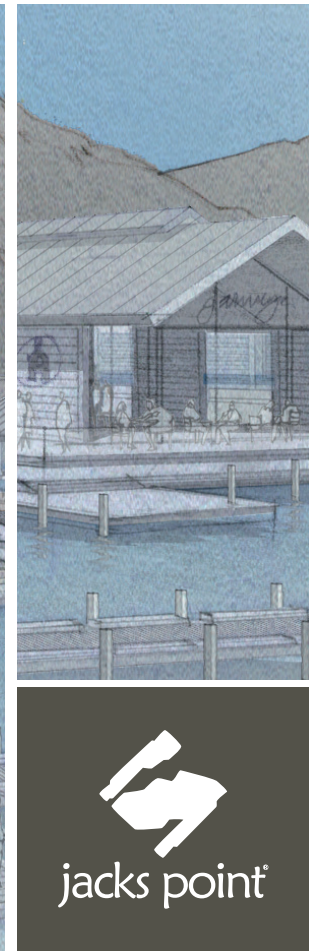
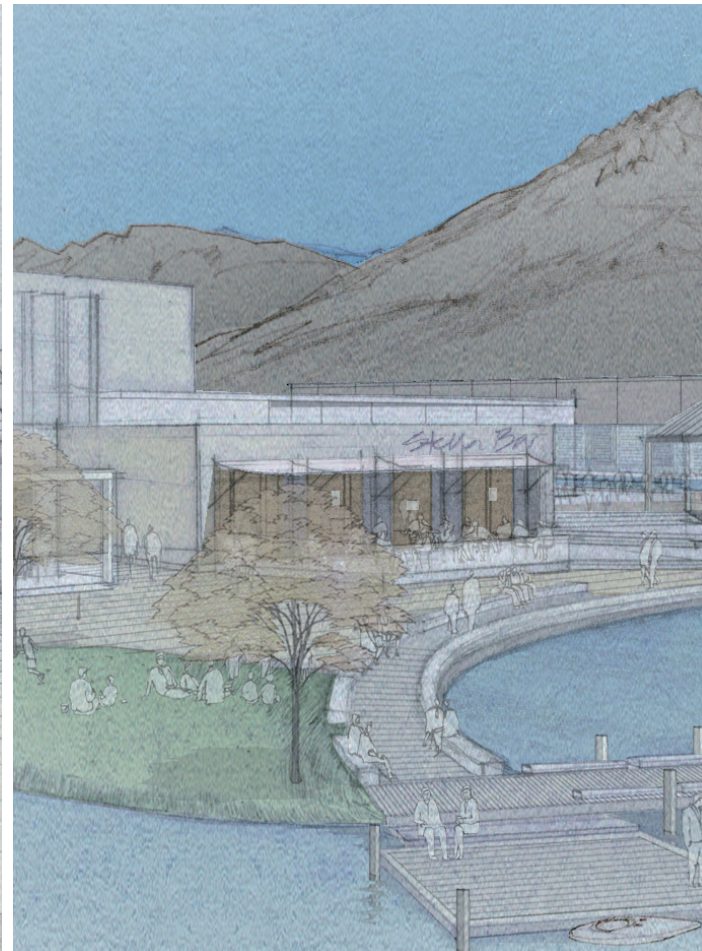




JACK'S POINT VILLAGE OUTLINE DEVELOPMENT PLAN (ODP) RM 080410

APPROVED 25 JULY 2008

- Original Application 27 March 2008
- RFI 1 - Revision A 16 July 2008
- QLDC Decision 25 July 2008



Jacks Point Village Outline Development Plan

27 March 2008

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**APPLICATION FOR RESOURCE CONSENT UNDER
SECTION 88 OF THE RESOURCE MANAGEMENT ACT
1991**
(FORM 9)

TO: QUEENSTOWN LAKES DISTRICT COUNCIL

Jacks Point Limited
Apply for the following types of resource consent:

- Land Use Consent to:

Establish an Outline Development Plan for the Village within the Jacks Point Zone in accordance with Rule 12.2.3.2(xii) of the Partially Operative District Plan.

The Jacks Point Village Outline Development Structure Plan for which consent is sought is attached to the application as [Appendix 5](#).

NOTE: All other plans contained within this document are Conceptual Plans only.

1. THE NAMES AND ADDRESSES OF THE OWNER AND OCCUPIER (OTHER THAN THE APPLICANT) OF ANY LAND TO WHICH THE APPLICATION RELATES ARE AS FOLLOWS:

The registered proprietors of the land subject to this application are:

Registered Proprietors:	Jacks Point Limited Legal
Description:	Lot 14 Deposited Plan 364700

A recent copy of the certificate of title (CT 262754) is attached to this application as [Appendix 1](#).

2. THE LOCATION OF THE PROPOSED ACTIVITY IS AS FOLLOWS:

The subject site lies approximately 10 minutes south of Frankton Village along State Highway 6 within the Jacks Point Zone.

Currently, the development site is legally identified as:

Legal Description:	Lot 14 Deposited Plan 364700
Title Identifier:	262752
Area:	18.1 ha
Valuation Reference:	Council system not yet updated

The Structure Plan, from the QLDC Partially Operative District Plan and attached to this application in [Appendix 3](#), clearly identifies the location of the subject site in terms of the Jacks Point Zone.

3. NO ADDITIONAL RESOURCE CONSENTS ARE NEEDED FOR THE PROPOSED ACTIVITY

An application for subdivision of the village into Bulk Titles has been applied for (RM 071168). This application has no bearing on the Village ODP application and both applications can be processed separately.

4. I ATTACH, IN ACCORDANCE WITH THE FOURTH SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991, AN ASSESSMENT OF ENVIRONMENTAL EFFECTS IN THE DETAIL THAT CORRESPONDS WITH THE SCALE AND SIGNIFICANCE OF THE EFFECTS THAT THE PROPOSED ACTIVITY MAY HAVE ON THE ENVIRONMENT.

The Assessment of Environmental Effects is **attached**.

5. I ATTACH OTHER INFORMATION REQUIRED TO BE INCLUDED IN THIS APPLICATION BY THE DISTRICT PLAN, THE REGIONAL PLAN, THE RESOURCE MANAGEMENT ACT 1991, OR ANY REGULATIONS MADE UNDER THAT ACT.

All information is contained in the application, the Assessment of Effects on the Environment, and the plans provided.

.....
.....

For John Edmonds and Associates Limited

on behalf of

Jacks Point Limited

ADDRESS FOR SERVICE OF APPLICANT

John Edmonds and Associates Ltd
PO Box 95
QUEENSTOWN

Attention: Mr. John Edmonds

Telephone No:	03-450-2242
Fax No:	03-409-0085
Email:	john@jea.co.nz

ADDRESS FOR INVOICING:

Jacks Point Village Limited
C/- Jacks Point Limited
PO Box 1482
QUEENSTOWN

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1.0 INTRODUCTION

1.1 Background

Jacks Point is located between State Highway 6 ('SH6') and Lake Wakatipu, approximately 10 minutes (5km) drive south of Frankton Village.

Due to its mix of flat and undulating land and limited visibility from the Highway, the potential of Jacks Point area for development has been recognised since 1993 by the Queenstown-Lakes District Council.

Subsequently, the area has been granted the status of a Special Zone (the Jacks Point Zone) in Part 12 of the Queenstown Lakes Partially Operative District Plan (Variation 16). The purpose of this mixed use zone is to provide for residential and visitor accommodation in a high quality sustainable environment comprising of two villages, a variety of recreation opportunities and community benefits, including access to public open space and amenities.

At least 95% of the zone will be retained as open space, which includes revegetation zones, farmland, wetland and the golf course. There is a focus on preserving the open space and rugged landscape of the area.

The planning of Jacks Point has required a comprehensive and collaborative master planning effort to ensure that the landscape and environmental outcomes are of the highest standard.

A number of specific studies have been combined to produce the Coneburn Area Resource Study 2002. This resource study has made a significant contribution to the development of the Jacks Point Structure Plan. This structure plan has been approved through the variation process and is now adopted within the District Plan.

