

Coneburn Resource Study

2015 Update

Introduction

The Coneburn Area Resource Study was commissioned by the Queenstown Lakes District Council in October 2002 with specialist input from ecologists, geologists, landscape architects, hydrologists and planners. The study informed the then variation to the District Plan relating to Jacks Point over a wider catchment. The forthcoming review of the Queenstown Lakes District Plan and private plan change 44 have been the catalyst for a re-examination of the outcomes of the Coneburn study to ensure that it remains relevant to present and future needs.

The purpose of this document is to record what elements of the environment (natural and physical) have been modified since the original study, how that has impacted on the findings and analysis of the Coneburn study and to present updated plans so that the study continues to provide the type of high level guidance relating to the management of change within this area.

This update reviews the Coneburn Study and is presented in a format that summarises the most significant changes that have occurred or that are proposed to occur within this environment. This update will support the evidence and changes to the Jacks Point area through Plan Change 44.

The original Coneburn Study outlined a detailed methodology for its formulation, involving the mapping of natural and cultural elements in the landscape, visibility, vegetation and the identification of landscape character areas and their ability to absorb change.

Since this study was formulated, the zoning of the area has been confirmed through the operative district plan and over a decade of residential development has occurred. That development has resulted in the construction of approximately 170 houses, together with the Jacks Point golf course, club house, reserves, open space and the installation of private infrastructure and roading access throughout the Jacks Point area. For the most part, development has generally followed the outcomes anticipated through the Coneburn study. The two parts of the Jacks Point area included within the original Coneburn study that have yet to undergo any significant development are the areas of Homestead Bay and Hanley Downs.

This update to the Coneburn study is presented in three parts, as follows:

- Change within the Coneburn area
- Resource Analysis
- Updated Plans

Landscape Change and Existing Development within the Coneburn Area

In the decade since the development of the original Coneburn study, Jacks Point and the Queenstown Lakes District have undergone significant change in terms of population growth, the distribution of development and associated infrastructure.

In physical terms, Jacks Point has transformed from a working rural landscape to a significant community containing approximately 170 houses (constructed), an 18 hole championship golf course, club house and other recreation amenities and open space. Development has modified the physical environment through the addition of road corridors and land modification to accommodate housing. This has included subtle changes to enhance natural landforms to reduce the visibility of development within Jacks Point, particularly when viewed from the State Highway.

Within the development significant areas of new native planting have been implemented which helps to establish screening vegetation (State Highway) as well as enhancing areas throughout the settlement where planting builds on natural patterns such as streams, gullies and terrace escarpments.

In addition, Jacks Point has created a manmade lake (Lake Tewa) at the centre of the settlement that provides the setting for waterfront development within a backdrop of surrounding open space and recreation activities.

The planning provisions for Jacks Point in this time have also changed to provide a focus on the containment of growth to within identified urban areas. The Council has driven the formulation of studies for Queenstown which has included Tomorrow's Queenstown 2002 and the Growth Management Strategy 2007. These have resulted in a move towards policies of containment of urban growth through changes and updates to the District Plan. Jacks Point now fits within the broader Queenstown urban area and is subject to the policies which seek to manage change within that area.

Many aspects of the physical environment have not changed and the following plans are unchanged through this update:

- Figure 5 – Hydrology and Overland Flow Paths
- Figure 6 – Geology
- Figure 7 – Soils Map
- Figure 9 – Slope Analysis

A more detailed description of the resource analysis and plans updated as part of this study are described below.

Land Tenure (Figure 3)

Landownership with the Coneburn area has changed considerably with the transformation of improved pasture and arable farmland converted into an urban area. This has resulted in a corresponding increase to residential and commercial land uses as well as the introduction of new areas of recreation (golf) activity. Land tenure outside of the new urban areas have changed little.

Within the period from 2001 to 2013, the usually resident population of the Queenstown Lakes District has grown from 17,043 to 28,224¹. Over the same period Jacks Point has grown from 57 people to 297, experiencing a 54.7% rate of growth. That rate of growth is predicted to continue as available land capacity is taken up.

District Plan Zoning (Figure 4)

The operative Queenstown Lakes District Plan identifies the area of the Jacks Point Resort Zone over most of the Coneburn area, west of State Highway 6, with all of the surrounding rural land remaining a part of the rural general zone. For the purposes of this study, the location of individual structure plan areas have been excluded.

Ecology and Vegetation (Figure 8)

The ecology and vegetation within parts of the Jacks Point settlement has been affected through the addition of large areas of native planting along the interface with the State Highway 6 corridor to assist screening of development as well as through the current main vehicle access into the Zone at Maori Jack Road and with the areas of open space throughout the zone.

Based on our examination of this change, we have considered it necessary to update the following base plans describing the natural and physical resources within the Coneburn Area:

¹ Statistics New Zealand, Census data

Resource Analysis

Landscape Character (Figure 11)

Based on the nature of the changes to the natural and physical environment within the Coneburn Area described above, aspects of the resource analysis have also been affected. The landscape character areas described within Figure 11 remain as a relevant part of the historic record of the landscape prior to development, but with the development and growth of Jacks Point, large areas of the landscape are now urbanised.

The landscape character in Figure 11 identifies the Hummocks/Township as a distinct area.

Visibility (Figure 10)

The visibility analysis shown within Figure 10 was originally formulated on the basis of landform only (i.e. without planting) and identifies categories of visibility. For the purposes of this plan, visibility was mapped from the State Highway 6 corridor and Lake Wakatipu.

The outcomes of this analysis remain relevant to this study because it provides an unaltered assessment of visibility prior to development and mitigation and is based solely on the landform. The addition of mitigation has, however, altered visibility of development and the ability of the landscape to absorb change. This is discussed further below.

The Landscape Ability to Absorb Change (Figure 12)

The Coneburn Study identified areas of the landscape with ability to absorb change. This plan (Figure 12) was prepared on an analysis of the visibility combined with landscape character sensitivity.

The two key changes to Figure 12 relate to the areas of the Central Valley at the new entrance to the zone alongside Woolshed Road and in the two pockets located within the Peninsula Hill landforms.

These changes can be summarised as follows:

State Highway Mitigation

Because of the role that mitigation provides on absorption of development in the landscape, this update to the Coneburn Study seeks to identify further the factors that can assist in the successful integration of change into the landscape, including:

- i. The extent of landscape planting which has occurred through development to date (Figure 8);
- ii. The nature of the State Highway mitigation developed through implementation of the Jacks Point Residential Areas ODP; and
- iii. The addition of further landscape mitigation towards the northern edge of the zone alongside the Woolshed Road and the State Highway that would be implemented through PC44.

The State Highway mitigation is now shown on a new **Figure 10.1**.

The State Highway mitigation that has been incorporated into the outline development plans approved in relation to the residential activity areas are a key element of mitigation protected through resource consent conditions. The spatial planning for PC 44 also seeks to implement State Highway mitigation through the structure plan and related provisions seeking to implement those outcomes. On this basis, the State Highway mitigation described

above can be relied on in a regulatory sense to mitigate development and influence the ability of the landscape to absorb change.

