

The Preserve Design Guidelines

VERSION 1.0 - JUNE 2006

DESIGN GUIDELINES

Please note that these form part of the
Jacks Point Sale & Purchase Agreement



jackspoint.com

QUEENSTOWN | NEW ZEALAND

JACKS POINT – PRESERVE DESIGN GUIDELINES

These Design Guidelines have been developed for the Preserve (Tablelands) Area in accordance with the Jacks Point Development Controls. The Jacks Point Development Controls shall be deemed to be part of these Design Guidelines if required for interpretation purposes.

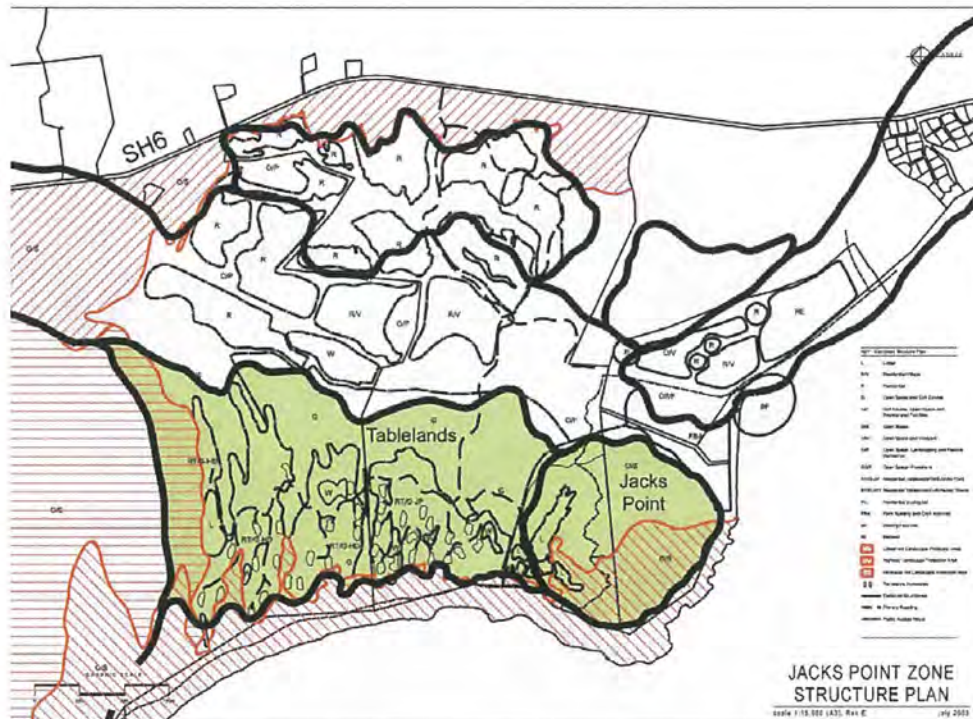
CONTENTS

1.	SITE DESIGN CONTROLS	2
2.	RESIDENTIAL TABLELANDS AND LODGE ZONES ('RT / G-JP','RT / G-HD','L')	2
2.1	Site Development Principles and Definitions	2
(a)	Architectural Controls	4
(b)	Landscape Controls	5
2.2	OpenSpace ('O / S') and OpenSpace and Golf Course Zone ('G')	6
(a)	Site Development / Earthwork Principles	6
(b)	Architectural Controls	7
(c)	Landscape Controls and Management	7
3.	APPENDIX 4 – Recommended Plant Species	8

1. SITE DESIGN CONTROLS

The Tablelands and Jacks Point includes the following structure plan activity areas (refer Figure 1):

- 'RT / G-JP' = Residential Tablelands / Golf - Jacks Point
- 'RT / G-HD' = Residential Tablelands / Golf - Henley Downs
- 'L' = Lodge
- 'O / S' = Openspace
- 'G' = Openspace and Golf Course



2. RESIDENTIAL TABLELANDS AND LODGE ZONES ('RT / G-JP', 'RT / G-HD', 'L')

2.1 SITE DEVELOPMENT PRINCIPLES AND DEFINITIONS

Homesites and Openspace Concept (Refer Figure 2)

Homesite

A maximum Homesite area of between 2,400m² – 2,900m², within each allotment, is able to be developed and modified. The Homesite is a predesignated area within the allotment and covenanted on the title. All built improvements, except the access driveway, underground services and wastewater disposal systems, must be located entirely within the Homesite. The Homesites are shown on the Structure Plan (Figure 3) and located to ensure the building and landscape modifications are appropriately sited in respect to local landform and vegetation.

Openspace

The remaining area within the allotment is covenanted as Openspace. Principal use of the area is the retention and enhancement of unimproved grasslands, wetlands, tussock land and grey shrubland. There is a District Plan requirement for the Tablelands residential areas that a certain area within the Openspace of each lot be maintained in / or reinstated with local grey shrubland, wetland and / or wild grassland.

Design Intention

- Ensure all development is appropriately sited and controlled in respect to buildings, infrastructure and landscaping.
- Create a built environment which exhibits a seamless integration between the built and the natural environment.
- Avoid obvious and visually intrusive development in this landscape zone.
- Establish a rigid set of prescriptive Design Guidelines in order to achieve the above.

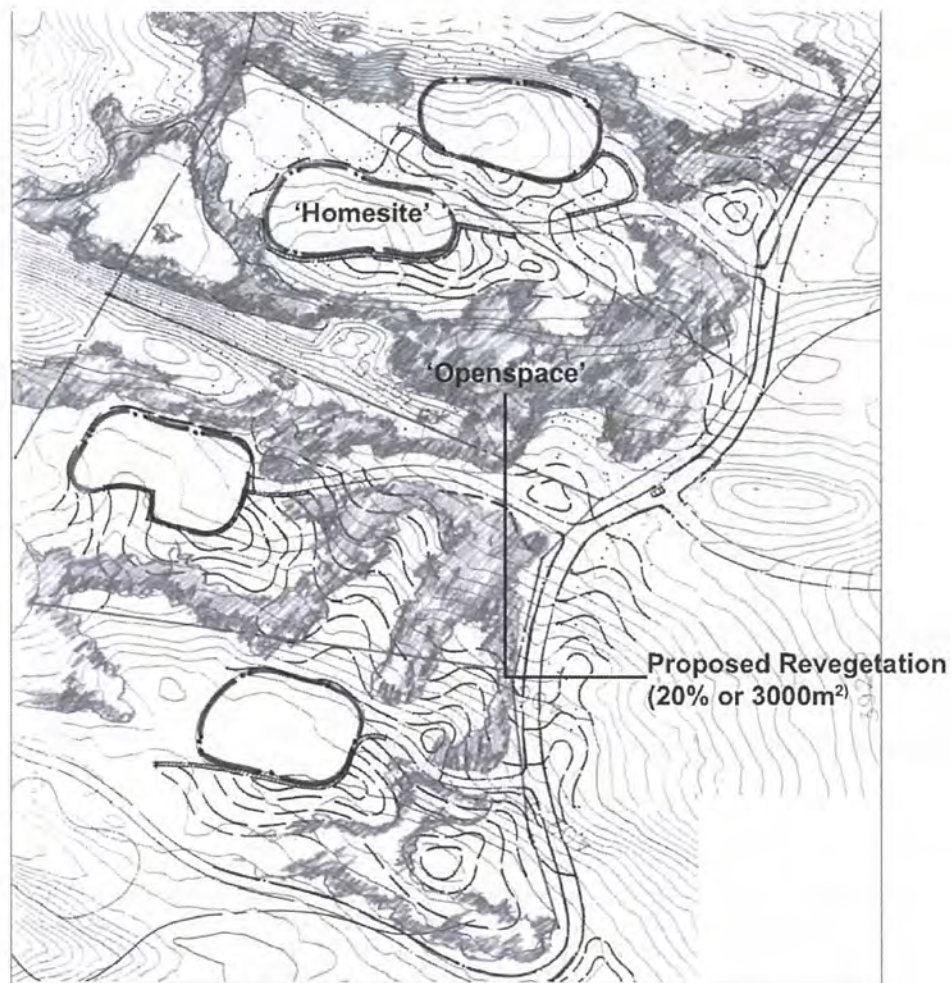


Figure 2 - 'Homesite' and 'Openspace' Concept

(a) ARCHITECTURAL CONTROLS

OBJECTIVE:

To create an architectural language and a restricted palette of materials that is responsive to the open, grassland nature of the Tableland, and provides a high degree of predictability for the resulting architectural design outcomes.

To ensure the architecture is subservient to the local landscape character. Building height has been set down to encourage landowners, on sloping grades, to cut down into the land, lowering the building profile and making the architecture subservient to the dominant landscape.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

Height

- Maximum height of any building is 5m above a nominated datum level within each Homesite.

