



**JACK'S POINT VILLAGE  
OUTLINE DEVELOPMENT PLAN (ODP)  
RM 090127**

APPROVED 18 MAY 2009



**QUEENSTOWN  
LAKES DISTRICT  
COUNCIL**

**DECISION OF THE  
QUEENSTOWN-LAKES DISTRICT COUNCIL**

**RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	Jacks Point Village Limited
<b>RM reference:</b>	RM090127
<b>Location:</b>	Jacks Point, Kingston Road.
<b>Proposal:</b>	Vary Condition 1 of RM080410 pertaining to the approved plans of the Jacks Point Village Outline Development Plan.
<b>Type of Consent:</b>	Land use
<b>Legal Description:</b>	Lot 1, 3 -12, 100, 103 and 104 Deposited Plan 409612 held within Certificate of Title 435163, 435165, 435167, 435168, 435169, 435170, 435171, 435172, 435173, 435177, 435179, 435180 and Lot 5-7, 9 Deposited Plan 359052 and Lot 13, 17 Deposited Plan 409612 and Lot 1, 3 Deposited Plan 408773 held within Certificate of Title 432114
<b>Valuation Number:</b>	2913290400
<b>Zoning:</b>	Jacks Point Resort Zone, Village Activity Area
<b>Activity Status:</b>	Discretionary
<b>Notification:</b>	Non-notified
<b>Commissioner:</b>	Commissioner Clarke
<b>Date:</b>	18 May 2009
<b>Decision:</b>	<b>Granted with conditions</b>

We refer to your application for a variation under Section 127 of the Resource Management Act 1991 to vary Condition 1 of RM080410 pertaining to the approved plans of the Jacks Point Village Outline Development Plan.

The original RM080410 application was considered under delegated authority pursuant to section 34 of the Resource Management Act 1991 on 24 July 2008. This decision was considered under delegated authority pursuant to section 34 of the Resource Management Act 1991 on 18 May 2009, and its issue authorised by David Clarke, Independent Commissioner, as delegate for the Council.

The subject site is located at Jacks Point, Kingston Road and is legally described as Lot 1, 3 -12, 100, 103 and 104 Deposited Plan 409612 held within Certificate of Title 435163, 435165, 435167, 435168, 435169, 435170, 435171, 435172, 435173, 435177, 435179, 435180 and Lot 5-7, 9 Deposited Plan 359052 and Lot 13, 17 Deposited Plan 409612 and Lot 1, 3 Deposited Plan 408773 held within Certificate of Title 432114.

Condition 1 of resource consent RM080410 states:

- 1 That future development within the Jacks Point Village (V) area of the Jacks Point Zone and within all land legally described as Lot 14 DP 364700 and as illustrated on plans stamped approved by way of this decision, be carried out in accordance with the application as submitted and, in particular, in general accordance with the following plans of that application (stamped approved and dated 25 July 2008), with the exception of the amendments required by the following conditions of consent:

- Village Building Footprint and Rooding Pattern
- Village Road Hierarchy
- Village Public Space and Amenity
- Village Parking Strategy
- Village Public Transportation Network
- Village Streetscape Section Elevations (aa-aa to kk-kk)
- Village Public/Private Realms Sections.
- Jacks Point Village Design Guidelines dated 25 July 2008

Note: The Outline Development Plan is essentially a living document. Any amendments or additions to the above appendices will require a further assessment in accordance with the provisions of the Plan. Accordingly, any such amendments or additions will require an application for a variation to the conditions of this consent to be made, pursuant to section 127 of the Act.

Note: This condition is binding on the land and any future owners of the land as a comprehensive Outline Development Plan for the area.

The site is zoned Jacks Point Resort Zone, Village Activity Area and the proposed variation requires:

- 1 A discretionary activity consent pursuant to section 127(3)(a) of the Resource Management Act 1991, which deems any application to change or cancel consent conditions to be a discretionary activity.

In accordance with Section 127 of the Resource Management Act 1991 the application was considered under Sections 88 to 121 of the Act. On this basis the application was considered on a non-notified basis in terms of Sections 93 & 94 of the Act because the adverse effect on the environment of the proposed variation was considered to be minor and no parties were considered to be adversely affected by the proposed change of Condition 1.

### Decision

That the application by Jacks Point Village Limited to vary Condition 1 of the resource consent RM080410 be granted pursuant to Section 127 of the Resource Management Act 1991, such that:

A Condition 1 of the resource consent RM080410 is amended to read as follows (deletions shown as ~~strikethrough~~ and additions shown as underlined):

1 That future development within the Jacks Point Village (V) area of the Jacks Point Zone and within all land legally described as Lot 14 DP 364700 and as illustrated on plans stamped approved by way of this decision, be carried out in accordance with the application as submitted and, in particular, in general accordance with the following plans of that application (~~stamped approved and dated 25 July 2008~~), with the exception of the amendments required by the following conditions of consent AND the application as submitted in conjunction with RM090127:

- Village Building Footprint and Roding Pattern (stamped approved and dated 15 May 2009)
- Village Road Hierarchy (stamped approved and dated 15 May 2009)
- Village Public Space and Amenity (stamped approved and dated 15 May 2009)
- Village Parking Strategy (stamped approved and dated 15 May 2009)
- Village Public Transportation Network (stamped approved and dated 15 May 2009)
- Village Streetscape Section Elevations (aa-aa to kk-kk) (stamped approved and dated 15 May 2009)
- Village Public/Private Realms Sections. (stamped approved and dated 25 July 2008)
- Jacks Point Village Design Guidelines dated (stamped approved and dated 25 July 2008)

Note: The Outline Development Plan is essentially a living document. Any amendments or additions to the above appendices will require a further assessment in accordance with the provisions of the Plan. Accordingly, any such amendments or additions will require an application for a variation to the conditions of this consent to be made, pursuant to section 127 of the Act.

Note: This condition is binding on the land and any future owners of the land as a comprehensive Outline Development Plan for the area.

### Advice note

- The building indicated with an 'A' on the Village Building Footprint and Roding Pattern Plan is to have consideration be given to how the building terminates the vista.
- All other conditions of RM080410 shall continue to apply.