The structure-planning phase for the Jacks Point Zone has determined appropriate locations for residential and village development. As required by the relevant District Plan provisions for the zone, there has been a strong emphasis throughout this phase on the protection of landscape values, the natural character of the area, and the regeneration of native vegetation.

To ensure certainty in respect of development and design outcomes anticipated and expected for the Jacks Point Zone, Council require that subdivision and development be undertaken in accordance with an Outline Development Plan ('ODP'). An ODP is to be prepared and submitted for both Residential Activity Areas and Village Activity Areas. This application relates to that of the Village Activity Area in the Jacks Point Zone only – not the Residential Activity Area.

In addition to the ODP, there are a number of development controls that apply to the Coneburn Development Area. These controls are inextricably linked to the ODP process and establish a common set of design parameters to provide a high degree of certainty or predictability for design outcomes for both the built and physical environment.

In summary, whilst the Councils approved ODP for the Jacks Point Village acts as the foundation for future subdivision and development to respond and adhere to, there are further layers of District Plan provisions that require approval of each individual building or group of buildings by both the Jacks Point Design Review Board and Council.

1.2 Scope of Environmental Documentation

This document provides an Assessment of Environmental Effects (AEE) for the proposal to establish an 'Outline Development Plan' for the Village within the Jacks Point development. The document describes the following:

- Section 2: Existing Environment
- Section 3: Description of the proposal
- Section 4: District Plan Provisions
- Section 5: Discussion of the non-notification expectation in the plan

1.3 Consultation

Consultation was undertaken with the Council's Urban Design Panel (UDP) on the future Outline Development Plan of Jacks Point Village. A presentation was made to the panel on July 2006. A copy of the report from the UDP is attached to this report in [Appendix 2](#).

The UDP are supportive of the direction that Jacks Point Limited are proposing for the future hub of the Jacks Point Village.

2.0 EXISTING ENVIRONMENT

2.1 Site Location

The Jacks Point Village site lies approximately 10 minutes south of Frankton Village along State Highway 6 (SH 6) heading south towards Invercargill.

The Location Plan (right) clearly identifies the location of the subject site.

2.2 Site Description

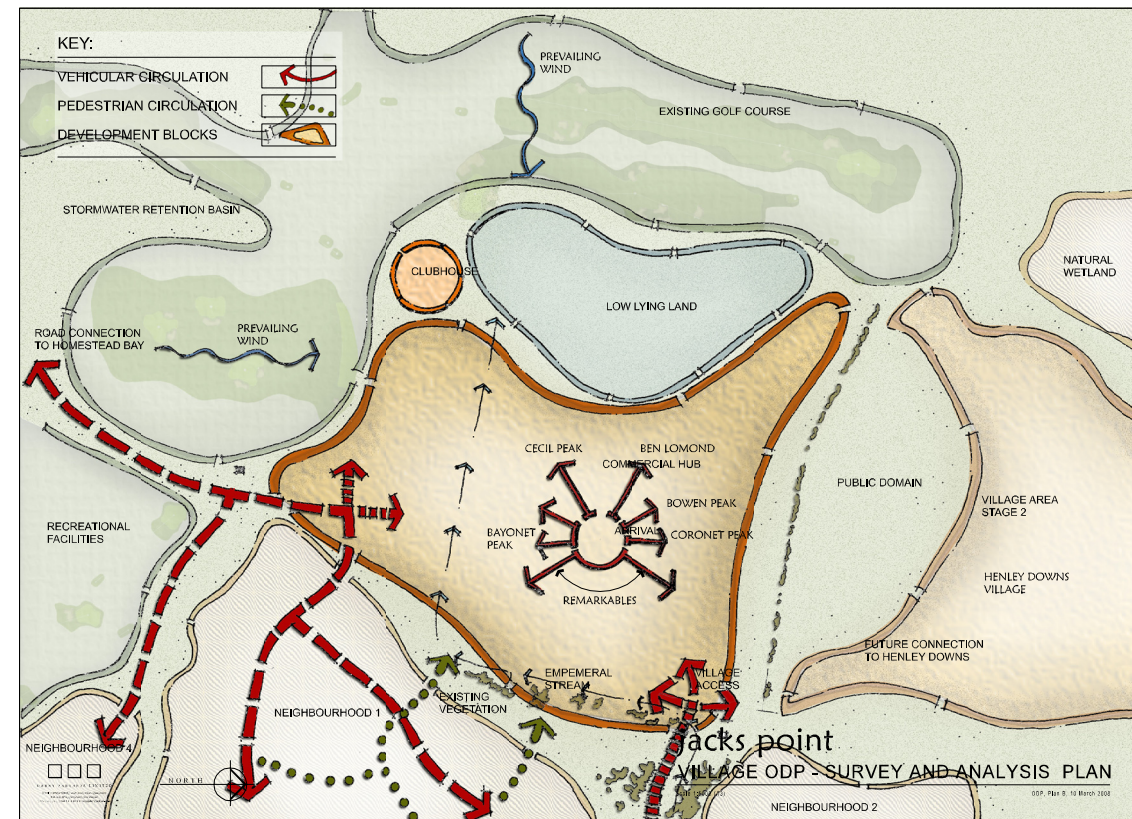
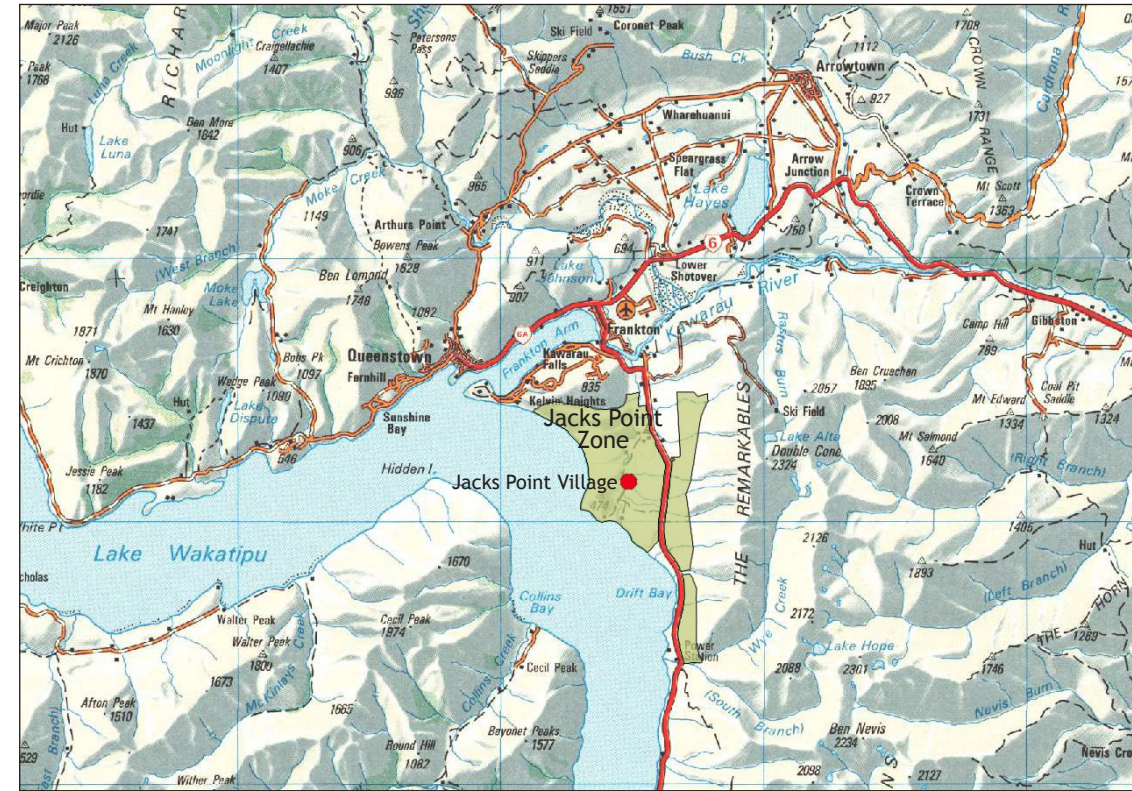
As noted, the site lies south of Frankton Village along SH6. Vehicle access is provided to the site via a recently constructed intersection to Transit New Zealand Standards on SH6. Access is also available to the site by way of Woolshed Bay Road, which cuts across the site and provides access to Lake Wakatipu from SH6.