Wall Materials

- South Elevation: not less than 75% local natural stone.
- East Elevation: not less than 40% local natural stone.
- North Elevation: no restriction.
- West Elevation: not less than 40% local natural stone.
- The stone elevation may have up to 40% plaster pointing as part of its appearance.
- Remaining walls to be clad in timber left natural or stain finished in medium to dark recessive natural tones or, in grey cement concrete left unfinished or dark grey to dark brown cement plaster. Unfinished concrete block is not permitted.

Glazing

- To minimise glare and unwanted reflectivity, non reflective glazing is to be used;

OR

- The glazed area is screened by a roof overhang. The overhang shall be no less than 25% of the combined height of the glazing elevation e.g. if the elevation is 5m high and the height of the glazing is 4m, then the overhang shall be no less than 1m.
- Glazing to be recessed a minimum of 300mm.

Roof Pitch & Materials

- A minimum of 75% of building is to have a flat roof with native local grasses and / or schale (local schist chip) as cover over a waterproof membrane.
- The balance of up to 25% of the roof area is restricted to natural dark grey slate tiles, natural finish cedar shakes, or other materials as approved by the Design Review Board (DRB).

Setbacks

- As the 'Homesite' is an already defined area within the title, no other internal boundary setbacks are required.

(b) LANDSCAPE CONTROLS

OBJECTIVE:

To covenant the 'Openspace' as an area for native revegetation and / or regeneration only.

To encourage the planting of principally indigenous vegetation within the 'Homesite', but allowing the landowner flexibility to plant his or her preferred plant species within certain parameters.

To ensure that the landscape outcomes enhance the existing character of the tablelands.

To preserve the nighttime ambience of the rural surrounds and to ensure that 'light spill', 'light trespass', and 'night sky pollution' is kept to a minimum, whilst maintaining a need for safety and security.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Residential Roading / Private Access Roads (excludes private forecourt).
- Maximum 4.0m carriageways with passing bays.
- 4.0m wide grass swales, 2.0m either side.
- 1.5m grass paths.
- Roading material to be precoated chip seal with edge restraint.
- No sections of road to be built with a gradient of greater than 1:7, except for rises of less than 20m.
- Pavement thresholds may be included and will be constructed of local natural stone.

Earthworks – Grading & Drainage

- No cut batter to exceed 1: 2.
- No cut to fill is to occur outside the Homesite, except as a result of providing access thru the Openspace to the Homesite.
- Wherever feasible, natural slopes are to be used rather than retaining structures.
- All cut and fill slopes, if outside the Homesite, are to be revegetated with native grasses and blend back into the surrounding natural vegetation.
- Drainage is to adopt a 'soft engineering' approach, through the creation of swales.
- Natural drainage courses are to be protected and existing drainage patterns maintained wherever possible.
- New drainage courses are to be designed to appear and function like natural drainage ways and to recharge existing wetlands.

Exterior Lighting

- Only low level bollard lighting will be used on the Tableland roading to the extent required for safety and at key locations e.g. intersections, directional signage.
- Private accent lighting will be limited to the Homesite.
- Uplighting will not be approved if visible from off-site.
- Low intensity, indirect light sources are to be used for all exterior lighting applications.
- Light sources are to be incandescent, halogen or other white light, not sodium vapour or other coloured light.

Planting – 'Openspace'

- 20% or 3,000m² of the Openspace of every title, whichever is the greater, is to be revegetated with native vegetation prior to building on the Homesite.
- If a title already has an existing native vegetative cover equal to or greater than the prescribed minimums the landowner will be required to revegetate a similar sized area in the 'Openspace (O / S)' Zone in a location approved by the Council.
- Revegetation of the Openspace area is to use only the approved plant list contained in the Appendix 4, of the Development Controls, taken from 'grey shrubland' and 'tussock land' plant palette.

Planting – 'Homesite'

- Planting of indigenous native vegetation is encouraged, however it is not prescribed
- No exotic (i.e: non indigenous) vegetation is permitted except for:
 - grass species if local and characteristic of the area; and
 - other vegetation if it is:
 - less than 0.5 metres in height; and
 - less than 20 square metres in area; and
 - within 10 metres of a building; and
 - intended for domestic consumption
- Pinus muriata, pinus contorta and pinus negra are prohibited. The DRB reserves the right to add to this list at its discretion.
- The DRB reserves the right to decline any species it believes to be out of character with the Tablelands environment.

Wetlands

- No landscaping or earthworks are permitted within 7 metres of any wetland area identified in the District Plan.

Fences / Walls

- Freestanding walls, around or within the 'Homesite', are to be constructed only of local natural stone and to a maximum height of 2.0m.
- Exterior walls should appear as an extension, or attachment to the house. These walls should not exceed 2.0m in height.
- No fencing of the property title outside the Homesite is permitted except along boundaries of road access or public access routes for purposes of stock control and / or demarcating private land from public access routes. Any such fencing must be post and wire / post and rail only and no higher than 1.2 metres above ground level.

2.2 OPENSOURCE ('O / S') AND OPENSOURCE AND GOLF COURSE ZONE ('G')

(a) SITE DEVELOPMENT / EARTHWORK PRINCIPLES

OBJECTIVE:

- Construction of the golf course will follow 'Best Practice' earthworks and construction techniques. The Site Standards as currently provided for in the District Plan provide sufficient control in respect to this.

(b) ARCHITECTURAL CONTROLS

OBJECTIVE:

- Heights of accessory buildings i.e. Golf shelters, as referred to in the Jacks Point Zone are to have a maximum height of 4m above existing ground.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Controls specified in 2.1B covering Wall Materials, Glazing, Roof Pitch Materials also apply to all buildings other than utility buildings and golf shelters. (i.e. buildings not associated with residential use).
- Utility buildings and golf shelters are not required to be clad in natural stone but utilise the other wall materials specified in 2.1B, and steel cladding painted in dark natural recessive colours.

(c) LANDSCAPE CONTROLS AND MANAGEMENT

OBJECTIVE:

All Openspace areas (everything outside the formed and maintained tees, fairways and greens of the golf course termed the 'out of play areas'), are to be managed for the restoration of unimproved grassland and grey shrubland (in accordance with the attached Landscape Management Plan).

Farming of certain areas is to be encouraged and used as a landscape management tool.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Post and wire fencing will be permitted on the Tablelands as a landscape management tool for stock control only.
- All noxious weeds ie gorse, broom and Spanish heath and exotic invasive tree species such as larch and sycamore are to be removed.
- Controls specified in 2.1C covering Roading, Earthworks and Lighting also apply to Openspace ('O / S') and Openspace Golf Course ('G') Zones.

3. APPENDIX 4 – RECOMMENDED PLANT SPECIES

		ECOLOGICAL GROUP						PLANT CATEGORY				
Species	Common Name	Lake Shore Forest	Remnant Beech Forest	Wetland	Grey Shrubland	High Energy Streams	Tussock Land	Large Tree	Small Tree	Tall Shrub	Small Shrub	Sedge, Rush, Tussock
<i>Pseudopanax crassifolius</i>	lancewood	✓	✓	✓					✓			
<i>Pennantia corymbosa</i>	kaikomako	✓	✓	✓					✓			
<i>Hebe rakaiensis</i>		✓	✓	✓		✓					✓	
<i>Coprosma linariifolia</i>		✓	✓		✓				✓			
<i>Dracophyllum longifolium</i>	inaka	✓	✓		✓		✓				✓	
<i>Nothofagus fusca</i>	red beech	✓	✓					✓				
<i>N. solandri</i> var. <i>cliffortioides</i>	mountain beech	✓	✓					✓				
<i>Elaeocarpus hookerianus</i>	pokaka	✓	✓						✓			
<i>Griselinia littoralis</i>	kapuka / broadleaf	✓	✓			✓			✓			
<i>Pseudopanax colensoi</i> var. <i>ternatus</i>	mountain three finger	✓	✓			✓				✓		
<i>Astelia nervosa</i>		✓	✓			✓						✓
<i>Hoheria lyallii</i>	mountain ribbonwood	✓	✓			✓			✓			
<i>Olearia avicenniifolia</i>		✓	✓			✓				✓		
<i>Myrsine divaricata</i>	weeping mapou	✓	✓			✓					✓	
<i>Carex maorica</i>		✓		✓								✓
<i>Pittosporum tenuifolium</i>	kohuhu	✓		✓		✓			✓			
<i>Aristotelia fruticosa</i>	mountain wineberry	✓			✓	✓					✓	
<i>Podocarpus hallii</i>	Hall's totara	✓			✓				✓			
<i>Olearia fragrantissima</i>		✓			✓					✓		
<i>Prumnopitys taxifolius</i>	matai	✓						✓				
<i>Schefflera digitata</i>	seven finger	✓										
<i>Aristotelia serrata</i>	wineberry	✓							✓			
<i>Carpodetus serratus</i>	putaputaweta / marbleleaf	✓				✓			✓			
<i>Cordyline australis</i>	ti kouka / cabbage tree	✓				✓			✓			
<i>Fuchsia excorticata</i>	kotukutuku / tree fuchsia	✓				✓			✓			
<i>Meliccytus lanceolatus</i>	mahoe wao	✓							✓			
<i>Meliccytus ramiflorus</i>	mahoe / whiteywood	✓				✓			✓			
<i>Metrosideros umbellata</i>	southern rata	✓							✓			
<i>Myrsine australis</i>	red matipo	✓							✓			
<i>Pittosporum eugenioides</i>	tarata / lemonwood	✓				✓			✓			
<i>Sophora microphylla</i>	kowhai	✓				✓			✓			
<i>Coprosma lucida</i>	shining leaf Coprosma	✓								✓		
<i>Olearia arborescens</i>		✓								✓		
<i>Astelia fragrans</i>	bush lily	✓				✓						✓
<i>Olearia cymbifolia</i>			✓	✓		✓					✓	
<i>Coprosma propinqua</i>	mingimingi		✓		✓	✓					✓	
<i>Coprosma crassifolius</i>			✓		✓	✓					✓	

