

## Attachment E2

### Zoning Background

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 which includes the subject site.

The Queenstown Lakes District Proposed District Plan, as notified in 1995, identified areas suitable for 'new town' development yet the Council's final decision was to delete all references to the 'New Residential Development Zone' from the Plan which attracted appeals from submitters Henley Downs Holdings Limited and the Jardine's.

On the 6 October 2001 the Queenstown Lakes District Council notified Variation 16. Following submissions, Council led Public Workshops on the proposed Zone and further submissions, the Jacks Point Resort Zone was introduced into the District Plan on the 16<sup>th</sup> of August 2003. This Resort Zone comprised of three sub-zones identified on a Structure Plan: Hanley Downs, Jacks Point and Homestead Bay.

In February 2013, Plan Change 44 sought re-zoning within the Hanley Downs subzone. The re-zoning expanded the existing urban area and enabled a higher density of residential development whilst removing the requirement to create a commercial village. Plan Change 44 was made operative 7<sup>th</sup> September 2017.

In 2015, Council initiated a staged review of the Operative District Plan where the Jacks Point Resort Zone was included within Stage 1 of this process. Several appeals to the Environment Court were lodged in relation to the PDP's Chapter 41, Jacks Point Zone which have been sequentially resolved. December 2022, the outstanding appeal in relation to the Jacks Point Village and its surrounds was resolved by a s.293 process guided by the Environment Court and agreed by parties to the appeal.

March 2023, the outstanding Environment Court appeals relate to land located within the Homestead Bay sub-zone and land located outside the Jacks Point Zone. In relation to the subject site, the PDP's Chapter 41, Jacks Point Zone is to be treated as the operative zone.