### Reasons for the Decision

Section 127 of the Resource Management Act 1991 provides for a resource consent to be varied as follows;

- 1) *The holder of a resource consent may apply to a consent holder for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).*

Consent is sought to vary Condition 1 of RM080410 pertaining to the approved plans of the Jacks Point Village Outline Development Plan (ODP).

The changes in the ODP are a result of the main road leading to Homestead Bay and Lake Wakatipu via the village area having been formed, and this has led to other roads within the Village being formed in an inconsistent way to that identified in the ODP for roading within the village.

The main changes are as follows:

1. The road leading to the Clubhouse has been changed (formed) from a split carriage way to a normal carriage way. This road has been shifted to the north resulting in some new buildings and parking spaces now being identified to the south of the road. While there has been no identified public parking retained in this area, a similar area has been retained to the south as designated parking.
2. The main road leading into the commercial core of the village has also been realigned to the south, resulting in a change to the roading in and around this area, with associated changes to some of the blocks and building footprints as well as an increase in the village green area.
3. The realignment of this road has also resulted in a change to the building footprints and their location at the entrance to the village from Maori Jack Road.

No change is proposed to the Village Design Guidelines.

Jacks Point is located approximately 15 minutes drive from Queenstown along the Kingston Road and adjoins Lake Wakatipu.

The site is identified as Village Area within the Jacks Point Structure Plan.

The bulk titles are currently vacant of built form, with the Clubhouse building located in close proximity to the south eastern part of the village within Lot 2 DP 396702.

Resource consent RM081229 has recently been issued for a visitor accommodation building known as the Club Residences in close proximity to the Clubhouse.

The village area is relatively flat in nature with the man-made lake known as Lake Tewa being located to the west of the village area.

Section 127 of the Resource Management Act provides for a resource consent to be varied as follows;

*“(3) Sections 88 to 121 shall apply, with all necessary modifications, as if –*

- (a) the application were an application for a resource consent for a discretionary activity; and*
  - (b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and effects of the change or cancellation respectively.*
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –*
- (a) made a submission on the original application; and*
  - (b) may be affected by the change or cancellation.”*

As stated in the original ODP resource consent RM080410:

*"The purpose of the ODP is to show that the Jacks Point Village is to be developed comprehensively and cohesively – including aspects such as roading, parking, pedestrian links, landscaping, and design guidelines to ensure a high standard of development and achieve a successful 'village' or town centre environment."*

The proposed changes to the ODP retain many of the original ODP elements in terms of the lake edge interface, streetscapes, pedestrian linkages, transport networks and public space and amenity. It is noted that urban design comments have been sought from Tim Williams and Nick Karlovsky on the proposed changes. Based on their comments the applicant has made some changes to the original proposal.

The key changes from the original ODP within RM080410 are summarised as follows:

#### *Clubhouse Road*

The change in the road leading to the Clubhouse aligns the buildings to the right of the road in a more direct linear pattern and provides space for buildings and parking areas to the right of the road. This change is considered to result in an open edge to the south of the village, as opposed to the road being the outer boundary containing the village area. It is considered that these buildings and parking areas can be integrated into the village by landscaping and pedestrian access when developed to ensure that a clear relationship between the village and open space and golf course is maintained. The identification of buildings to the left of the road helps to frame the road providing an entrance to the Clubhouse area.

The change in the carriage way removes the public parking space previously located in the centre of the road. The removal of public parking in this area is not considered to adversely affect the overall parking for the village area, as a similar area has been retained to the south as designated parking. The change in the roading design removes the 'status' of the road by reducing the formal nature of the previous design, however this is not considered particularly adverse in the overall roading hierarchy of the village given the uses served by this road.

#### *Commercial Core/ Village Green*

The amended plans propose the shift of the main feeder road into the centre of the village to the south. The effects of the change in this area are considered to be largely limited to the village green area, and the resulting (larger) development blocks on either side of the main feeder road in the north.

The shift in the road realigns the central feeder road to the village to a position which terminates at the central area to the rear of the lakefront development block. While there has been a shift away from the lakefront as the termination of this central feeder, the primary roading is provided around the village green area which is considered to ensure that there is an appropriate vehicle interaction in this core area.

The future design of the building that now sits at the end of the entry street will be important in terminating the vista. For this reason a note on the ODP has been included to recognise the need for this consideration when future design of this building is undertaken. This will link to an advice note within the resource consent.

The village green is a larger area than previously approved. However pedestrian links are provided around the perimeter and, based on urban design advice, it is understood that larger size will result not in any adverse effect on the village area. The larger area is considered to provide better view shafts from the surrounding development blocks and will continue to provide for public use. The small buildings located within the north western corner of the village green are zoned for mixed use. It is considered that due to the large area of the village green that small buildings such as those indicated can be developed ensuring that the public space of the village green is not compromised. It is also noted that the buildings are indicated in locations such that they would not inhibit views from the village green to the lakefront.

In particular it is noted that there are a number of objectives and guidelines within the Jacks Point Village Design Guidelines for which future developments/designs have to consider that relate specifically to the design of buildings in relation to public spaces. These Guidelines are considered to be sufficient to ensure a functional public space and building interaction within this village green. The objectives and guidelines of particular relevance are:

## **BUILDING AND CONTEXT**

### **Village Context**

#### **Issues to Consider:**

- **Public parks and open spaces:** Are these useful, clearly defined, meaningful spaces, sheltered and sunny where possible.

### **Neighbourhood Context**

#### **Issues to Consider:**

#### **3.3.1 Neighbourhood identity**

- How does the building contribute to the definition of the streetscape and other public spaces?
- Does the building relate to the character anticipated by the particular street environment?
- How does it relate to and integrate with other neighbouring land uses and activities?
- How does the building add to the public experience?

### **Pedestrian context**

#### **Issues to Consider:**

#### **3.6.1 Places and Spaces**

- *How does the building facilitate places for encounters or public interaction?*
- *How does the building interact at street level, providing 'interactive edges'?*
- *How have the shade and shelter of public spaces been considered in the building design?*

## **Guidelines to Achieve Objectives:**

### **Building Design:**

- ❖ **Respect the transitional space between the public and private realm. Maximise pedestrian accessibility into public spaces and not 'privatise' open spaces;**

The building development blocks on either side of the feeder road have been arranged such that the blocks are of a more consistent size, with building footprints indicated that concentrate around the perimeter, with building frontages facing the street. The development blocks also allow for private space in the sheltered internal courtyards as well as sleeved parking.