The site has a varying landform, comprising hummocky to channelled topography in the east by SH6, a central valley that is predominantly flat, an area known as the Tablelands that is flat to slightly undulating, that slopes up to an elevated schist ridge adjacent to Lake Wakatipu, the highest point of which is known as Jacks Point.

The Jacks Point Village is located within the 'Central Valley' area of the Jacks Point zone. As described above, the Central Valley is a broad open valley floor running north to south contained on either side by gentle slopes.

2.3 Survey and Analysis

The initial step in the design process was to understand the Jacks Point Village site. This is called 'Survey and Analysis'. All the existing physical conditions of the site e.g. topography, vegetation, existing infrastructure, stormwater, views, wind and solar issues, to name a few, are mapped in graphic form, highlighting constraints and opportunities of the site in question. This has become invaluable information and acted as a touch stone for all design decision making. The *Village ODP Survey & Analysis Plan* (see right). The plan is self-explanatory with extensive site notes attached. The plan has helped shape the physical form of the village.



3.0 DESCRIPTION OF THE PROPOSAL

Controlled Activity land Use consent is sought to establish an 'Outline Development Plan' for the future development of the Jacks Point Village within the Jacks Point Special Zone (Rule 12.2.3.3 (xii)).

This report and appendices provides detailed information on how the Outline Development Plan will ensure the Village will be developed comprehensively and cohesively – including the relevant assessment matters, such as roading, indicative subdivision design and configuration, pedestrian links, maintenance of view shafts and the relationship and preservation of public use of and access to public open spaces.

3.1 Development Principles

The Village has been planned in accordance with best practice Urban Design Principles, as outlined in the Ministry for the Environment publication entitled 'NZ Urban Design Protocols', published in March 2005. These principles are:

Context – The Village area was identified in the Coneburn Study as an area able to successfully absorb development. This was adopted in the structure plan that became part of the Partially Operative District Plan. The Village area is positioned in a central locality between the recreational amenities and the residential activity areas.

Character – The character of the village will slowly be established by way of individual building designs, which is not the subject of this resource consent. However, it is the land uses, with guidance from the design controls, that will direct the architectural design responses.

Choice – The village will offer a variety of commercial and residential activities. These will include visitor accommodation, retail activities, food and beverage outlets, offices as well as high density residential. A typical mix of land uses found in most town centers or small villages.

Connections – The village has been planned with a strong emphasis on the pedestrian experience, by creating a safe, easily walkable and well connected pedestrian network. Both pedestrian and vehicular connections are planned, as per the Stakeholders Agreement, to provide connection points to both Homestead Bay and Henley Downs, the other two land components of the Jacks Point Zone.

Creativity – The proposal exhibits creative master planning design solutions, with an emphasis on providing high quality public amenity within the Village area. These include public spaces such as the Town Square, Village Lane, Main Street and the Village Green (refer section of this document for descriptions of these areas).

Custodianship – Custodianship or Stewardship of the land has already been demonstrated in 2004 with the zoning of Jacks Point as a future growth zone for the Wakatipu Basin. The District Plan provisions, relating to the Village ODP, require an integrated master planning approach to ensure that decisions are made with consideration to both sustainability and preserving environmental quality.

Collaboration – The Village plan is a result of a collaborative design approach that included a number of architectural, engineering, master planning and landscape architectural practices.

3.2 Planning & Design History

It is difficult to move directly into discussing the Outline Development Plan without some reference to the history of the village planning and the design process that has been undertaken over the years.

The village master planning was initiated in 2005. Design Workshop, from Aspen Colorado were employed in a workshop capacity, to generate ideas and provide some direction on new village master planning. In 2006 Urbanism + (Kobus Mentz) was employed to explore a more traditional approach to master planning following a New Urbanist model. Components of the work from both consultancies have been incorporated into the design direction for the village.

In mid 2007 the applicant went through a review process with their new design partners Intrawest. Intrawest is a Canadian based resort development company, whose Master Planning division (Placemaking) has a vast amount of expertise in developing new mountain communities. The resultant Outline Development Plan (ODP), which establishes the framework for ongoing village development, reflects this expertise and experience. The village planning is rooted in some fundamental bullet point design principles, which are as follows:

- **Sun**

Major pedestrian areas are oriented to maximize sunlight during the busiest peak use. Buildings are located to help define and shelter these sunny outdoor areas. These sheltered sunny places should still be useable in the colder months and are seen as the primary places that promote social activities.
- **Views**

Important mountain views determine the alignment of the roading network and therefore the placement of buildings. Pedestrian spaces are oriented along view corridors, and buildings are used to frame views up the mountains.
- **Creating a Sense of Discovery**

Multiple walking routes, places, events, and shops will intrigue visitors and invite discovery. Unique to the pedestrian village are the opportunities to find special places through exploration of the village environment.
- **Pedestrian Orientation**

Vehicles and parking in the village are kept to the perimeter as much as possible so that the Village focus is on people activity, rather than cars. Cars are still seen as a component of the streetscape but the dominance in the more public places is given over to the pedestrian.
- **Landscape**

The use of both exotic and indigenous native trees and shrubs, seasonal flowers, along with appropriate materials e.g. rugged timbers, that will create a natural connection to the surrounding landscape and ever changing seasons.
- **Use of Building to Define Space**

Buildings in the village will introduce variety in building height and character. Building height will need to provide an appropriate scale that has context with pedestrian spaces and adjacent landscape.

- **Public Spaces**
Walking routes within the village are designed to connect public spaces. These will in turn connect to a broader trail network beyond the village boundary. Public spaces support a variety of seasonal events, celebrations and cultural activities.

These principles have been carried through from Concept to Developed Design.

3.3 Village ODP Concept Plan

The *Village ODP Concept Plan* (see right) has taken the factual information from the *Survey and Analysis Plan* and developed a logical patterning for roading alignments, pedestrian access, public open space, activity precincts, entry/arrival axis, placement of development blocks, future connections for vehicles and pedestrians, creation of sheltered environments etc. The concept plan provided a coarse framework which required further analysis and eventual refinement into the Outline Development Structure Plan.

4.0 DISTRICT PLAN

4.1 Queenstown Lakes Partially Operative District Plan

The subject site is zoned Special Zone – Jacks Point (Section 12: Resort Zone Rules – Partially Operative District Plan). As noted above, Controlled Activity Resource consent is required for:

Outline Development Plan - Village Activity Areas (Controlled Activity - Rule 12.2.3.2(xii))

This rule lists 9 ‘assessment matters’ directly under the text of this particular rule. These matters are addressed in detail below.

The Zone also includes a separate section (12.5.2) titled ‘Assessment Matters’, which includes a further list of 16 more assessment matters (additional to the 9 listed above and attached to the rule itself). These additional Assessment Matters appear on page 12-45 of the Partially Operative District Plan.

There is a large degree of tautology between the two sets of Assessment Matters, however for completeness commentary and assessment is provided for both sets.

