

## 12 JACKS POINT ZONE

### 12.1 Zone Purpose

The purpose of the Jacks Point Zone is to provide for residential, rural living, commercial, community and visitor accommodation in a high quality sustainable environment comprising residential areas, an education innovation campus, two villages and a variety of recreation opportunities and community benefits including access to public open space and amenities.

The village areas and associated residential activities at Jacks Point will be sustainable in their nature, constituting mixed density development, best practice methods of waste disposal and longevity in their quality and built form. The preparation of development controls and non-regulatory design guidelines, in conjunction with provisions of the District Plan and other methods, will ensure provision for the social, economic and cultural wellbeing of the wider community, while also assisting in ecological enhancement and the seamless integration of the built and natural environment.

In addition, the zoning anticipates an 18-hole championship golf course, a luxury lodge, small-scale commercial activities, provision for community facilities, craft and winery activities, outdoor recreation and enhanced access to and enjoyment of Lake Wakatipu.

### 12.2 Objectives and Policies

#### 12.2.1 Objective 1

**Development of an integrated community, incorporating residential living, visitor accommodation, community, and small-scale commercial activities within a framework of open space and recreation amenities.**

#### **Policies:**

- 12.2.1.1 To use a Structure Plan to establish the spatial layout of development within the zone and diversity of living and complementary activities, taking into account:
  - a. Integration of activities and servicing;
  - b. Landscape and amenity values;
  - c. Road, open space and trail networks;
  - d. Visibility from State Highway 6 and Lake Wakatipu.
- 12.2.1.2 To ensure subdivision and development incorporates the design elements shown on the Structure Plan, namely roads, road connections, open space, access connections and trails.
- 12.2.1.3 To maintain and protect views into the site when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond when viewed from the State Highway.
- 12.2.1.4 To ensure that residential development is not readily visible from the State Highway.

- 12.2.1.5 To provide public access from the State Highway to the lake foreshore and to facilitate increased use and enjoyment of the margin and waters of Lake Wakatipu.
- 12.2.1.6 To provide for local biodiversity through:
- a. The protection and enhancement of existing ecological values, in a holistic manner;
  - b. Reduction in grazing around wetland areas; and
  - c. The provision of links between grey shrublands, wetlands and the lakeshore escarpment, including indigenous vegetation links between Activity Areas where appropriate.
- 12.2.1.7 To ensure that development within the ecologically sensitive areas of the zone results in a net environmental gain.
- 12.2.1.8 To control the take-off and landing of aircraft within the zone.
- 12.2.1.9 To ensure that subdivision, development and ancillary activities within the Tablelands maintain the character of the landscape.
- 12.2.1.10 To provide for farming and associated activities in appropriate areas, while ensuring that development associated with those activities does not result in over domestication of the landscape.
- 12.2.1.11 To enable mining activities which contribute to the development of the zone, provided environmental effects are appropriately managed.
- 12.2.1.12 To provide a diversity of living accommodation, including opportunities for farm and rural living at low densities.
- 12.2.1.13 To recognise the Residential (Hanley Downs) Activity Area as being appropriate to accommodate residential development at a greater scale and intensity than elsewhere in the zone.
- 12.2.1.14 To enable medium density housing development within the established areas of Jacks Point where the scale and form of built development is appropriate to the character of the Activity Area.
- 12.2.1.15 To enable the development of education, business innovation and associated activities within the Education Innovation Campus, subject to achieving a high standard of urban design.
- 12.2.1.16 To ensure the visual impacts of subdivision and development within the Residential State Highway and Education Innovation Campus Activity Areas are appropriately mitigated through landscaping and the provision of open space.
- 12.2.1.17 To provide for farming and rural living in the Farm Preserve Activity Area to enable continued rural land management together with providing a greater diversity of lot sizes that retains rural amenity and protects landscape values, while ensuring that:

- (i) within the Farm Preserve 1 Activity Area, subdivision and development incorporates mechanisms for the protection and management of open space and native vegetation.
- (ii) within the Farm Preserve 2 Activity Area, buildings are not visible from Lake Wakatipu and State Highway 6.

12.2.1.18 To enable commercial activities within the Residential (Hanley Downs) Activity Area, designed to service the needs of the local community, where they can locate along or near primary roads.

12.2.1.19 To enable commercial and community activities and visitor accommodation, provided residential amenity, health and safety are protected or enhanced through:

- a. Compatible hours of operation and noise;
- b. A high standard of building design;
- c. The location and provision of open space, buffers and setbacks;
- d. Appropriate landscape mitigation;
- e. The design of vehicle access and car parking; and
- f. An appropriate scale of activity and form of building development.

12.2.1.20 To use residential development controls to protect privacy and amenity, provide access to sunlight, achieve design cohesion and to provide appropriate opportunities for outdoor living,

12.2.1.21 To provide for medium density and small lot housing subject to ensuring the scale and form of built development provides an appropriate standard of residential amenity and design.

12.2.1.22 To avoid industrial activities.

12.2.1.23 To provide for the development of lakeside activities in the Homestead Bay area, in a manner which complements and enhances amenity values.