Pedestrian and vehicle links (in east west directions) define the development blocks. The links are considered to ensure that there are logical connections to the residential areas located to the east of the village, and to future public parking overflow areas.

The main entrance from the State Highway along Maori Jack Road has been realigned slightly to the south which has resulted in the block to the south now having been split on either side of the road. As is the case with the entrance from Homestead Bay the perimeter road is no longer being retained to define the boundary of the village area. This is considered to enable a soft entrance to the village area, sympathetic to the open space area beyond the village, and is therefore appropriate. It is noted that the indicated building footprints are orientated to frame the road, and are therefore considered to provide for a defined village entrance.

Nick Karlovsky as an Urban Designer for QLDC has stated that:

*"The revised plans are in accordance with my recommendations and I believe will provide a suitable framework for meeting good urban design objectives."*

It is recognised that the current subdivision layout is not consistent with the proposed ODP, however it is acknowledged that the resource consent RM090006 (boundary adjustment) has been lodged to achieve this.

### Summary

Overall it is considered that the proposed ODP will continue to ensure that the village area is developed comprehensively and cohesively, in conjunction with the previously approved design guidelines (which are not proposed to be changed in any way by this proposal) put forward for the Village being an integral part in achieving an integrated character and design theme.

### Affected Parties

The RM080410 application was processed on a non notified basis

In this case it is considered that no parties are adversely affected by the proposed variation as all titles remain to be held in the ownership by Jacks Point Village Limited.

### Assessment Matters

The assessment matters for an Outline Development Plan for the Village Activity Area are contained in Part 12.5.2(xv)(b) of the Partially Operative District Plan. Each of the relevant assessment matters are discussed in turn:

- (i) **The extent to which the proposed Outline Development Plan achieves the policies of the zone.**

The relevant objectives and policies are assessed later in this decision.

- (ii) **The effect of setbacks on adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight and access to views.**

The proposed ODP continues to identify building footprints which encourage street frontage and provides separation between buildings.

- (iii) **The ability to provide adequate opportunities for garden and tree planting around buildings.**

The proposed ODP is not considered to alter the opportunities for garden and tree planting around buildings identified in the original application RM080410.

- (iv) **Pedestrian safety.**

The cross sections continue to provide for pedestrian footpaths with an adequate separation from the vehicle carriage ways to ensure pedestrian safety. The proposed pedestrian network provides linkages through the larger development blocks which help to ensure that pedestrian access is provided to the surrounding open space and residential areas.

- (v) **The extent to which imaginative, efficient and comprehensive design solutions are applied to encourage a layout that will establish an individual theme or site specific response within the Village (V) Activity Area.**

The revised networks and development block arrangements continue to enable the establishment in conjunction with the Village Guidelines, and the identified Village Landuse Planning of public and private spaces with a different character. Specifically with the retention of the strong lakefront environment and the village green.

- (vi) **The extent to which pedestrian walkways provide convenient and logical connections to other Residential (R), Village (V), Open space (OS) and Golf (G) Activity Areas.**

This proposal provides two additional pedestrian links through the larger development blocks. The links are anticipated to assist in the provision of convenient and logical connections to the residential areas to the east and north east.

- (vii) **The extent to which existing watercourses and wetlands in the vicinity are protected and enhanced.**

The proposal does not affect the watercourses and wetlands in the vicinity.

- (ix) **The extent to which the subdivision and development design encourages efficient use of solar energy and takes advantage of northerly aspects.**

The ODP continues to encourage the development blocks to make efficient use of solar energy and take advantage of northerly aspects.

- (x) **The extent to which the subdivision and development design minimises the potential for pedestrian and traffic conflicts.**

The pedestrian links and roading hierarchy have changed in minor ways, however as discussed above they are considered to ensure that conflicts between the two are minimised.

- (xii) **The methods used to manage the boundary between the Village (V) Activity Area and the surrounding Open Space (OS) and/or Golf (G) Activity Area.**

The method to manage the boundary to the surrounding Open Space and Golf activity areas has changed in two locations being the entrance from Maori Jack Road and from Homestead Bay. The hard boundary of roading has been removed in these parts with the provision of buildings creating a more interactive edge while not extending proposed development beyond the Village Activity Area.

- (xiii) **The extent to which visitor parking is provided for, in a manner which does not compromise the amenity values of the Zone.**

Public parking is retained in the centre of the village area, with designated parking located in areas where the use of such is anticipated, in particular that identified along the Clubhouse road.

#### Objectives and Policies

The objectives and policies most relevant to the application are contained in Part 12 (Resort Zone) of the Partially Operative District Plan. In particular part 12.1.4 Objective 3:

##### ***Objective 3 - Jacks Point Resort Zone***

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

##### ***Policies:***

- 3.1 To maintain and protect views into the site when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond when viewed from the State Highway.***

The proposal is not considered to have any impact on this policy, as the changes are not considered to increase the visibility of the village area in any way from any public places.

- 3.3 To require the external appearance, bulk and location of buildings to have regard to the landscape values of the site.***

No change has been proposed to the Design Guidelines. However the location of the building foot prints has changed somewhat in the areas of the entrance to the village from the State Highway and from Homestead Bay. It is considered that the removal of the perimeter road allows for future landscaping to better soften the village edge in sympathy with the surrounding open space areas.

**3.4 To require development to be located in accordance with a Structure Plan to ensure the compatibility of activities and to mitigate the impact on neighbouring activities, the road network and landscape values.**

The proposed changes do not affect the prior considerations in RM080410 pertaining to the development being located in accordance with the Structure Plan.

**3.6 To 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.**

The roading and pedestrian linkages through the village to the roads and access trails that continue to the lake have been retained in this variation, and the Lake Tewa/ village interface has also been retained to ensure that the enjoyment of the margin and waters of Lake Wakatipu and Lake Tewa are provided.

Overall, the proposed changes to the ODP are considered to identify a cohesive structure for the village to be followed in the future and will result in a comprehensively designed village centre with a strong sense of place, connections to the remainder of the zone and public amenity. Therefore the proposed variation achieves the policies of the zone.

