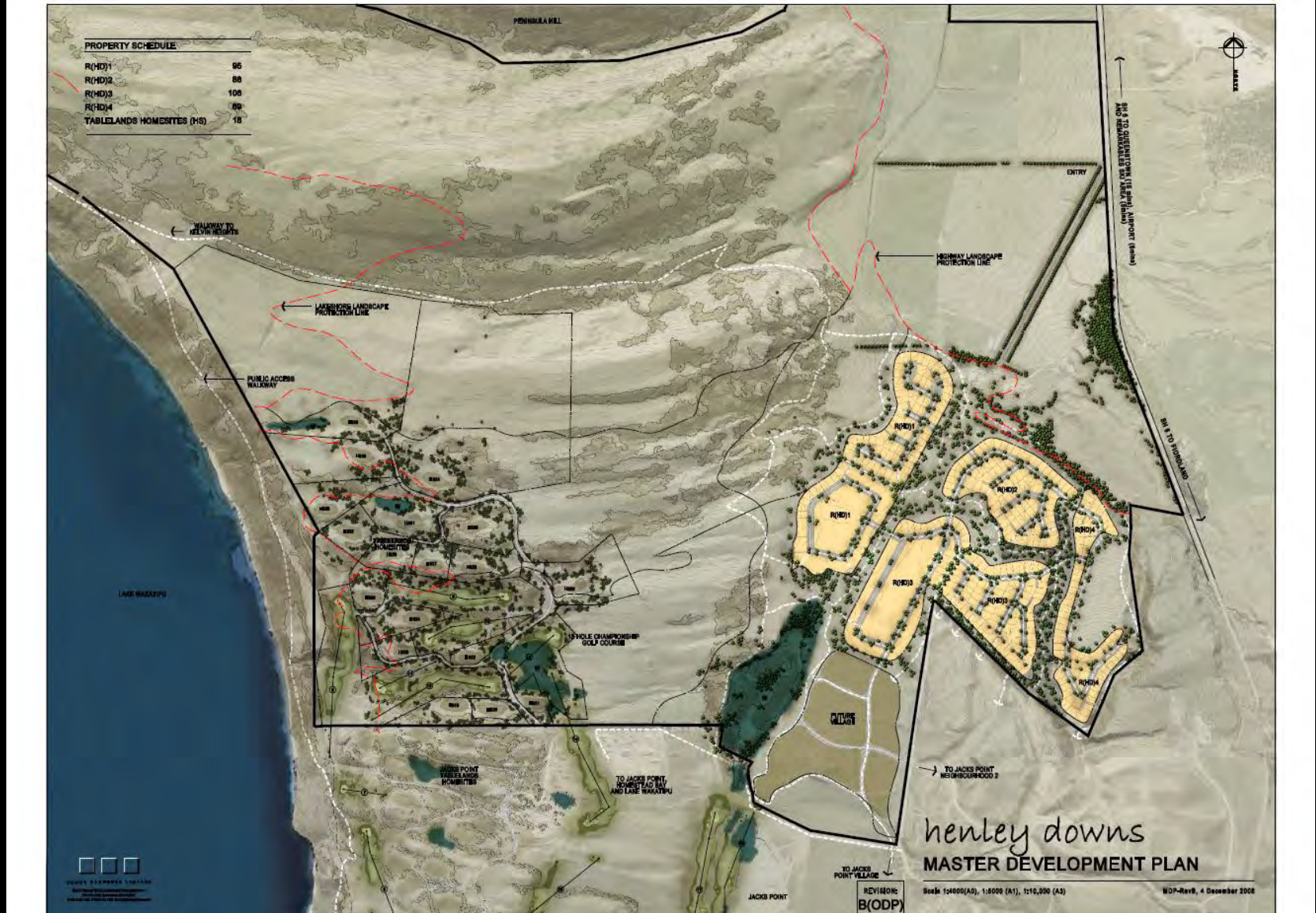
Jacks Point Density Master Plan

| No. | Description | Date |
|-----|-------------|----------|
| 1 | BT/ZP | 19.04.04 |

darby partners limited | darby partners limited | darby partners limited | darby partners limited