Peninsula Hill

This part of the existing landscape has remained relatively unmodified since the original study but has been impacted on through the development that has occurred around it as well as through the ongoing demands for farming management of this landscape.

Figure 10 identifies areas of this landform with no visibility from the Lake or State Highway 6 and this has not changed. Further analysis of the underlying landform has occurred to take into account:

- i. The demands for ongoing land management through farming;
- ii. The context of growth around the landform including the home sites located within the Tablelands and on the valley floor; and
- iii. A further detailed desktop and on-site analysis of the small-scale terrain on the Peninsula Hill landform to assess its change absorption capacity.

The potential of a landscape to absorb change depends on two key factors:

- (a) Its landscape character sensitivity; and
- (b) Its visibility.

During the preparation of the original Coneburn Study the areas with lower landscape sensitivity (VAL areas) were assessed in detail regarding their visibility from the Lake or from State Highway 6 to determine the most suitable areas for development of Jacks Point Township. Due to the higher landscape sensitivity of the identified Peninsula Hill ONF, this area had not been analysed in more detail in the Study regarding the landform's ability to absorb change based on visibility. For PC44 a more detailed assessment has been carried out on site on Peninsula Hill, which allowed for a visibility analysis at a localised scale, taking the broader-scale findings from the Coneburn Study into account. This site-based assessment highlighted that two distinctive folds in the roche moutonee landform provide a significantly higher capacity to absorb development than the remainder of the landform with its generally highly visible slopes.

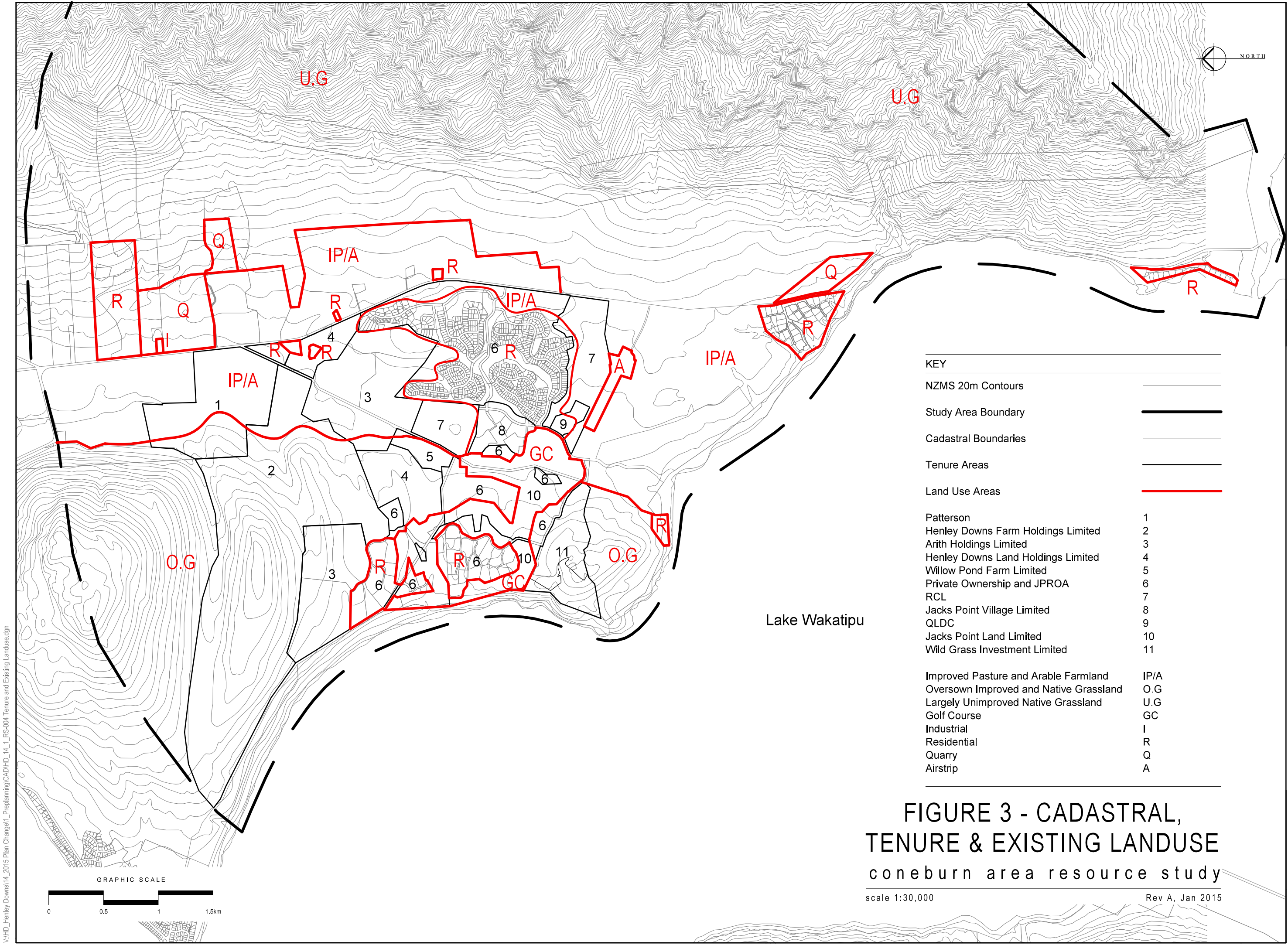
Landuse and Landscape Management Strategy (Figure 14)

