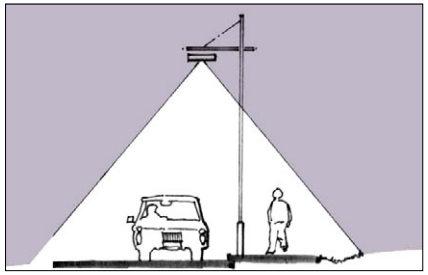
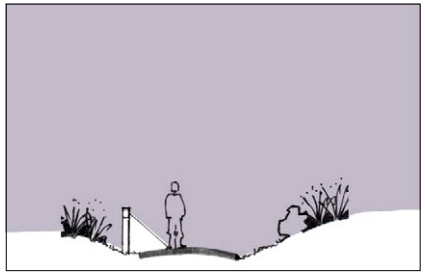
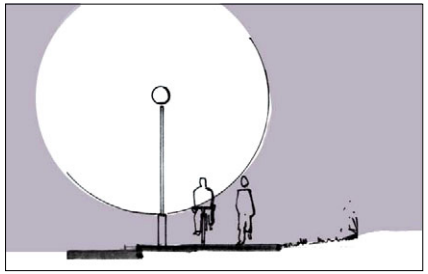


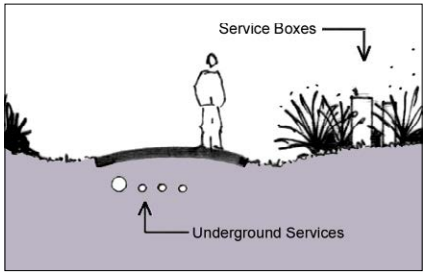
SKETCH 7
Overhead Lighting for Vehicle Pedestrian Areas, High Traffic Volume Areas and Key Intersections



SKETCH 8
Low Level Lighting for Pedestrain Accessways to Maintain NightimeAmbience



SKETCH 9
Excessive Light Spill, Ineffective Coverage



SKETCH 10 - Above Ground Services
To be Screened by Planting or Structure

5. SITE DEVELOPMENT AND LANDSCAPE CONTROLS - GENERAL

5.1 General Development and Design Considerations

The intent of the site development and landscape guidelines is to encourage site-responsive and environmentally sensitive design, while at the same time producing a high degree of design continuity within the community.

This section sets out guidelines and standards for all site work including the siting of structures, grading, and all landscape improvements including outdoor terraces, walls, fences and lighting. They illustrate how improvements can be integrated into the overall landscape setting, and not detract from its ecological function or visual quality so that the natural landscape continues to dominate.

5.2 Site Planning Objectives

- Protecting valuable environmental resources;
- Protecting view corridors from other properties and/or other key locations within Coneburn;
- Protecting distinctive natural features –vegetation, ponds, wetlands, rocks and topography;
- Assimilating man-made improvements into the topography and vegetation in areas of visual sensitivity:
- Minimising grading and removal of vegetation;
- Maintaining existing drainage patterns where possible;
- Avoiding steep slopes or other geological conditions.

5.3 Landscape Types:

The Coneburn Area Resource Study (QLDC, Oct 2002) identified eight distinct landscape types in Coneburn, five of which apply in this area. The general characteristics of the five landscape types are as follows:

- **Jacks Point** Very elevated, steeper contour rising to a dominant outcrop with small rock enclosed spaces and localised tarns. Predominate vegetation unimproved pasture, short tussock and matagouri stands.
- **Tablelands** Elevated broad schist ridge and plateau, gentle contour with localised hummocky terrain, tarns and largely unimproved pasture and matagouri stands contrasting with small localised spaces defined by schist rock outcrops and ridges.
- **Hummocks** Elevated, undulating plateau intercepted by strongly channeled ephemeral streams, gentle contour in improved pastures with shelterbelts and fencing, rougher areas characterised by grey shrubland.
- **Central Valley** Broad open valley floor running north south contained either side by gentle slopes. Contained views and sense of enclosure.
- **Lake Terraces** South West facing terraces stepping back between 200-400m back from Lake Wakatipu.

Each Landscape type offers different opportunities and constraints in respect of design.

These sensitivities, both ecological and visual, have been taken into consideration when drafting these Development Controls.

5.4 Grading and Drainage

Specific grading controls are as follows:

- Natural drainage courses must be protected and existing drainage patterns maintained wherever feasible.
- New drainage courses are to be designed to appear and function like natural drainage ways. (Refer to Sketch 1 & 2)
- Drainage structures such as headwalls, ditches and similar drainage structures visible from off-site must be built of, or faced with, an approved stone and are to be similar to other stone features that are part of the public infrastructure within Jacks Point. (Refer Sketch 3)
- Drainage design must minimise any potential for erosion and consequent downstream water quality impacts in line with good engineering practice. Erosion control measures may be required on certain sites during construction i.e. along the lake edge and near wetlands or watersheds.
- Site drainage and grading is to be designed to minimise grading, control erosion and sediment transport, and avoid any significant disruption to the natural landscape. All drainage improvements are to adopt a soft engineering approach and blend into the natural setting so as to appear as extensions of existing natural landforms.
- Graded slopes are not to exceed 1.2, unless it can be demonstrated that a steeper slope will result in less disturbance to existing mature trees and will not erode.
- Whenever feasible, natural slopes are to be used rather than retaining structures and laid back to blend into existing grade. (Refer Sketch 4 &5)
- When structures provide the only feasible solution, they are to follow the natural contours of the land. (Refer Sketch 6)
- All topsoil disturbed by grading operations is to be stockpiled within the construction site and reused as part of the landscape restoration plans.
- Imported fill or fill obtained from on-site grading operations may not be used to significantly raise the elevation of the site.
- Any indigenous vegetation within the construction site is to be either protected by fencing during any grading operations or relocated elsewhere in the site.

5.5 Retaining Walls

Retaining walls that are visible from off-site are to be built of approved natural local stone or schist boulder, reinforced and/or backed with concrete where required.

5.6 Driveway Areas

The type of material to be used in driveways is dependent upon the landscape unit within which they sit. For example, asphalt would be inappropriate in the low density Tablelands environment, but appropriate in the village area/high density areas in the Central Valley.

5.7 Exterior Lighting

Exterior lighting is another element that can greatly affect the extent of visible domestication of the landscape. Areas with greater visual sensitivities, such as the Tablelands, will have more restrictive design criteria in respect of exterior lighting than the Central Valley, with its lower visual sensitivity.