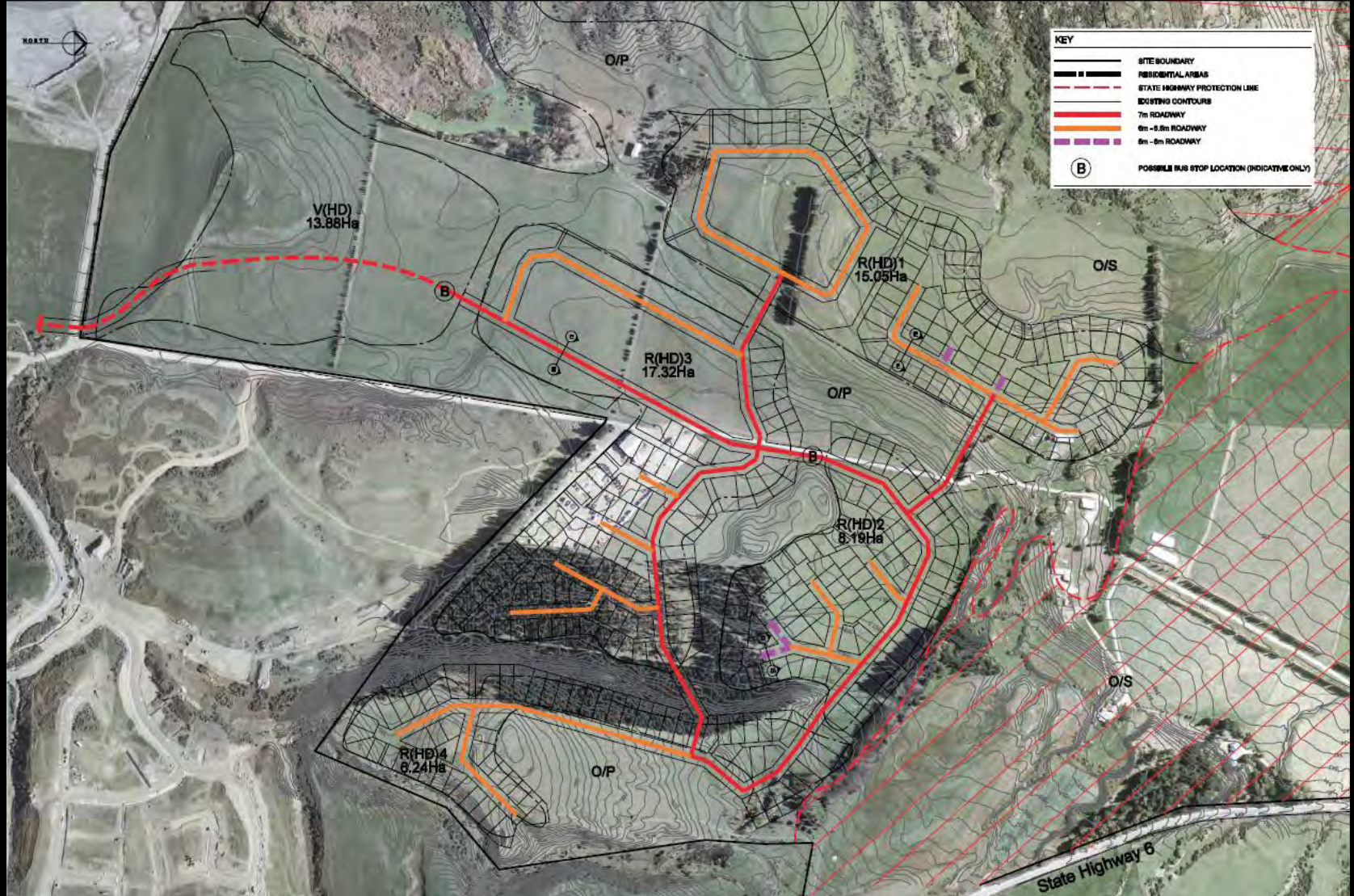
Current Outline Development Plans

HD Residential



Current Outline Development Plans

HD Residential



4

Activity Layers

Activity Layers

JP - Sports & Recreation



Activity Layers

Trail Network



Activity Layers

JP - Lodge Site



Activity Layers

JP - Infrastructure



5

Henley Downs - Assessment

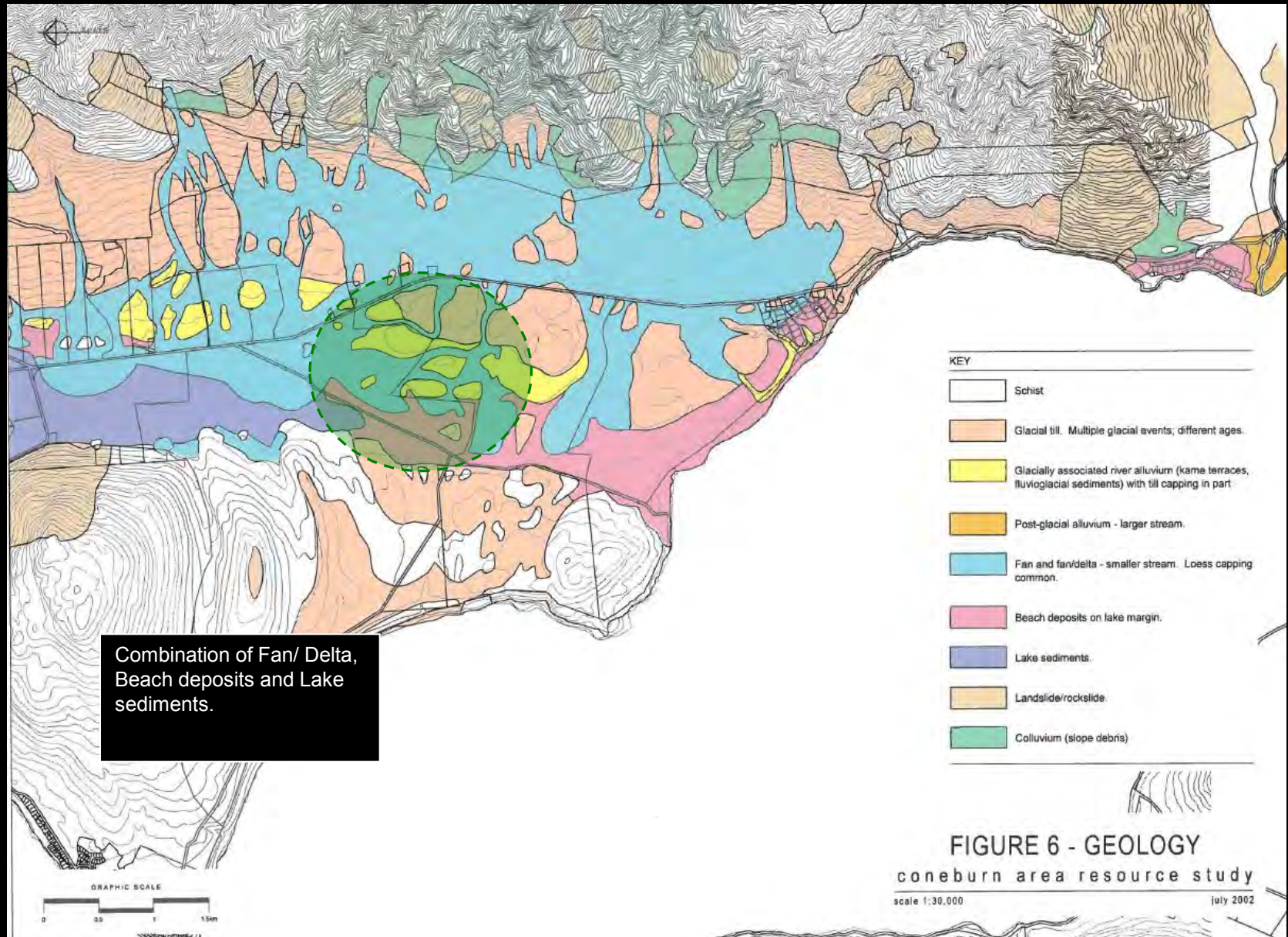
Henley Downs - Assessment

Study Area