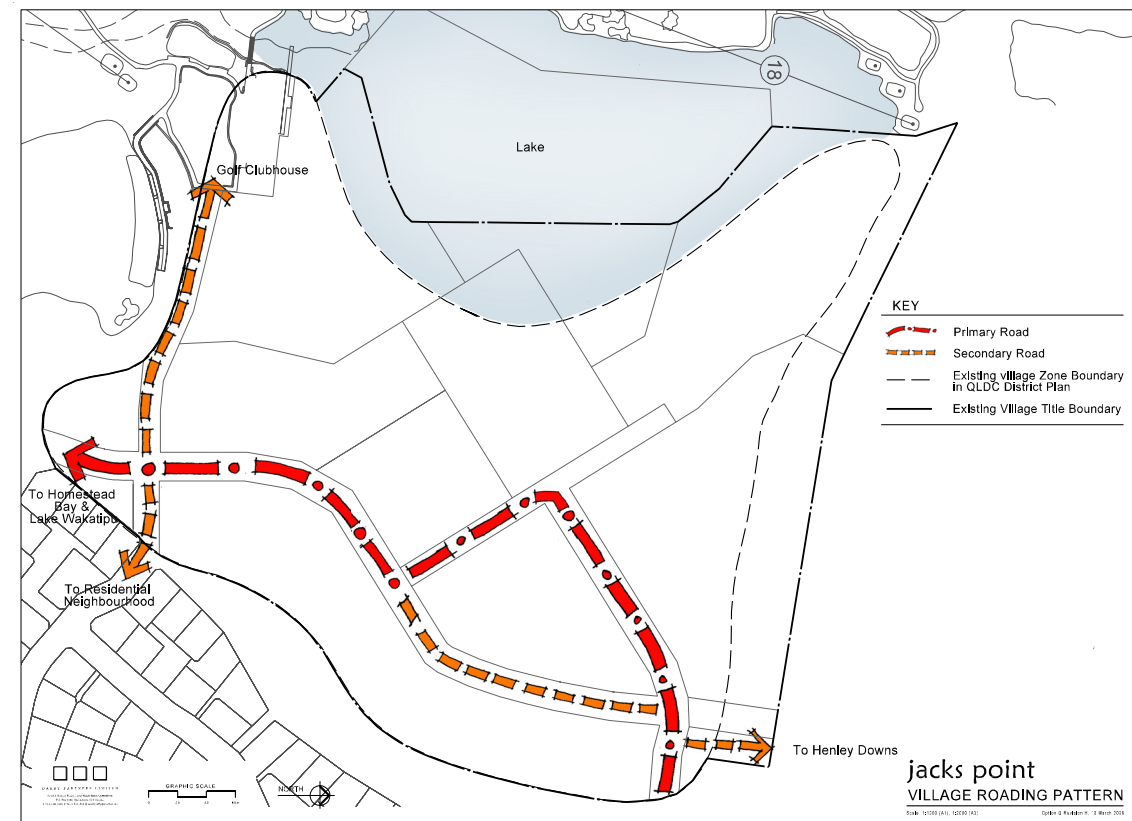
The first assessment relates to those matters that appear directly beneath the rule itself at page 12-12:

4.2 Rule 12.2.3.2 (xii), page 12-12

(a) *Roading pattern*

The roading pattern is a simple and logical layout. It is broken down into Primary and Secondary roads. (Refer to plan right). The entry road aligns with Cecil Peak to the south west and arrives in a central ‘village square’. From here the road continues into a one way ‘Main Street’ with parking on one side, not too dissimilar to the Arrowtown main street in function.

Secondary roads provide access to the golf club and as a short cut for those visitors or locals who know their way around and do not need to go into the Village square.



(b) Indicative subdivision design and configuration and allotment sizes

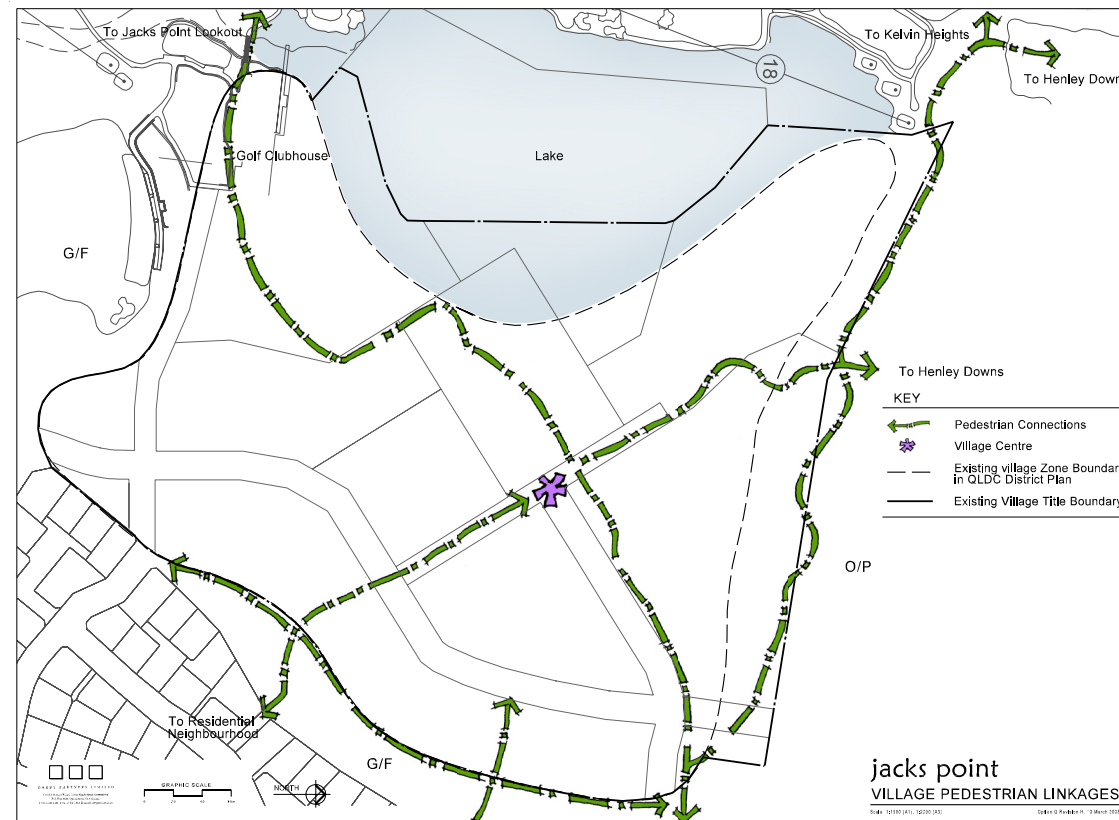
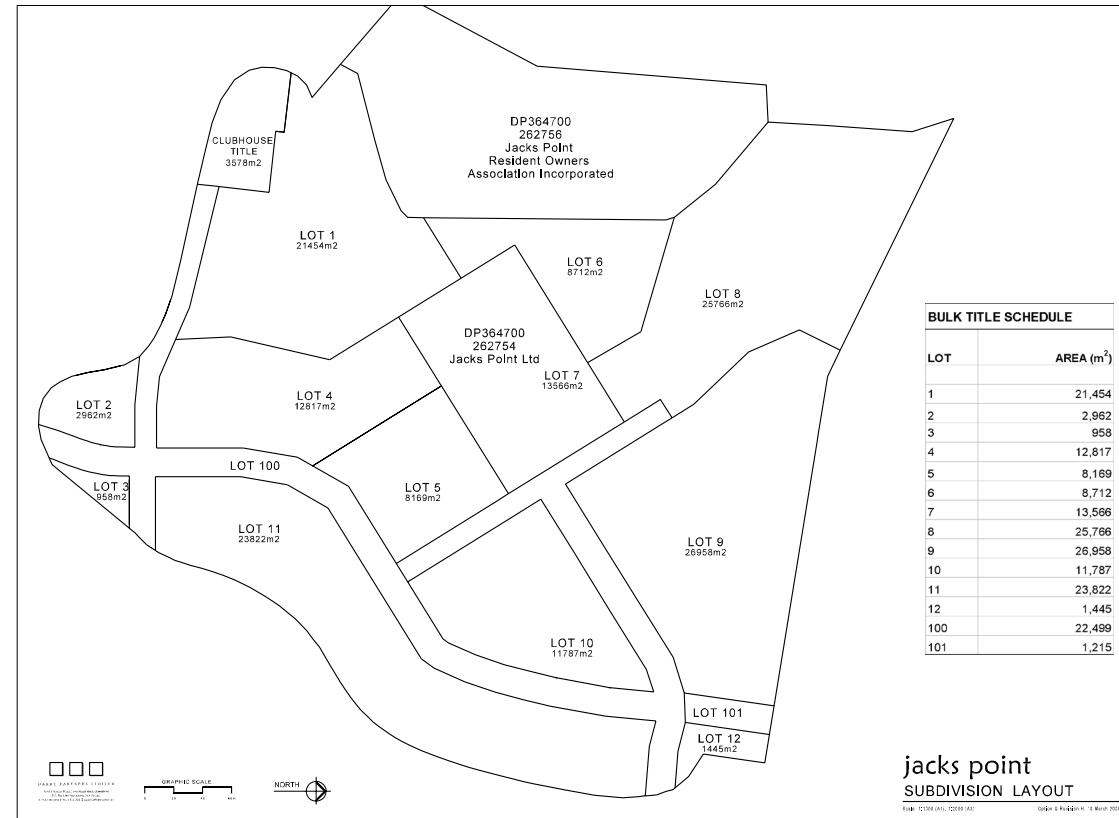
The Village has been broken down into 11 indicative bulk development titles varying in size and dimension (Refer to plan right). Two road titles have also been created in the process. These bulk development titles will eventually be broken down over time as each allotment is developed. At this particular moment the current lot configuration and size allows the greatest flexibility for a variety of both commercial and residential land uses. Development of these titles will be the subject of further resource consents for individual buildings.