Exterior lighting is permitted to the extent required for safety, but should be kept to a minimum so as to preserve the night time ambience (refer sketch 8) and minimise light spill throughout Coneburn and beyond its boundaries. (Refer sketch's 7 & 9)

Flood lighting to allow after dark use of ball courts on the Tablelands will not be approved. Flood lighting will be approved only as part of an alarm system. Uplighting of vegetation or structures in the Tablelands will not be approved if visible from off-site.

Low intensity, 25 watt maximum, indirect light sources and cut-off fixtures are to be used for all exterior lighting applications. Sources are to be incandescent, halogen or other "white" light, not sodium vapour or other coloured light.

5.8 Irrigation

Landscape irrigation is to be minimised, and systems that utilise low precipitation sprinkler heads, bubblers, as well as drip irrigation systems and timing devices are recommended to minimise water usage and runoff.

5.9 Site Utilities

All utilities are, where practical, to be installed underground.

Utility boxes are to be incorporated into the architectural form where possible, or screened by the use of planting. (Refer Sketch 10)

5.10 Exterior Service/Recycling Areas

Rubbish disposal, recycling areas, outdoor work areas and outside equipment, including satellite dishes and/or propane tanks, are to be completely screened from off-site views by the use of architectural features, plant materials, or where feasible, integrated into the form of the building. Ensure adequate area is set aside in the service areas for the provision of recycling bins and associated collection vehicles.

5.11 Landscape Zone Planting Guidelines

The Coneburn area has been mapped and divided into 6 distinct ecological zones. Each zone has a distinct natural character and landscape ecology which in turn demands a significantly different approach to landscape improvements. Specific planting guidelines and plant lists have been prepared for each landscape zone. (Guidelines will be adapted in reference to the Coneburn Area Resource Study (Appendix 3: Revegetation Plant Schedule).

As was found in the Coneburn Area Resource Study (QLDC, Oct 2002, Page 19), certain landscape character zones have different sensitivity to absorb change. This sensitivity applies right across the board, from buildings to new plantings.

Coneburn, on a simplistic level, exists on a sensitivity gradient running from SH Corridor to the lake escarpment. Both those points are deemed sensitive to change. The degree of sensitivity lessens as one approaches the Central Valley. The less sensitive a landscape is to change, the greater the design opportunity for variety and diversity in both the built and planted form.

Sensitive areas are restricted to primarily native vegetation, except where exotic vegetation is viewed as an appropriate short term 'nurse crop' to encourage establishment. Less sensitive

areas such as the Central Valley and Hummocks, may have a mixture of both exotic and native plantings.

Regardless of whether they are native or exotic, new plantings must achieve the following outcomes where possible:

- Within the Highway Landscape Protection Area Plan – avoid the planting and/or growing of any tree which may or does obscure views from the State Highway to the mountain peaks beyond the zone.
- Within the Lakeshore Landscape Protection Area avoid the planting and/or cultivation of any tree or shrub which is not indigenous and characteristic of the Lake Wakatipu foreshore.
- Protect important viewshafts.
- Screen outdoor service areas and other improvements from adjacent building envelopes and off-site views.
- Rehabilitate and enhance existing vegetation,
- Utilise drought tolerant species.
- Minimise areas of ornamental planting and intensive irrigation in areas sensitive to change.
- A gradual transition should be made from the more horticulturally controlled and ornamental areas near the houses to the more native, indigenous landscape of the open space reserves.
- The spread of wilding tree species, as defined by QLDC, will need to be controlled.

Refer to Appendix 4 for list of approved plant species and Appendix 5 for prohibited plant species.

5.12 Signage

- All signage to be less than $2m^2$ in area.
- All signage greater than $1m^2$ in area needs Design Review Board approval.
- Signage background colour to integrate with background landscape colour.

6. ARCHITECTURAL CONTROLS - GENERAL

Significant control of architectural form already exists in the Assessment Matters in the District Plan.

Each developer will draft a set of Design Guidelines particular to the landscape character areas contained within their sites.

The Coneburn Area is made up of landscapes with varying character each providing creative opportunities for appropriate design responses. Variety is to be encouraged, as is continuity. Continuity is the 'glue' which provides cohesion between built forms and gives a sense of unity to a neighbourhood enclave or village area. This can be achieved through providing guidelines, building upon those outlined in the Assessment Matters in respect of key architectural design elements.

The main architectural components that need control in order to establish design character (appearance) are the following:

- Building form and massing to reflect the incremental and broken nature of traditional buildings
- Exterior cladding
- Roof colour
- Roof pitch
- Roofing materials
- Wall colour
- Building height

NB. Where possible, building materials with low reflectivity shall be used or materials with a non-reflective finish.

The range of exterior wall materials deemed appropriate for the Coneburn Area are:

- Local stone
- Corrugated Iron
- Natural timber : weatherboard or board and batten
- Plaster

Greater detail in respect to proportion of materials, form, elevational treatments, bulk and location etc. will be developed for each 'design unit' within Coneburn. Each 'design unit' will have its own Design Guidelines, as each will require a different design response.

7. DESIGN REVIEW PROCEDURES

Each of the stakeholders of the Coneburn area will in turn practice a set of 'Design Controls' which will form another level of control under the overall Coneburn Area Development Guidelines as proposed by Jacks Point.

This section provides a guide for the design review process. The process involves a series of meetings between the Owner, their design team and the Design Review Board (DRB). See Appendix 3 for a complete description of the DRB.

The process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check points, designed to ensure a smooth and efficient review of the building and site design. The DRB is committed to assisting Owners through the design review process. The DRB should be thought of as a member of the Owner's design team as opposed to a "regulatory review agency."

Design Review Board
The DRB shall consist of five members and five alternate members, who may act in place of the other members if unavailable

- Developers Representative
- Architectural Consultant
- Landscape Architect Consultant
- Representative of the QLDC
- Representative of the Homeowners Association

7.1 Design Review Process

This design review process must be followed for any of the following improvements:

- Construction of all new buildings;
- The renovation, expansion or refinishing of the exterior of existing building;
- Major site and/or landscape improvements (including bridges, driveways and/or culverts); and
- Construction of, or additions to, fences or enclosure structures.