Henley Downs - Assessment

Geology



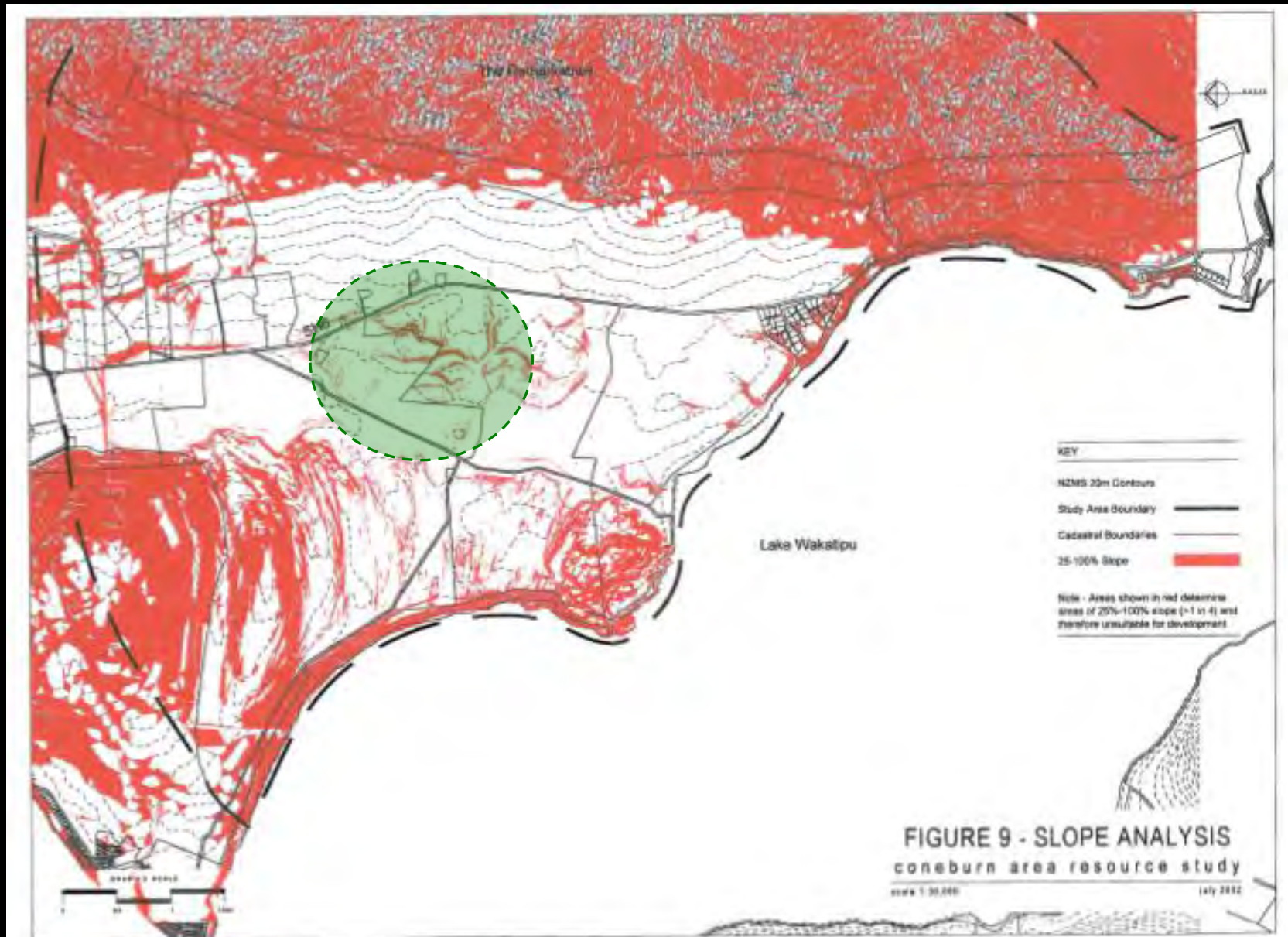
Henley Downs - Assessment

Soils



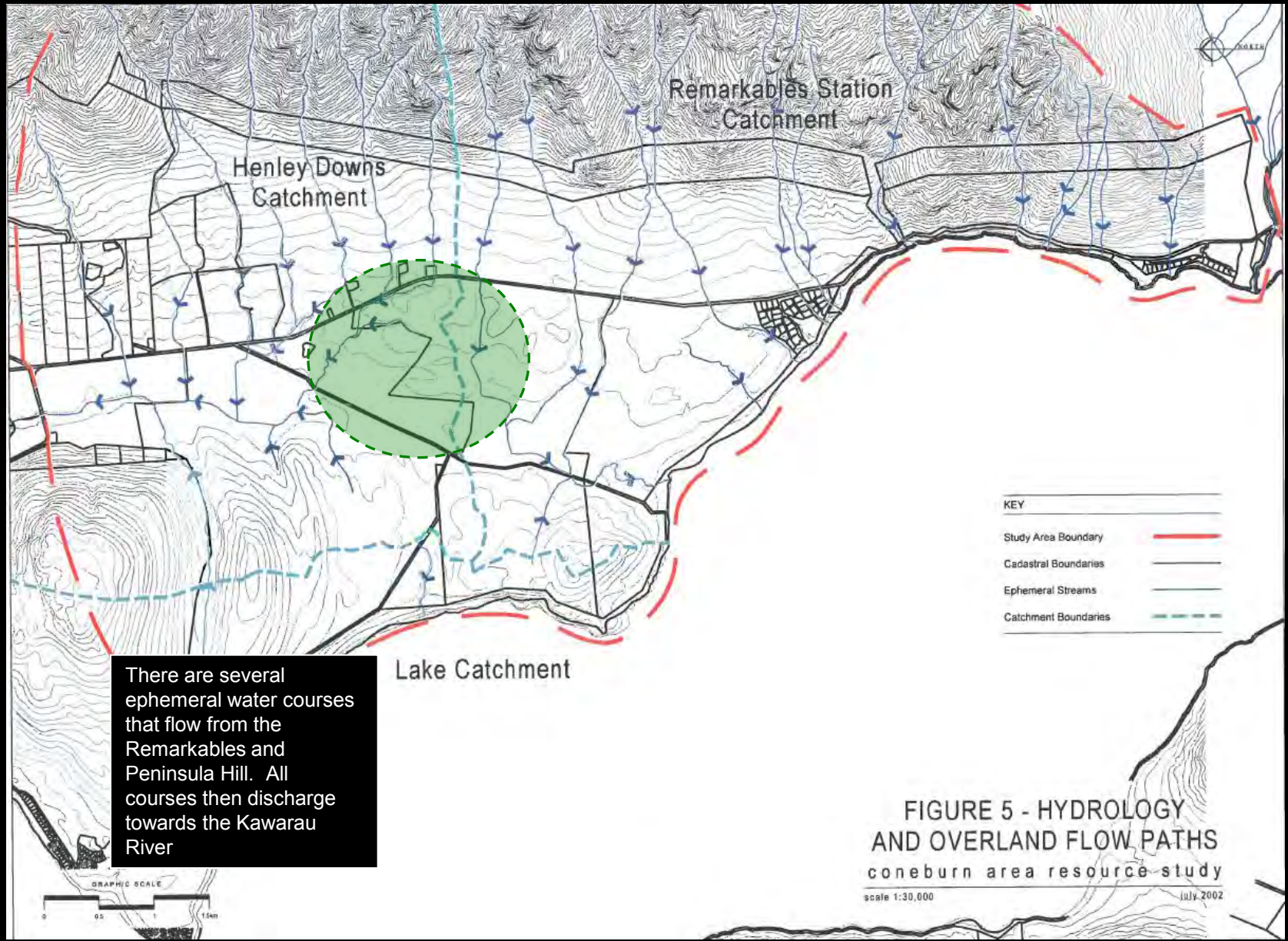
Henley Downs - Assessment

Slope



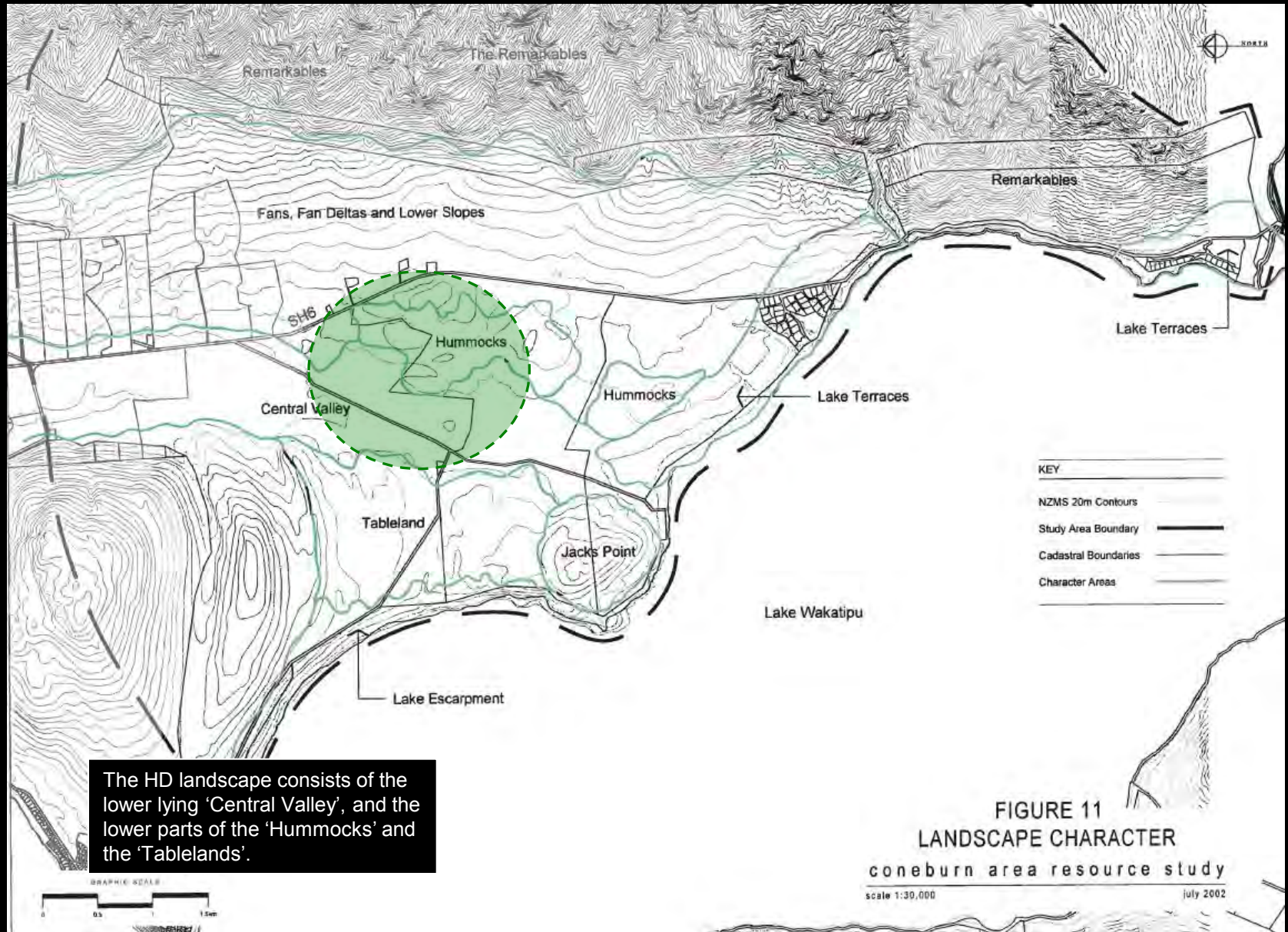
Henley Downs - Assessment

Hydrology



Henley Downs - Assessment

Landscape Character



The HD landscape consists of the lower lying 'Central Valley', and the lower parts of the 'Hummocks' and the 'Tablelands'.