		ECOLOGICAL GROUP						PLANT CATEGORY					
Species	Common Name	Lake Shore Forest	Remnant Beech Forest	Wetland	Grey Shrubland	High Energy Streams	Tussock Land	Large Tree	Small Tree	Tall Shrub	Small Shrub	Sedge, Rush, Tussock	
<i>Olearia hectorii</i>			✓		✓					✓			
<i>Cyathodes juniperina</i>	mingimingi		✓		✓	✓					✓		
<i>Hebe odora</i>			✓			✓	✓				✓		
<i>Coprosma rugosa</i>			✓								✓		
<i>Gaultheria antipoda</i>	tall snowberry		✓								✓		
<i>Leptospermum scoparium</i>	manuka			✓	✓					✓			
<i>Olearia lineata</i>				✓	✓	✓				✓			
<i>Olearia nummularia</i>				✓	✓	✓				✓			
<i>Olearia bullata</i>					✓					✓			
<i>Hebe salicifolia</i>	willow-leaved Hebe			✓		✓					✓		
<i>Aciphylla glaucescens</i>	blue speargrass			✓								✓	
<i>Carex coriacea</i>	NZ swamp sedge			✓			✓					✓	
<i>Carex secta</i>	pukio			✓		✓						✓	
<i>Juncus distegus</i>	wiwi			✓								✓	
<i>Juncus gregiflorus</i>	NZ soft rush			✓								✓	
<i>Juncus sarophorus</i>	wiwi			✓								✓	
<i>Schoenus pauciflorus</i>	bog rush			✓								✓	
<i>Chionochloa conspicua</i>	bush tussock			✓		✓	✓					✓	
<i>Cortaderia richardii</i>	toi toi			✓		✓	✓					✓	
<i>Typha orientalis</i>	raupo / bullrush			✓								✓	
<i>Phormium tenax</i>	harakeke/swamp flax			✓		✓	✓					✓	
<i>Phormium cookianum</i>	mountain flax			✓		✓	✓					✓	
<i>Olearia odorata</i>					✓	✓					✓		
<i>Discaria toumatou</i>	matagouri				✓	✓				✓			
<i>Melicytus alpinus</i>	porcupine shrub				✓		✓				✓		
<i>Corokia cotoneaster</i>	korokia				✓	✓					✓		
<i>Carmichaelia petriei</i>	NZ broom				✓	✓	✓				✓		
<i>Ozothamnus</i> sp.	cottonwood				✓	✓	✓				✓		
<i>Hebe cupressoides</i>					✓								
<i>Aciphylla aurea</i>	golden speargrass				✓		✓					✓	
<i>Chionochloa rigida</i>	narrow-leaved snow tussock				✓		✓					✓	
<i>Festuca novae zelandiae</i>	hard tussock				✓		✓					✓	
<i>Poa cita</i>	silver tussock				✓	✓	✓					✓	
<i>Dracophyllum uniflorum</i>	turpentine shrub				✓		✓				✓		
<i>Hebe subalpina</i>						✓	✓				✓		
<i>Pimelia airdula</i>	NZ daphne						✓				✓		

Comprehensive Design Guidelines

VERSION 3.0 - SEPTEMBER 2009

RESOURCE CONSENT - RM060903

RESOURCE CONSENT - RM090494



jackspoint.com

QUEENSTOWN | NEW ZEALAND

JACKS POINT – COMPREHENSIVE DESIGN GUIDELINES

These Design Guidelines have been developed for Comprehensive Building Sites within the Residential Area in accordance with the Jacks Point Development Controls. The Jacks Point Development Controls shall be deemed to be part of these Design Guidelines if required for interpretation purposes.

Identification of a Comprehensive Building Site shall be determined by Jacks Point Design Review Board (DRB).

IMPORTANT:

It is a requirement of the DRB, for applicants of comprehensive building sites to submit either a computer model or physical model of the proposed development.

The nature of comprehensive developments and the sites on which they may be located, means that creative design solutions which best reflect the objectives listed are desirable and appropriate.

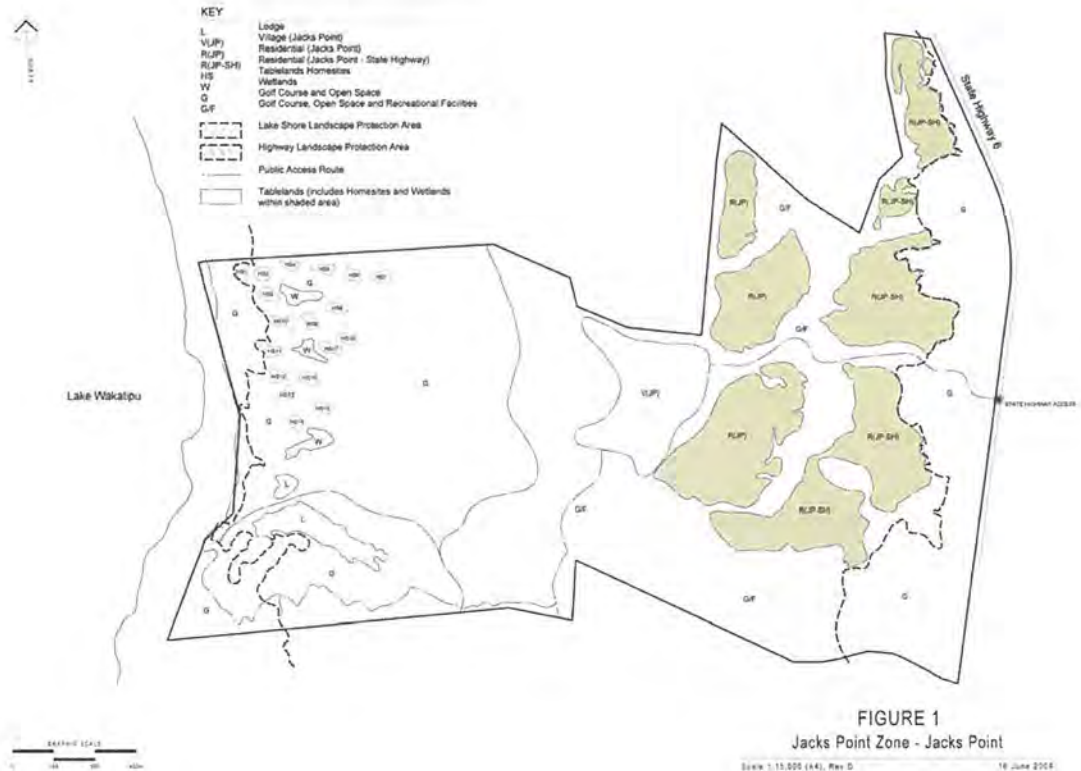
CONTENTS

1. SITE DESIGN CONTROLS	2
2. ARCHITECTURAL CONTROLS	3
2.1 Building Height	3
2.2 Exterior Cladding	3
2.3 Exterior Colour & Applied Finishes	4
2.4 Roofing Material	4
2.5 Roof Pitch	5
2.6 Roof Details	5
2.7 Roof Penetrations	5
2.8 Windows / Glazing & Doors	5
2.9 Garages	6
3. LANDSCAPE CONTROLS	6
3.1 Planting	6
3.2 Boundary Walls	7
3.3 Fencing	7
3.4 Exterior Lighting	7
4. APPENDIX 4 – Recommended Plant Species	9

1. SITE DESIGN CONTROLS

These controls refer to Comprehensive Building Sites within the following structure plan activity areas (Refer Partially Operative District Plan). These areas are found in the Residential Landscape Character Unit.

- All 'R (JP)' and 'R (JP-SH)'



OBJECTIVE:

To ensure individual building sites, streetscapes and neighbourhoods are developed in a coordinated manner, where the architectural and landscape components of the 'built environment' are balanced, and residential amenity is maintained.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

Setbacks

- Two yard setbacks of 4.5m shall be provided, and all other setbacks from remaining boundaries shall be 2.0m.
- Accessory buildings shall be permitted to be located within the yard setbacks provided that they are a maximum of 3.5m in height and do not exceed 7.5m in length parallel to that boundary, clad in locally sourced schist stone veneer or locally sourced schist stone and cement plaster mix (60 / 40) and with no windows or openings along that boundary.
- Where a comprehensive site is made up of the aggregation of individual adjoining or adjacent lots, the setback controls outlined above shall only apply to road boundaries, reserve boundaries and boundaries with adjoining residential lots.