Conclusion

Having considered the actual and potential effects resulting, the relevant objectives and policies of the Partially Operative District Plan, and the relevant provisions of the Resource Management Act 1991, it is considered that it is appropriate to grant the variation as sought.

**Other Matters**

*Local Government Act 2002: Development Contributions*

In granting this resource consent reference was made to Part 8 Subpart 5 Schedule 13 of the Local Government Act 2002 and the Council's Policy on Development Contributions contained in Long Term Council Community Plan (adopted by the Council on 25 June 2004).

This proposal is not considered a "Development" in terms of the Local Government Act 2002 as it will not generate a demand for network infrastructure and reserves and community facilities.

For the forgoing reasons a Development Contribution is not required

**Administrative Matters**

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

Should you not be satisfied with the decision of the Council, or certain conditions, an objection may be lodged in writing to the Council setting out the reasons for the objection under Section 357 of the Resource Management Act 1991 not later than 15 working days from the date this decision is received.

You are responsible for ensuring compliance with the conditions of this resource consent. The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

This resource consent is not a consent to build under the Building Act 1991. A consent under this Act must be obtained before construction can begin.

Please contact the Council when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

If you have any enquiries please contact Emma Williams on phone (03) 450 0365.

Prepared by  
**LAKES ENVIRONMENTAL LTD**

Reviewed by  
**LAKES ENVIRONMENTAL LTD**



Emma Williams  
**PLANNER**

Jenny Carter  
**PLANNER**

## Appendix A

Conditions of resource consent RM080410 as amended by variation RM090127:

- 1 That future development within the Jacks Point Village (V) area of the Jacks Point Zone and within all land legally described as Lot 14 DP 364700 and as illustrated on plans stamped approved by way of this decision, be carried out in accordance with the application as submitted and, in particular, in general accordance with the following plans of that application, with the exception of the amendments required by the following conditions of consent AND the application as submitted in conjunction with RM090127:

- Village Building Footprint and Roding Pattern (stamped approved and dated 15 May 2009)
- Village Road Hierarchy (stamped approved and dated 15 May 2009)
- Village Public Space and Amenity (stamped approved and dated 15 May 2009)
- Village Parking Strategy (stamped approved and dated 15 May 2009)
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- Village Streetscape Section Elevations (aa-aa to kk-kk) (stamped approved and dated 15 May 2009)
- Village Public/Private Realms Sections. (stamped approved and dated 25 July 2008)
- Jacks Point Village Design Guidelines dated (stamped approved and dated 25 Jul y 2008)

Note: The Outline Development Plan is essentially a living document. Any amendments or additions to the above appendices will require a further assessment in accordance with the provisions of the Plan. Accordingly, any such amendments or additions will require an application for a variation to the conditions of this consent to be made, pursuant to section 127 of the Act.

Note: This condition is binding on the land and any future owners of the land as a comprehensive Outline Development Plan for the area.

- 2 That unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement imposed by this consent shall be at the consent holder's own expense.
- 3 Within six months of this consent commencing, the consent holder shall submit to the Council's Landscape Architect for approval, a full and complete schedule of indigenous and exotic plant species to be permitted within the approved Outline Development Plan. This schedule shall be incorporated into Appendix 2 of the Jacks Point Village Design Guidelines.
- 4 Upon the submission to Council of an application for resource consent for any building within the Jacks Point Village, the application shall include a table which identifies the overall site coverage of the Village both existing and resulting from the addition of that building within the village. This table shall provide an on-going record of the site coverage as a result of buildings granted consent in the Jacks Point Village in accordance with Rule 12.2.5.1(x) of the Partially Operative District Plan. This information should also include the floor area proposed for residential living or commercial purposes.

Note: for the purpose of site coverage assessment, the village area is to be calculated on the basis of that area of the village within the Village Activity Area of the Jacks Point Structure Plan.

- 5 All roads and public spaces within the Village as identified in approved plans shall be landscaped (street trees / road reserves / hard landscaping) in accordance with the Jacks Point Village Design Guidelines.

- 6 At any stage after an application for a building in the Jacks Point Village, having been through both the Jacks Point Design Review Board and Council assessment under s104 of the Act, the Council may, in accordance with Sections 128 & 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the Jacks Point Village Design Guidelines which form part of the Outline Development Plan approved under RM080410, for the following purposes:
- To assess whether the wording and content of the Design Guidelines is effective in providing adequate direction by which to submit and assess applications for development within the Jacks Point Village to achieve the stated objectives of the Design Guidelines.
  - To include best practice examples or guidelines to assist in achieving good urban design outcomes.
- 7 Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
- (a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
  - (b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.
  - (c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

Advice Notes:

- i) Attention is drawn to the following as a legal obligation of Jacks Point Limited under the Jacks Point Stakeholder's Deed:

*At the time of preparation of the Outline Development Plan for either Village (V) area which is adjacent to the Public Domain referred in clause 12(c), the developer preparing that Outline Development Plan shall also prepare a concept plan for that part of the Public Domain which is situated on that developer's land.*

Note that the pedestrian / bridle linkages shown on the stakeholder's deed as requiring to be formed in this location (along the northern boundary of the village) have not been illustrated on approved plans as part of the Village Outline Development Plan however are necessary as a legal obligation under that deed.

- ii) The Council may elect to exercise its functions and duties through the employment of independent consultants.
- iii) The building indicated with an 'A' on the Village Building Footprint and Roding Pattern Plan is to have consideration be given to how the building terminates the vista.