FIGURE 11
LANDSCAPE CHARACTER
coneburn area resource study
scale 1:30,000
July 2002

Henley Downs - Assessment

Visibility

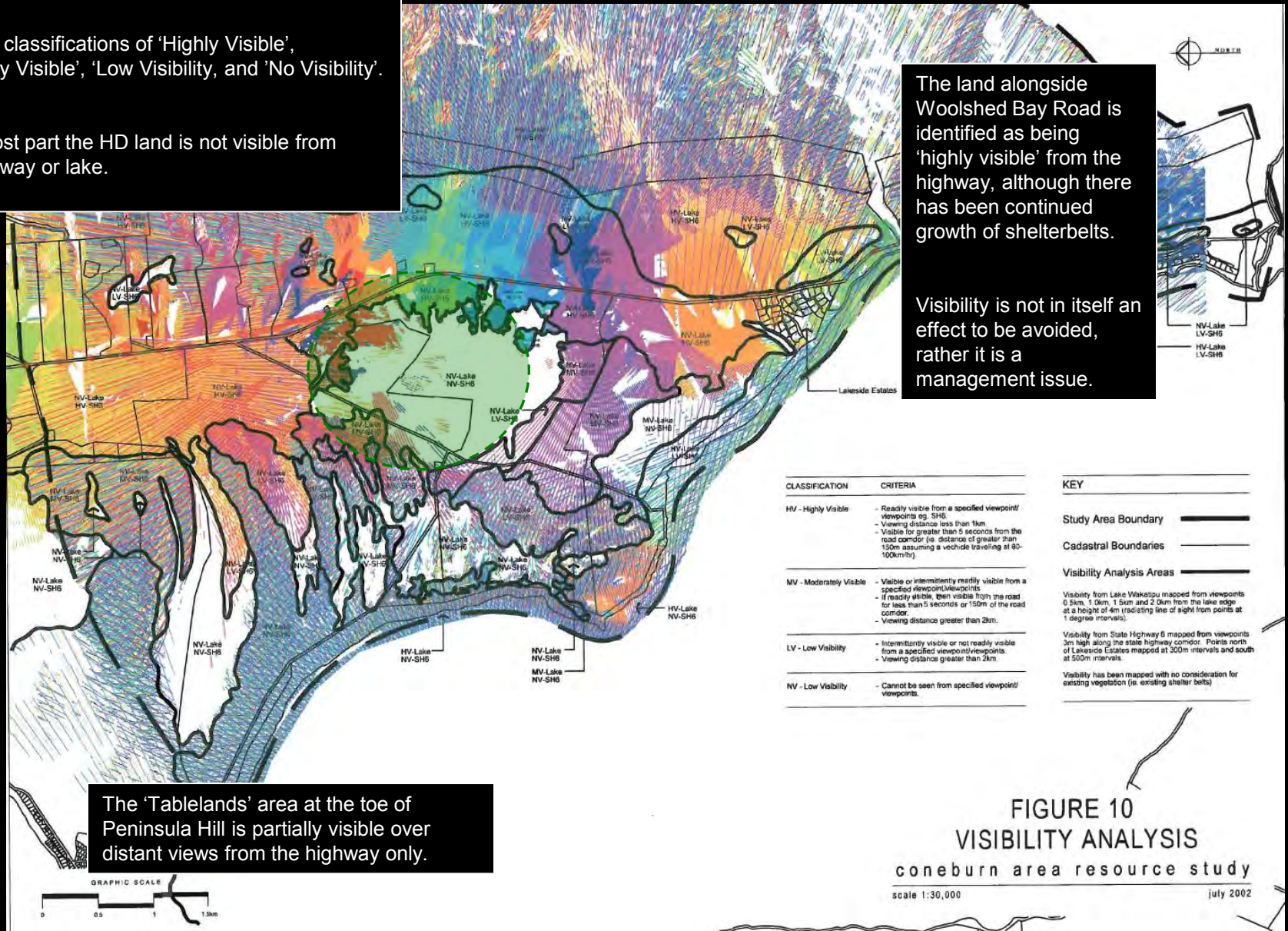
This assessment determines whether various parts of the site are visible from either the State Highway or the Lake.

It uses the classifications of 'Highly Visible', 'Moderately Visible', 'Low Visibility, and 'No Visibility'.

For the most part the HD land is not visible from either highway or lake.

The land alongside Woolshed Bay Road is identified as being 'highly visible' from the highway, although there has been continued growth of shelterbelts.

Visibility is not in itself an effect to be avoided, rather it is a management issue.



The 'Tablelands' area at the toe of Peninsula Hill is partially visible over distant views from the highway only.

| CLASSIFICATION | CRITERIA |
|-------------------------|--|
| HV - Highly Visible | <ul style="list-style-type: none"> - Readily visible from a specified viewpoint/viewpoints eg. SH5. - Viewing distance less than 1km - Visible for greater than 5 seconds from the road corridor (ie. distance of greater than 150m assuming a vehicle traveling at 80-100km/hr). |
| MV - Moderately Visible | <ul style="list-style-type: none"> - Visible or intermittently readily visible from a specified viewpoint/viewpoints - If readily visible, then visible from the road for less than 5 seconds or 150m of the road corridor. - Viewing distance greater than 2km. |
| LV - Low Visibility | <ul style="list-style-type: none"> - Intermittently visible or not readily visible from a specified viewpoint/viewpoints. - Viewing distance greater than 2km. |
| NV - No Visibility | <ul style="list-style-type: none"> - Cannot be seen from specified viewpoint/viewpoints. |

| KEY |
|---|
| Study Area Boundary |
| Cadastral Boundaries |
| Visibility Analysis Areas |
| Visibility from Lake Wakatipu mapped from viewpoints 0.5km, 1.0km, 1.5km and 2.0km from the lake edge at a height of 4m (radiating line of sight) from points at 1 degree intervals. |
| Visibility from State Highway 5 mapped from viewpoints 3m high along the state highway corridor. Points north of Lakeside Estates mapped at 300m intervals and south at 500m intervals. |
| Visibility has been mapped with no consideration for existing vegetation (ie. existing shelter belts) |

FIGURE 10
VISIBILITY ANALYSIS
coneburn area resource study
scale 1:30,000
july 2002

Henley Downs - Assessment

Visibility

CLASSIFICATION

CRITERIA

HV - Highly Visible

- Readily visible from a specified viewpoint/ viewpoints eg, SH6.
- Viewing distance less than 1km
- Visible for greater than 5 seconds from the road corridor (ie. distance of greater than 150m assuming a vehicle travelling at 80-100km/hr).

MV - Moderately Visible

- Visible or intermittently readily visible from a specified viewpoint/viewpoints
- If readily visible, then visible from the road for less than 5 seconds or 150m of the road corridor.
- Viewing distance greater than 2km.

LV - Low Visibility

- Intermittently visible or not readily visible from a specified viewpoint/viewpoints.
- Viewing distance greater than 2km.

NV - Low Visibility

- Cannot be seen from specified viewpoint/ viewpoints.