The DRB evaluates all development proposals on the basis of three documents:

- The QLDC Proposed District Plan – Jacks Point Zone.
- The Coneburn Development Controls.
- The relevant Design Guidelines.

Most of the Development Controls outlined in this document are written as relatively broad standards, which each developer will expand into their own Design Guidelines. The interpretation of these standards is left up to the discretion of each of the DRB's. Other guidelines such as building height, roof form and exterior wall materials are more definitive design parameters, and in many cases parallel Council Zone requirements. It is the intention of this design review process that all improvements comply with these standards.

The Coneburn Design Review process takes place in four steps:

1. A Pre-Design Conference
2. Preliminary Design Review
3. Final Design Review
4. Observations

Any improvement as described above will require and be preceded by the submission of plans and specifications describing the proposed improvements accompanied by an application fee (to be determined). The Owner will retain competent assistance from a registered Architect, civil engineer, Landscape Architect and Contractor.

The Owner and Consultant(s) shall carefully review the QLDC District Plan, these Development Controls and the relevant Design Guidelines, prior to commencing with the design review process.

Having secured final design approval from the DRB, the Owner is also required to meet all Resource Consent and Building Consent requirements of the QLDC.

7.2 Pre-Design Conference

Prior to the preparation of any materials for formal DRB review, the Owner and Consultant(s) must meet with representatives of the DRB for a pre-design conference. The purpose of this meeting will be for the DRB to answer any questions the Owners and/or Consultant(s) may have and to offer guidance.

7.3 Preliminary Design Review

In order to continue the process after the pre-design conference, the Owner will submit a written application and appropriate fee for preliminary design review together with preliminary design documents. A checklist of the required preliminary design documents is located in Appendix 2, and a preliminary design review application package will be available from the DRB office. This step in the process is intended to avoid wasted time and professional fees that result from pursuing a design solution that is in conflict with the site standards contained in the QLDC Proposed District Plan, these Development Controls and the relevant Design Guidelines.

7.3.1 Staking

The Owner will stake the location of corners of the proposed buildings and all other major Improvements upon submittal of preliminary design review documents. Additionally, trees to be removed and/or protected will be appropriately tagged. In some instances, the DRB may require that ridgeline flagging be erected to indicate proposed heights of buildings.

7.3.2 Preliminary Design Review Meeting

Upon receipt of the required documents and staking of the property, the DRB will notify the Owner of the scheduled meeting date to review the preliminary design documents. The Owner and/or consultant(s) must be present at the meeting, or the submittal will be postponed until the next meeting. The DRB will review and comment on the application at the meeting, allow time for discussion with the

Owner and/or Consultant(s), and subsequently provide the Owner with the conclusions of the meeting in writing.

The comments of the DRB on the preliminary submittal shall be advisory only, and shall not be binding upon either the Owner or the DRB. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the DRB a minimum of five working days prior to the next regularly scheduled meeting.

At this time preliminary utility requirements will also be reviewed including, as applicable, septic disposal location alternatives.

7.4 Final Design Review

Within one year of preliminary design review the Owner may initiate the final design review by submitting required final design documents and the appropriate fee. Required final design documents and procedures are included in Appendix 2, and a final design review application package is available from the DRB office.

7.4.1 Final Design Review Meeting

Upon receipt of the required documents, the DRB will notify the Owner of the scheduled meeting date to review the final design documents. In some instances, the DRB may request a final staking of the location of all corners of proposed buildings if the final design documents vary substantially from approved preliminary design documents.

The Owner and/or Consultant(s) must be present at the meeting, or the submittal will be postponed until the next meeting. The DRB will review and comment on the application at the meeting, allow time for discussion with the Owner and/or Consultant(s), and subsequently provide the Owner with an approval or conclusive recommendations in writing for refinements to the design. A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the DRB a minimum of five working days prior to the next regularly scheduled meeting.

7.4.2 Final Design Approval

The DRB will issue final design approval in writing within seven working days of a vote for approval at a final design review meeting. If the decision of the DRB is to disapprove the proposal, the DRB shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in redesigning the project so as to obtain the approval of the DRB.

7.5 Resubmittal of Plans

In the event that final submittals are not approved by the DRB the Owner will follow the same procedures for a resubmission as for original submittals. An additional design review fee must accompany each resubmission as required by the DRB.

7.6 Council Approval

The Owner shall apply for all applicable Resource Consents and Building Consents from the QLDC after receiving final design approval from the DRB. Any adjustments to DRB-approved plans required by the QLDC must be resubmitted to the DRB for review and approval prior to commencing construction

Buildings within the Jacks Point Zone are a 'controlled activity' in respect of and limited to

- external appearance
- infrastructure and servicing
- associated earthworks and landscaping
- access

Approval from the DRB will facilitate approval from the Regulatory Officers of QLDC/Civic Corp. Building consent can be applied for at any time, but is always linked to a Resource Consent. Construction is unable to start until Resource Consent has been granted.

7.7 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended improvements that differ from approved final design documents must be submitted in writing to the DRB for review and approval prior to making changes.

7.8 Notice of Completion

The Owner will provide the DRB with a Notice of Completion of an Improvement(s) given final design approval by the DRB. The DRB will make a final inspection of the property within seven working days of the notification. The DRB will issue in writing a Notice of Completion within seven working days of observation. If it is found that the work was not done in compliance with the approved final design documents, the DRB will issue a Notice to Comply within three working days of observation.

This process is separate from that of the QLDC Building Authority, requiring Code Compliance and any Resource Consent requirements.

7.9 Design Review Schedule

The DRB will make every reasonable effort to comply with the time schedule for design review. However the DRB will not be liable for delays that are caused by circumstances beyond their control. The DRB will provide design review according to the following schedule:

7.9.1 Pre-Design Conference

Meeting scheduled within 14 working days of receipt of pre-design conference request form.

7.9.2 Preliminary Design Review

Application documents to be submitted 14 working days prior to the next scheduled DRB meeting.
Written comments from DRB meeting provided to Owner within seven working days.

7.9.3 Final Design Review

Application documents to be submitted 14 working days prior to the next scheduled DRB meeting, and within one year of preliminary design approval. Proposed dwelling is pegged and levels set for review by DRB.

Written comments from DRB meeting and/or written notice of final design approval provided to Owner within seven working days.

7.9.4 Consents and Permits

Owner applies to QLDC for all applicable Resource Consents and building permits.