(c) Proposed Setbacks from roads and internal boundaries

A report by Urbanisplus Ltd, commissioned by Jacks Point, stated 'buildings should locate as close to the public street as possible (no yards or height to boundary setbacks will apply)'. We believe this appropriate in all the village development zones, with the exception of the Mixed Use Residential Zone, where setbacks should only apply to road reserves. In these circumstances a minimum setback of 3m will apply to not only allow for solar access but also allow for landscape opportunity and thus encourage the development of desirable streetscape.

(d) Pedestrian links thru the (V) Activity Area to connect with the surrounding or adjoining (G) and/or O/P Activity Area.

The plan (right) clearly shows the proposed linkages into the neighbouring Activities Zone. Part of the Jacks Point philosophy is 'access to the outdoors'. A logical, easily accessible and well connected trail network, is fundamental in achieving that aim.

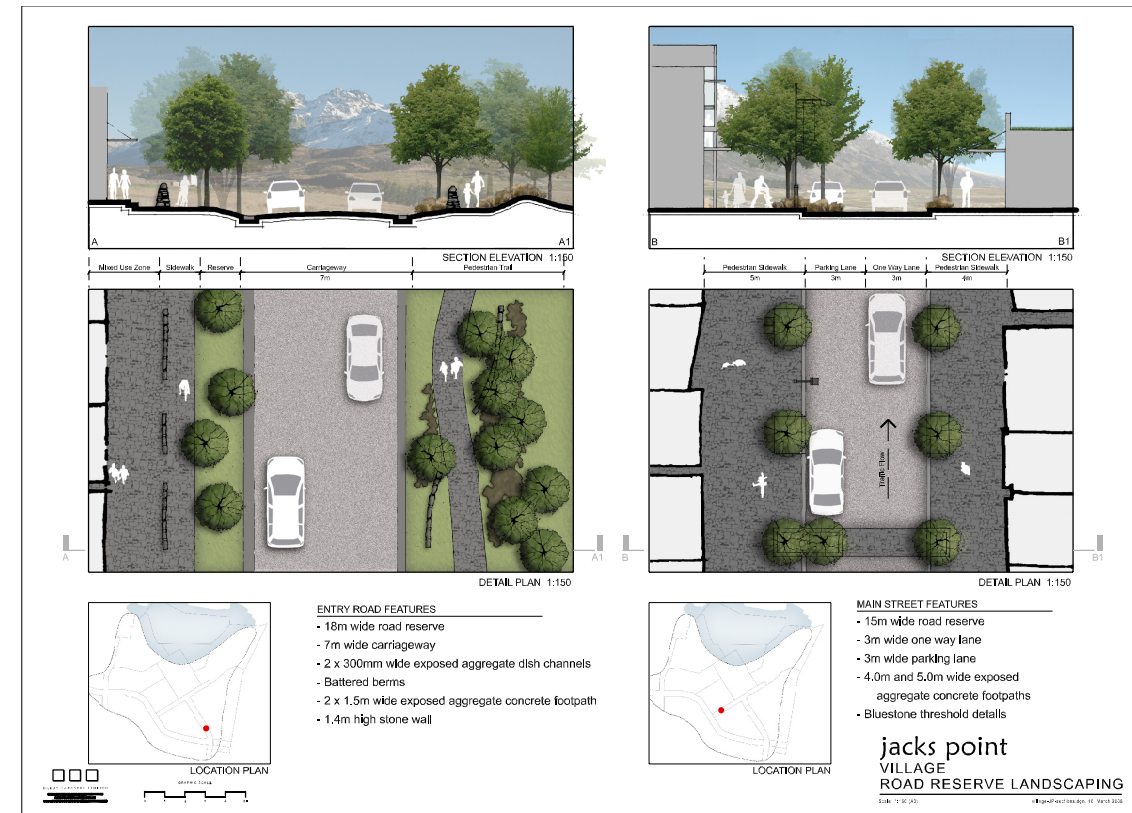
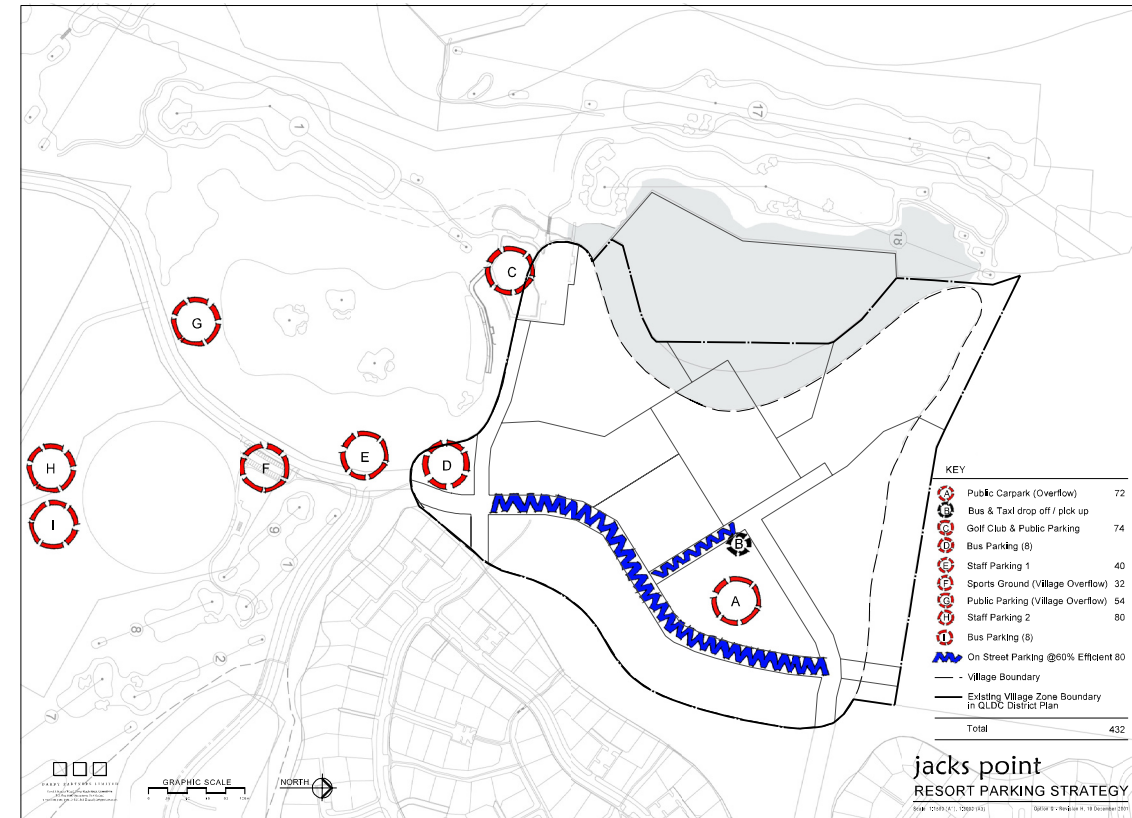


(e) **The identification of areas for visitor parking which have regard to the amenity values of the zone.**

The applicant has taken a resort wide approach to parking, and it addresses the global parking needs for visitors (day visitors and guests) as well as resort staff, residential daily needs and bus parking. It does not illustrate how parking will be provided within each development title. This will be demonstrated once specific landuses and building designs have been decided upon. It provides a variety of parking options: street side parking, remote parking for buses and staff as well as parking areas 'sleeved' by buildings to minimise their impact on streetscape values. Bus parking and remote parking for staff will be screened by mounding and planting to ensure the amenity values of both the village and the surrounding open space are not degraded.