12.2.1.24 To ensure substantial native revegetation of the lake foreshore and open spaces within Homestead Bay and home site activity areas within the Tablelands.

12.2.1.25 To provide safe and efficient road access from State Highway 6.

12.2.1.26 To ensure provision of integrated servicing infrastructure, roading and vehicle access.

12.2.1.27 To ensure an adequate level of sewage disposal, water supply and refuse disposal services are provided which do not adversely affect water or other environmental values.

## 12.3 Non-Notification of Applications

12.3.1 Applications for controlled activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

12.3.2 Other than provided for by the Act, the following restricted discretionary activities will be considered without public notification but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

- (a) Rule 12.5.2(c) Residential Units in the FP-2 Activity Area and Visitor Accommodation within FP-1 and FP – 2 Activity Areas
- (b) Rule 12.5.5 Commercial activities, community and visitor accommodation
- (c) Rule 12.5.6 Sale of Liquor
- (d) Rule 12.6.6 Setbacks from Roads and Internal Boundaries
- (e) Rule 12.6.7 Access to the State Highway, only in respect of the New Zealand Transport Agency

## 12.4 Rules

12.4.1 The Activity Tables and Standards contained in the following Chapters shall apply (where relevant) in addition to any relevant rules of this zone.

Heritage Protection	Refer Section XX
Transport	Refer Section XX
Subdivision, Development and Financial Contributions	Refer Section XX
Hazardous substances	Refer Section XX
Utilities	Refer Section XX
Signs	Refer Section XX
Relocated Buildings and Temporary Activities	Refer Section XX
Earthworks	Refer Section XX

12.4.2 References to the Structure Plan and to Activity Areas are references to the Jacks Point Zone Structure Plan and the Activity Areas identified on that Structure Plan.

## 12.5 Activity Table

12.5.1 Any activity listed in Table 1 below which complies with all the relevant Standards detailed in Rule 12.6 Table 2 shall have the consent activity status described in the Key below and detailed in the right hand column of Table 1 beside the description of that activity.

12.5.2 Where an activity is a Controlled Activity, the matters in respect of which the Council has reserved control are listed with the activity.

12.5.3 Where an activity is a Restricted Discretionary Activity, the matters in respect of which the Council has reserved discretion are listed with the activity.

Key:

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

**Table 1:**

RULE	ACTIVITY	ACTIVITY STATUS
12.5.1	<p><b>Educational and Day Care Facilities</b></p> <p>Educational and Day Care Facilities within the (E) and R(HD) Activity Areas, with the Council's control limited to:</p> <ul style="list-style-type: none"> <li>(a) Location and external appearance of buildings</li> <li>(b) Setback from roads</li> <li>(c) Setback from internal boundaries</li> <li>(d) Traffic generation, access and parking</li> <li>(e) Outdoor living space</li> <li>(f) Street scene including landscaping</li> <li>(g) Enhancement of ecological and natural values</li> <li>(h) Provision for walkways, cycle ways and pedestrian linkages</li> <li>(i) Noise</li> </ul>	C
12.5.2	<p><b>Buildings</b></p> <ul style="list-style-type: none"> <li>(a) Building (including the addition, alteration or construction of buildings) located within the Lodge Activity Areas (L), with the Council's control limited to: <ul style="list-style-type: none"> <li>- the external appearance of buildings with respect to the effect on visual and landscape values of the area;</li> <li>- infrastructure and servicing;</li> <li>- associated earthworks and landscaping;</li> <li>- access and parking;</li> <li>- bulk and location;</li> <li>- exterior lighting; and</li> </ul> </li> </ul>	C

RULE	ACTIVITY	ACTIVITY STATUS
	<p>- any development controls and design guidelines.</p> <p>(b) Except as provided for in (d) below, farm buildings located within the FP-1 and FP-2 Activity Areas, with the Council's control limited to:</p> <ul style="list-style-type: none"> <li>i. the external appearance of buildings with respect to the effect on visual and landscape values of the area;</li> <li>ii. infrastructure and servicing;</li> <li>iii. associated earthworks and landscaping;</li> <li>iv. access and parking;</li> <li>v. bulk and location;</li> <li>vi. exterior lighting; and</li> <li>vii. visibility of the building from State Highway 6 and Lake Wakatipu.</li> </ul> <p>(c) Except as provided for in (d) below, any residential unit in the FP-2 Activity Area and any visitor accommodation activity within the FP-1 or FP-2 Activity Areas, with the Council's discretion restricted to:</p> <ul style="list-style-type: none"> <li>i. the matters listed in clause (b) above;</li> <li>ii. the appropriateness of any mitigation and its impact on the character of the landscape.</li> </ul> <p>(d) Any building within the Peninsula Hill Landscape Protection Area, Lake Shore Landscape Protection Area or Highway Landscape Protection Area identified on the Structure Plan.</p> <p>(e) Within the BFA any boat ramp, jetty, breakwater or other buildings and associated parking and boat trailer parking, with the Council's discretion restricted to:</p> <ul style="list-style-type: none"> <li>i. Effects on natural character</li> <li>ii. Effects on landscape and amenity values</li> <li>iii. Effects on public access to and along the lake margin</li> <li>iv. External appearance, colours and materials</li> <li>v. Location</li> </ul>	<p>C</p> <p>RD</p> <p>D</p> <p>RD</p>
12.5.3	<b>Outdoor Swimming Pools and Tennis Courts</b>	C