Building Coverage

- Maximum site coverage is 55%.

Continuous Building Length

- No unbroken building shall exceed 16m. Breaks in building length shall be a maximum of 2m in depth and 4m in width for the full height of the wall and shall include a discontinuous eave line and roof break.

Parking

- Two carpark spaces per unit / apartment are required.
- 0.5 visitor carpark spaces per unit / apartment shall be provided. If a visitor park is provided in front of the garage to a unit / apartment within the legal bounds of that unit, and does not obstruct the movement of any other vehicle to or from any other unit, then that unit shall not be included in the calculation for required visitor carpark spaces.
- Visitor carpark spaces not provided for directly in front of a unit shall be clearly marked as visitor carpark spaces.

2. ARCHITECTURAL CONTROLS

OBJECTIVE 1:

To create a design language and style that is responsive to both the natural character of the site and respectful of the original vision of the developers, which is to create the highest quality built environment.

OBJECTIVE 2:

To develop a restrictive palette of materials, colours and finishes that have durability, honesty, integrity and are appropriate to the site's landscape setting.

OBJECTIVE 3:

To encourage greater architectural and elevational variety in comprehensive building design by minimising the horizontal massing of forms.

2.1 BUILDING HEIGHT

OBJECTIVE:

To ensure some degree of consistency with the QLDC District Plan and allow homeowners to build two storey dwellings, if desired.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- A maximum 8.0m height limit from ground level as defined within the District Plan is permitted.
- Certain lots within the R-SH areas have a specified maximum height of 5.5m as defined on the Certificates of Title for those lots.
- Height is measured from ground level as defined in the District Plan.

2.2 EXTERIOR CLADDING

OBJECTIVE 1:

To limit the type of cladding systems and thereby create a high degree of continuity amongst the built form and where one material reads as a primary or dominant material.

OBJECTIVE 2:

To provide a range of building materials that are sufficiently durable to withstand the climate extremes of mountain environments.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- All exterior wall cladding shall be either:
 - cedar weatherboard
 - cedar board and batten
 - Locally sourced schist stone veneer
 - Locally sourced schist stone / plaster mix (up to 60% plaster cover)
 - Smooth cement plaster finish over brick, masonry block or polystyrene block
 - concrete tilt panels to an approved finish
 - in-situ concrete walls to an approved finish
 - concrete / rammed earth walls
 - or a combination of 2 of the above materials
- Copper sheet cladding or approved metal finishes to read as subservient and secondary building materials.

2.3 EXTERIOR COLOUR & APPLIED FINISHES

OBJECTIVE:

To encourage the use of natural or 'raw' materials and colours reflective of the surrounding mountainous landscape.

2.4 ROOFING MATERIAL

OBJECTIVE:

To create a roofscape with a high degree of quality and continuity of materials, one that has low reflectivity and is recessive in colour.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- All roofing materials shall be either:
 - Red cedar 'taper sawn' shakes (or cedar shingles)
 - Copper tray (note review clause of Outline Development Plan for Jacks Point can require treatment of copper tray)
 - Black Zinc tray
 - Corten steel
 - Membrane roofing systems for flat roofs (dark grey to black tones). Preference 'Bitumat' Polyflame.
 - Metal roofing with a standing seam steel tray profile. The requirements are:
 - Profile: A tray profile width of between 200mm – 300mm, seam to seam e.g. 'Mini Dek - Hi Rib' (Calder Stewart), 'Hi Rib' (Steel & Tube) or similar profile as approved by the DRB; OR A tray profile width of between 400mm – 500mm, seam to seam e.g. 'Eurotray' (Calder Stewart), 'Euroline' (Steel & Tube), or similar profile as approved by the DRB
 - Glare: All sheet metal roof colours must have a reflectivity value of 20% or less
 - Colour: The colour selection is limited to dark, recessive colours only in the range of browns, greys and blacks and as approved by the DRB.
- e.g.
 - 'Colorcote Naturals' Range – 'Black' and 'Ironsand'
 - 'Colorcote Designer Colours' Range – 'Weathered copper' and 'Slate'
- Or a combination of two of the above
- Within any lot in the R-SH areas, which adjoin or contain the Highway Landscape Protection Area, the following materials are excluded from the above list:

- Untreated Copper tray
- Corten Steel

2.5 ROOF PITCH

OBJECTIVE 1:

To create a built environment where as a general rule, the roofing component is recessive and of a flattish profile so as not to dominate the streetscape, but allow comprehensive building sites greater diversity of roof pitch to serve as a counterpoint and juxtaposition to the flatter pitches.

OBJECTIVE 2:

To ensure that dwellings are 'not readily visible' from the State Highway.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Roof pitch (excluding stand alone garages) shall be between 20 to 40 degrees.
- Flat or flattish roofs associated with the main built form shall have a maximum coverage of 35% of the total roofing area of the built form (excluding stand alone garages). Flat roof areas are seen primarily as linking structures or adjuncts to the dominant form.
- Any lots in the R-SH area which adjoin or contain the Highway Landscape Protection Area are required to have the roof ridge line of any dwelling running parallel to the highway or have a 'hip' facing the State Highway, to assist in ensuring they are 'not readily visible' from State Highway 6.

2.6 ROOF DETAILS

OBJECTIVE:

To ensure that the quality of the roofing materials is followed through to the roofing details i.e. gutters, downpipes etc.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- All roofing details i.e. gutters, downpipes and flashings shall be of materials to match the roof or wall materials.

2.7 ROOF PENETRATIONS

OBJECTIVE:

To ensure that roof penetrations (other than chimneys) are positioned to minimise the potential visual adverse effects.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Chimneys are permitted to exceed the maximum height of buildings by 1.5m provided that they do not exceed 1.1m width in any direction.
- Roof penetrations, including aerials or dishes are to be discretely located or screened from public view.

2.8 WINDOWS / GLAZING & DOORS

OBJECTIVE:

To ensure that the details in buildings elevations are designed to add depth to the elevation, by recessing the window or door and thereby minimising reflectivity as well as avoiding the flat elevational look of modern aluminium joinery.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Windows and doors shall be recessed from the façade
- All glazing for residential dwellings shall be double glazed.
- In R-SH areas, minimal glazing is permitted to be visible from State Highway 6.

2.9 GARAGES

OBJECTIVE 1:

To minimise the 'architectural' impact of garages on the streetscape by encouraging garages to be set back from the street at the same distance from the street as the primary built form, and / or to encourage flat roofed or flattish roofed forms for stand alone garages to enable garages to read more as a component of landscape rather than of architecture.

OBJECTIVE 2:

To encourage garaging to be provided underground in a comprehensive manner where appropriate, or form part of the built design.

OBJECTIVE 3:

The appropriateness of garages penetrating into road setbacks will be dealt with on a case by case basis considering urban design principals and the particular characteristics of size, dimensions and topography of individual sites.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Maximum garage height of stand alone garages is to be 3.5m.

3. LANDSCAPE CONTROLS

OBJECTIVE 1:

To create an integrated built environment where the architectural and landscape components of the neighbourhood are balanced.

OBJECTIVE 2:

To draw upon indigenous vegetation and locally sourced schist stone as defining characteristics of the residential neighbourhoods.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- All landscape designs are to be submitted to the Design Review Board (DRB) and Council for approval as part of the application for comprehensive residential developments, in terms of meeting the planting requirements of the design guidelines and achieving a balance of architectural and landscape components on site.

3.1 PLANTING

OBJECTIVE:

To ensure a high degree of continuity within the neighbourhood planting, through the use of appropriate indigenous plants, whilst still encouraging individuality on a home by home basis.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Not less than 75% of planted areas in residential lots shall be from the prescribed Jacks Point plant list, of which 50% shall be native species. This excludes areas of lawn. The Design Review Board (DRB) may specify acceptable as well as unacceptable exotic plant species from time to time.
- No existing vegetation on any lot can be removed without the permission of the DRB.

3.2 BOUNDARY WALLS

OBJECTIVE:

To ensure continuity in the streetscape and assist in blurring the legal demarcation of property lines, whilst at the same time defining spaces and privacy for homeowners.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Street boundary walls shall be a maximum height of 1.5m (as measured from original ground level on that boundary as defined in the District Plan), dry stack and constructed of locally sourced schist stone with vertical capping in the agricultural stone wall style.
- Internal boundary walls shall be a maximum height of 1.8m (as measured from the existing ground level, as defined in the District Plan) and a total maximum length of 20m on any one boundary constructed and finished in stone or claddings approved for building.
- Reserve boundary walls may be located along a maximum of 75% of the length of the total reserve boundary of a site, and shall be a maximum height of 1.5m, dry stack and be constructed of locally sourced schist stone with vertical capping in the agricultural stone wall style.
- Walls in the Highway Landscape Protection Area, are permitted along street boundaries only, and shall be dry stack walls constructed of locally sourced schist stone with vertical capping in the agricultural stone wall style at a maximum of 1.5m in height.