(f) **Proposed landscaping to be situated on any road reserve or other land intended to be accessible to the public.**

The following plans, with accompanying cross sections, show conceptual design of the streetscape. These plans and cross sections are self explanatory but focus on preservation of view shafts, high quality streetscape amenity through the provision of street trees, wide footpaths, and paved textured surfaces.



The applicant has also planned for a series of public spaces. These spaces are known conceptually as the Village Square, the Village Lane, the Village Green and the Wharf. The relationship between these spaces is illustrated below. These precincts will have a high pedestrian orientation where cars and service vehicle access will still be provided, but the pedestrian occupation of these spaces will dominate. The plan and cross section below show the relationship and connectivity between these spaces. Hard surface landscape will dominate these areas with respite provided by the Village green which is seen as a resting place, to gather and relax. Planting will primarily consist of feature trees for shade in and around the village green.

(g) The maintenance of view shafts

Considerable effort has been given to the maintenance of view shafts as well as the framing of these views from both streetscape and buildings. The *View Rose diagram*, shows the variety and orientation of views from the village. These have been roughly graded in terms of importance. The Remarkables and Cecil Peak are seen as the two primary views that needed careful consideration in the site planning of the Village. High alpine views surround the site in a 360 degree panorama, thereby ensuring mountain views from all points of the compass.

The alignment axis for the entry road into the village has been set on Cecil Peak as a 'gateway view'. As one approaches the village the road curves to the south west to align with this craggy peak. Departure from the village heads towards the Remarkables which is such a dominant mountain range that the maximum building height of 10m will have little effect on views to the east, no matter where you are in the village.

The public areas down by the waterfront orient toward the views from the north east through to the north-west, providing a sweeping vista which takes in the Remarkables, Coronet Peak, Peninsula Hill and Ben Lomond.

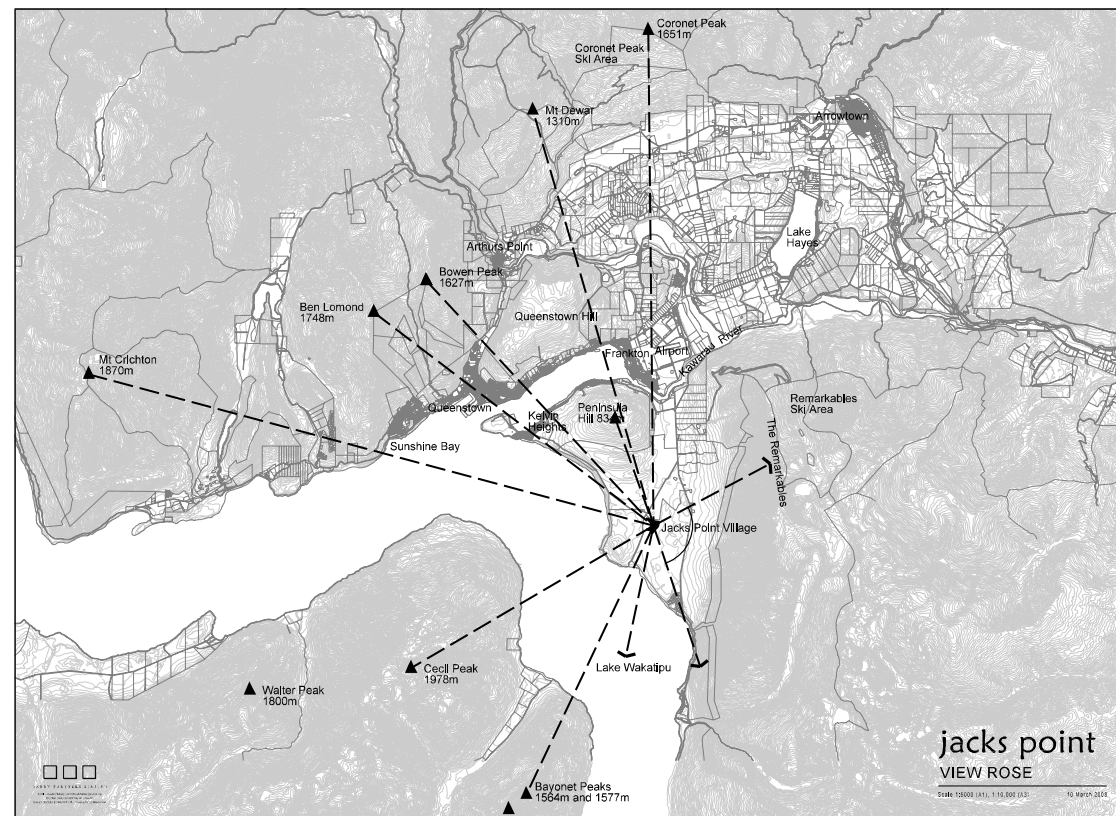
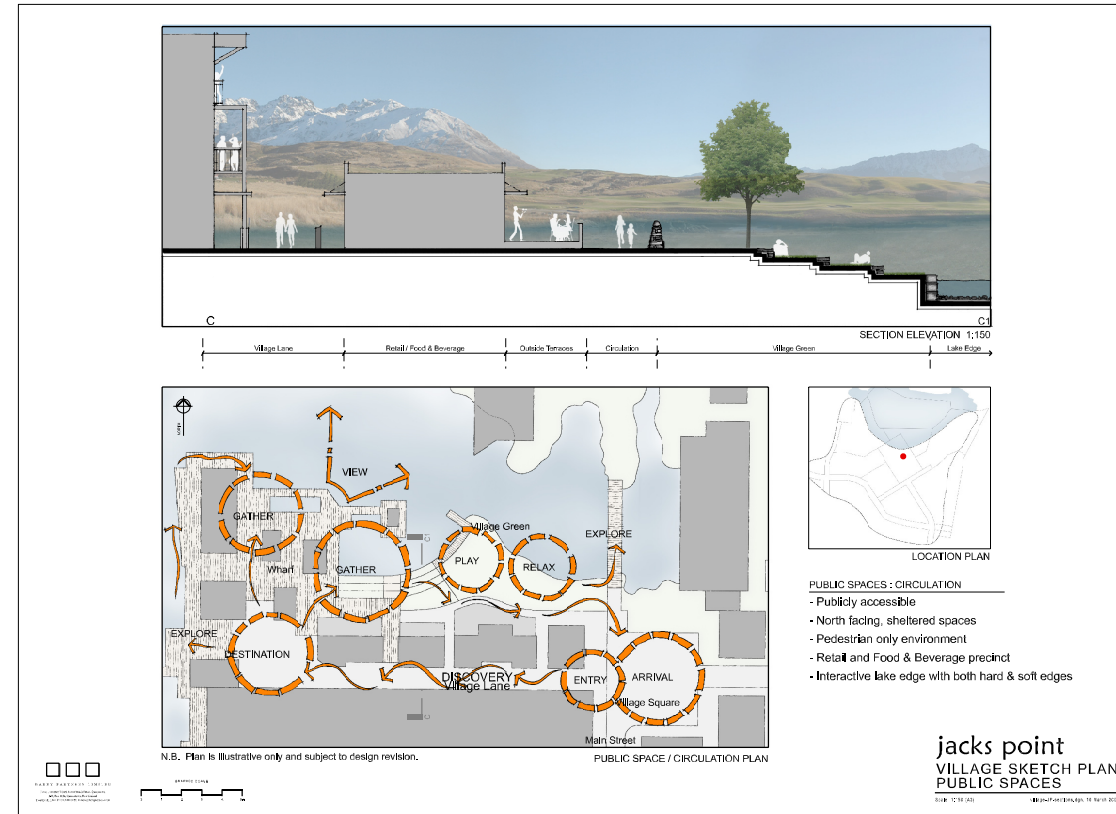
(h) The relationship and preservation of public use of and access to public open space.