Indicative road connection to Henley Downs village

QUEENSTOWN LAKES DISTRICT COUNCIL  
 APPROVED PLANS: RM 09/01/27  
 15/15/09  
 EW  
 Date Initials

A - See Advice Note in Approval

Indicative road connection to Henley Downs residential area

**jack's point**  
 SCHEMATIC PLAN  
 Village Building Footprint and Roading Pattern

Scale 1:1000 (A1), 1:2500 (A3) REV D

To Homestead Bay + Lake Wakatipu

To State Highway 6

JACK'S POINT LIMITED  
 1000 Lakes Road, Queenstown  
 03 762 2222



**KEY**

<span style="color: green;">■</span>	PUBLIC SPACE
<span style="color: lightblue;">■</span>	PUBLIC AMENITY
<span style="color: darkblue;">■</span>	PROPOSED PUBLIC PARKING
<span style="color: red;">—</span>	PEDESTRIAN LINKS

QUEENSTOWN LAKES DISTRICT COUNCIL  
 APPROVED PLANS: RM 09/01/27  
 15/5/09  
 Initials  
 Date

**jack's point**  
 SCHEMATIC PLAN  
 Village Public Space and Amenity  
 REV D  
 Scale 1:1000 (A1), 1:2500 (A3)

HARRY EASTNESS LIMITED



KEY

- PRIMARY ROADING
- SECONDARY ROADING
- TERTIARY ROADING
- TERTIARY ROADING (PEDESTRIAN CIRCULATION)

To Homestead Bay + Lake Wakatipu

Indicative road connection to Henley Downs village

Indicative road connection to Henley Downs residential area

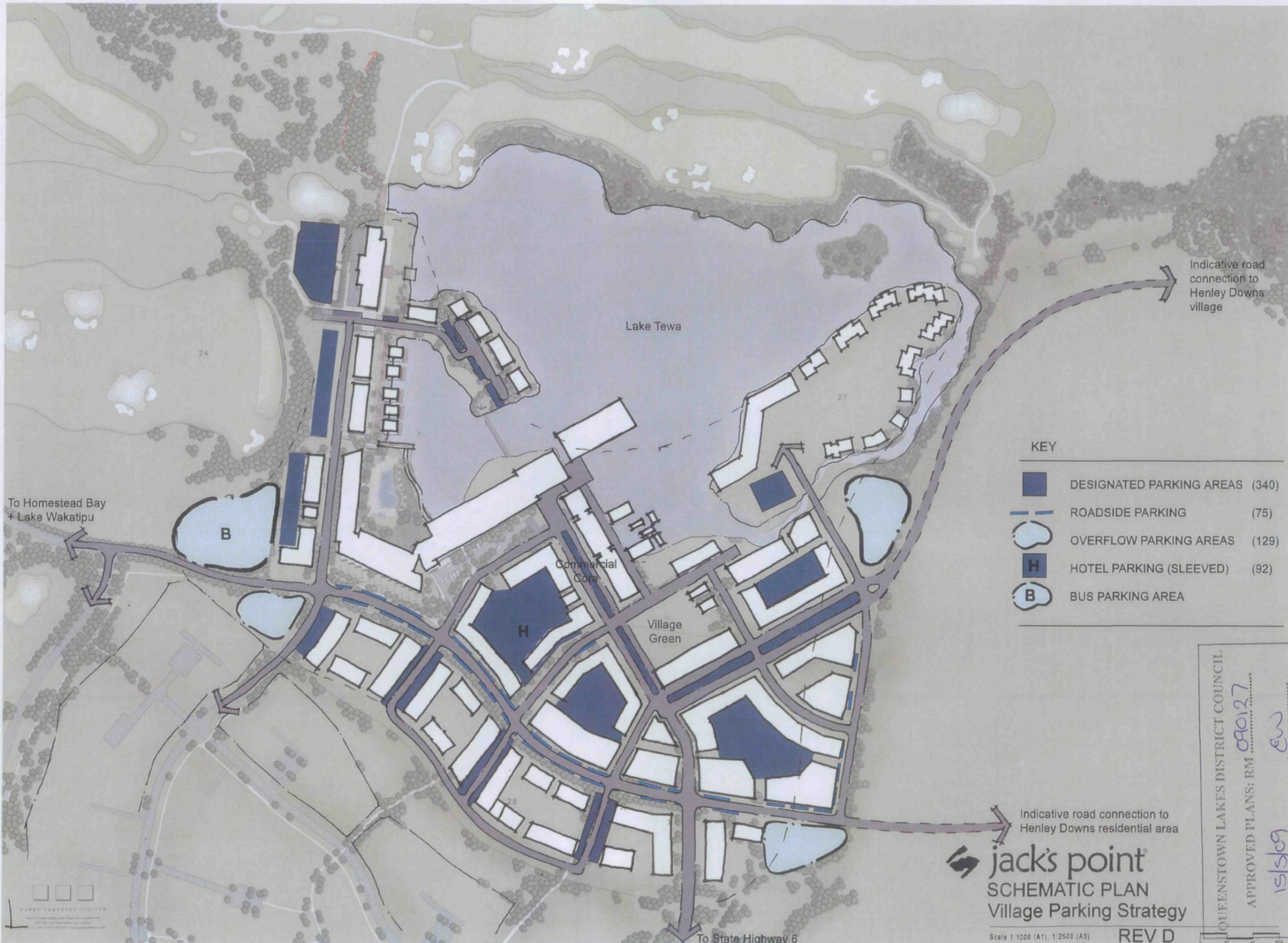
To State Highway 6

**jack's point**  
 SCHEMATIC PLAN  
 Village Road Hierarchy

Scale 1:1000 (A1), 1:2500 (A3) REV D

QUEENSTOWN LAKES DISTRICT COUNCIL  
 APPROVED PLANS: RM 090127  
 15/15/09 Date  
 EW Initials

JACK'S POINT LIMITED  
 Level 1, 1000 Lakes Road, Queenstown, New Zealand  
 Tel: 03 533 7000 Fax: 03 533 7001  
 www.jackspoint.co.nz



**KEY**

	DESIGNATED PARKING AREAS (340)
	ROADSIDE PARKING (75)
	OVERFLOW PARKING AREAS (129)
	HOTEL PARKING (SLEEVED) (92)
	BUS PARKING AREA

**jack's point**  
 SCHEMATIC PLAN  
 Village Parking Strategy

Scale 1:1000 (A1), 1:2500 (A3) REV D

QUEENSTOWN LAKES DISTRICT COUNCIL  
 APPROVED PLANS: RM 090127  
 15/10/09  
 Date  
 ew  
 Initials