RULE	ACTIVITY	ACTIVITY STATUS
	<ul style="list-style-type: none"> <li>i. A single residential unit on any site contained within a separate certificate of title</li> <li>ii. Residential units located on sites smaller than 550 m<sup>2</sup> created pursuant to subdivision Rule 15.2.3.2(vi)</li> <li>iii. Residential units located on sites smaller than 380 m<sup>2</sup> created pursuant to subdivision Rule 15.2.6.2 (i) (b).</li> </ul>	
12.5.5	<p><b>Commercial Activities, Community Activities and Visitor Accommodation</b></p> <p>(a) Commercial activities and community activities located within the EIC Activity Area, including the addition, alteration or construction of associated buildings, with the Council's control limited to:</p> <ul style="list-style-type: none"> <li>i. Location, scale and external appearance of buildings</li> <li>ii. Setback from roads</li> <li>iii. Setback from internal boundaries</li> <li>iv. Traffic generation, vehicle access, street layout and car parking</li> <li>v. Street scene including landscaping</li> <li>vi. Enhancement of ecological and natural values</li> <li>vii. Provision for walkways, cycle ways and pedestrian linkages</li> <li>viii. Scale of the activity</li> <li>ix. Noise</li> <li>x. Hours of operation</li> <li>xi. State Highway Mitigation in the locations shown on the Structure Plan.</li> </ul> <p>(b) Commercial activities, community activities and visitor accommodation, located within the R(HD) and R(SH-HD) Activity Areas, including the addition, alteration or construction of associated buildings, with the Council's discretion is restricted to the matters of control listed within Clause (a) above.</p>	<p>C</p> <p>RD</p>
12.5.6	<b>Sale of Liquor</b>	RD

RULE	ACTIVITY	ACTIVITY STATUS
	<p>Premises licensed for the sale of liquor (including both off-licenses and on-licenses), with the Council's discretion restricted to:</p> <ul style="list-style-type: none"> <li>(a) Location</li> <li>(b) Scale of the activity</li> <li>(c) Residential amenity values</li> <li>(d) Noise</li> <li>(e) Hours of operation</li> <li>(f) Car parking and vehicle generation</li> </ul>	
12.5.7	<p><b>Structure Plan - Activities</b></p> <p>Any activity which is not provided for within the list of activities below or which is not provided a specific activity status through any other rule within the Activity Table (Rule 12.5):</p> <ul style="list-style-type: none"> <li>(a) Residential Activities Area (R) – the use of this area is restricted to residential activities.</li> <li>(b) Residential State Highway R(SH) – the use of this area is restricted to residential activities and for the mitigation of development from the State Highway.</li> <li>(c) Village Area (V) – The use of this area is restricted to residential and visitor accommodation activities including bars, restaurants, theatres, conference, cultural and community facilities and office and administration activities ancillary to the above activities, small-scale commercial activities, health activities, educational activities, office and administration activities, and indoor and outdoor recreation facilities.</li> <li>(d) Education Precinct (E) – The use of this area is restricted to Educational and Day Care Facilities.</li> <li>(e) Education Innovation Campus (EIC) – The use of this area is restricted to technology based activities including commercial and medical research, laboratories, training, educational facilities, specialist health care and associated administrative, office, accommodation, retailing and recreation facilities.</li> <li>(f) Lodge Activity Area (L) - the use of this area is restricted to visitor accommodation activities, restaurants and conference facilities.</li> <li>(g) Home Site Activity Area (HS) - the use of this area is restricted</li> </ul>	D

RULE	ACTIVITY	ACTIVITY STATUS
	<p>to residential activities with a maximum of one residential unit per HS Activity Area.</p> <p>(j) Farm Preserve (FP) – Activities in this area are limited to farming, farm buildings, fencing, trail formation, farm access tracks, recreation, mining, residential and visitor accommodation activities.</p> <p>(h) Wetland (W) – Structures are restricted to those necessary to develop pedestrian access (e.g. boardwalks), fences, or other structures relating to the protection and enhancement of biodiversity and ecological values.</p> <p>(i) Open Space Golf (OSG) – the use of this area is restricted to the development and operation of golf courses, including associated earthworks, green keeping, driving range, administrative offices, mining, sales and commercial instruction.</p> <p>(j) Open Space Landscape (OSL) –activities in this area are limiting to farming, together with farm buildings, fencing, trail formation, mining, farm access tracks and recreation activities.</p> <p>(k) Open Space Residential Amenity (OSA) – the use of this area is restricted to recreation amenities, playgrounds, landscaping, pedestrian and cycle trails, lighting, stormwater retention and underground services.</p> <p>(l) Open Space - Horticultural (OSH) - the use of this area is restricted to horticultural activities and accessory buildings and activities, and residential activities.</p> <p>(m) Open Space - Foreshore (OSF) - the use of this area is restricted to the regeneration of native endemic species over 80% of the land area, and retention of open space.</p> <p>(m) Open Space - Residential (OSR) - the use of this area is restricted to 12 low level, low impact residential units set within a regenerating foreshore environment.</p> <p>(n) Farm Buildings and Craft Activity Area (FBA) - the use of this area is limited to the existing residence, farm buildings and buildings and activities associated with craft and farming related activities, retail sales of goods produced or reared on site, a farm stay and a bed and breakfast operation.</p> <p>(o) Boating Facilities Activity Area (BFA) - the use of this area is limited to a double boat ramp, jetty, a weather protection feature or breakwater, a boat shed and associated boat/trailer/car parking and public facilities, provided that all facilities are available for public use.</p>	