This particular criterion is inseparable from criterion (f). The creation of peopled spaces with a focus on interesting and diverse environments and experiences are seen as fundamental to the establishment of a successful village. How these spaces are laid out and how they relate to each other has already been presented in a sketched form shown above. A description of these various environments or precincts and the type of experiences to be enjoyed are outlined in section 4.1.3 (v) later in this application.

(i) The Design Guidelines which will apply to all buildings erected within the area subject to the Outline Development Plan.

These are attached as [Appendix 4](#) and provide a framework to guide the built form. The applicant has adopted the principles of good urban design as the underlying framework, as a village/community is as much about the un-built environment, or the spaces in between, as it is about the architectural environment. The relationship between the built form and the public realm is paramount to achieving a successful village. So much so that it is these urban design principles that form the basis of the Design Guidelines, rather than a guideline or pattern book based on architectural code.

The matters addressed above have been combined into an *Outline Development Structure Plan*, attached as [Appendix 5](#).



4.3 Rule 12.5.2 (xv)(b) Assessment Matters, page 12-45

As noted above, there are two interrelated sets of assessments to be completed for the Village ODP. This section analyses that second set of Assessment Matters on page 12-45 of the Plan.

(i) *The extent to which the proposed Outline Development Plan achieves the policies of the zone.*

There are 15 policies in the Jacks Point Zone (refer page 12-6 of the Plan) that cover a range of issues, such as infrastructure, aircraft, biodiversity, visibility, public access, Homestead Bay etc.

The policies relevant to the consideration of this ODP relate to the location of the various activity areas. The zone relies upon the implementation of the Structure Plan as indicated on page 12-26 of the Plan. This application promotes the Village to be within the pre-identified Village Activity Area.

The ODP also recognizes and provides for pedestrian linkages (as discussed in earlier analysis) through the zone.

Building design will be assessed in future applications; however a Design Guideline does form part of this application (**Appendix 4**).

The overall spirit and intent of the zone is more clearly enunciated through the Objective. The proposed Village ODP has been designed in accord with this objective.

The applicant has, for development purposes, identified four development areas:

- Town Square
- Village Lane
- The Wharf and Village Green
- Main Street

These areas will be discussed in more detail in subsequent sections. The purpose of describing these areas at this point is to demonstrate the applicants approach to designing an integrated community that will assist in then defining the various characters of these development areas. These development zones and associated village land uses such as visitor accommodation, food and beverage, retail and residential activities are considered to be directly consistent with the 'desired development' outlined in Objective 3.

(ii) *The effect of setbacks on adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight and access to views*

This issue has been covered in Section 4.2(c)

(iii) *The ability to provide adequate opportunities for garden and tree planting around buildings.*

The village will have an integrated approach to architecture and landscape. This will be achieved through the creation of treed streetscapes and public spaces with high levels of public amenity. The Village provides a series of integrated public spaces providing a high degree of appeal, amenity, and usability while providing for a wide range of experiences. These spaces include a Town Square, Main Street, Village Lane, Wharf and Village Green (refer to 4.2 (f)). These spaces, which will have the greatest consideration to landscape, to ensure high quality open space environments.

(iv) *Pedestrian safety.*

The philosophy behind the development of Jacks Point is to create a vibrant and interactive community. To achieve this, best practice urban design principles have been incorporated to ensure a sense of safety and security for people when utilising public space. A majority of these spaces are overlooked by active building use.

A *Pedestrian Network Plan* (refer to 4.2 (d)) sets out the network for pedestrians within the village environment. The proposed network incorporates best practice urban design principles and provides a number of exclusive linkages for pedestrians. It is proposed to create an intimate 'village' environment where pedestrian movement is encouraged by giving it a high priority. Jacks Point has specifically created separate pedestrian precincts for this purpose. i.e. the Village Lane and Village Green.

Where the vehicular circulation network and pedestrian network meet separate footpaths for pedestrians are provided. On the high volume Main street these sidewalks are oversized to a generous 4m-5m. In this environment traffic movement is intended to be calmed by a narrow one way carriageway and raised cobbled thresholds provide a clear signal of pedestrian dominance in high volume pedestrian areas. Typical streetscape plans and cross sections displayed previously under 4.2 (f) show how these corridors will be planned.

Effective and efficient traffic design is employed to reduce traffic speeds and provide efficient parking configurations while allowing for good integration between pedestrians, cyclists and vehicles. Parking strategy plans for the wider village environment were previously shown as 4.2 (e) in this application.

(v) *The extent to which imaginative, efficient and comprehensive design solutions are applied to encourage a layout that will establish an individual theme or site specific response within the Village (V) Activity Area.*

The layout of the Village is a direct design response to the importance of the surrounding mountain views. It was important that the entry / exit roading, buildings and public spaces were oriented to take advantage of these vistas.

With respect to the issue of 'theming' we have inserted descriptions of the proposed public spaces at Jacks Point. The treatment and perception of these areas are seen as critical to the success of Jacks Point as a 'people place'. Each space or precinct has specific requirements and functions to fulfill.

Following are some excerpts from the applicants briefing document which expresses the principles and features being sought to incorporate into these public spaces.

The Town Square

As you reach the Town Square, you are immediately oriented, seeing the island bridge, lake, and commercial street. It's a place of welcome and distribution, akin to a lobby in a grand hotel. It is also a combination of cars and people, surrounded by commercial on three sides and connecting to the waters edge along the lake/river with views open to the village.

Principles

- There must be a "gateway", a memorable statement of the entrance, with buildings framing both sides of the entry.
- The entrance to the village should convey a sense of history and character. You don't get a second chance to make a good first impression.
- The landscape elements leading to the entrance should be present, and memorable - stone walls framing the drive and indigenous landscaping.
- The first buildings seen must demonstrate the quality of the architecture throughout.
- Once you have entered into the Town Square, a feeling of being "inside" the village is clearly felt and expressed.
- The Town Square is an informal space, well defined by the buildings surrounding it and is meant to be the "great lobby" of the village, a taste of what is to come as well as orientation. The special destinations must be visible from this vantage point, their visibility leads the visitor from place to place.
- A cohabitation of vehicles and pedestrians here is facilitated by a "plaza" feel to the entire surface, with bollards delimitating the vehicular drivable surface. On certain occasions, the entire space can be reclaimed for pedestrian use. This is similar to many European village layouts (where the village square transforms into the weekly market for example).
- The square is 'the' meeting place before heading off on the day's adventure. The Outfitters is conveniently positioned in the square.
- The square is contained by buildings on only 3 sides. The northern side is a cobbled public space, which terraces down to the lake inlet. A hand crafted timber bridge connects the Village green with The Island and the trail network beyond.

Features

- The Town Square will be designed with the pedestrian in mind and oriented to create warm sheltered environments for people to congregate, chat and sip lattes. The side roads are off centre, providing generous north facing spaces for people interaction.
- The surface is cobbled in bluestone sets and concrete paving to slow traffic and add character.
- Vehicular circulation is directed through the placement of bollards.
- Drop off and pick-up areas are located at the periphery of the square so vehicles do not dominate the space. Buses are allowed to pass thru the village square enroute to the hotels.
- A bus stop and ski shuttle pick-up will be included in the square outside the central outfitters to create a busy gathering place.
- Parking and loading areas in exposed aggregate concrete surface.
- Some retaining of lake edge with stone walls will be required on the north edge of the square with railing and connection to the island bridge.
- Vehicle entrance to underground parking, with separate pedestrian walkway.
- Large sidewalk areas with vegetation, trees and areas for café seating. The entire surface can be reclaimed for special events.