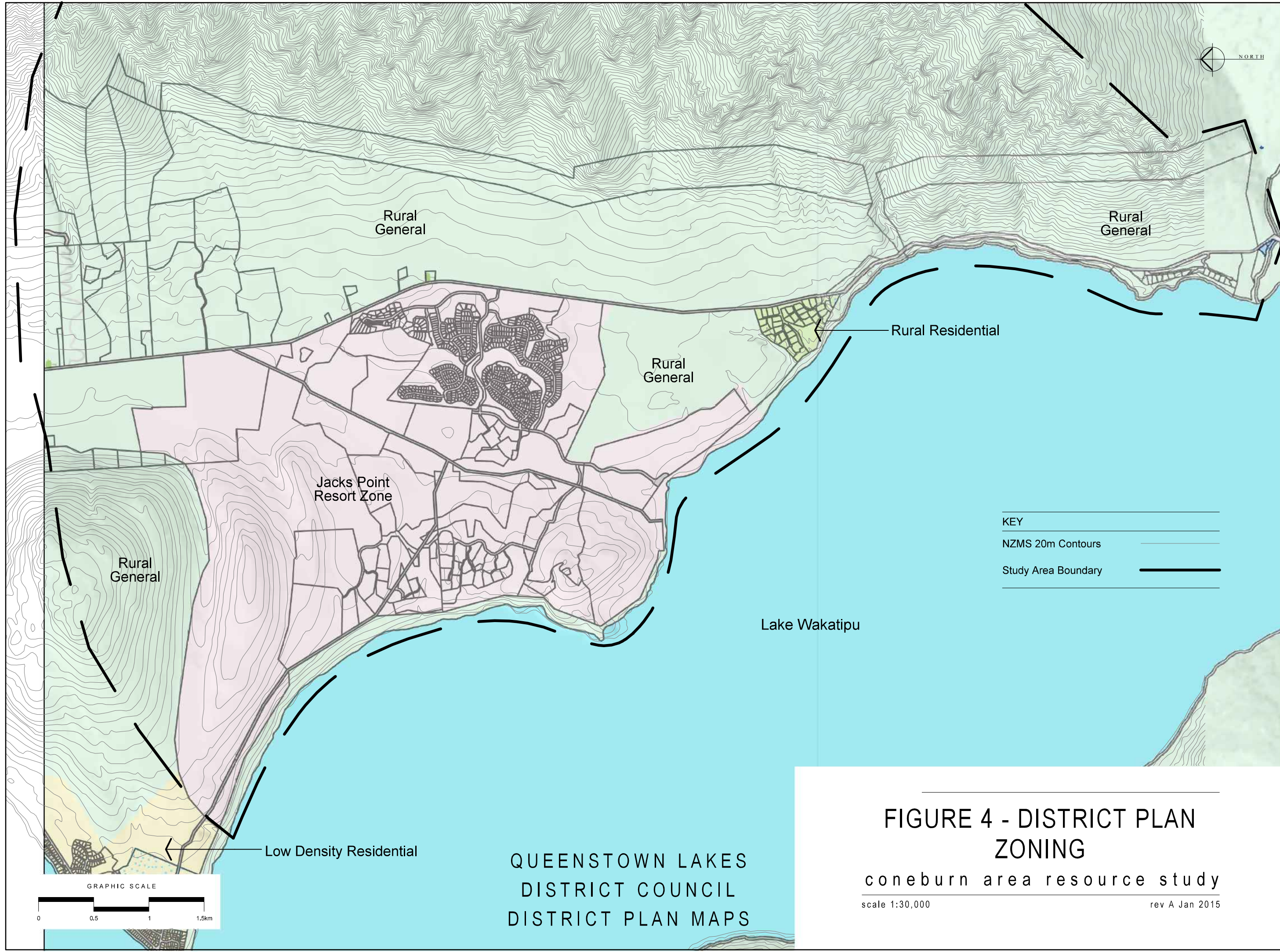
Changes include:

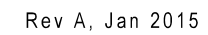
- Refinement of the SH6 Visual Corridor allowing for proposed visual mitigation treatment on the flat land at the north of Hanley Downs, while retaining the open rural landscape characteristics and views to distant mountain peaks; and
- Inclusion of areas with potential for rural living opportunities along the base of Peninsula Hill and enabling custodian protection and enhancement of areas with high natural value.