KEY

Study Area Boundary**Cadastral Boundaries****Visibility Analysis Areas**

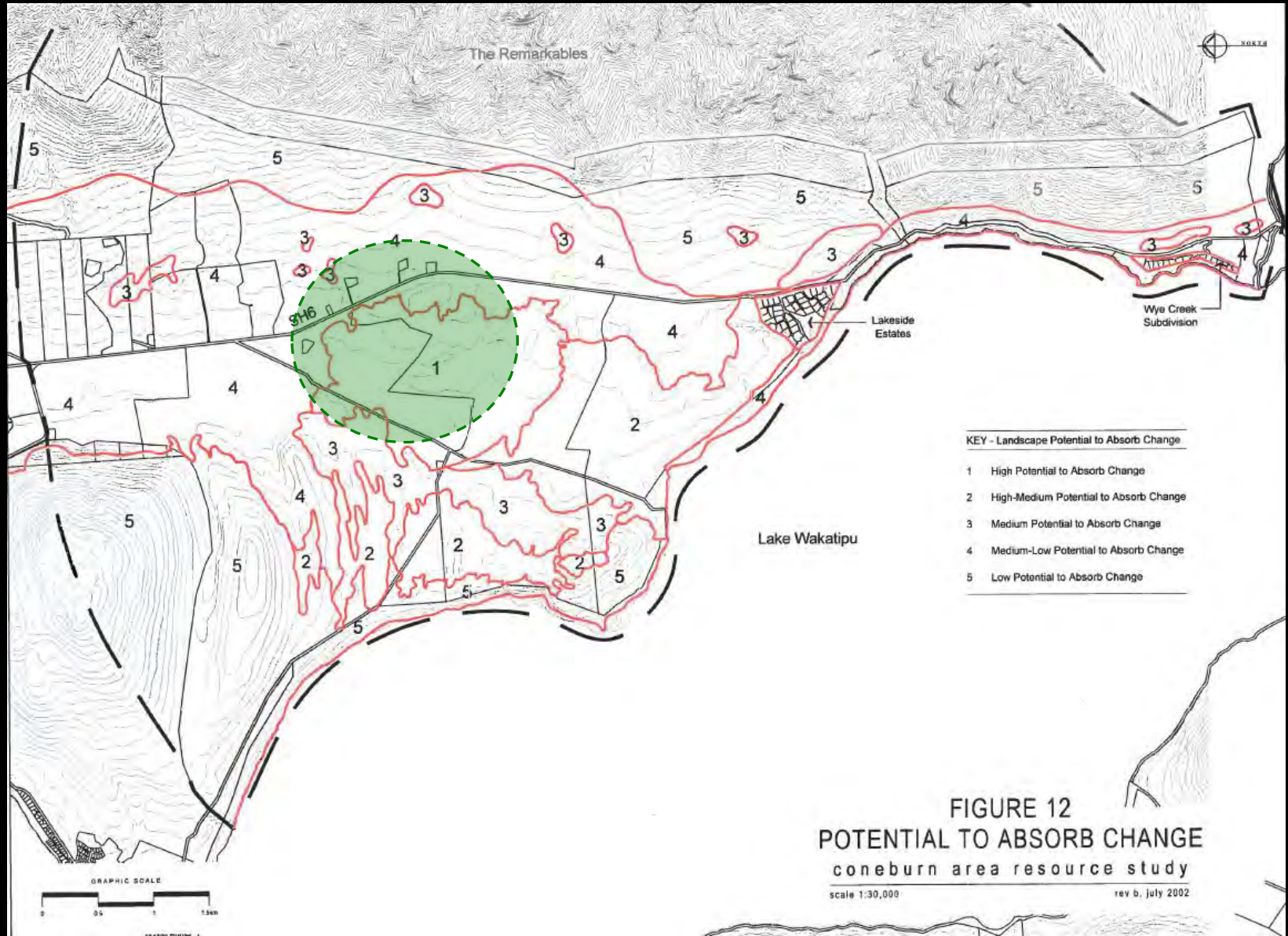
Visibility from Lake Wakatipu mapped from viewpoints 0.5km, 1.0km, 1.5km and 2.0km from the lake edge at a height of 4m (radiating line of sight from points at 1 degree intervals).

Visibility from State Highway 6 mapped from viewpoints 3m high along the state highway corridor. Points north of Lakeside Estates mapped at 300m intervals and south at 500m intervals.

Visibility has been mapped with no consideration for existing vegetation (ie. existing shelter belts)

Henley Downs - Assessment

Review - Findings



6

Plan Change - Concepts

Plan Change - Concepts

Entry



Consultation has already occurred with NZTA.

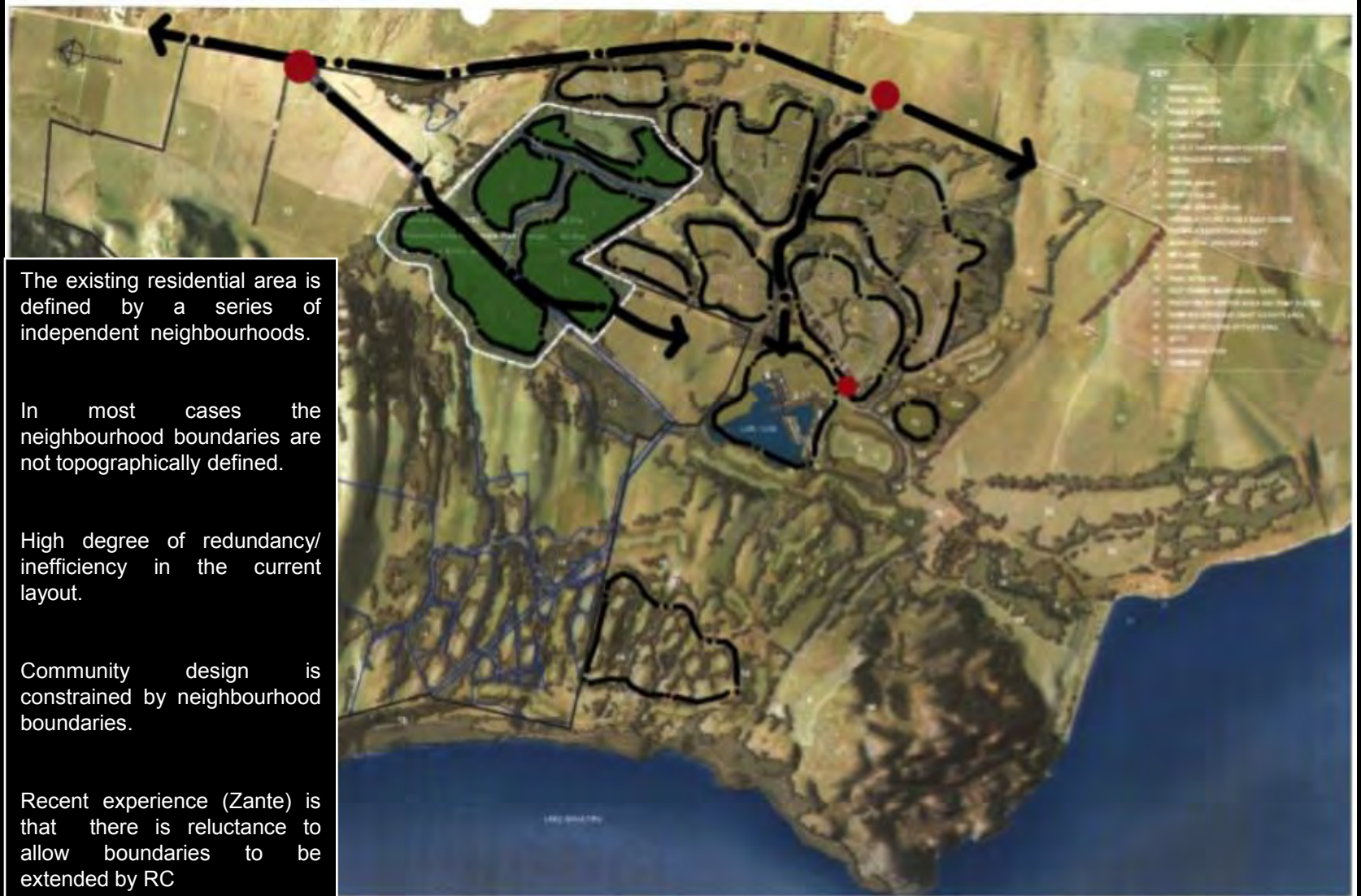
A southbound passing bay is planned. NZTA agree that it would be best located in between the two entries to HD/ JP – providing a slow vehicle lane on that uphill section of highway.

NZTA acknowledge that it is appropriate to have a second means of entry/ exit from the greater zone:

- Efficiency
- Convenience
- Safety

Plan Change - Concepts

Existing Residential



The existing residential area is defined by a series of independent neighbourhoods.

In most cases the neighbourhood boundaries are not topographically defined.