3.3 FENCING

OBJECTIVE:

To ensure compliance with all safety regulations and personal requirements of homeowners, whilst maintaining some degree of continuity amongst other wall and fencing types.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Internal boundary fencing shall be a maximum of 1.8m high (as measured from original ground level as defined in the District Plan) and a total maximum length of 20m on any one boundary, constructed and finished stone or in claddings approved for building.
- Swimming pool, pet and or child proof fencing, internal to the property, must comply with any applicable NZ Standards, and integrate with the built form and landscape design.
- Any fencing of internal boundary fencing within the Highway Landscape Protection Area shall be in post, warratah and 8 gauge wire farm fencing only, in accordance with Appendix G of the approved Outline Development Plan.
- Any fencing of street boundaries within the Highway Landscape Protection Area may be post, warratah and 8 gauge wire farm fencing only (road boundaries may alternatively be treated with walls as per Control 3.2 above), in accordance with Appendix G of the approved Outline Development Plan.

3.4 EXTERIOR LIGHTING

OBJECTIVE 1:

To preserve the nighttime ambience of the rural surrounds and to ensure that 'light spill', 'light trespass', and 'night sky pollution' is kept to a minimum, whilst maintaining a need for safety and security in the community.

OBJECTIVE 2:

To ensure that light does not trespass into neighbouring environments, nor overshoot its target, exterior lighting should be kept to a minimum.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Low intensity, indirect light sources are to be used for all exterior lighting applications.
- The use of hoods, louvres, snoots and other attachments designed to direct light and minimise 'light spill' are required for any exterior lighting.
- Light sources are to be incandescent, halogen or other white light not sodium vapour or other light.
- Floodlighting or accent lighting is not permitted.
- If a comprehensive building site has a common entry for the units / apartments then exterior lighting in the vicinity of the entry is encouraged.

4. APPENDIX 4 – RECOMMENDED PLANT SPECIES

4. APPENDIX 4 – RECOMMENDED PLANT SPECIES		ECOLOGICAL GROUP						PLANT CATEGORY				
Species	Common Name	Lake Shore Forest	Remnant Beech Forest	Wetland	Grey Shrubland	High Energy Streams	Tussock Land	Large Tree	Small Tree	Tall Shrub	Small Shrub	Sedge, Rush, Tussock
<i>Pseudopanax crassifolius</i>	lancewood	✓	✓	✓					✓			
<i>Pennantia corymbosa</i>	kaikomako	✓	✓	✓					✓			
<i>Hebe rakaiensis</i>		✓	✓	✓		✓					✓	
<i>Coprosma linariifolia</i>		✓	✓		✓				✓			
<i>Dracophyllum longifolium</i>	inaka	✓	✓		✓		✓				✓	
<i>Nothofagus fusca</i>	red beech	✓	✓					✓				
<i>N. solandri</i> var. <i>cliffortioides</i>	mountain beech	✓	✓					✓				
<i>Elaeocarpus hookerianus</i>	pokaka	✓	✓						✓			
<i>Griselinia littoralis</i>	kapuka / broadleaf	✓	✓			✓			✓			
<i>Pseudopanax colensoi</i> var. <i>ternatus</i>	mountain three finger	✓	✓			✓				✓		
<i>Astelia nervosa</i>		✓	✓			✓						✓
<i>Hoheria lyallii</i>	mountain ribbonwood	✓	✓			✓			✓			
<i>Olearia avicenniifolia</i>		✓	✓			✓					✓	✓
<i>Myrsine divaricata</i>	weeping mapou	✓	✓			✓						
<i>Carex maorica</i>		✓		✓								
<i>Pittosporum tenuifolium</i>	kohuhu	✓		✓		✓			✓			
<i>Aristotelia fruticosa</i>	mountain wineberry	✓			✓	✓					✓	
<i>Podocarpus hallii</i>	Hall's totara	✓			✓				✓			
<i>Olearia fragrantissima</i>		✓			✓					✓		
<i>Prumnopitys taxifolius</i>	matai	✓						✓				
<i>Schefflera digitata</i>	seven finger	✓										
<i>Aristotelia serrata</i>	wineberry	✓							✓			
<i>Carpodetus serratus</i>	putaputaweta / marbleleaf	✓				✓			✓			
<i>Cordylone australis</i>	ti kouka / cabbage tree	✓				✓			✓			
<i>Fuchsia excorticata</i>	kotukutuku / tree fuchsia	✓				✓			✓			
<i>Melictytus lanceolatus</i>	mahoe wao	✓							✓			
<i>Melictytus ramiflorus</i>	mahoe / whiteywood	✓				✓			✓			
<i>Metrosideros umbellata</i>	southern rata	✓							✓			
<i>Myrsine australis</i>	red matipo	✓							✓			
<i>Pittosporum eugenioides</i>	tarata / lemonwood	✓				✓			✓			
<i>Sophora microphylla</i>	kowhai	✓				✓			✓			
<i>Coprosma lucida</i>	shining leaf Coprosma	✓								✓		
<i>Olearia arborescens</i>		✓								✓		
<i>Astelia fragrans</i>	bush lily	✓				✓						✓
<i>Olearia cymbifolia</i>			✓	✓		✓					✓	
<i>Coprosma propinqua</i>	mingimingi		✓		✓	✓					✓	
<i>Coprosma crassifolius</i>			✓		✓	✓					✓	

			ECOLOGICAL GROUP						PLANT CATEGORY					
Species	Common Name		Lake Shore Forest	Remnant Beech Forest	Wetland	Grey Shrubland	High Energy Streams	Tussock Land	Large Tree	Small Tree	Tall Shrub	Small Shrub	Sedge, Rush, Tussock	
<i>Olearia hectorii</i>				✓		✓					✓			
<i>Cyathodes juniperina</i>	mingimingi			✓		✓	✓					✓		
<i>Hebe odora</i>				✓			✓	✓				✓		
<i>Coprosma rugosa</i>				✓								✓		
<i>Gaultheria antipoda</i>	tall snowberry			✓								✓		
<i>Leptospermum scoparium</i>	manuka				✓	✓					✓			
<i>Olearia lineata</i>					✓	✓	✓				✓			
<i>Olearia nummularia</i>					✓	✓	✓					✓		
<i>Olearia bullata</i>						✓					✓			
<i>Hebe salicifolia</i>	willow-leaved Hebe				✓		✓					✓		
<i>Aciphylla glaucescens</i>	blue speargrass				✓								✓	
<i>Carex coriacea</i>	NZ swamp sedge				✓			✓					✓	
<i>Carex secta</i>	pukio				✓		✓						✓	
<i>Juncus distegus</i>	wiwi				✓								✓	
<i>Juncus gregiflorus</i>	NZ soft rush				✓								✓	
<i>Juncus sarophorus</i>	wiwi				✓								✓	
<i>Schoenus pauciflorus</i>	bog rush				✓								✓	
<i>Chionochloa conspicua</i>	bush tussock				✓		✓	✓					✓	
<i>Cortaderia richardii</i>	toi toi				✓		✓	✓					✓	
<i>Typha orientalis</i>	raupo / bullrush				✓								✓	
<i>Phormium tenax</i>	harakeke/swamp flax				✓		✓	✓					✓	
<i>Phormium cookianum</i>	mountain flax				✓		✓	✓					✓	
<i>Olearia odorata</i>						✓	✓					✓		
<i>Discaria toumatou</i>	matagouri					✓	✓				✓			
<i>Meliclytus alpinus</i>	porcupine shrub					✓		✓				✓		
<i>Corokia cotoneaster</i>	korokia					✓	✓					✓		
<i>Carmichaelia petriei</i>	NZ broom					✓	✓	✓				✓		
<i>Ozothamnus</i> sp.	cottonwood					✓	✓	✓				✓		
<i>Hebe cupressoides</i>						✓		✓				✓		
<i>Aciphylla aurea</i>	golden speargrass					✓		✓					✓	
<i>Chionochloa rigida</i>	narrow-leaved snow tussock					✓		✓					✓	
<i>Festuca novae zelandiae</i>	hard tussock					✓		✓					✓	
<i>Poa cita</i>	silver tussock					✓	✓	✓					✓	
<i>Dracophyllum uniflorum</i>	turpentine shrub					✓		✓				✓		
<i>Hebe subalpina</i>							✓	✓				✓		
<i>Pimelia aridula</i>	NZ daphne							✓				✓		

Residential Design Guidelines

VERSION 3.0 - SEPTEMBER 2009

RESOURCE CONSENT - RM060903

RESOURCE CONSENT - RM090494



jackspoint.com

QUEENSTOWN | NEW ZEALAND

JACKS POINT – RESIDENTIAL DESIGN GUIDELINES

These Design Guidelines have been developed for the Residential Area in accordance with the Jacks Point Development Controls. The Jacks Point Development Controls shall be deemed to be part of these Design Guidelines if required for interpretation purposes.