7.9.5 Construction Observations

Site and mock-up observation with the Builder prior to any site disturbance, and within seven working days of receipt of written request. In addition, an on-site mock-up shall be constructed for approval by the DRB.

7.10 Application Format

An application and information package will be available from the DRB for each submission. Each submission must be accompanied by the required information, as specified in the application package instructions, in order to be scheduled for review. Design Review Information and Submission requirements are included in Appendix 2. The Owner and/or design Consultants must attend the DRB meetings to explain a submission or be available to respond to questions.

8. DESIGN REVIEW BOARD ORGANISATION

8.1 Design Review Board Membership

The Design Review Board (DRB) will consist of five members. Each person will hold office until such time s/he has resigned or been removed or her/his successor has been appointed.

8.2 DRB Administrator

The DRB Administrator (Administrator) shall assist the DRB in administering, scheduling and reviewing all submittals for design review. Although the Administrator shall not be a voting member of the DRB, the Administrator may make recommendations to the DRB regarding design review submittals.

8.3 Appointment of Members

Initially three members shall be appointed by the Developer, one member shall be appointed by the QLDC and one member from the Homeowners Association.

Members shall serve staggered two-year terms. There is no limit to the number of consecutive terms that can be served by any member.

8.4 Resignation of Members

Any member of the DRB may at any time resign from the DRB upon written notice stating the effective date of the member's resignation to the Board, Any member may be removed at any time by the body that appointed them, with or without cause.

8.5 Functions of the DRB

It will be the duty of the DRB to consider and act upon such proposals or plans from time to time submitted to it in accordance with the design review procedures established by these Design Guidelines; to amend the Design Guidelines as necessary in consultation and agreement with the Council; and to perform any duties assigned to it by the Developer.

8.6 Meetings

The DRB will meet monthly or as needed to properly perform its duties. The DRB's actions on matters will be by a majority vote of the DRB. Any action required to be taken by the DRB may be taken without a meeting if a consent in writing, setting forth the action so taken, will be signed by all of the DRB members. The DRB will keep and maintain a record of all actions taken by it. The powers of this DRB relating to design review will be in addition to all design review requirements imposed by the QLDC.

8.7 Compensation

To be determined.

.

9. APPENDIXES

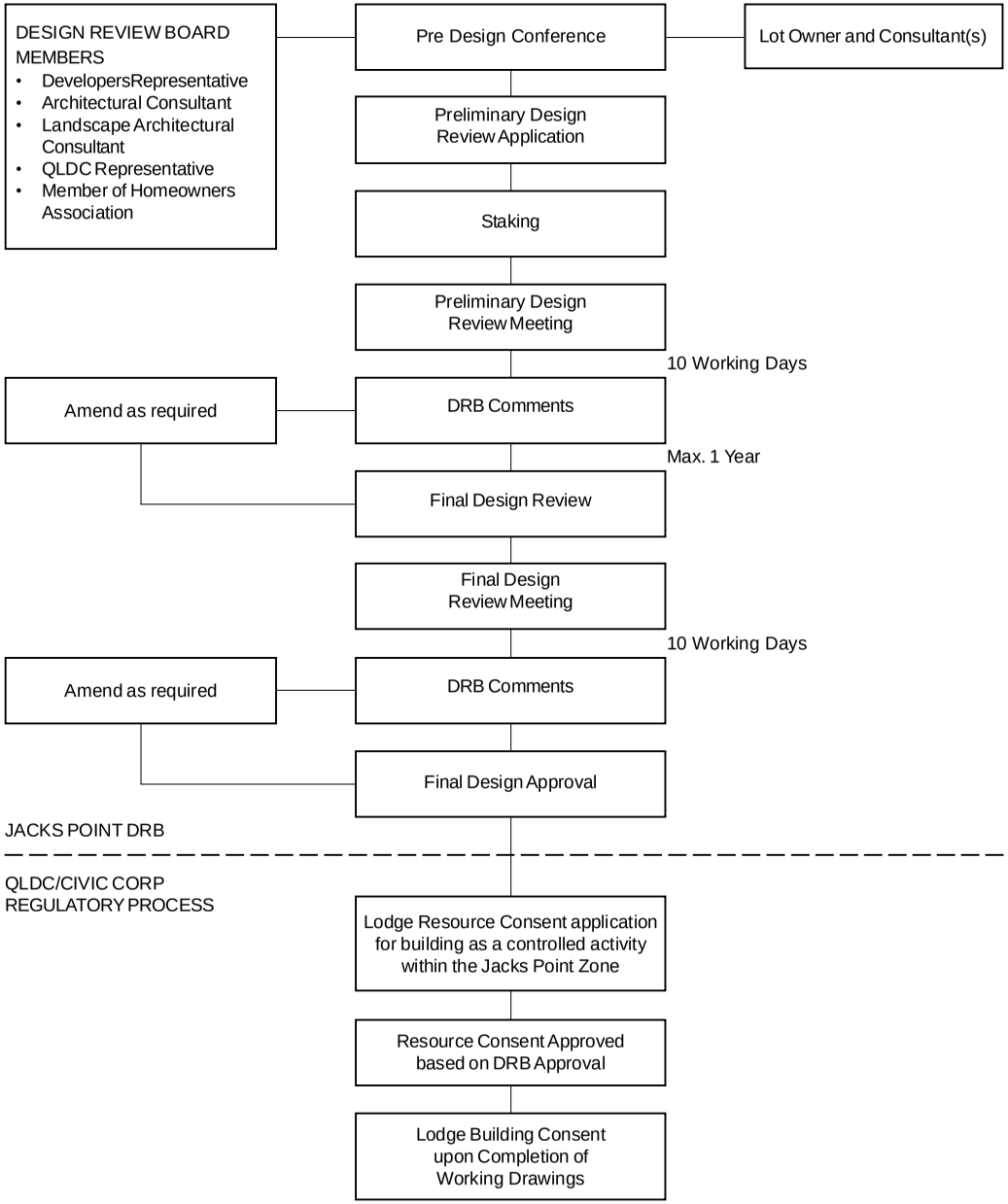
APPENDIX 1

QLDC Proposed District Plan - Jacks Point Zone Provisions

(to be completed when Jacks Point Zone is confirmed)