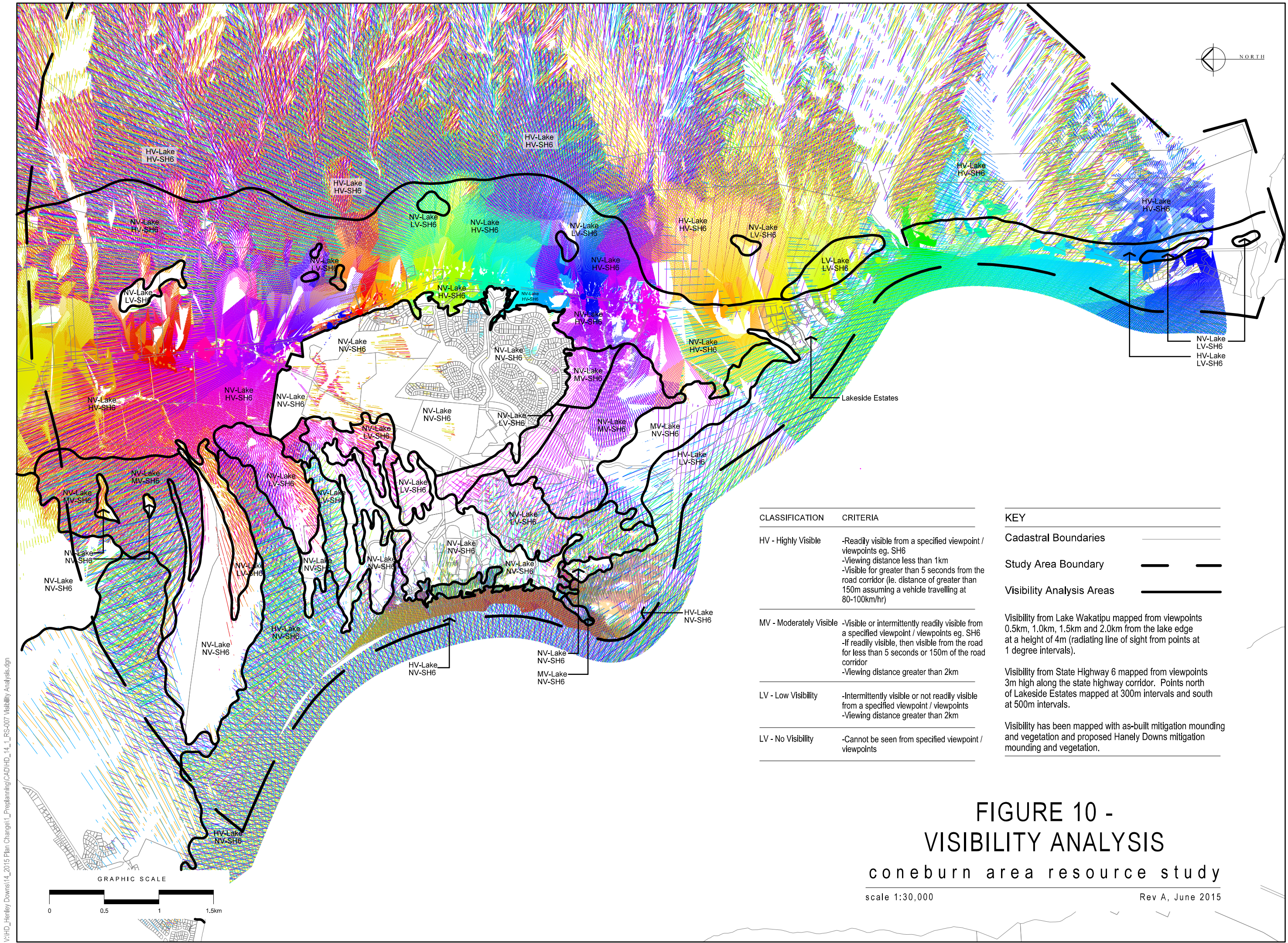
New and Updated Plans

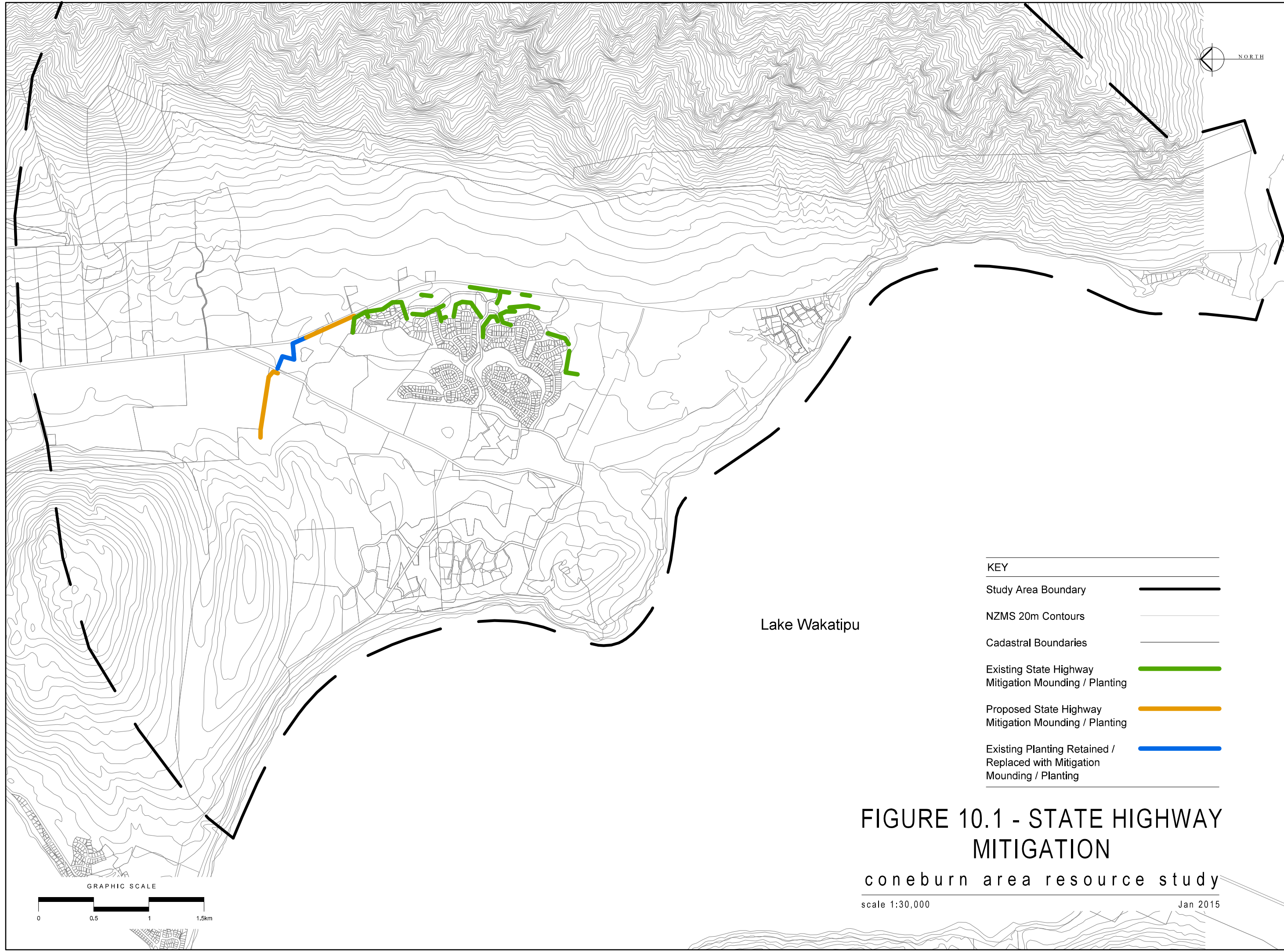
- **Figure 3** – Cadastral, Tenure and existing land use
- **Figure 4** – District Plan Zoning
- **Figure 8** – Ecology/Vegetation
- **Figure 10** – Visibility Analysis
- **Figure 10.1** – State Highway Mitigation
- **Figure 11** – Landscape Character
- **Figure 12** – Potential to Absorb Change
- **Figure 14** – Landuse Landscape and Management Strategy