# JACKS POINT ZONE

12

RULE	ACTIVITY	ACTIVITY STATUS
12.5.8	<b>Factory Farming</b>	NC
12.5.9	<b>Forestry Activities</b> All forestry activities, excluding harvesting of existing forestry.	NC
12.5.10	<b>Mining Activities</b> With the exception of the mining of rock and/or aggregate and/or gravel provided for by Rule 12.5.4.	NC
12.5.11	<b>Industrial Activities</b>	NC
12.5.12	<b>Airports</b> (a) Operation of helicopter landing areas. (b) The establishment and operation of all other airports Except that this rule does not apply to the use of land and water for an emergency landings, rescues and fire- fighting.	D NC
12.5.13	Panelbeating, spraypainting, motor vehicle, repair of dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR

## 12.6 Development Standards

12.6.1 Any activity which does not comply with a relevant Standard detailed in Table 2 below shall have the consent activity status described in the Key below and detailed in the right hand column of Table 2 beside the relevant Standard.

12.6.2 Where an activity is a Restricted Discretionary Activity, the matters in respect of which the Council has reserved discretion are listed with the relevant Standard in addition to matters over which control or discretion is reserved in any applicable rule in Table 1.

Key:

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

**Table 2:**

Rule	Development Standard	Non-compliance Status
12.6.3	<p><b>Standards for Building</b></p> <p><u>Open Space Horticulture:</u></p> <p>(a) Within the Open Space - Horticultural (OSH) Activity Area:</p> <p>(i) There shall be no more than 15 building platforms;</p> <p>(ii) Those 15 building platforms referred to in (i) above are confined to 3 or 4 clusters; and</p> <p>(iii) No building is to be erected prior to the horticultural activity being planted.</p> <p><u>Homesites:</u></p> <p>(b) Within any Homesite Activity Area (HS Activity Area), buildings shall not exceed a total building footprint of 1,000m<sup>2</sup> within that Activity Area, with the Council's discretion restricted to:</p> <p>i. the external appearance of buildings with respect to the effect on visual and landscape values of the area;</p> <p>ii. associated earthworks and landscaping;</p> <p>iii. bulk and location; and</p> <p>iv. visibility of the building from State Highway 6 and Lake Wakatipu.</p> <p><u>Conservation Dwellings in Farm Preserve 1:</u></p> <p>(c) Within the FP(1) Activity Area no residential unit shall be</p>	<p>RD</p> <p>RD</p> <p>RD</p>

Rule	Development Standard	Non-compliance Status
	<p>constructed on any site which has not been created in accordance with Rule 15.2.17.2(ii) Jacks Point Conservation Lots, with the Council's discretion restricted to the creation of open space, creation of conservation benefits and effects on landscape and amenity values.</p>	
12.6.4	<p><b>Vegetation</b></p> <p>(a) Within the Highway Landscape Protection Area (refer Structure Plan) the planting and/or growing of any tree shall not obscure views from the State Highway to the mountain peaks beyond the zone.</p> <p>(b) Within the Peninsula Hill Landscape Protection Area (refer Structure Plan) the planting and/or cultivation of any tree or shrub shall be indigenous and characteristic of the Peninsula Hill escarpment (i.e. grey shrubland and tussock grassland on exposed sites and beech forest on sheltered sites).</p> <p>(c) Within the Lakeshore Landscape Protection Area (refer Structure Plan) the planting and/or cultivation of any tree or shrub shall be indigenous and characteristic of the Lake Wakatipu foreshore (i.e. broadleaf forest, grey shrubland and tussock grassland plant communities).</p> <p>(d) Within the Tablelands (refer Structure Plan), there shall be no exotic vegetation planted and/or cultivated, with the exception of:</p> <ul style="list-style-type: none"> <li>i. grass species if local and characteristic of the area; and</li> <li>ii. other vegetation if it is: <ul style="list-style-type: none"> <li>- less than 0.5 metres in height; and</li> <li>- less than 20 square metres in area; and</li> <li>- within 10 metres of a building; and</li> <li>- intended for domestic consumption.</li> </ul> </li> </ul> <p>(e) No buildings shall be erected within a Homesite Activity Area (HS Activity Area) unless and until an area as specified within this rule has been re-vegetated with native vegetation. The area required to be re-vegetated for the purposes of this rule shall be the greater of 3,000m<sup>2</sup> or 20 per cent of the area of the lot or title within which the Homesite Activity Area is situated, whichever is greater. For the purposes of this rule no account shall be taken of any native vegetation existing at the date of application for subdivision consent to create the lot or title within which the Homesite Activity Area</p>	<p>D</p> <p>D</p> <p>D</p> <p>D</p> <p>D</p>