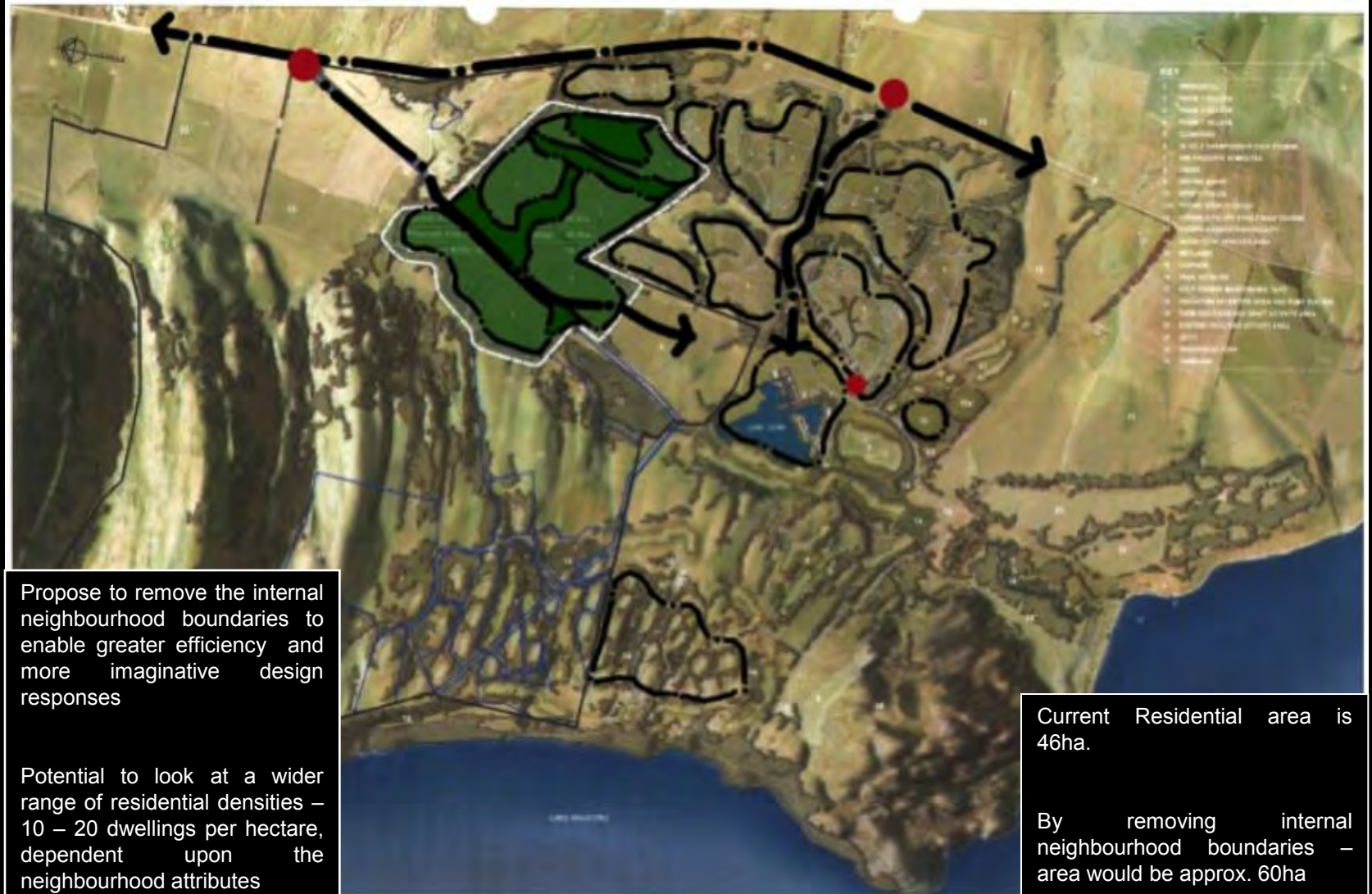
High degree of redundancy/inefficiency in the current layout.

Community design is constrained by neighbourhood boundaries.

Recent experience (Zante) is that there is reluctance to allow boundaries to be extended by RC