APPENDIX 2

FLOW CHART - DESIGN REVIEW BOARD & COUNCIL INTERFACE



APPENDIX 3

SCHEDULE OF INFORMATION FOR SUBMISSION TO DESIGN REVIEW BOARD

Schedule of Information for DRB

1 Pre-Design Conference Package

- Coneburn Development Controls
- Design Guidelines
- Meeting Request Form

2. Preliminary Design Review Application Package

- Preliminary Design Review Application Form
- Schematic Floor & Roof Plan
- Schematic Elevations
- Conceptual Landscape Plan
- Perspective Sketches

3 Final Design Review Application Package

- Final Design Review Application Form
- Floor & Roof Plans
- Elevations
- Landscape Plan
- Sample Board of Materials
- Perspective Sketches
- Construction Schedule

APPENDIX 4

RECOMMENDED PLANT SPECIES

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
Pseudopanax crassifolius	lancewood	√	√	√					√			
Pennantia corymbosa	kaikomako	√	√	√					√			
Hebe rakaiensis		√	√	√		√					√	
Coprosma linariifolia		√	√		?				√			
Dracophyllum longifolium	inaka	√	√		√		√				√	
Nothofagus fusca	red beech	√	√					√				
N. solandri var. *cliffortioides*	mountain beech	√	√					√				
Elaeocarpus hookerianus	pokaka	√	√						√			
Griselinia littoralis	kapuka / broadleaf	√	√			√			√			
Pseudopanax colensoi var. *ternatus*	mountain three finger	√	√			√				√		
Astelia nervosa		√	√			√						√
Hoheria lyallii	mountain ribbonwood	√	√			√			√			
Olearia avicenniifolia		√	√			√				√		
Myrsine divaricata	weeping mapou	√	√			√					√	
Carex maorica		√		?								√
Pittosporum tenuifolium	kohuhu	√		√		√			√			
Aristotelia fruticosa	mountain wineberry	√			?	√					√	
Podocarpus hallii	Hall's totara	√			√				√			
Olearia fragrantissima		√			√					√		
Prumnopitys taxifolius	matai	√						√				
Schefflera digitata	seven finger	√							√			
Aristotelia serrata	wineberry	√							√			
Carpodetus serratus	putaputaweta / marbleleaf	√				√			√			
Cordyline australis	ti kouka / cabbage tree	√				√			√			
Fuchsia excorticata	kotukutuku / tree fuchsia	√				√			√			
Melicytus lanceolatus	mahoe wao	√							√			
Melicytus ramiflorus	mahoe / whiteywood	√				√			√			
Metrosideros umbellata	southern rata	√							√			
Myrsine australis	red matipo	√							√			
Pittosporum eugenioides	tarata / lemonwood	√				√			√			
Sophora microphylla	kowhai	√				√			√			
Coprosma lucida	shining leaf Coprosma	√								√		
Olearia arborescens		√								√		
Astelia fragrans	bush lily	√				√						√
Olearia cymbifolia			√	√		√					√	
Coprosma propinqua	mingimingi		√		√	√					√	
Coprosma crassifolius			√		√	√					√	
Olearia hectorii			√		√					√		
Cyathodes juniperina	mingimingi		√		√	√					√	
Hebe odora			√			√	√				√	
Coprosma rugosa			√								√	
Gaultheria antipoda	tall snowberry		√								√	
Leptospermum scoparium	manuka			√	√					√		
Olearia lineata				√	√	√				√		
Olearia nummularia				√	√	√					√	
Olearia bullata					√					√		
Hebe salicifolia	willow-leaved Hebe			√		√					√	
Aciphylla glaucescens	blue speargrass			√								√
Carex coriacea	NZ swamp sedge			√			√					√
Carex secta	pukio			√		√						√
Juncus distegus	wiwi			√								√
Juncus gregiflorus	NZ soft rush			√								√
Juncus sarophorus	wiwi			√								√
Schoenus pauciflorus	bog rush			√								√
Chionochloa conspicua	bush tussock			√		√	√					√
Cortaderia richardii	toi toi			√		√	√					√
Typha orientalis	raupo / bullrush			√								√
Phormium tenax	harakeke/swamp flax			√		√	√					√
Phormium cookianum	mountain flax			√		√	√					√
Olearia odorata					√	√					√	
Discaria toumatou	matagouri				√	√				√		
Melicytus alpinus	porcupine shrub				√		√				√	
Corokia cotoneaster	korokia				√	√					√	
Carmichaelia petriei	NZ broom				√	√	√				√	
Ozothamnus sp.	cottonwood				√	√	√				√	
Hebe cupressoides					√		√				√	
Aciphylla aurea	golden speargrass				√		√					√
Chionochloa rigida	narrow-leaved snow tussock				√		√					√
Festuca novae zelandiae	hard tussock				√		√					√

APPENDIX 5

PROHIBITED SPECIES

- Pinus muriata; or
- Pinus contorta; or
- Pinus nigra

NB: This list will be added to as required.

APPENDIX 6

DESIGN GUIDELINES - TABLELANDS

Jacks Point Zone

Design Guidelines - Tablelands and Jacks Point

July 25, 2003

CONTENTS

1.0 INTRODUCTION

These Design Guidelines provide a site specific level of control to ensure the design outcomes respond fully to both the requirements of the Jacks Point Zone and the Development Controls proposed for the Coneburn Area. The Design Guidelines will be submitted as part of later resource consents for specified development with the expectation they form part of a Consent Notice or Covenant to ensure the developer and subsequent owners adhere to them.

Adherence to these Design Guidelines will assist developers, lot owners and their respective consultants obtain specific development approvals required both under the Jacks Point Zone and registered Covenants. Other reference documents are:

Coneburn Area Resource Study
Coneburn Development Controls
QLDC Proposed District Plan

This document has been prepared and is presented by Jacks Point Limited and Henley Downs Holdings Limited as a basis for design controls to apply to the Tablelands within the Jacks Point Zone.