Rule	Development Standard	Non-compliance Status
	<p>with the Structure Plan. For the purposes of interpreting this rule, the following shall apply:</p> <ul style="list-style-type: none"> <li>i. A variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Roads, and their intersections with State Highway 6, shall be acceptable.</li> <li>ii. Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey.</li> </ul> <p>(b) Development shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable.</p> <p>(c) Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process. Development prior to such subdivision occurring, which would preclude the creation of these open spaces, shall be deemed to be contrary to this rule.</p> <p>(d) Within any open space area delineated by subdivision, in accordance with (c) above and Rule 15.2.6.2 vii (d), there shall be no building.</p>	
12.6.6	<p><b>Setbacks from Roads and Internal Boundaries</b></p> <ul style="list-style-type: none"> <li>(a) Buildings or structures shall be set back a minimum of 20m from the zone boundary, except this rule shall not apply to the Boating Facilities (BFA) Activity Area.</li> <li>(b) Buildings for all activities, except for buildings located on sites smaller than 550 m<sup>2</sup> and 380 m<sup>2</sup> created pursuant to subdivision Rules 15.2.3.2(vi) and 15.2.6.2 (i) (b), shall be subject to the following internal setback rules: <ul style="list-style-type: none"> <li>(i) Two setbacks of 4.5m, with all remaining setbacks of 2m; or</li> <li>(ii) One setback of 6m, one setback of 3.5m and all other setbacks of 2m;</li> </ul> <p><b>Except that:</b></p> <ul style="list-style-type: none"> <li>a. Any building may encroach into a setback by up to 1m for an area no greater than 6m<sup>2</sup> provided the component of the building infringing the setback has</li> </ul> </li> </ul>	RD

Rule	Development Standard	Non-compliance Status
	<p>no windows or openings;</p> <p>b. Accessory buildings for residential activities, including garages, may encroach into the setback where they are no more than 3.5m in height and where no windows or openings are orientated toward an internal boundary;</p> <p>c. No setbacks are required when buildings share a common wall at the boundary.</p> <p>The Council's discretion is restricted to the bulk, height and proximity of the building façade to the boundary and the impact on neighbours' amenity values.</p> <p>(c) In the Residential (Hanley Downs) Activity Area:</p> <p>i. For commercial activities, community activities and visitor accommodation, buildings shall be set back at least 3 m from any road boundary.</p> <p>ii. For all other activities, except for residential activities on sites smaller than 550 m<sup>2</sup> and 380 m<sup>2</sup> created pursuant to subdivision Rules 15.2.3.2(vi) or 15.2.6.2(i)(b), buildings shall be set back 4.5m from any road boundary.</p> <p>The Council's discretion is restricted to the effects of bulk, height and proximity on residential amenity values, loss of daylight and access to sunlight.</p>	
12.6.7	<p><b>Access to the State Highway</b></p> <p>(a) Access from State Highway 6 shall be only at the intersections at Maori Jack Road and Woolshed Road, as shown on the Structure Plan.</p> <p>(b) No more than 500 residential units may be built within the R(HD) and R(SH-HD) Activity Areas without the Woolshed Road intersection being completed and available for use.</p> <p>The Council's discretion is restricted to the safe and efficient functioning of the road network.</p>	RD
12.6.8	<p><b>Fencing</b></p> <p>(a) There shall be no fences or walls within the boundary of any lot or title within the Tablelands (refer Structure Plan) outside of any Homesite Activity Area (HS Activity Area), except for fencing between stock managed areas and areas retired from stock and for the purpose of demarcating private land</p>	RD