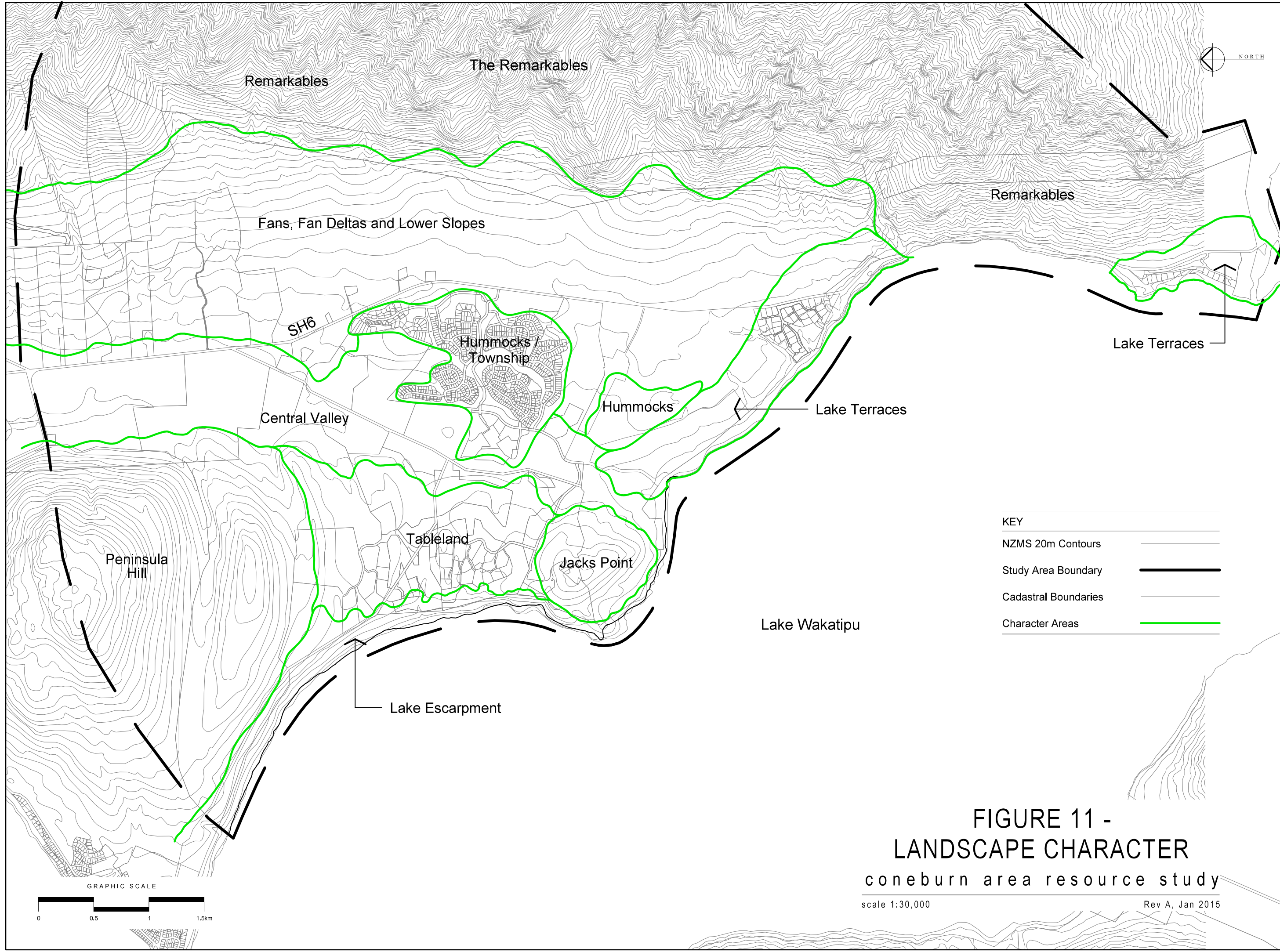


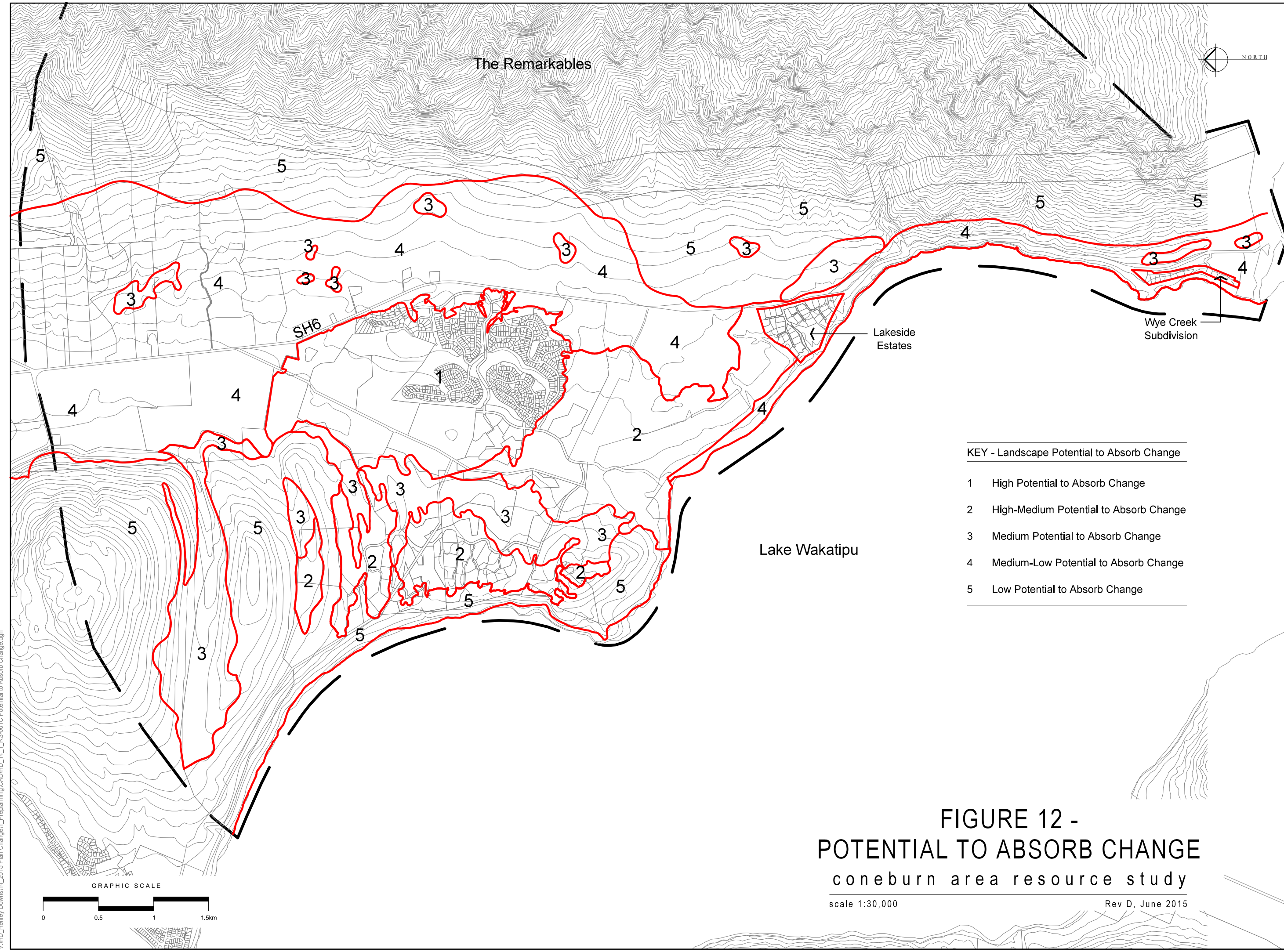
















FOR DISCUSSION

Image courtesy of Duany Plater-Zyberk & Company Architects & Town Planners as sourced from the Internet

DRAWN / REVIEWED: HF / RT
APPROVED: -
DATE: 22.06.15

HD_14_1_MLP-005



V:\HD_Henley Downs\14_2015 Plan Change\1_Preliminary\CAO\HD_14_1_MLP-006 (Jack's Point Resort Zone Existing Overlay).dgn

RCL / JACKS POINT

PLAN STATUS:
FOR DISCUSSION

NOTES:

JACK'S POINT RESORT ZONE:
EXISTING

DRAWN / REVIEWED: TG / RT
APPROVED: -
DATE: 25.06.15

DRAWING NO:
HD_14_1_MLP-006

KEY:

— Long Term Growth Boundary. (Tomorrow's Queenstown 2002)
QLDC Growth Management Strategy - Final - April 2007



Structure Plan Activity Areas.



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RCL / JACKS POINT

PLAN STATUS:

FOR DISCUSSION

NOTES:

PC44 - NOTIFIED MARCH 2013

DRAWN / REVIEWED: TG / RT
APPROVED: -
DATE: 25.06.15

DRAWING NO:

HD_14_1_MLP-007

KEY:

— Long Term Growth Boundary. (Tomorrow's Queenstown 2002)
QLDC Growth Management Strategy - Final - April 2007

Structure Plan Activity Areas.