Any Design Guidelines developed and approved by the Jacks Point Design Review Board (DRB) and Council for specific areas within the Residential Area, such as comprehensive developments, shall apply to those specific areas instead of and in replacement for these Design Guidelines.

All new development will be reviewed by the DRB and by Council under the District Plan. The following guidelines set out the objectives against which the development will be assessed. A preferred means of meeting each objective is also set out.

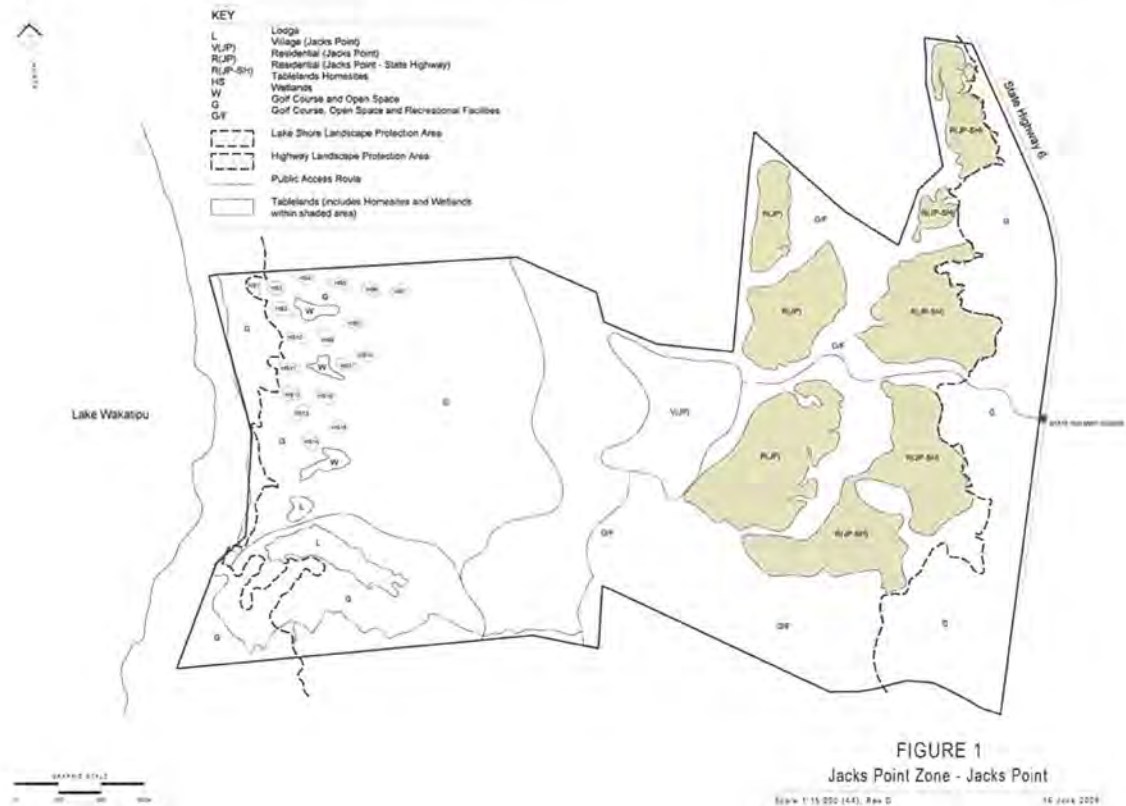
CONTENTS

1.	SITE DESIGN CONTROLS	2
2.	ARCHITECTURAL CONTROLS	4
2.1	Building Height	4
2.2	Exterior Cladding	4
2.3	Exterior Colour & Applied Finishes	5
2.4	Roofing Material	5
2.5	Roof Pitch	5
2.6	Roof Details	6
2.7	Roof Penetrations	6
2.8	Windows / Glazing & Doors (Façade Articulation)	6
2.9	Garages	6
2.10	Other Built Form	7
3.	LANDSCAPE	7
3.1	Design	7
3.2	Planting	8
3.3	Boundary Walls	8
3.4	Fencing	8
3.5	Exterior Lighting	9
4.	APPENDIX 4 – Recommended Plant Species	10

1. SITE DESIGN CONTROLS

These objectives and associated controls apply to the following structure plan activity areas found in the Residential Landscape Character Unit.

- All 'R(JP)' and R(JP-SH) areas.



OBJECTIVE:

- To ensure individual building sites, streetscapes and neighbourhoods are developed in a coordinated manner, where the architectural and landscape components of the 'built environment' are balanced and residential amenity is maintained.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

Setbacks

- Two yard setbacks of 4.5m shall be provided and all other setbacks from remaining boundaries shall be 2m.
- Accessory buildings shall be permitted to be located within the yard setbacks provided that they are a maximum of 3.5 meters in height and do not exceed 7.5m in length parallel to that boundary, clad in locally sourced schist stone veneer or locally sourced schist stone and cement plaster mix (60 / 40) and with no windows or openings along that boundary (see also 'Garages').
- Chimneys, of a width no more than 1.2m parallel to the boundary may protrude into the setbacks by up to 1m.

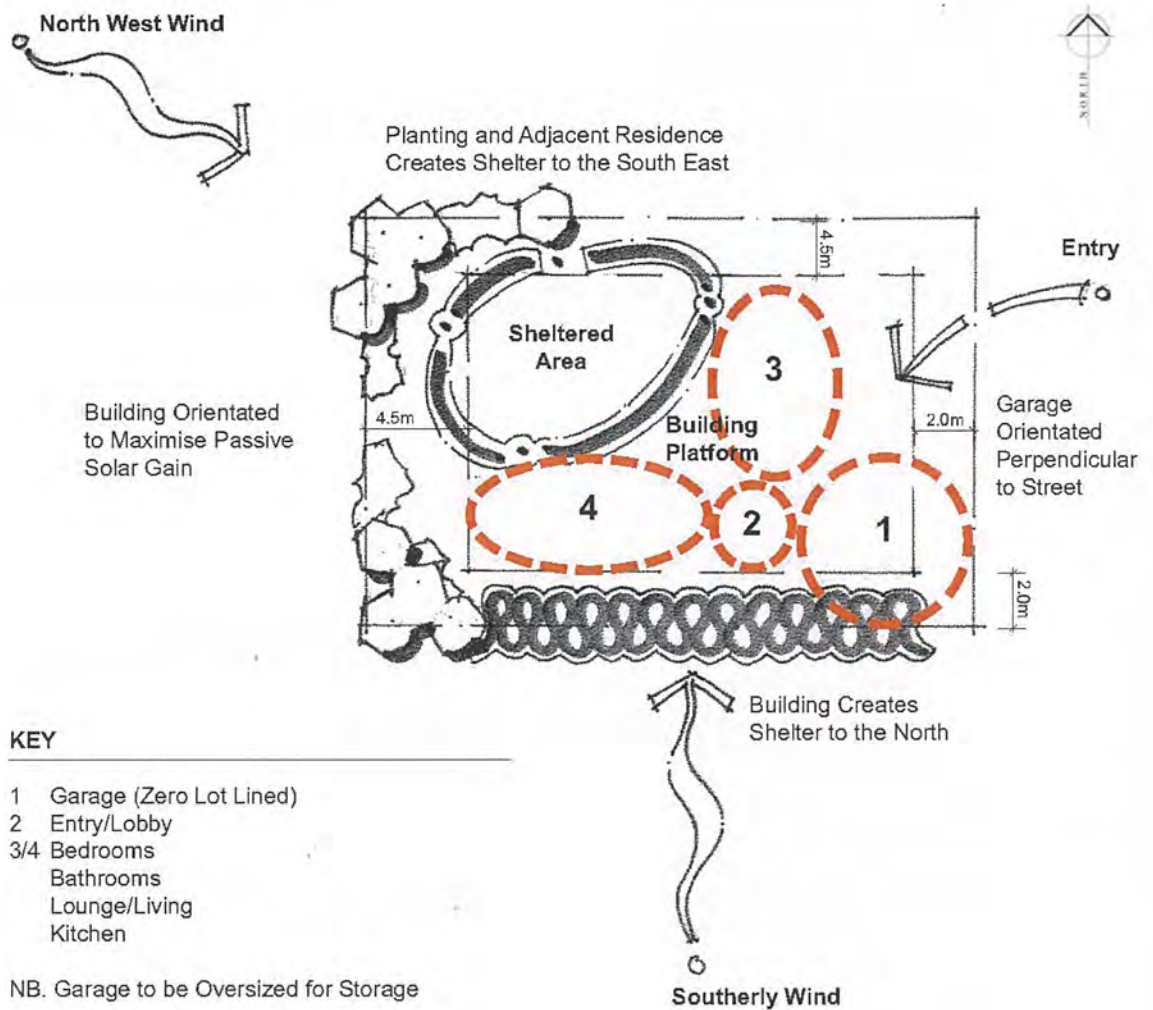


Figure 2

Site Coverage

- Maximum site coverage for each lot shall be no greater than 300m² or 45% of the net site area, whichever is lesser.