Rule	Development Standard	Non-compliance Status																																				
	<p>from land accessible to the public as a result of the creation of public walkways additional to those walkways identified as “Public Access Route” on the Structure Plan. Any such fencing shall be post and wire only.</p> <p>(b) In the R(HD) and R(HD-SH) Activity Areas, except for sites smaller than 550m<sup>2</sup> and 380m<sup>2</sup> created pursuant to subdivision Rules 15.2.3.2(vi) and 15.2.6.2(i)(b), fences located within a setback from a road shall be no higher than 1.2m in height, except that a fence of up to 1.8 m in height may be erected within the road setback for a maximum of 1/2 of the length of the road boundary of the site.</p>																																					
12.6.9	<p><b>Density</b></p> <p>(a) The average density of residential units within each of the Residential Activity Areas shall be as follows:</p> <table border="1" data-bbox="416 920 1043 1704"> <thead> <tr> <th>Activity Area</th> <th>Net density (dwellings per Ha)</th> </tr> </thead> <tbody> <tr><td>R(JP) – 1</td><td>13 - 18</td></tr> <tr><td>R(JP) – 2A</td><td>13 - 33</td></tr> <tr><td>R(JP) – 2B</td><td>14 - 15</td></tr> <tr><td>R(JP) – 3</td><td>14</td></tr> <tr><td>R(JP-SH) – 1</td><td>10</td></tr> <tr><td>R(JP-SH) – 2</td><td>9</td></tr> <tr><td>R(JP-SH) – 3</td><td>5</td></tr> <tr><td>R(JP-SH) – 4</td><td>5 - 12</td></tr> <tr><td>R(HD-SH) – 1</td><td>12 - 22</td></tr> <tr><td>R(HD-SH) – 2</td><td>2 - 10</td></tr> <tr><td>R(HD) - A</td><td>17 - 26</td></tr> <tr><td>R(HD) – B</td><td>17 - 26</td></tr> <tr><td>R(HD) - C</td><td>15 - 22</td></tr> <tr><td>R(HD) - D</td><td>17 - 26</td></tr> <tr><td>R(HD) - E</td><td>25 - 45</td></tr> <tr><td>R(HD) - F</td><td>2 - 10</td></tr> <tr><td>R(HD) – G</td><td>2 - 10</td></tr> </tbody> </table> <p>Density shall be calculated on the net area of land available for development and excludes land vested or held as reserve, open space, public access routes or roading and excludes sites used for non-residential activities. If part of an Activity Area is to be developed or subdivided, compliance must be achieved within that part and measured cumulatively with any preceding subdivision or development</p>	Activity Area	Net density (dwellings per Ha)	R(JP) – 1	13 - 18	R(JP) – 2A	13 - 33	R(JP) – 2B	14 - 15	R(JP) – 3	14	R(JP-SH) – 1	10	R(JP-SH) – 2	9	R(JP-SH) – 3	5	R(JP-SH) – 4	5 - 12	R(HD-SH) – 1	12 - 22	R(HD-SH) – 2	2 - 10	R(HD) - A	17 - 26	R(HD) – B	17 - 26	R(HD) - C	15 - 22	R(HD) - D	17 - 26	R(HD) - E	25 - 45	R(HD) - F	2 - 10	R(HD) – G	2 - 10	RD
Activity Area	Net density (dwellings per Ha)																																					
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R(JP-SH) – 3	5																																					
R(JP-SH) – 4	5 - 12																																					
R(HD-SH) – 1	12 - 22																																					
R(HD-SH) – 2	2 - 10																																					
R(HD) - A	17 - 26																																					
R(HD) – B	17 - 26																																					
R(HD) - C	15 - 22																																					
R(HD) - D	17 - 26																																					
R(HD) - E	25 - 45																																					
R(HD) - F	2 - 10																																					
R(HD) – G	2 - 10																																					

Rule	Development Standard	Non-compliance Status
	<p>which has occurred with that Activity Area</p> <p><b>Except</b> that this rule shall not apply to:</p> <p>i. A single residential unit on any site contained within a separate certificate of title</p> <p>The Council's discretion is restricted to the effects on residential amenity values, traffic, access, parking, and adequacy of infrastructure.</p>	
12.6.10	<p><b>Scale of Commercial Activity</b></p> <p>(a) The maximum net floor area (as defined) for any single commercial activity shall be 200m<sup>2</sup>, except that this does not apply within the EIC Activity Area.</p> <p>(b) The maximum net floor area for any single retail activity within the EIC Activity Area shall be 200m<sup>2</sup>.</p> <p>(c) The total floor space of all commercial activities in the R(HD) A to E Activity Areas shall not exceed 550m<sup>2</sup>.</p>	<p>D</p> <p>D</p> <p>NC</p>
12.6.11	<p><b>Building Colours and Roof Form</b></p> <p>Any building shall result in:</p> <p>(a) At least 70% of the total painted or galvanised external surface of buildings (excluding roofs and windows) with a reflectance value of between 0 and 35%;</p> <p>(b) Roof colours with a light reflectance value of 20% or less, and in the range of browns, greys and black; and</p> <p>(c) A predominance of gable roof forms, with no hips and valleys within the R(JP), R(JP-SH), V, E and EIC Activity Areas. Flat roof connections are permitted as linking elements between pavilions that occupy no more than 30% of the overall roof area.</p>	D
12.6.12	<p><b>Residential Units</b></p> <p>In the OSH, OSR, FBA and V(HB) Activity Areas, no residential units may be constructed until 80% of the freehold land within the Open Space Foreshore Activity Area has been planted with native endemic species.</p>	NC
12.6.13	<p><b>Building Height</b></p>	NC