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RCL / JACKS POINT

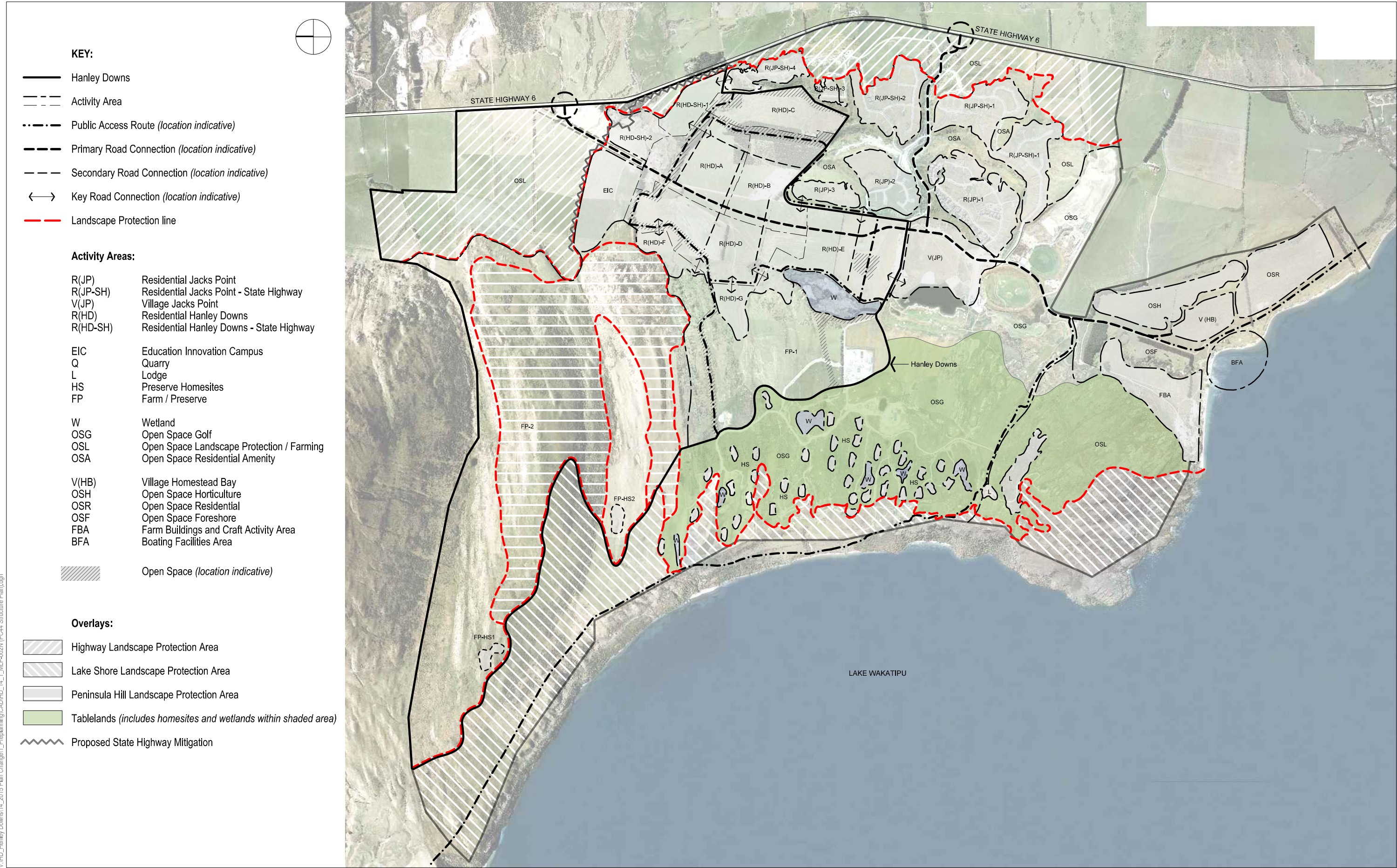
PLAN STATUS:
FOR DISCUSSION

NOTES:

PC44 - RCL/JACKS POINT JUNE 2015

DRAWN / REVIEWED: TG / RT
APPROVED: -
DATE: 25.06.15

DRAWING NO:
HD_14_1_MLP-008



RCL / JACKS POINT

SCALE: 1:10,000 (A1); 1:20,000 (A3)

PLAN STATUS:

FOR DISCUSSION

PC44 STRUCTURE PLAN

DRAWN / REVIEWED: RT / JD

APPROVED: JD

DATE: 26.06.15

DRAWING NO:

HD_14_1_MLP-002N

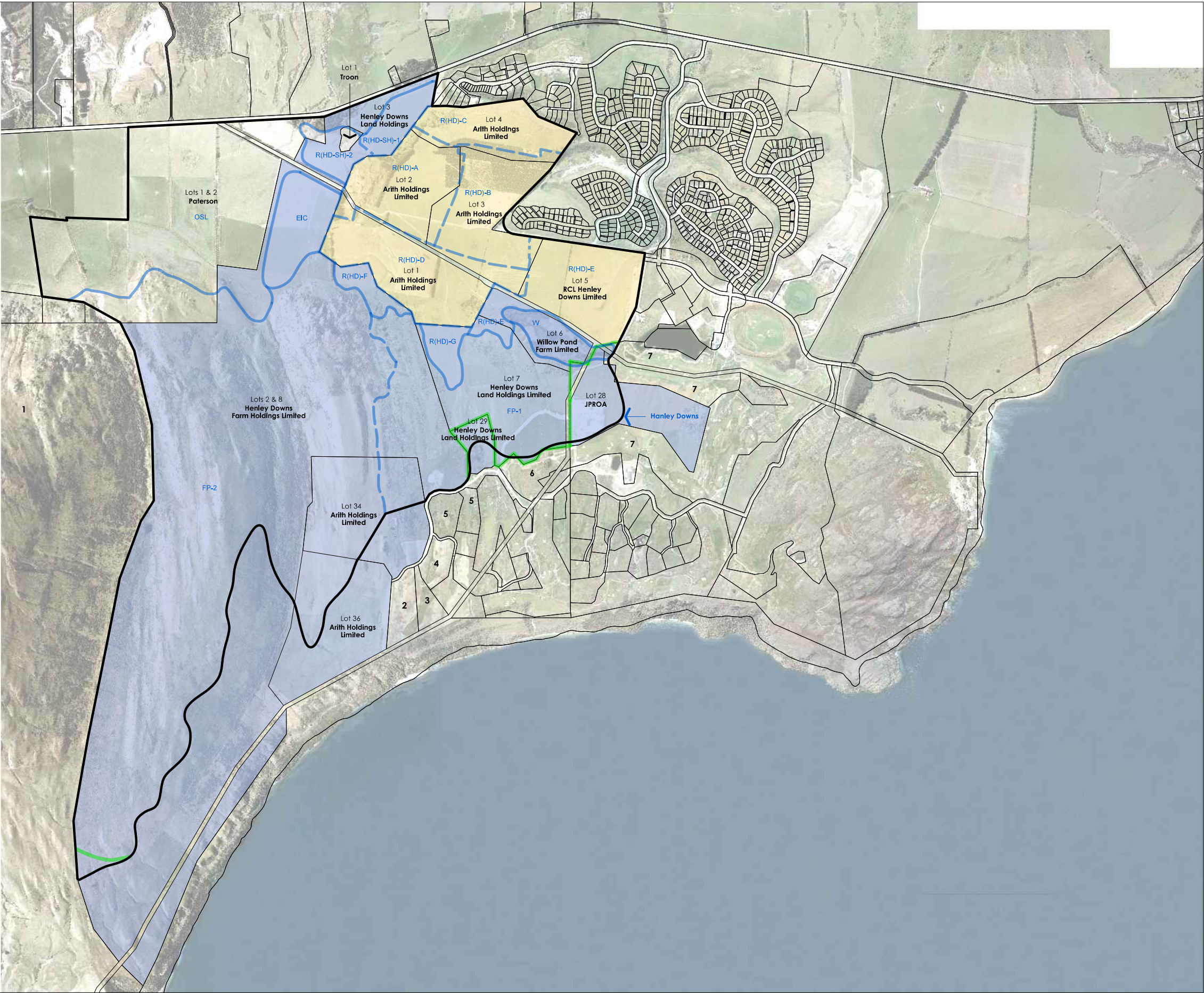


KEY:

- Property boundaries (Landonline 2015)
- Hanley Downs
- RCL Land
- Jacks Point Land

SURROUNDING LAND OWNERSHIP:

No.	Owner
1	F.S. Mee Development Company Limited
2	Schrantz, Alexandra & Jayne Kim
3	Heng Fong Wei
4	Korokipo Tablelands Limited
5	Fong Tablelands Limited
6	Jacks Point Land No.2 Limited
7	Jacks Point Land Limited