Continuous Building Length

- Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16m; either
- The entire building(s) shall be set back an additional 0.5m for every 6m of additional length or part thereof from the minimum yard setback (continuous façade(s) at the same distances from the boundary); Or
- That part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5m for every 6m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).

2. ARCHITECTURAL CONTROLS

OVERALL OBJECTIVES:

OBJECTIVE 1:

To ensure development is consistent with an overarching design language and style that is responsive to both the natural character of the site and respectful of the original vision for Jacks Point, - to create a high quality built environment, with a unique sense of place.

OBJECTIVE 2:

To develop a coordinated and limited palette of materials, colours and external finishes that have durability, honesty, integrity and are appropriate to the site's landscape setting.

2.1 BUILDING HEIGHT

OBJECTIVE:

Where necessary, to restrict building height to protect topographical and / or viewshafts.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Building height is limited to a maximum of 8.0m (District Plan Zone Standard)
- Certain lots within the R-SH areas have a specified maximum height of 5.5m, as identified on the Certificate of Title for those lots.
- Height is measured from ground level as defined in the District Plan.

2.2 EXTERIOR CLADDING

OBJECTIVE 1:

To limit the range of cladding systems to ensure continuity of built form, contributing to the sense of place, and integrating with the natural landscape setting.

OBJECTIVE 2:

To provide a range of building materials that are sufficiently durable to withstand the climate extremes of mountain environments.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

All exterior wall cladding shall be either:

- cedar weatherboard
- cedar board and batten
- Locally sourced schist stone veneer
- Locally sourced schist stone / plaster mix (up to 60% plaster cover)
- cement plaster finish over brick, masonry block or polystyrene block
- concrete tilt panels to an approved finish
- in-situ concrete walls to an approved finish
- concrete / rammed earth walls
- or a combination of 2 of the above materials
- Copper sheet cladding or approved metal finishes to read as subservient and secondary building materials.

2.3 EXTERIOR COLOUR & APPLIED FINISHES

OBJECTIVE:

To encourage the use of natural or 'raw' materials and colours that relate to the surrounding mountainous landscape.

2.4 ROOFING MATERIAL

OBJECTIVE 1:

To create a continuity of roofscape by limiting the range of materials used.

OBJECTIVE 2:

Utilise roofing materials with low reflectivity and recessive colours to assist building forms integrate with the surrounding landscape.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

For residential dwellings roofing shall be either:

- Red cedar shakes or cedar shingles
- Copper tray (Note Review Clause of Outline Development Plan for Jacks Point can require treatment of Copper Tray)
- Black Zinc Tray
- Corten steel
- Membrane roofing systems for flat roofs (dark grey to black tones). Preference 'Bitumat' Polyflame
- Metal roofing with a standing seam steel tray profile. The requirements are:

Profile: A tray profile width of between 200mm – 300mm, seam to seam e.g. 'Mini Dek - Hi Rib' (Calder Stewart), 'Hi Rib' (Steel & Tube) or similar profile as approved by the DRB; OR A tray profile width of between 400mm – 500mm, seam to seam e.g. 'Eurotray' (Calder Stewart), 'Euroline' (Steel & Tube), or similar profile as approved by the DRB

Glare: All sheet metal roof colours must have a reflectivity value of 20% or less

Colour: The colour selection is limited to dark, recessive colours only in the range of browns, greys and blacks and as approved by the DRB. E.g:

- 'Colorcote Naturals' Range – 'Black' and 'Ironsand'
- 'Colorcote Designer Colours' Range – 'Weathered copper' and 'Slate'
- Or a combination of two of the above
- Within any lot in the R-SH areas, which adjoin or contain the Highway Landscape Protection Area, the following materials are excluded from the above list:
 - Untreated Copper tray
 - Corten Steel

2.5 ROOF PITCH

OBJECTIVE 1:

To create a built environment where the roofing component is recessive and low profile so as not to dominate the streetscape.

OBJECTIVE 2:

To ensure that dwellings are 'not readily visible' from the State Highway.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Roof pitch (excluding stand alone garages) shall be between 20 to 40 degrees.
- Flat or flattish roofs associated with the main residential form shall have a maximum coverage of 30% of the total roofing area of the residential dwelling (excluding stand alone garages). Flat roofed areas are seen primarily as linking structures or adjuncts to the dominant form.
- Any lots in the R-SH areas which adjoin or contain the Highway Landscape Protection Area shall have the roof ridge line of any dwelling running parallel to the highway or have a 'hip' facing the State Highway.

2.6 ROOF DETAILS**OBJECTIVE:**

To ensure that the quality of the roofing materials is followed through to the roofing details i.e. gutters, downpipes etc.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- All roofing details i.e. gutters, downpipes and flashings shall be of materials to complement the roof or wall materials.

2.7 ROOF PENETRATIONS**OBJECTIVE:**

To ensure that roof penetrations (other than chimneys), are positioned to minimise their visual dominance.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Ensure that roof penetrations, including aerials or dishes are discretely located or screened from public view.
- Chimneys are permitted to exceed the maximum height of buildings by 1.5m provided they do not exceed 1.1m width in any direction.

2.8 WINDOWS / GLAZING & DOORS (FAÇADE ARTICULATION)**OBJECTIVE:**

To contribute to the visual richness of building forms, by ensuring that the details in building elevations are designed to punctuate and add depth to the elevation, while minimising reflectivity.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Windows and doors should be recessed from the façade, avoiding the flat elevation look of aluminium joinery.
- All glazing for residential dwellings shall be double glazed.
- In R-SH areas, minimal glazing is permitted to be visible from State Highway 6

2.9 GARAGES**OBJECTIVE 1:**

To minimise the dominance of garages on the streetscape and to encourage flat roofed or low profile roof forms to enable garages to read more as a component of landscape rather than of architecture.

OBJECTIVE 2:

To minimise the dominance of garages on the streetscape by encouraging parallel entry to garages rather than direct access from the street. To encourage efficient use of sites by locating garages within road setbacks where appropriate façade treatment of the garage facing the street is provided.

OBJECTIVE 3:

To minimise the dominance of visitor parking on the streetscape by providing central courtyard parking areas and to ensure space for visitor parking on the subject site, either by way of parallel entry to garages, or by setting direct entry garages back from the street.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Maximum garage height of a stand alone garage is to be 3.5m.
- On front lots, the movement of vehicular entry to garages shall be parallel to the adjoining road (such that the garage door entrance does not open to the road). Note: accessways and courtyards are excluded from this control.

Assessment Matter

In considering a breach of this rule, consideration shall be given to the circumstances of the site including site constraints of topography and shape factor as to the appropriateness of not providing a parallel entrance to the garage.

In such circumstances where direct entry may be appropriate due to the above factors, the garage shall be setback from the road by at least the road setback to provide for adequate space on site for visitor parking in front of the garage.

- Garages shall be permitted to be located within the road boundary setback on front lots only where the façade of the garage facing the road is clad in, cedar, locally sourced schist stone veneer or locally sourced schist stone and cement plaster mix (60 / 40) with no glazing.

2.10 OTHER BUILT FORM

OBJECTIVE 1:

To ensure that accessory buildings do not unduly affect the openspace nature of the lot and the connectivity of openspaces within the site.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Accessory buildings shall be permitted to be located within the yard setbacks provided that they are a maximum of 3.5m in height and do not exceed 7.5m in length parallel to that boundary, clad in locally sourced schist stone veneer or locally sourced schist stone and cement plaster mix (60 / 40) and with no windows or openings along that boundary.

3. LANDSCAPE

3.1 DESIGN

OBJECTIVE 1:

To create an integrated built environment where the architectural and landscape components of the neighbourhood are balanced.

OBJECTIVE 2:

To draw upon indigenous vegetation and locally sourced schist stone as defining characteristics of the residential neighbourhoods.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Prior to construction all landscape designs are to be submitted to the DRB for approval in terms of meeting the planting requirements of the Design Guidelines and achieving a balance of architectural and landscape components on site.

3.2 PLANTING

OBJECTIVE:

To ensure a high degree of continuity within the neighbourhood planting, through the use of appropriate indigenous plants, whilst still encouraging individuality on a home by home basis.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Not less than 75% of planted areas in residential lots shall be from the prescribed Jacks Point plant list, of which 50% shall be native species.

3.3 BOUNDARY WALLS

OBJECTIVE 1:

To ensure continuity in the streetscape and assist in blurring the legal demarcation of property lines, whilst at the same time defining spaces and privacy for homeowners.