# JACKS POINT ZONE

12

Rule	Development Standard	Non-compliance Status																																																				
	<p>(a) The maximum height of buildings shall be:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">(i) Village (V) Activity Areas</td> <td style="text-align: right;">10m</td> </tr> <tr> <td>(ii) Farm buildings</td> <td style="text-align: right;">10m</td> </tr> <tr> <td>(iii) Residential (R) Activity Areas</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>(iv) Farm Buildings and Craft (FBA) Activity Area</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>(v) Farm Preserve (FP-1) and (FP-2) Activity Areas</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>(vi) Education Precinct (E) and Education Innovation Campus (EIC) Activity Areas</td> <td style="text-align: right;">10m</td> </tr> <tr> <td>(vii) Open Space Golf (OSG) Activity Area</td> <td style="text-align: right;">8m</td> </tr> <tr> <td>(viii) Lodge (L) Activity Areas</td> <td style="text-align: right;">7.5m</td> </tr> <tr> <td>(ix) Homesite Activity Area</td> <td style="text-align: right;">5m</td> </tr> <tr> <td>(x) All other buildings and structures (excluding temporary filming towers erected during an event and for no more than 7 days either side of an event).</td> <td style="text-align: right;">4m</td> </tr> </table> <p>(b) In the Lodge (L) Activity Area, the maximum height of any building shall be 5m, with the Council's discretionary restricted to height.</p> <p>(c) The maximum height for any building shall be measured from ground level, measured at any point, to the highest part of the building immediately above that point, except in the Homesite Activity Areas (HS Activity Areas), where the maximum height shall be 5m above the datum level specified for each Homesite, as follows:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">HS Activity Area Number</th> <th style="text-align: left;">Datum (masl)</th> <th style="text-align: left;">HS Activity Area Number</th> <th style="text-align: left;">Datum (masl)</th> </tr> </thead> <tbody> <tr> <td>HS<sup>1</sup></td> <td>372.0</td> <td>HS<sup>19</sup></td> <td>372.0</td> </tr> <tr> <td>HS<sup>2</sup></td> <td>381.0</td> <td>HS<sup>20</sup></td> <td>377.2</td> </tr> <tr> <td>HS<sup>3</sup></td> <td>381.0</td> <td>HS<sup>21</sup></td> <td>372.5</td> </tr> <tr> <td>HS<sup>4</sup></td> <td>377.0</td> <td>HS<sup>22</sup></td> <td>374.0</td> </tr> <tr> <td>HS<sup>5</sup></td> <td>388.0</td> <td>HS<sup>23</sup></td> <td>371.5</td> </tr> <tr> <td>HS<sup>6</sup></td> <td>382.0</td> <td>HS<sup>24</sup></td> <td>372.4</td> </tr> <tr> <td>HS<sup>7</sup></td> <td>379.0</td> <td>HS<sup>25</sup></td> <td>373.0</td> </tr> </tbody> </table>	(i) Village (V) Activity Areas	10m	(ii) Farm buildings	10m	(iii) Residential (R) Activity Areas	8m	(iv) Farm Buildings and Craft (FBA) Activity Area	8m	(v) Farm Preserve (FP-1) and (FP-2) Activity Areas	8m	(vi) Education Precinct (E) and Education Innovation Campus (EIC) Activity Areas	10m	(vii) Open Space Golf (OSG) Activity Area	8m	(viii) Lodge (L) Activity Areas	7.5m	(ix) Homesite Activity Area	5m	(x) All other buildings and structures (excluding temporary filming towers erected during an event and for no more than 7 days either side of an event).	4m	HS Activity Area Number	Datum (masl)	HS Activity Area Number	Datum (masl)	HS <sup>1</sup>	372.0	HS <sup>19</sup>	372.0	HS <sup>2</sup>	381.0	HS <sup>20</sup>	377.2	HS <sup>3</sup>	381.0	HS <sup>21</sup>	372.5	HS <sup>4</sup>	377.0	HS <sup>22</sup>	374.0	HS <sup>5</sup>	388.0	HS <sup>23</sup>	371.5	HS <sup>6</sup>	382.0	HS <sup>24</sup>	372.4	HS <sup>7</sup>	379.0	HS <sup>25</sup>	373.0	<p></p> <p>RD</p> <p>NC</p>
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Rule	Development Standard	Non-compliance Status
	<p>iii. For:</p> <ul style="list-style-type: none"> <li>a. Any non-residential activity consented under Rule 12.5.6</li> <li>b. Any medium density housing development consented under Rule 12.5.4</li> <li>c. Sites smaller than 550 m<sup>2</sup> created pursuant to Rule 15.2.3.2(vi)</li> <li>d. Sites smaller than 380m<sup>2</sup> created under Rule 15.2.6.2(i)(b)</li> </ul> <p>the maximum height of buildings may exceed the maximum height stated in (a) above, up to a maximum of 3 storeys or 10m (whichever is lesser).</p> <p>(e) Notwithstanding the height limit in Clause (a) above, for any commercial activity located within the EIC Activity Area, consented under Rule 12.5.6(a), the maximum height of any building shall be 15m.</p>	NC
12.6.14	<p><b>Glare</b></p> <ul style="list-style-type: none"> <li>(a) All fixed lighting shall be directed away from adjacent roads and properties.</li> <li>(b) No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.</li> </ul>	NC
12.6.15	<p><b>Servicing</b></p> <ul style="list-style-type: none"> <li>(a) All dwellings shall connect to reticulated infrastructure for the provision of a water supply, wastewater disposal, power and telecommunications.</li> </ul> <p>The Council's discretion is restricted to impacts on human health, the environment and the capacity of infrastructure.</p> <ul style="list-style-type: none"> <li>(b) All services, with the exception of stormwater systems, shall be reticulated underground.</li> </ul>	RD  NC
12.6.16	<p><b>Building Coverage</b></p> <ul style="list-style-type: none"> <li>(a) On any site within the R(JP), R(JP-SH) and E Activity Areas, buildings shall not exceed a maximum site coverage of 45%;</li> </ul> <p>Except in relation to any medium density housing</p>	RD