DAVEY PARTNERS LIMITED  
 2008-2009



KEY

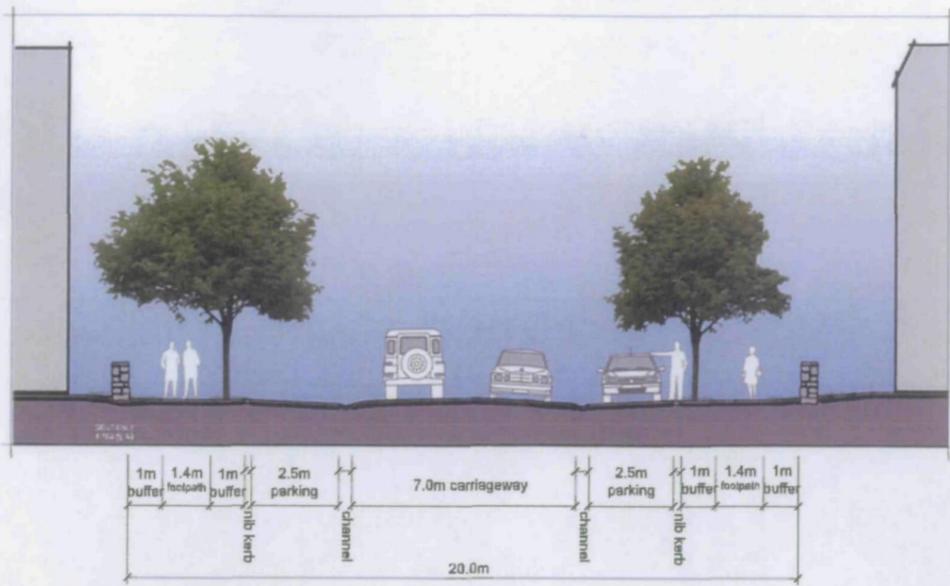
-  STAGE 1 PUBLIC TRANSPORT ROUTE
-  STAGE 1 BUS STOP
-  STAGE 2 PUBLIC TRANSPORT ROUTE
-  STAGE 2 BUS STOP

QUEENSTOWN LAKES DISTRICT COUNCIL  
 APPROVED PLANS: RM 090127  
 15/5/09  
 EW  
 Date Initials

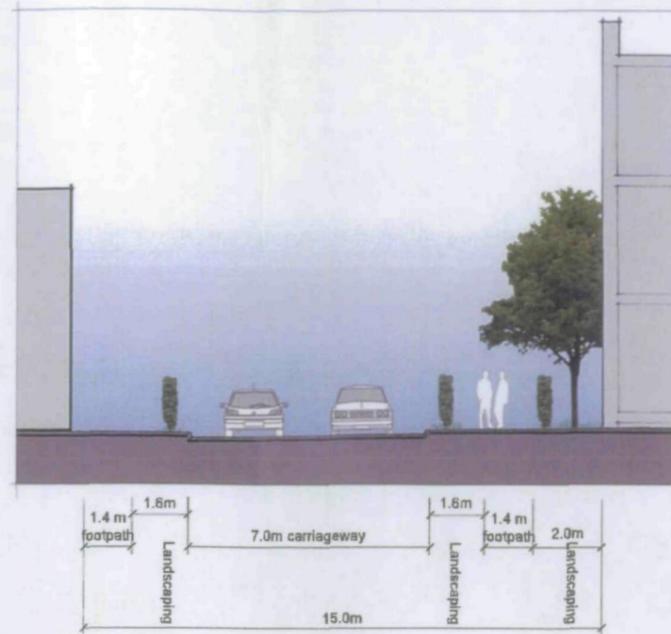
**jack's point**  
 SCHEMATIC PLAN  
 Village Public Transportation Network

Scale 1:1000 (A1), 1:2500 (A3) REV D

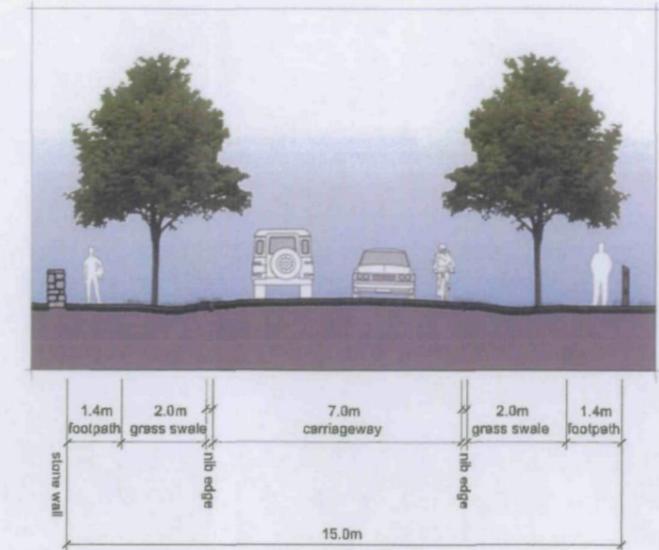
JACK'S POINT LIMITED  
 Level 1, 100-102, The Arcade, Queenstown  
 PO Box 100, Queenstown 9300  
 Tel: 03 533 7000 Fax: 03 533 7001



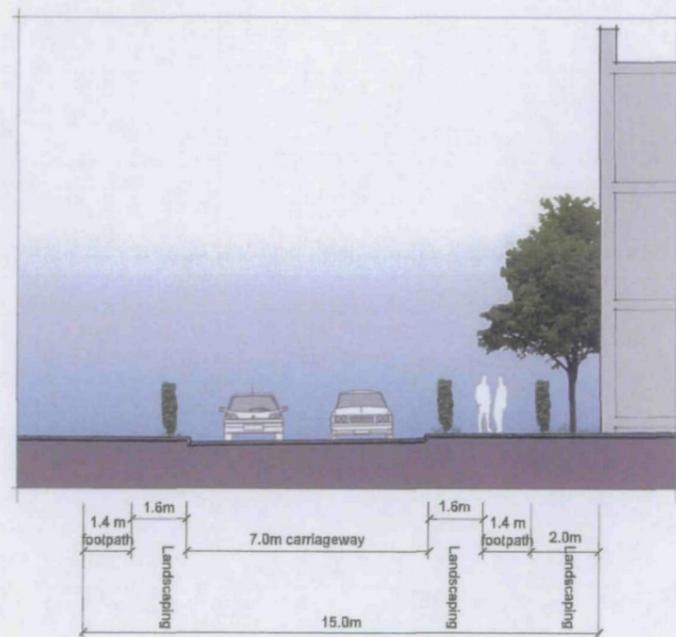
VILLAGE ROAD  
SECONDARY ROAD  
SECTION aa'