OBJECTIVE 2:

Boundary walls should contribute to the visual interest and character of the street environment and should contribute to the safety of the street, by maintaining a visual connection between site development and the street environment.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Street boundary walls shall be a maximum height of 1.5m dry stack and constructed of locally sourced schist stone with vertical capping in the agricultural stone wall style. For a limited length of 25% of the length of the street boundary the height of the wall may be increased to 1.8m along that street.
- Reserve boundary walls may be located along a maximum of 75% of the length of the total reserve boundary of a site, and shall be a maximum height of 1.5m dry stack and constructed of locally sourced schist stone with vertical capping in the agricultural stone wall style.
- Internal boundary walls shall be a maximum of 1.8m in height and in locally sourced schist stone or claddings approved for buildings.
- Walls in the Highway Landscape Protection Area are permitted along street boundaries only, and shall be dry stack walls constructed of locally sourced schist stone with vertical capping in the agricultural stone wall style at a maximum of 1.5m in height.

3.4 FENCING

OBJECTIVE:

To ensure compliance with all safety regulations and personal requirements of homeowners, whilst maintaining some degree of continuity amongst other wall and fencing types.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Internal boundary fencing shall be a maximum of 1.8m high and in materials approved for building.
- Swimming pool, pet and or child proof fencing, internal to the property, must comply with any applicable NZ Standards and integrate with the house and landscape design.

- Any fencing of internal boundaries within the Highway Landscape Protection area shall be post, warratah and wire farm fencing only, in accordance with Appendix G of the approved Outline Development Plan
- Any fencing of street boundaries within the Highway Landscape Protection Area may be post, warratah & wire farm fencing only (street boundaries may alternatively be treated with walls as per Control 3.3 above), in accordance with Appendix G of the approved Outline Development Plan.

3.5 EXTERIOR LIGHTING

OBJECTIVE 1:

To preserve the nighttime ambience of the rural surrounds and to ensure that 'light spill', 'light trespass', and 'night sky pollution' is kept to a minimum, whilst maintaining a need for safety and security in the community.

OBJECTIVE 2:

Ensure that light does not trespass into neighbouring environments, nor overshoot its target.

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

- Low intensity, indirect light sources are to be used for all exterior lighting applications.
- The use of hoods, louvres, snoots and other attachments designed to direct light and minimise 'light spill' are required for any exterior lighting.
- Light sources are to be incandescent, halogen or other white light not sodium vapour or other light.
- Floodlighting or accent lighting is not permitted.

4. APPENDIX 4 – Recommended Plant Species

4. APPENDIX 4 – Recommended Plant Species		ECOLOGICAL GROUP						PLANT CATEGORY					
Species	Common Name	Lake Shore Forest	Remnant Beech Forest	Wetland	Grey Shrubland	High Energy Streams	Tussock Land	Large Tree	Small Tree	Tall Shrub	Small Shrub	Sedge, Rush, Tussock	
<i>Pseudopanax crassifolius</i>	lancewood	✓	✓	✓					✓				
<i>Pennantia corymbosa</i>	kaikomako	✓	✓	✓					✓				
<i>Hebe rakaiensis</i>		✓	✓	✓		✓					✓		
<i>Coprosma linariifolia</i>		✓	✓		✓				✓				
<i>Dracophyllum longifolium</i>	inaka	✓	✓		✓		✓				✓		
<i>Nothofagus fusca</i>	red beech	✓	✓					✓					
<i>N. solandri</i> var. <i>cliffortioides</i>	mountain beech	✓	✓					✓					
<i>Elaeocarpus hookerianus</i>	pokaka	✓	✓						✓				
<i>Griselinia littoralis</i>	kapuka / broadleaf	✓	✓			✓			✓				
<i>Pseudopanax colensoi</i> var. <i>ternatus</i>	mountain three finger	✓	✓			✓				✓			
<i>Astelia nervosa</i>		✓	✓			✓						✓	
<i>Hoheria lyallii</i>	mountain ribbonwood	✓	✓			✓				✓			
<i>Olearia avicenniifolia</i>		✓	✓			✓							
<i>Myrsine divaricata</i>	weeping mapou	✓	✓			✓					✓		
<i>Carex maoiica</i>		✓		✓								✓	
<i>Pittosporum tenuifolium</i>	kohuhu	✓		✓		✓			✓				
<i>Aristotelia fruticosa</i>	mountain wineberry	✓			✓	✓					✓		
<i>Podocarpus hallii</i>	Hall's totara	✓			✓				✓				
<i>Olearia fragrantissima</i>		✓			✓					✓			
<i>Prumnopitys taxifolius</i>	matai	✓						✓					
<i>Schefflera digitata</i>	seven finger	✓											
<i>Aristotelia serrata</i>	wineberry	✓							✓				
<i>Carpodetus serratus</i>	putaputaweta / marbleleaf	✓				✓			✓				
<i>Cordyline australis</i>	ti kouka / cabbage tree	✓				✓			✓				
<i>Fuchsia excorticata</i>	kotukutuku / tree fuchsia	✓				✓			✓				
<i>Melicytus lanceolatus</i>	mahoe wao	✓							✓				
<i>Melicytus ramiflorus</i>	mahoe / whiteywood	✓				✓			✓				
<i>Metrosideros umbellata</i>	southern rata	✓							✓				
<i>Myrsine australis</i>	red matipo	✓							✓				
<i>Pittosporum eugeniioides</i>	tarata / lemonwood	✓				✓			✓				
<i>Sophora microphylla</i>	kowhai	✓				✓			✓				
<i>Coprosma lucida</i>	shining leaf Coprosma	✓								✓			
<i>Olearia arborescens</i>		✓								✓			
<i>Astelia fragrans</i>	bush lily	✓				✓						✓	
<i>Olearia cymbifolia</i>			✓	✓		✓					✓		
<i>Coprosma propinqua</i>	mingimingi		✓		✓	✓					✓		
<i>Coprosma crassifolius</i>			✓		✓	✓					✓		

5.

5.			ECOLOGICAL GROUP						PLANT CATEGORY					
	Species	Common Name	Lake Shore Forest	Remnant Beech Forest	Wetland	Grey Shrubland	High Energy Streams	Tussock Land	Large Tree	Small Tree	Tall Shrub	Small Shrub	Sedge, Rush, Tussock	
	<i>Olearia hectorii</i>			✓		✓					✓			
	<i>Cyathodes juniperina</i>	mingimingi		✓		✓	✓					✓		
	<i>Hebe odora</i>			✓			✓	✓				✓		
	<i>Coprosma rugosa</i>			✓								✓		
	<i>Gaultheria antipoda</i>	tall snowberry		✓								✓		
	<i>Leptospermum scoparium</i>	manuka			✓	✓					✓			
	<i>Olearia lineata</i>				✓	✓	✓				✓			
	<i>Olearia nummularia</i>				✓	✓	✓					✓		
	<i>Olearia bullata</i>					✓					✓			
	<i>Hebe salicifolia</i>	willow-leaved Hebe			✓		✓					✓		
	<i>Aciphylla glaucescens</i>	blue speargrass			✓								✓	
	<i>Carex coriacea</i>	NZ swamp sedge			✓			✓					✓	
	<i>Carex secta</i>	pukio			✓		✓						✓	
	<i>Juncus distegus</i>	wiwi			✓								✓	
	<i>Juncus gregiflorus</i>	NZ soft rush			✓								✓	
	<i>Juncus sarophorus</i>	wiwi			✓								✓	
	<i>Schoenus pauciflorus</i>	bog rush			✓								✓	
	<i>Chionochloa conspicua</i>	bush tussock			✓		✓	✓					✓	
	<i>Cortaderia richardii</i>	toi toi			✓		✓	✓					✓	
	<i>Typha orientalis</i>	raupo / bullrush			✓								✓	
	<i>Phormium tenax</i>	harakeke/swamp flax			✓		✓	✓					✓	
	<i>Phormium cookianum</i>	mountain flax			✓		✓	✓					✓	
	<i>Olearia odorata</i>						✓					✓		
	<i>Discaria toumatou</i>	matagouri				✓	✓				✓			
	<i>Meliclytus alpinus</i>	porcupine shrub				✓		✓				✓		
	<i>Corokia cotoneaster</i>	korokia				✓	✓					✓		
	<i>Carmichaelia petriei</i>	NZ broom				✓	✓	✓				✓		
	<i>Ozothamnus</i> sp.	cottonwood				✓	✓	✓				✓		
	<i>Hebe cupressoides</i>					✓		✓				✓		
	<i>Aciphylla aurea</i>	golden speargrass				✓		✓					✓	
	<i>Chionochloa rigida</i>	narrow-leaved snow tussock				✓		✓					✓	
	<i>Festuca novae zelandiae</i>	hard tussock				✓		✓					✓	
	<i>Poa cita</i>	silver tussock				✓	✓	✓					✓	
	<i>Dracophyllum uniflorum</i>	turpentine shrub				✓		✓				✓		
	<i>Hebe subalpina</i>						✓	✓				✓		
	<i>Pimelia aridula</i>	NZ daphne						✓				✓		