RCL PC44 1st November 2013

- Hanley Downs
- RCL / JPL (Jack's Point Land) Structure Plan
- Activity Area

SCALE: 1:10,000 (A1); 1:20,000 (A3)



PLAN STATUS:
FOR DISCUSSION

RCL / JACKS POINT

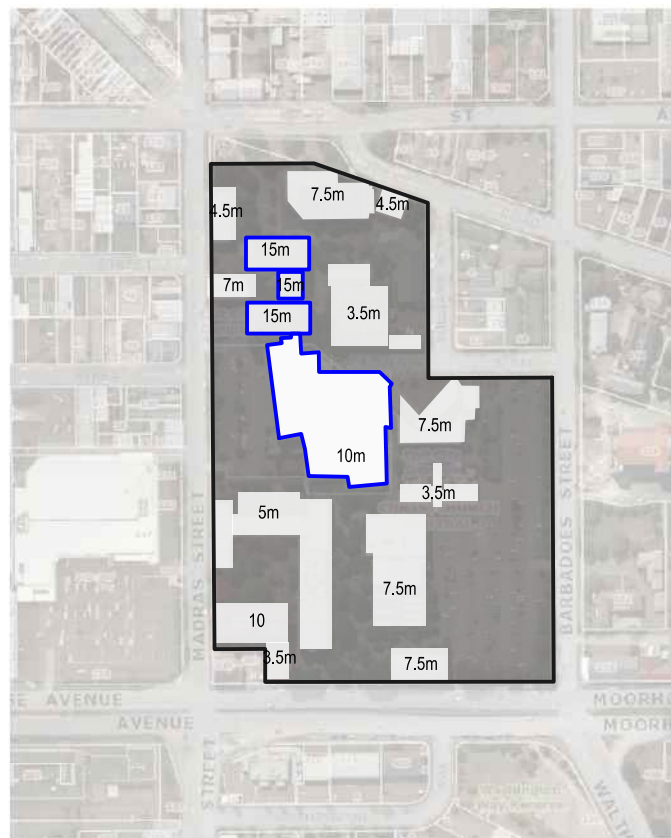
PC44 LAND OWNERSHIP - OVERLAY

DRAWN / REVIEWED: TG / RT
APPROVED: DF
DATE: 26.06.15

DRAWING NO:
HD_14_1_MLP-004D RFI

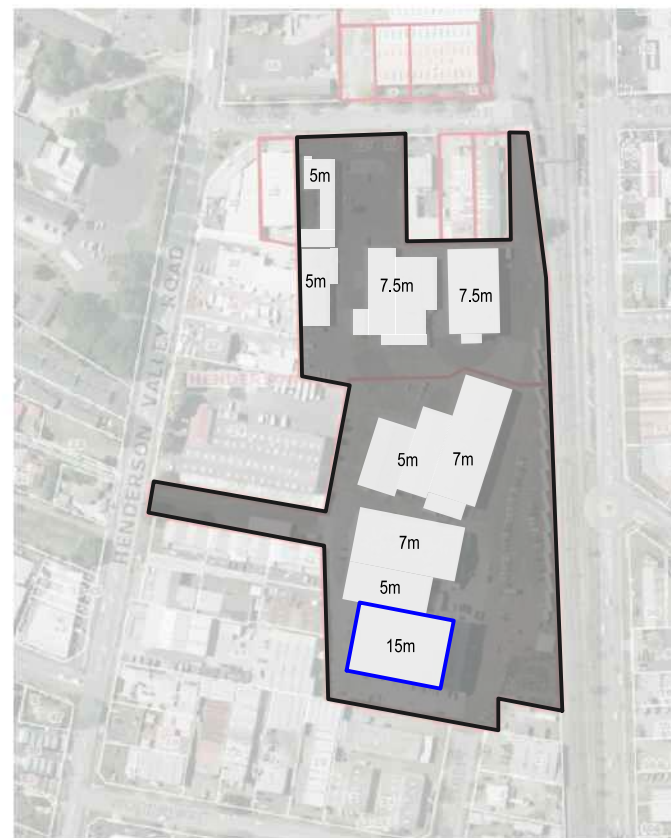
Site Area: 6.4Ha
Building Coverage Area: 2.4Ha

Site Building Coverage: 38%
Coverage over 10m in Height: 14%
Car parking: 23%



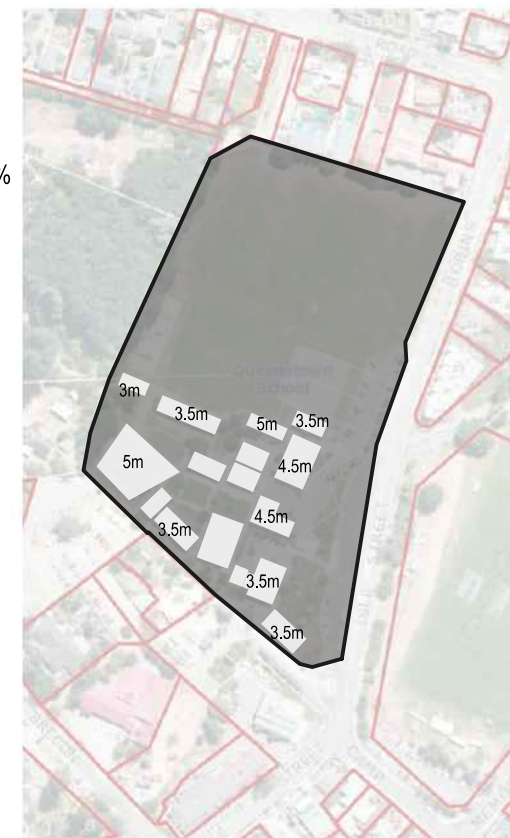
Site Area : 5.7Ha
Building Coverage Area: 1.9Ha

Site Building Coverage: 33%
Coverage over 10m in Height: 5%
Car parking: 26%



Site Area: 5.2Ha
Building Coverage Area: 0.7Ha

Site Building Coverage: 14%
Coverage over 10m in Height: 0%
Car parking: 6.5%



Site Area: 11.7Ha
Building Coverage Area: 2.3Ha

Site Building Coverage: 20%
Coverage over 10m in Height: 8.7%
Car parking: 23%



Site Area: 16.2Ha
Building Coverage Area: 3.7Ha

Site Building Coverage: 23%
Coverage over 10m in Height: 3%
Car parking: 15%



 Building Height Greater than 10m
 Site Boundary

RCL / Jacks Point PC44 Structure Plan EIC Area = 13.2Ha



SCALE: 1:2,500 (A1); 1:5,000 (A3)



PLAN STATUS:

FOR DISCUSSION

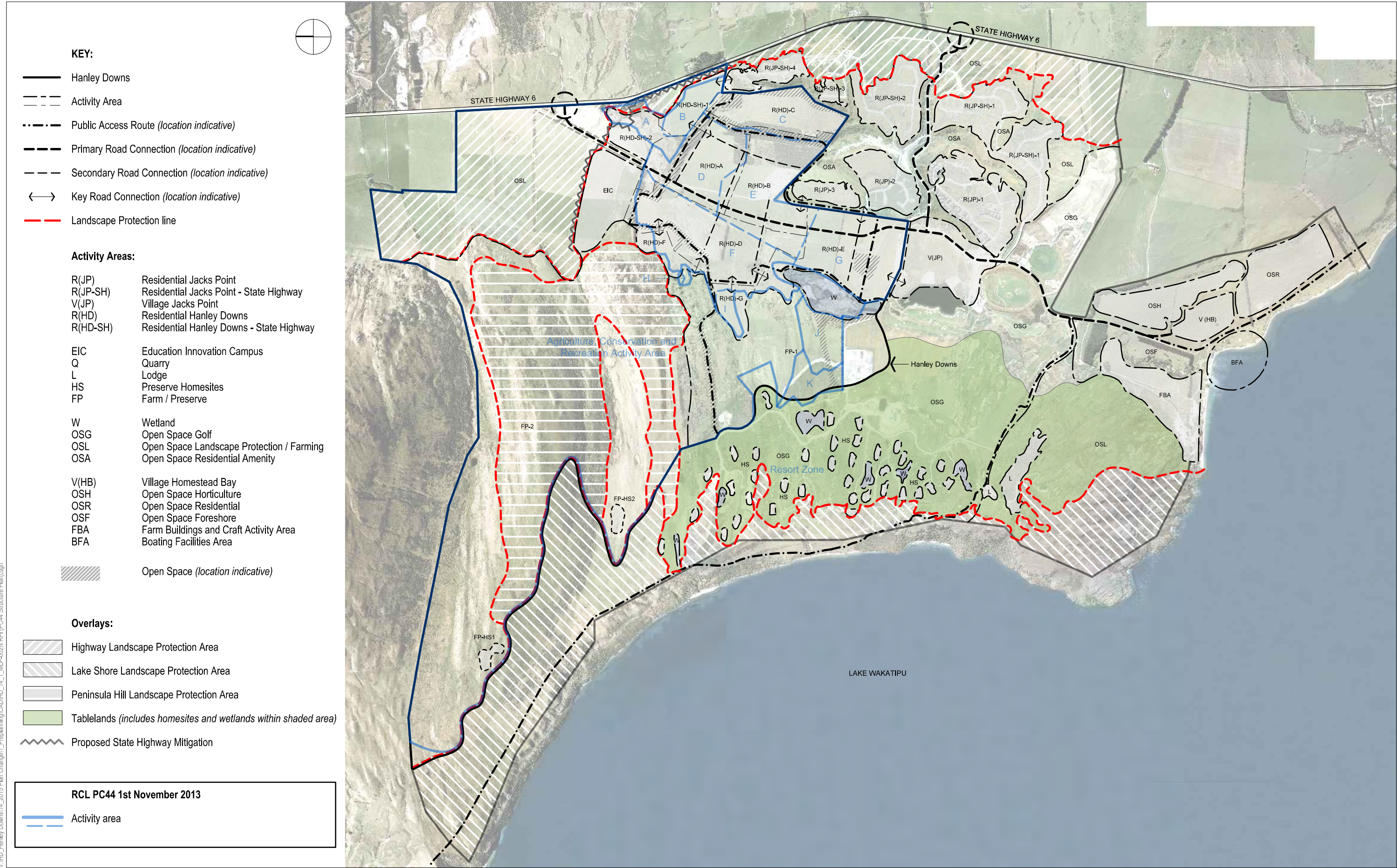
NOTE:

All heights and areas have been estimated from non-orthorectified google earth imagery

EIC STUDY - SITE COVERAGE

DRAWN / REVIEWED: HF/RT
APPROVED: -
DATE: 18.06.15

DRAWING NO:
HD 14 1 MLP-200



RCL / JACKS POINT

SCALE: 1:10,000 (A1); 1:20,000 (A3)

PLAN STATUS:

FOR DISCUSSION

PC44 STRUCTURE PLAN - OVERLAY

DRAWN / REVIEWED: HF / RT
APPROVED: -
DATE: 26.06.15

DRAWING NO:
HD_14_1_MLP-002N RFI

Plan Change 44 Area Analysis

Prepared by Darby Partners

26th June 2015

FOR DISCUSSION

RCL PC44 Nov 2013

As shown on RCL Group S32 Report Feb 2013

Development Area	Approximate Activity Area Size	Max. number of residential units	Dwellings per hectare (Net)	Notes on form (30% reduction for OS / roads etc.)
DP-A	5.5 Ha	4	0.7	
DP-B	5.5 Ha	85	15.5	450m2
DP-C	17 Ha	255	15	466m2
DP-D	18 Ha	325	18	387m2
DP-E	25 Ha	450	18	389m2
DP-F	30 Ha	540	18	389m2
DP-G	23 Ha	800	35	201m2
DP-H	1 Ha	1	1	
DP-I	3 Ha	7	2.3	
DP-J	9 Ha	100	11	630m2
DP-K	4 Ha	4	1	

Agriculture, Conservation and Recreation

Balance of zone

Total Area	541 Ha	2571
(as measured)		
Note: areas listed above include existing paper roads, indicative open space and roading		

RCL / JPL (Jacks Point Land) June 2015

RCL / JPL Structure Plan

		Yield				Density Net		Indicative / Average Lot Size	
Activity Area	Activity Area Size	Assumed Reduction for Open Space / Rooding	Low	Assumed Reduction for Open Space / Rooding	High	Low - du/Ha	High - du/Ha	Low	High
R(HD)-A	22.16 Ha	35 %	244	35 %	374	17.0	26.0	588 m2	385 m2
R(HD)-B	21.61 Ha	35 %	238	35 %	365	17.0	26.0	588 m2	385 m2
R(HD)-C	14.46 Ha	30 %	151	30 %	222	15.0	22.0	667 m2	455 m2
R(HD)-D	28.4 Ha	35 %	313	35 %	479	17.0	26.0	588 m2	385 m2
R(HD)-E (RCL land)*	22.96 Ha	35 %	373	35 %	671	25.0	45.0	400 m2	222 m2
R(HD)-E (JPL)*	4.15 Ha	35 %	67	35 %	121	25.0	45.0	400 m2	222 m2
R(HD) - F	4.1 Ha	20 %	13	30 %	63	4.0	22.0	2,500 m2	455 m2
R(HD) - G	4.65 Ha	20 %	7	30 %	32	2.0	10.0	5,000 m2	1,000 m2
R(HD-SH) - 1	6.47 Ha	30 %	54	30 %	99	12.0	22.0	833 m2	455 m2
R(HD-SH) - 2	6.33 Ha	20 %	7	20 %	7	1.4	1.4	7,000 m2	7,000 m2
FP - 1	64.9 Ha		34		34				
FP - 2	246 Ha		2		2*				
EIC	13.23 Ha								

OSL

Balance of zone

Total Area	554 Ha	1503	2467	Indicative yield subject to masterplanning and design
(as measured)				
Note: areas listed above include existing paper roads, indicative open				
* Note: The existing paper road running between RCL land and JPL within area R(HD)-E is assumed part of the activity area - a line is drawn down the middle of the paper road to form				
* Note: Maximum lot yield subject to discretionary resource consent				