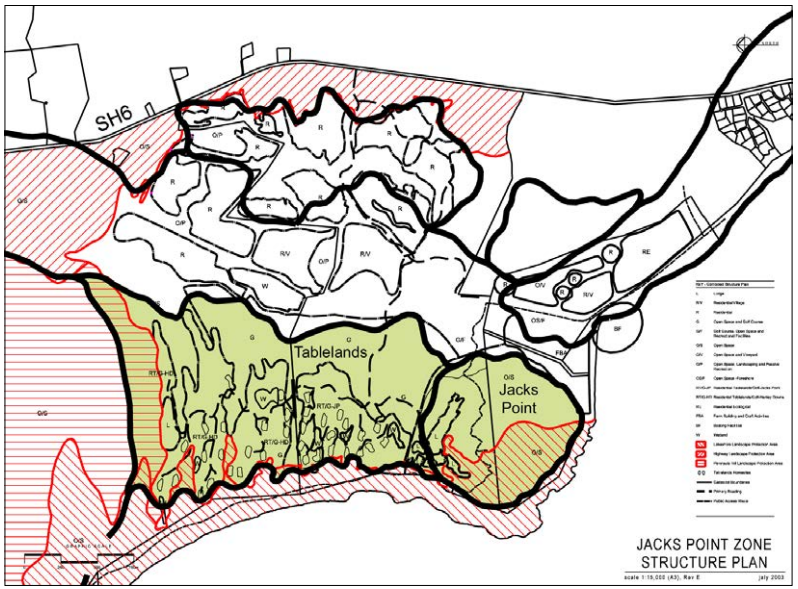


Figure 1 - Tablelands and Jacks Point

2. SITE DESIGN CONTROLS

2.1 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' = Open Space
- 'G' = Open Space and Golf Course

(NB Final designation to be confirmed following Council Decision)

2.1.1 Residential Tablelands and Lodge Zones ('RT/G-JP', 'RT/G-HD', 'L')

2.1.1.1 Site Development Principles and Definitions

Homesites and Openspace Concept (Refer Figure 2)

Homesite: A maximum Homesite area of between 2400m2 - 2900m2, 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 open space. Principal use of the area is the retention and enhancement of unimproved grasslands, wetlands, tussock land and grey shrubland. Recommended assessment matters for the Tablelands residential areas include a requirement 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.

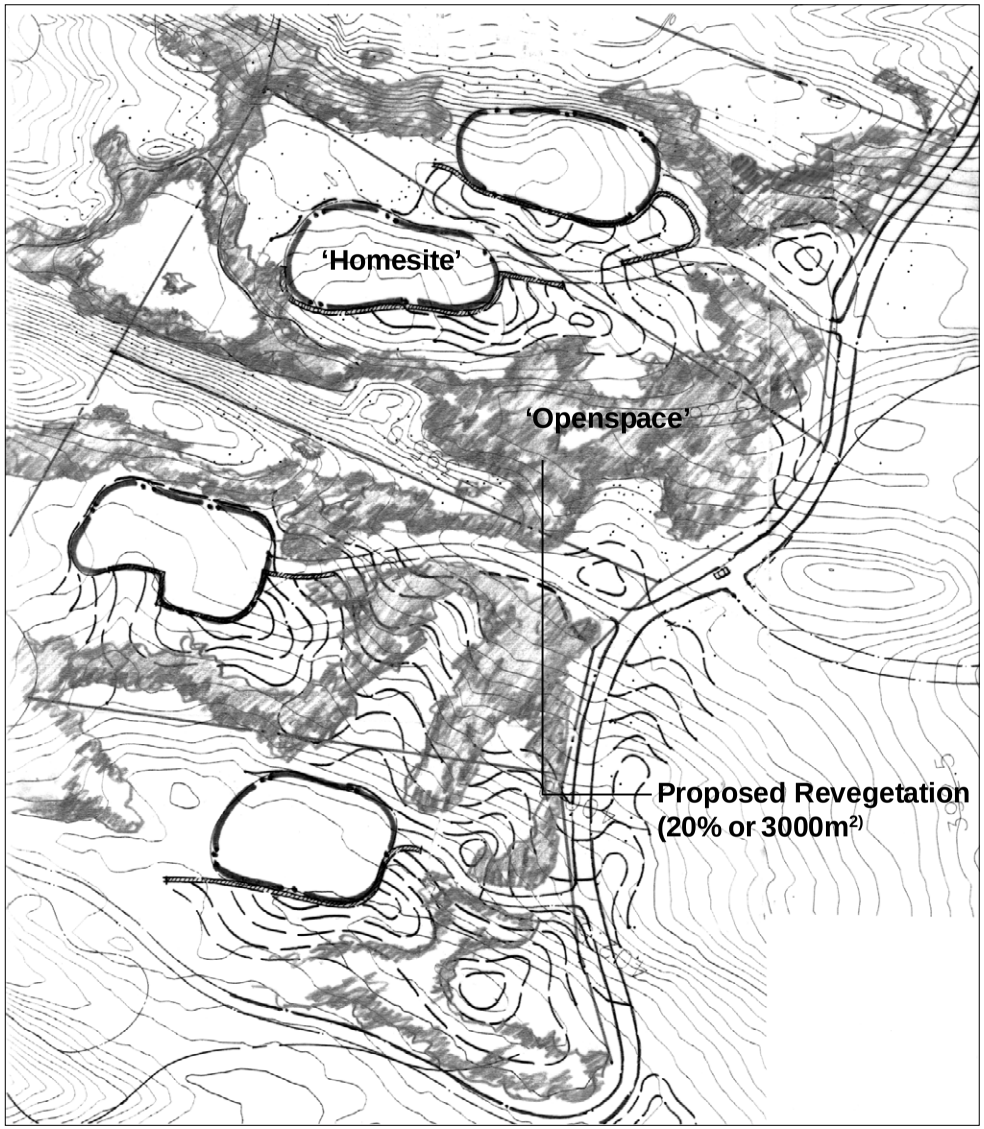


Figure 2 - 'Homesite' and 'Openspace' Concept

2.1.1.2 Architectural Controls

1. 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.

2. Controls

Height

- Maximum height of any building is 5m above a nominated datum level within each homesite for 90% of the structure.
- 10% of the building can be 6m above that nominated datum level to allow for roof penetrations e.g., chimnies, light wells.

Wall Materials

- South Elevation: not less than 75% local natural stone.
- East Elevation: not less than 50% local natural stone
- North Elevations: no restriction
- West Elevation: not less than 50% local natural stone
- Remaining walls to be clad in dark recessive colours. Suggested materials: plaster, timber, corrugated iron
- The stone elevation may have up to 40% plaster pointing as part of its appearance.

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, 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 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 or natural finish cedar shakes.