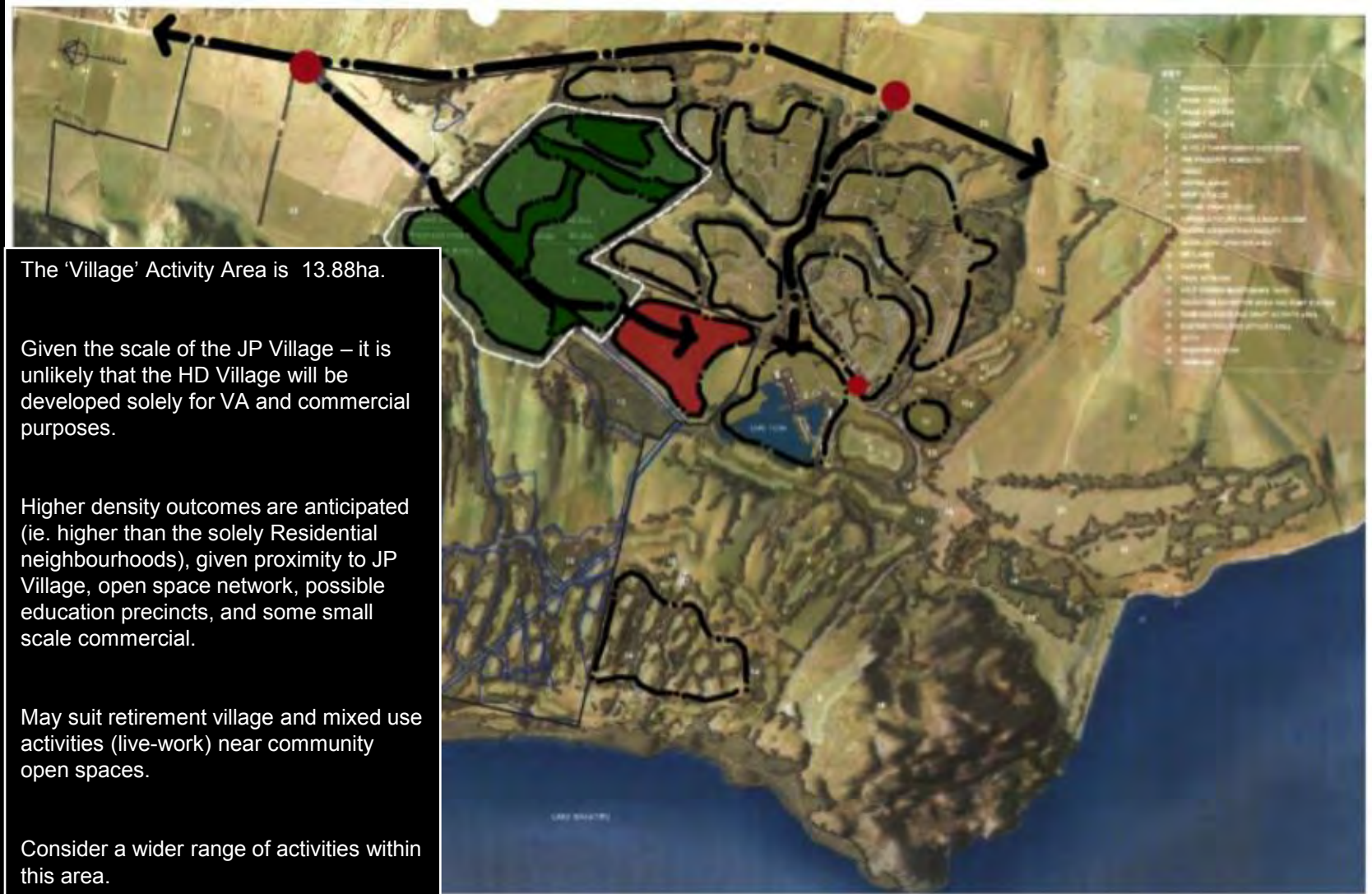
Plan Change - Concepts

Residential +



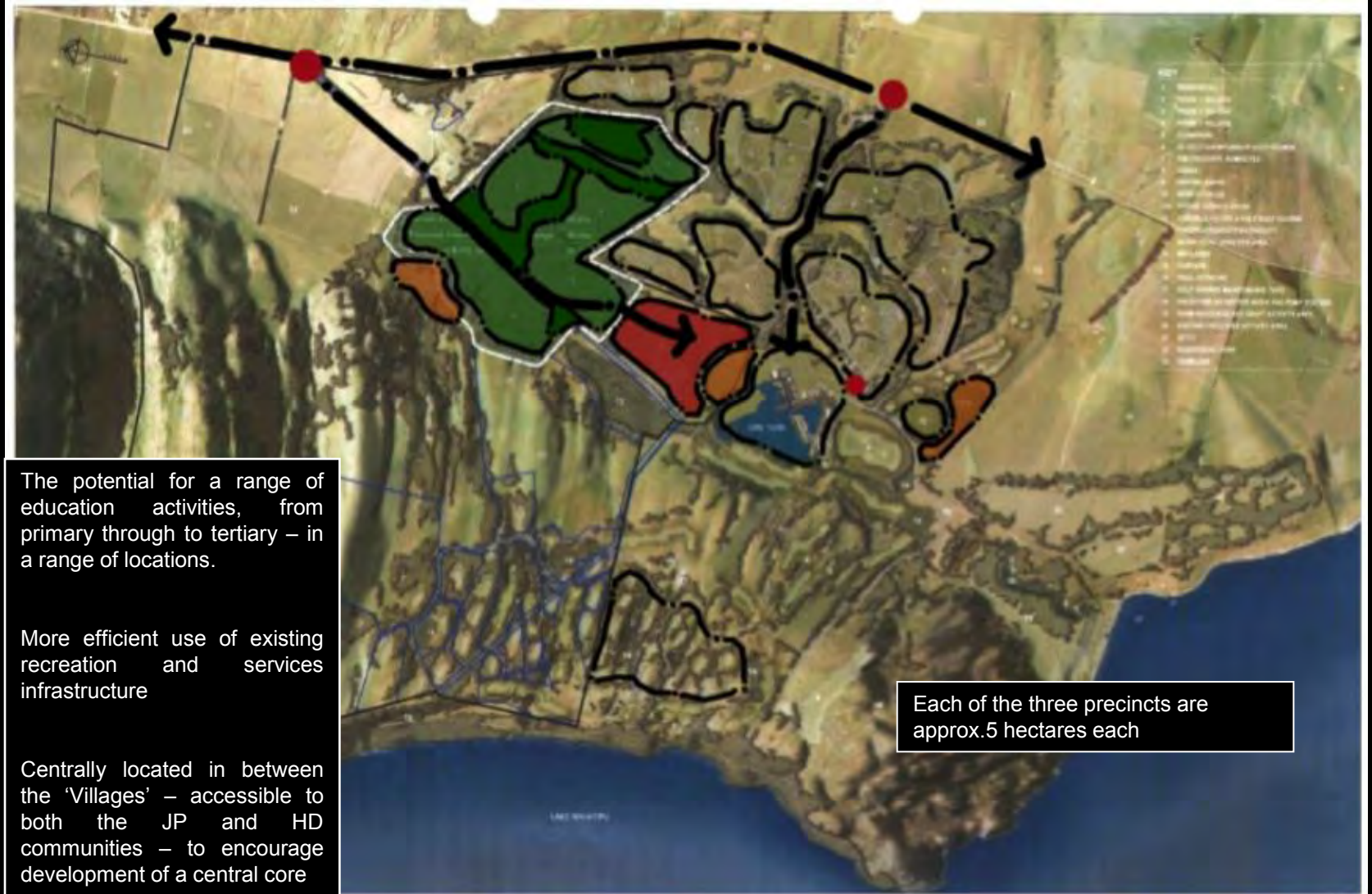
Plan Change - Concepts

Village



Plan Change - Concepts

Education



The potential for a range of education activities, from primary through to tertiary – in a range of locations.

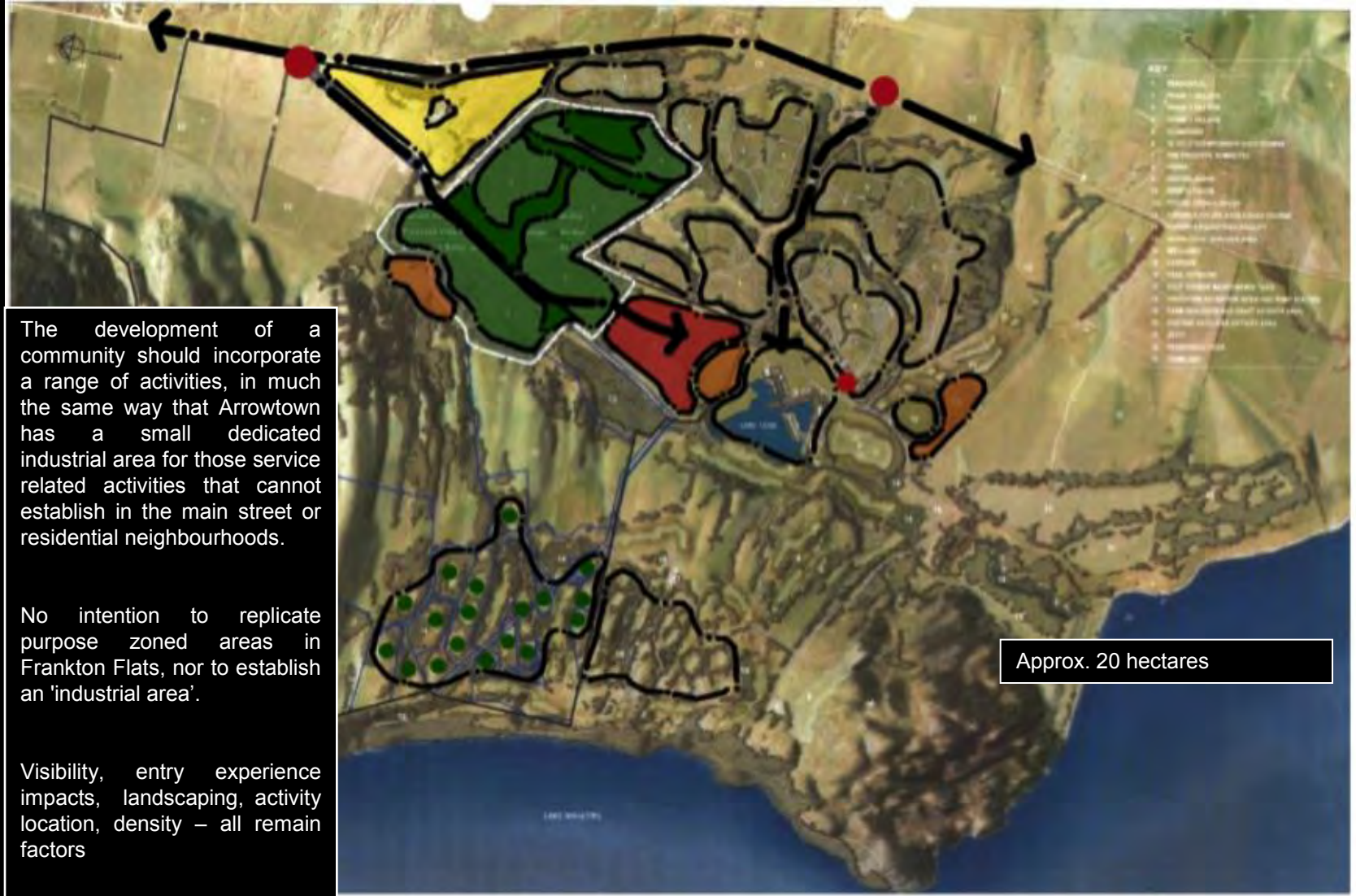
More efficient use of existing recreation and services infrastructure

Centrally located in between the 'Villages' – accessible to both the JP and HD communities – to encourage development of a central core