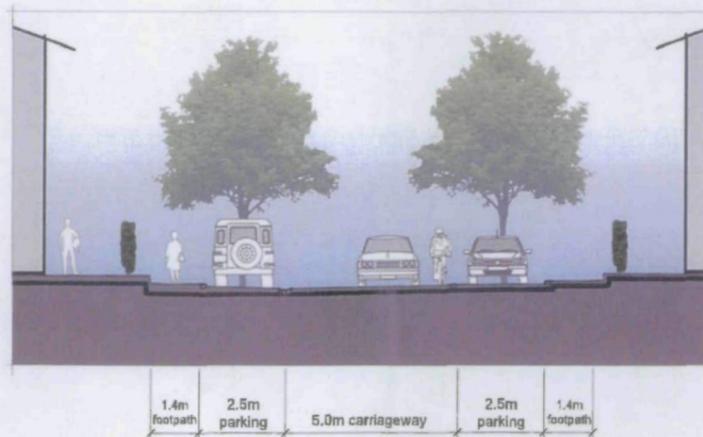
EASTERN END CLUBHOUSE ROAD  
SECONDARY ROAD  
SECTION bb'



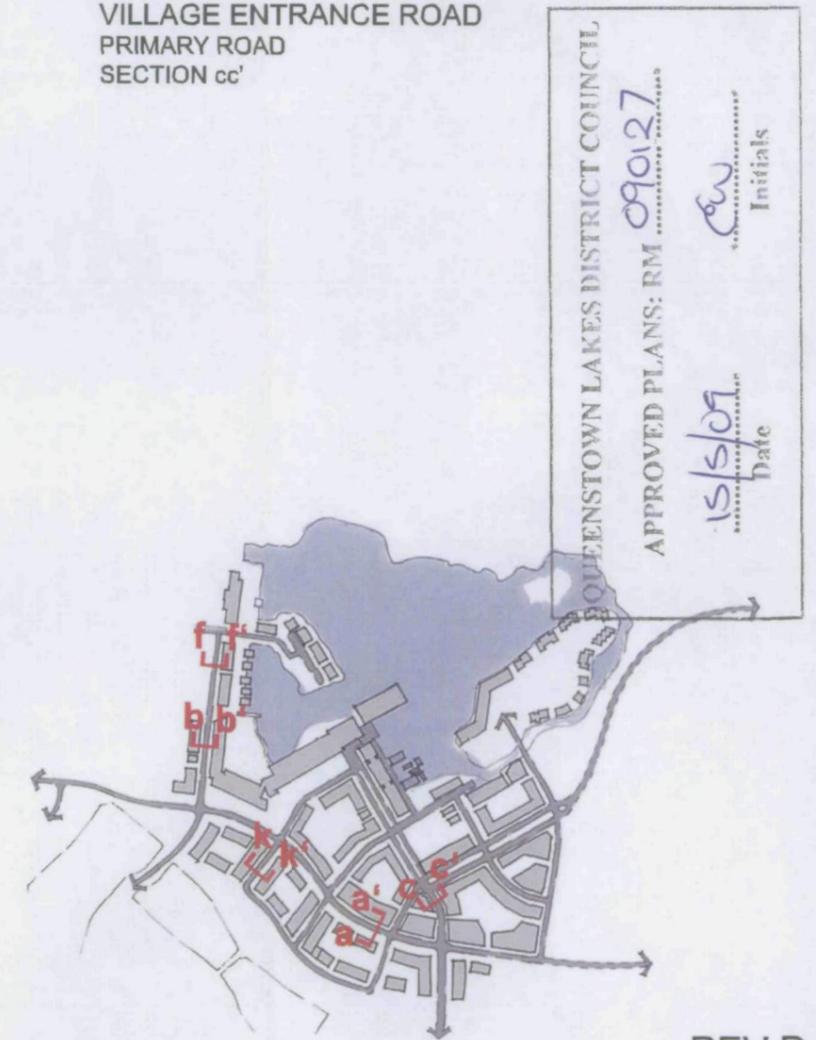
VILLAGE ENTRANCE ROAD  
PRIMARY ROAD  
SECTION cc'



WESTERN END CLUBHOUSE ROAD  
SECONDARY ROAD  
SECTION ff'



LOCAL LIVING ROAD  
TERTIARY ROAD  
SECTION kk'



QUEENSTOWN LAKES DISTRICT COUNCIL  
APPROVED PLANS: RM 090127  
15/5/09 Date  
Initials

REV D

**DARBY PARTNERS LIMITED**  
Level 1 Mission Works, Lower Heath Street, Queenstown  
7001 Box 8345, Queenstown, New Zealand  
T: 03 533 1440 F: 03 533 1401 E: info@darbypartners.co.nz

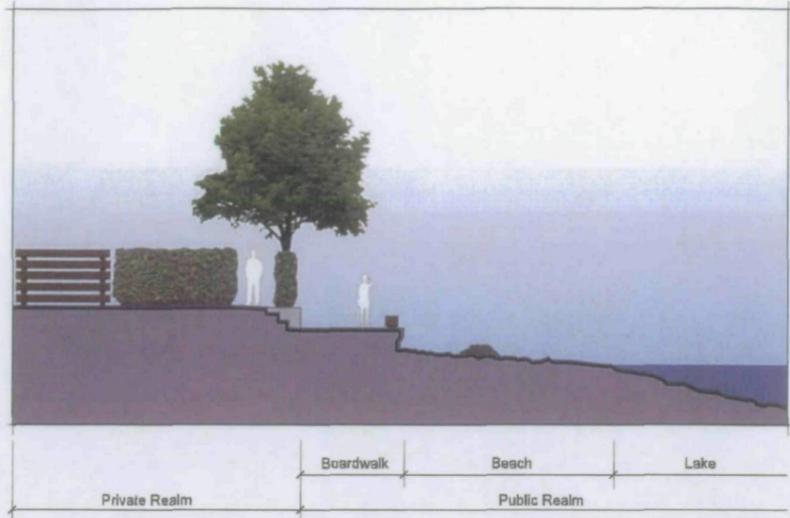
jack's point  
VILLAGE STREETSCAPE SECTION ELEVATIONS