Setbacks

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

2.1.1.3 Landscape Controls

1. Objectives
   - 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.

2. Controls

Residential Roading/Private Access Roads (excludes private forecourt)

- 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 recharge existing wetlands.

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 3000m2 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 'Open Space (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.
- Exotic shrub planting will be permitted within the Homesite, up to a maximum mature height of 1.5m.
- A list of prohibited species is included in Appendix 3 of the Coneburn Stakeholders Agreement- Development Controls. 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.

Fences/Walls

- Freestanding walls, around or within the 'Homesite', are to be constructed of local natural stone only 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.

[redacted]

2.1.2 Open Space ('O/S') and Open Space and Golf Course Zone ('G)

2.1.2.1 Site Development/Earthwork Principles

1. Objectives

- 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.

2.1.2.2 Architectural Controls

1. Objectives

- 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.

2. Controls

- Controls specified in 2.1.1.2 covering Wall Materials, Glazing, Roof Pitch/ Materials also apply to Open Space ('O/S') and Open Space Golf Course ('G') Zones.

2.1.2.3 Landscape Controls and Management

1. Objectives

- 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 (Figure 3).
- Farming of certain areas is to be encouraged and used as a landscape management tool.
- Efficient use of the water resource on the golf course through efficient irrigation usage.
- Minimise removal of existing native vegetation except where it impacts on the routing of the golf course.

2. Controls

- 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 2.1.1.3 covering Roading, Earthworks and Lighting also apply to Open Space ('O/S') and Open Space Golf Course ('G') Zones.

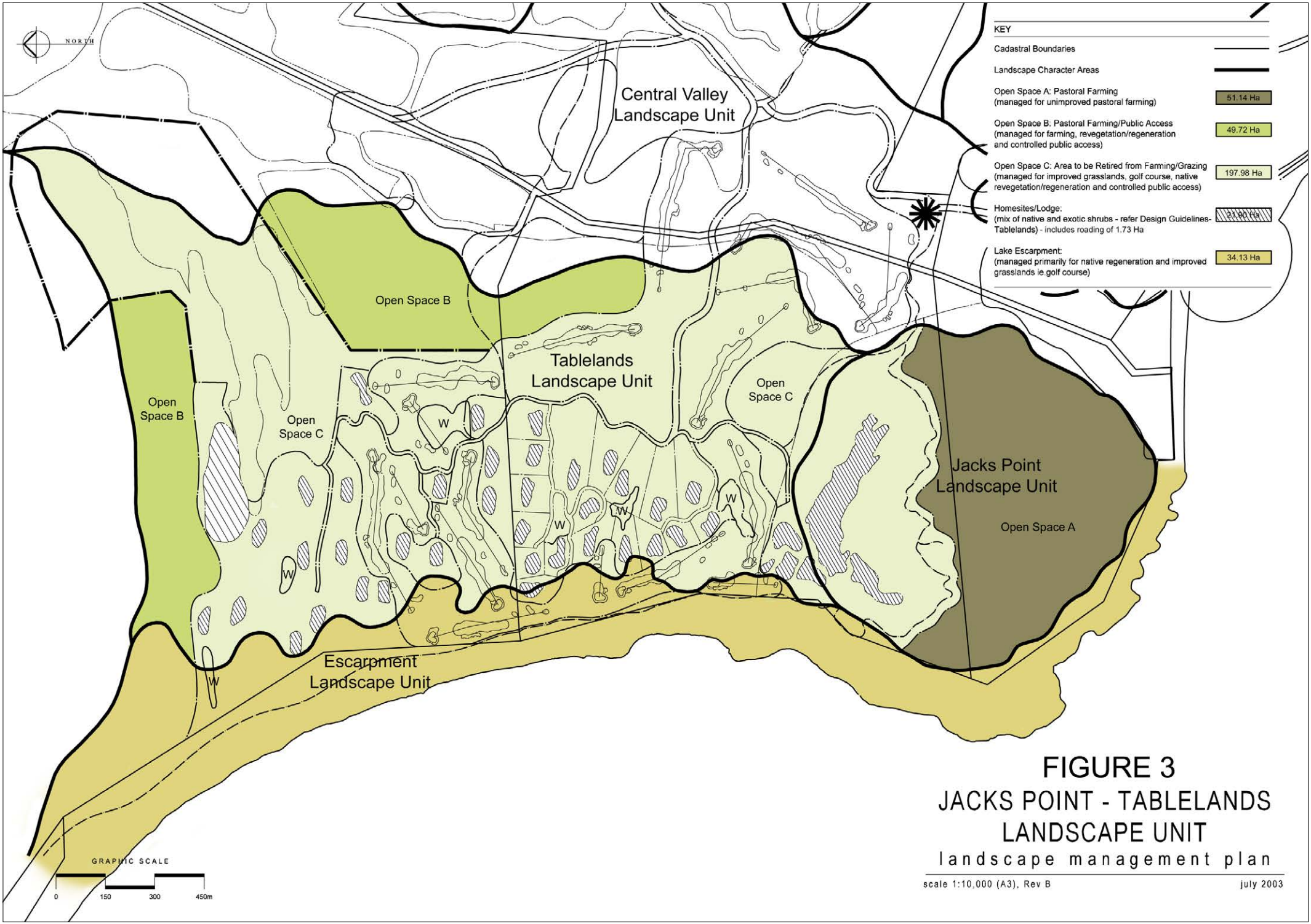


FIGURE 3

JACKS POINT - TABLELANDS LANDSCAPE UNIT

landscape management plan

scale 1:10,000 (A3), Rev B

july 2003

Appendix 5 Legal Agreement – Queenstown Lakes District Council and D and J Jardine and G Boock

Deed dated this day of 2003

Between

Queenstown Lakes District Council ("the Council")

And

Dickson Stewart Jardine, Jillian Frances Jardine, and Gerard Brendan Boock ("the Jardines").

Background.

A. The Jardines are the owners of Remarkables Station.

B. The Council has commissioned a resource study for that part of the district known as Coneburn Area Resource Study dated October 2002 ("the Study"). The purpose of that Study was to provide the Council, community, and landowners in the Coneburn area with objective resource information, a review of existing and potential land uses, and guidelines for the ongoing management and development of the area.

C. The Council has publicly notified variation 16 to its proposed district plan under the first schedule to the Resource Management Act 1991 ("variation 16"). Variation 16 introduces the Jacks Point zone to the proposed district plan.