Each of the three precincts are approx.5 hectares each

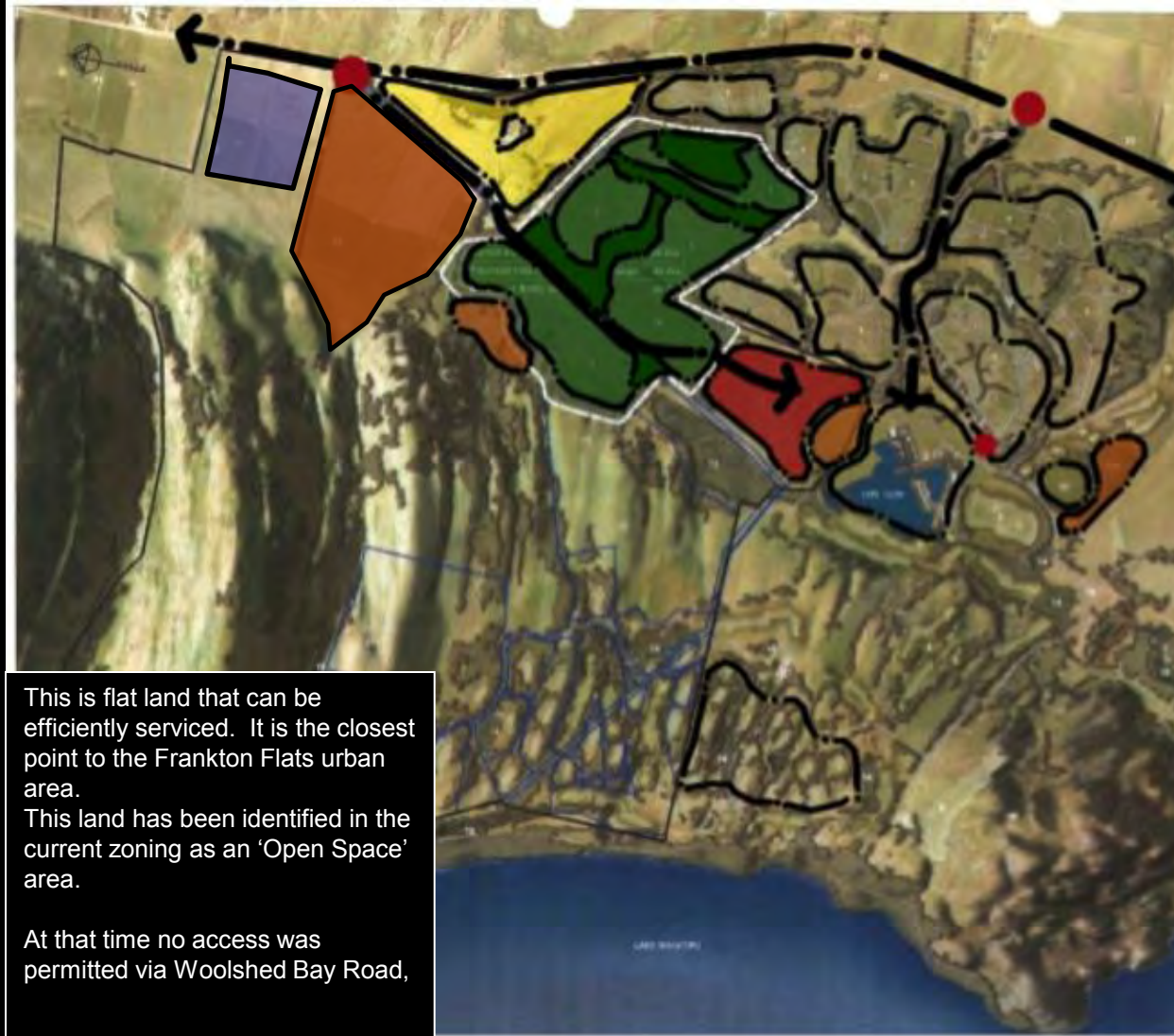
Plan Change - Concepts

Service Activity Area



Plan Change - Concepts

Open Space



Activity Areas (sub-zones) are located relative to the previous 'C.A.R. Study' – with particular regard to the visibility mapping.

Two areas are identified; a location for ground disposal of effluent (shaded blue), and an area suitable for low intensity land use activities that rely upon and benefit from an open space location (shaded orange).

This is an area of approx. 40ha

Examples include particular schools, training facilities and predominantly outdoor activities.

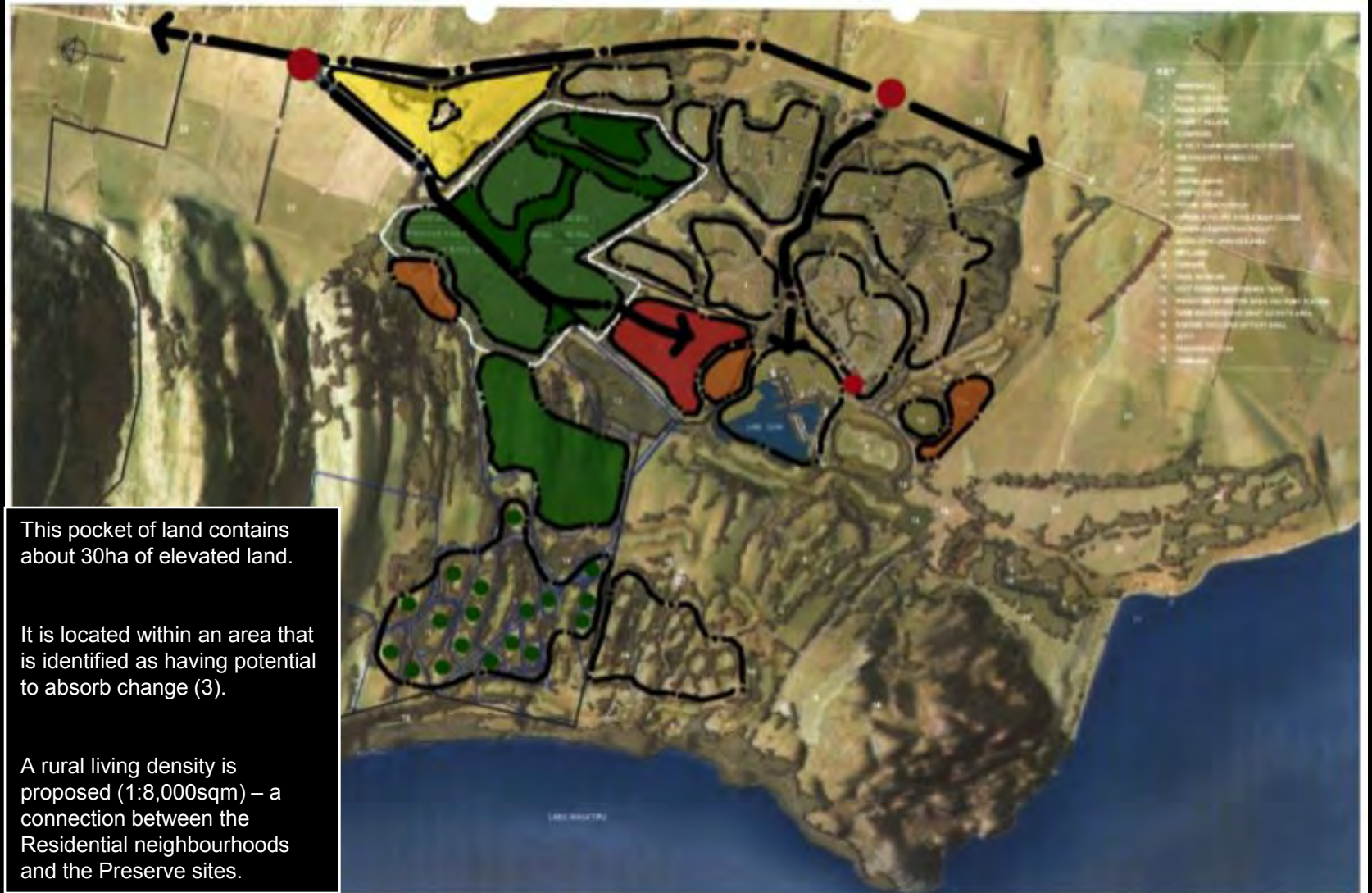
An established shelterbelt defines its northern edge..

This is flat land that can be efficiently serviced. It is the closest point to the Frankton Flats urban area.
This land has been identified in the current zoning as an 'Open Space' area.

At that time no access was permitted via Woolshed Bay Road,

Plan Change - Concepts

Rural Living



This pocket of land contains about 30ha of elevated land.

It is located within an area that is identified as having potential to absorb change (3).

A rural living density is proposed (1:8,000sqm) – a connection between the Residential neighbourhoods and the Preserve sites.