Rule	Development Standard	Non-compliance Status
	<p>development consented under Rule 12.5.4 where a maximum site coverage of 55% shall apply.</p> <p>The Council's discretion is restricted to urban design, effects on amenity values for neighbours and the character of the Activity Area.</p> <p>(b) On any site within the EIC, R(HD), R(HD-SH), buildings shall not exceed a maximum building coverage of 50%, except:</p> <ul style="list-style-type: none"> <li>i. Residential activity consented under Rule 12.5.4 medium density residential housing, where a maximum site coverage of 70% shall apply;</li> <li>ii. Any non-residential activity consented under Rule 12.5.6 where a maximum site coverage of 70% shall apply;</li> <li>iii. This rule shall not apply to sites smaller than 550m<sup>2</sup> or 380 m<sup>2</sup> created pursuant to subdivision Rules 15.2.3.2(vi) and 15.2.6.2(i)(b).</li> </ul> <p>The Council's discretion is restricted to the effects on amenity values for neighbours and stormwater management.</p> <p>(c) Within the Village Activity Areas site coverage shall not exceed 60%.</p> <p>The Council's discretion is restricted to the matters listed in clause (b) above.</p> <p>(d) Within the Village (Homestead Bay) Activity Area, building coverage shall not exceed a maximum of 21,500 m<sup>2</sup>.</p>	<p>RD</p> <p>RD</p> <p>NC</p>
12.6.17	<p><b>Outside storage and activities</b></p> <p><b>Except</b> within the Village Activity Areas:</p> <ul style="list-style-type: none"> <li>(a) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.</li> <li>(b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building except in relation to farming.</li> </ul>	NC
12.6.18	<p><b>Location of Retail Activities</b></p> <ul style="list-style-type: none"> <li>(a) Retail activities within the R(HD) Activity Areas shall be located within 120 metres of the Primary Road shown on the Structure Plan or within 120 metres of its final formed</li> </ul>	NC

# JACKS POINT ZONE

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Rule	Development Standard	Non-compliance Status
	location.	
12.6.19	<p><b>Noise</b></p> <p>(a) Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within the Residential Activities Areas:</p> <ul style="list-style-type: none"> <li>(i) daytime (0800 to 2000 hrs) 50 dB <math>L_{Aeq(15\ min)}</math></li> <li>(ii) night-time (2000 to 0800 hrs) 40 dB <math>L_{Aeq(15\ min)}</math></li> <li>(iii) night-time (2000 to 0800 hrs) 70 dB <math>L_{AFmax}</math></li> </ul> <p>(b) Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.</p> <p>(c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999.</p> <p>(d) The noise limits in (a) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads.</p> <p>(e) Any residential activities located within 80 m of the seal edge of State Highway 6, shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA <math>Leq(24\ hour)</math> in bedrooms and 40 dBA (<math>Leq(24\ hour)</math>) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.</p> <p>The Council's discretion is restricted to health and residential amenity.</p>	<p>NC</p> <p>RD</p>
12.6.20	<p><b>Fire Fighting</b></p> <p>A fire fighting reserve of water shall be maintained. The storage shall meet the Fire Service Code of Practice 1992.</p>	NC

# JACKS POINT ZONE

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Rule	Development Standard	Non-compliance Status
12.6.21	<p><b>Refuse Management</b></p> <p>There shall be no landfill sites situated within the zone.</p>	NC
12.6.22	<p><b>Temporary and Permanent Storage of Vehicles</b></p> <p>Within the Tablelands (refer Structure Plan), but excluding the Homesite and Lodge Activity Areas (HS) and (L) Activity Areas, there shall be no temporary or permanent siting of:</p> <ul style="list-style-type: none"> <li>- Motor vehicles, trailers, caravans, boats or similar objects;</li> <li>- Storage containers, workshops, offices, sheds, huts or similar structures (other than public toilets and shelter); and</li> <li>- Scaffolding or similar construction materials;</li> </ul> <p><b>Except</b> for temporary filming towers erected during an event and for no more than 7 days either side of an event.</p>	NC
12.6.23	<p><b>Wetlands</b></p> <p>There shall be no development, landscaping and/or earthworks within 7 metres of any Wetland area identified on the Structure Plan.</p>	NC

**Appendix 1**

**Jacks Point Plant List**

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# JACKS POINT ZONE

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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>tematus</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 taxifolia</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>			✓		✓	✓					✓	

# JACKS POINT ZONE

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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>Meliccytus alpinus</i>	porcupine shrub				√		√				√	
<i>Corokia cotoneaster</i>	korokia				√	√					√	
<i>Carmichaelia petriei</i>	NZ broom				√	√	√				√	
<i>Ozothamnus sp.</i>	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						√				√	