<p>revisions:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date										<p>Contractors to verify all dimensions on site prior to commencing work. Figured dimensions to be taken in preference to scaled dimensions. The approval of this drawing remains with Darby Partners Limited.</p> <p>designed/drawn: BT/JS approved: [Signature] date: 24.06.08</p> <p>drawing no: [Number]</p>	<p>graphic scale: Scale 1:100 (A1) 1:200 (A3)</p> <p>date: Verified Data: CIR Survey Base, Orthorectification and Contouring QLDC Variation 18 Decision Structure Plan NZ Local Circuit Geodetic Datum 1948</p>
No.	Description	Date												

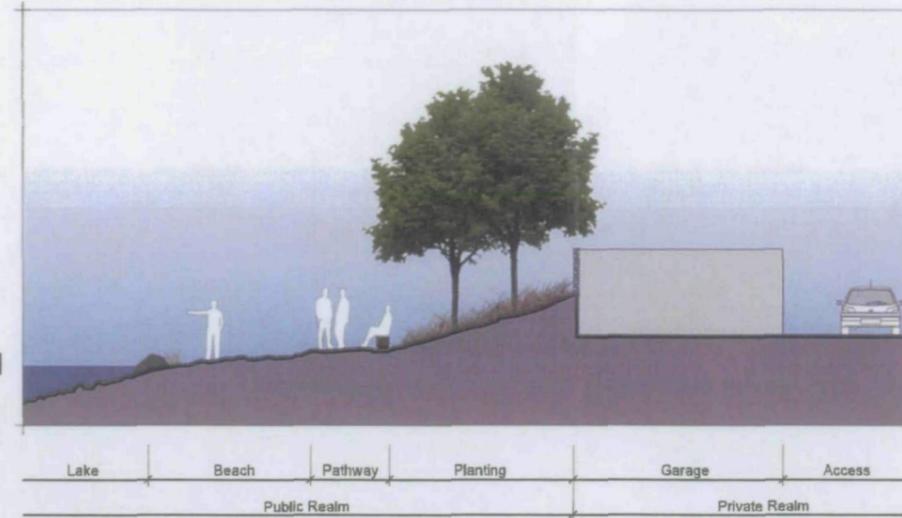
darby partners limited



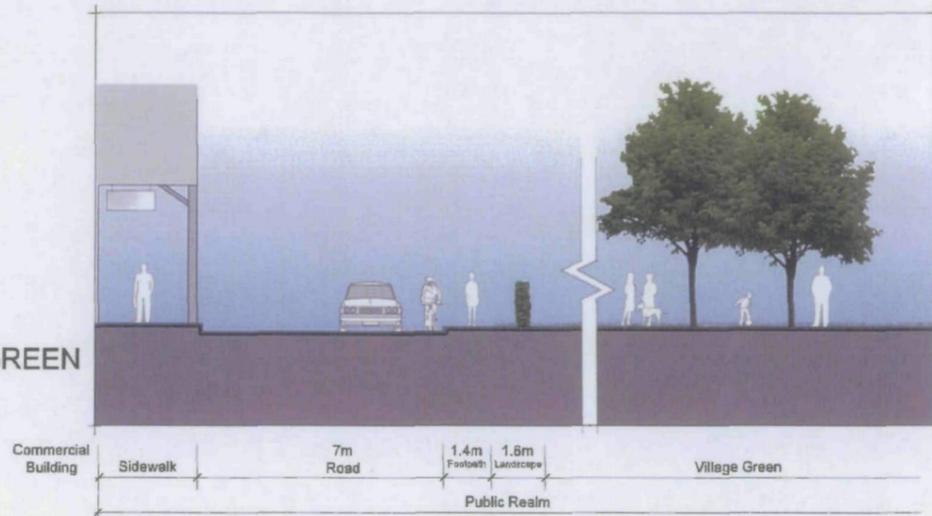
BOARDWALK SECTION gg'



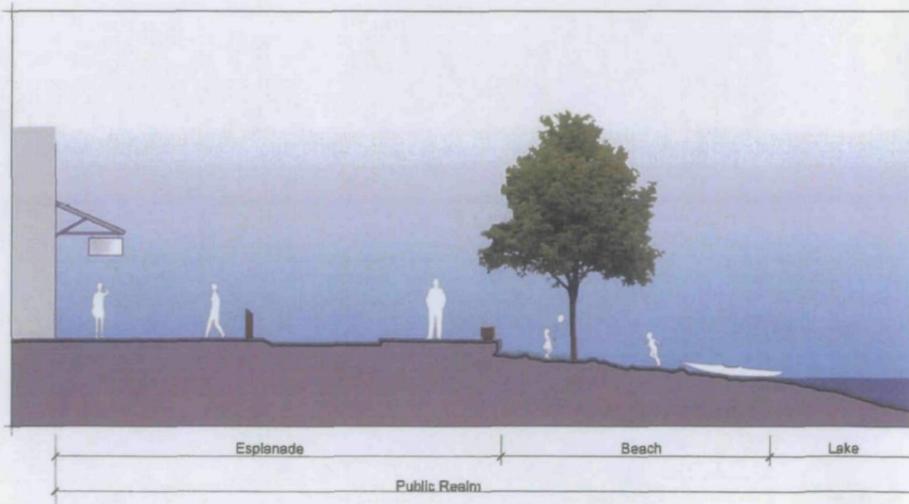
BACK BEACH SECTION hh'



VILLAGE GREEN SECTION ii'



ESPLANADE SECTION jj'



QUEENSTOWN LAKES DISTRICT COUNCIL  
 APPROVED PLANS: RM 090127  
 15/5/09 Date  
 EW Initials



REV D

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jack's point  
**VILLAGE PUBLIC/PRIVATE REALMS SECTIONS**

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DESIGNED/DRAWN: BT/JS DATE: 01.07.08	APPROVED: [Signature] DATE: 01.07.08	DATA: Verified Data CPM Survey Base, Orthophotography and Contouring QLDC Variation 16 Decision Structure Plan NZ Local Circuit Geospatial Datum 1948

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