D. The Jacks Point zone is within the Study area, and includes land within Remarkables Station.

E. Remarkables Station also includes substantial areas of land within the Study area but not subject to variation 16.

F. The Jardines made a submission on variation 16 seeking to better achieve the purpose of the Resource Management Act 1991 by including within the Jacks Point zone an area known as Homestead Bay ("Homestead Bay").

G. The parties through this deed seek a broader outcome with the goal of implementing the outcomes envisaged by the Study that go beyond the scope of variation 16.

Now this Deed records the parties' commitment that:

1. Their shared vision for future management or development of that area of land presently owned by the Jardines that is contained within the Study area is set out in the Study, and in particular, Figure 14 *Landuse & Landscape Management Strategy,* dated August 2002.

2. The Jardines will not make any application for resource consent or seek any change to any district plan or proposed district plan that is inconsistent with the Study.

3. This deed shall:

    a. bind the parties commencing from the date on which the Council releases its decisions on submissions to variation 16 incorporating the Homestead Bay structure plan within the Jacks Point zone in accordance with the evidence presented by and on behalf of the Jardines at the variation hearing. In the event that the Council's decision is subject to any reference to the

Environment Court or other legal challenge by any person other than the Jardines, and such reference or challenge results in any change to the Jacks Point zone materially prejudicial to the Jardines' interests, then the Jardines may at their sole discretion cancel this deed by written notice to the Council; and

b. cease to bind the parties when the Jacks Point zone incorporating Homestead Bay as mentioned above ceases to form part of any proposed and any operative district plan for this district except that this deed shall not cease to bind the parties where the removal of the Jacks Point zone or the Homestead Bay component of that zone from any plan or proposed plan is at the initiative of the Jardines.

4. Either party may produce this document in any proceeding before any Court or other body as evidence of the other's commitment recorded in this deed.

5. This deed is intended to bind successors in title to the Jardines and to that end the Jardines agree that they will procure the agreement of any successor to be bound by this deed on the transfer of any interest in land to that party.

Executed by)
Queenstown Lakes District Council)
In the presence of:)

Executed by)
DICKSON STEWART JARDINE)
JILLIAN FRANCES JARDINE)
In the presence of:)

Executed by)
GERARD BRENDAN BOOCK)
in the presence of:)

Appendix 6 Proposed Structure Plan submitted by Jacks Point Limited

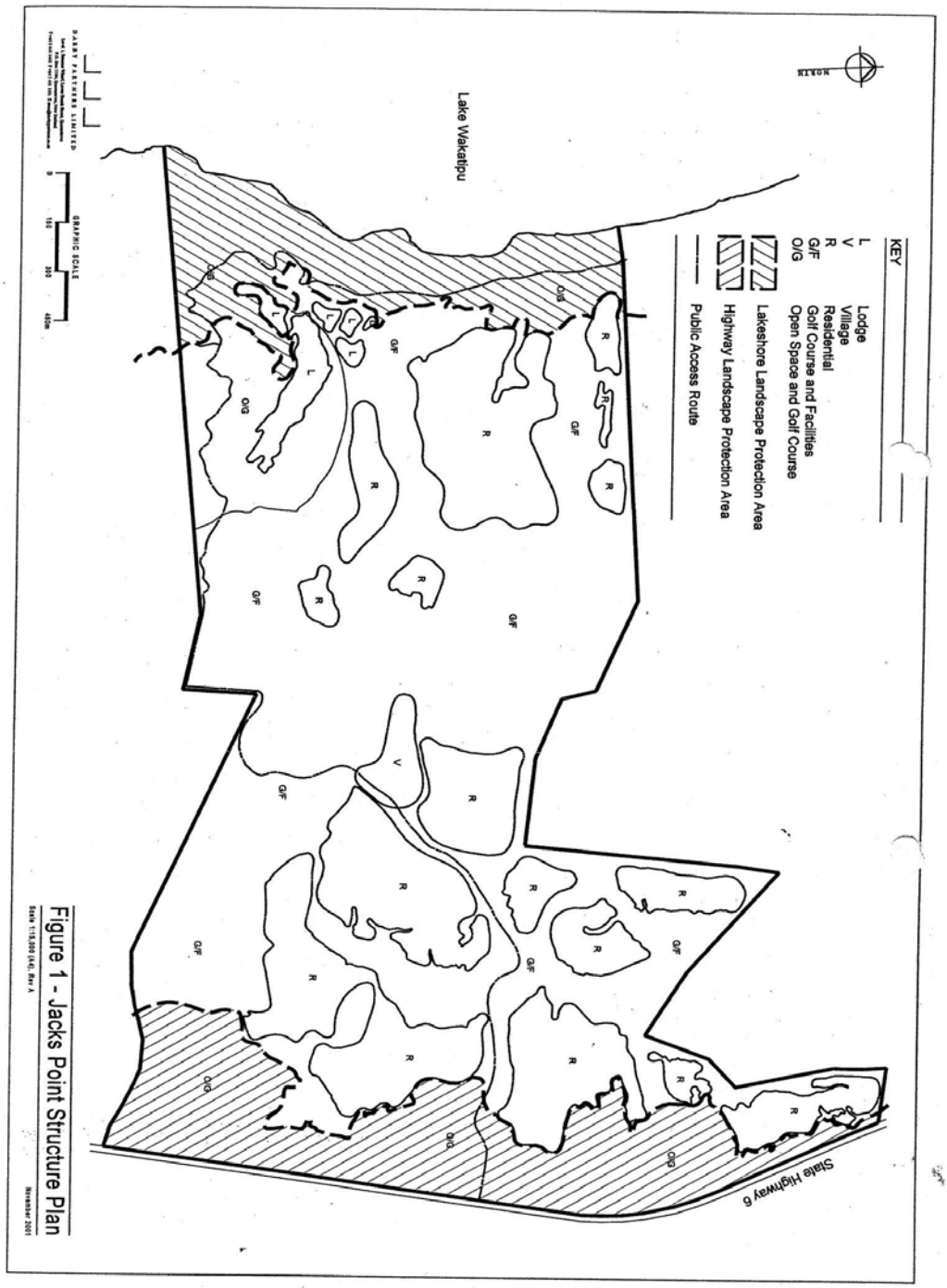


Figure 1 - Jacks Point Structure Plan

Appendix 7 Proposed Structure Plan submitted by Henley Downs Holdings