Village Lane

The village lane leads to a small second waterfront plaza and is designed to be a change of scale and a change of pace. A lively area of the village, it is a pedestrian street, connected to the water. A natural gathering place for people, it also engages the senses, and the small scale of the street and the elements contribute to the pedestrian experience. The Village Lane is the core visual spine through the village, leading the eye to Jacks Point and then Cecil Peak beyond.

Principles

- A small, tightly knit pedestrian experience, designed to contrast with the larger spaces of Town Square and Waterfront district, which it links.
- The magic of a village is in the diversity of its activities, this will be where people rub shoulders on a busy summer evening.
- Traditional vernacular can be utilised here for maximum effect, creating lots of texture on the facades.
- A place for walking, viewing, and shopping.
- Some open space between the buildings north edge allows views onto the waterfront sector beyond.
- Animated and lively architecture.
- Shops and activities, places to stop and enjoy.
- Vistas and views to Waterfront sector
- Single storied buildings, with 'green/living' roofs or more traditional feature roofs, line the northern side of the lane, with the Adventure Lodge on the southern side of the lane to provide a sheltered environment for shopping. The single storied nature of the buildings to the north allow the distant mountains from the north west to the east, to be viewed at all times.

Features - The Lane

- A narrow pedestrian laneway, 6.5m-8.0m wide, beautifully cobbled with a high degree of landscape detail. It acts as an extension to the Village Square.
- Lane provided with seating, trees and hard landscape features to break up space.

Features - Waterfront Plaza

- Use of bluestone cobble, local schist and some exposed aggregate surfaces to differentiate service lanes, seating areas, entrances etc.
- Waterfront plaza includes central fountain or touch stone to provide 'focal point' / destination.
- A view point at the lake edge or on the club bridge provides a viewing platform from where to view the pouwhenua. A small interpretation sign talks about its significance and how to navigate toward the walking track that connects the village to it.
- The restaurant from the Village Hotel protrudes into the Lake to make its presence known and provide a destination.



The Wharf and Village Green

A natural gathering place for people/events, entertainment, and food & beverage experiences. In contrast with the more formal approach of the Town Square and Village Lane, and Main Street, the Wharf and Village Green are a much more informal space, designed for rest and relaxation. The precinct offers views over to the mountains, or to the golf course on the other side. A cluster of free standing buildings provide commercial opportunities, but the true "luxury" of this space is "open space", in the form of a lawn dropping down to the lake edge. It is a space to enjoy picnicking, lounging, throwing a Frisbee, or watching people lying about in the grass. The layout of the buildings and the architecture is informal. Orientation is to the lake, views to Coronet Peak, as well as afternoon and early evening sun, make this a perfect "end of day" gathering place.

Principles

- The Wharf and Village Green are two spaces that complement and feed off one another.
- The "heart" of the village will be a special destination, a place that delights the senses.
- The arrangement of free standing buildings should be informal, allowing discovery and creating a small "hamlet" atmosphere.
- Diversity in the size of buildings will create interest.
- A destination within this space is the Wharf, where one can actually touch the water.
- The Village Green will offset the hard surfaces of the Waterfront sector and the Town Square. Consider the events that might be programmed for the space, music, wine and cheese, welcome receptions, small music events, picnics, lounging.
- Oriented to maximise sun to public spaces and café areas from morning to afternoon.

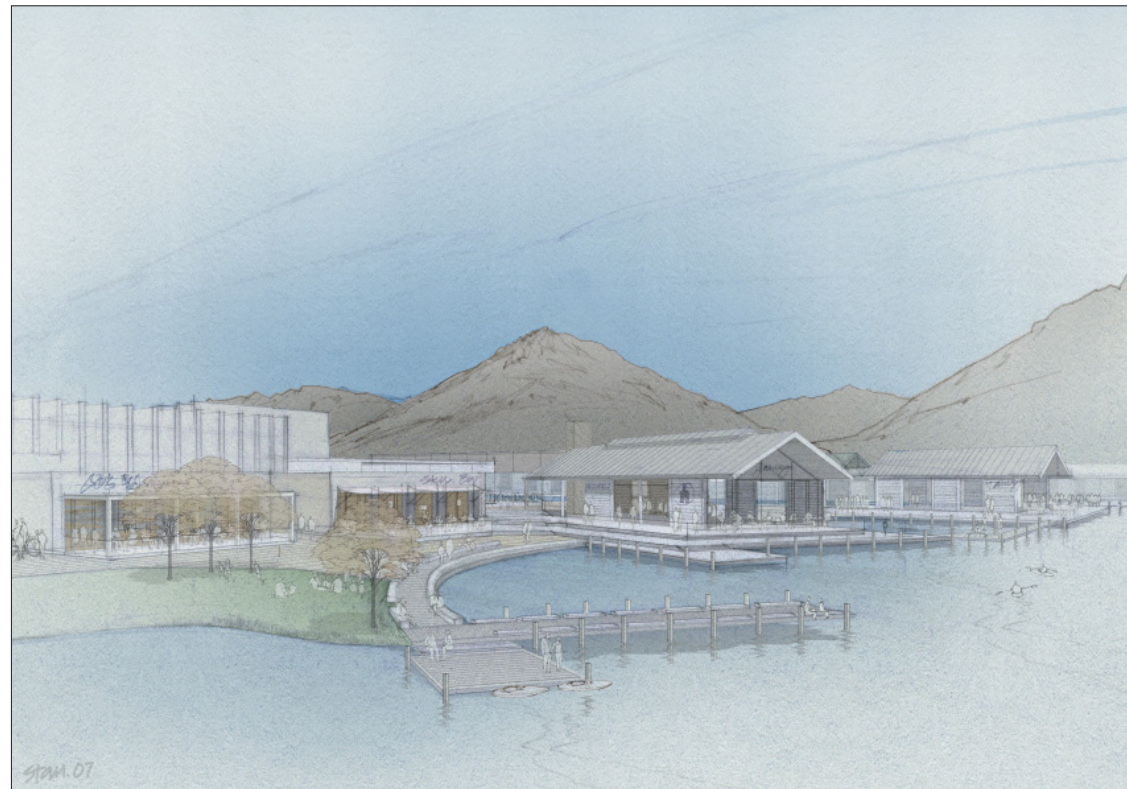
Features - The Village Green

- The 'green' is a transitional environment between the 'square' and the 'wharf'. It is not a large space, but an intimate one.
- The bridge to the east, which connects with the 'island', defines the boundaries of the Village Green.
- Buildings provide a sheltered environment with views to the north toward Coronet Peak.
- A series of stone faced terraces step down to the lake edge, allow flat seating for sunbathing, reading a book or an informal lunch.
- Strong footpath link to Island bridge and greenway walkway (exposed aggregate surface).

Features - The Wharf

- The cobbled lane gives way to timber decking and timber bollards, marking the transition into the Wharf precinct.
- The western portion of the Village Hotel provides shelter to the north facing precinct.
- The environment is still pedestrian but the widths between the buildings have widened as the spaces make a transition from laneway to wharf then to lake edge, a slow opening up.
- This is the Food & Beverage district. Bars and restaurants with north facing aspects bask in all day sun and overlook the Village Green, across to The Island Hotel and distant mountains.

- The feature restaurant on the wharf protrudes into the lake with glazing on three sides. Pedestrian access around the restaurant is provided with diners on wharf edge and walkways between building and diners.
- Feature restaurant will be designed to maximise late afternoon/evening sun.
- Timber (cedar) is the dominant material.
- Small scale commercial building forms.
- Benches and public seating provided in addition to café and outdoor dining.
- Limited soft landscape component as not in keeping with wharf concept.
- Surface generally timber decking with cobbled paving at perimeter where precinct meets waterside plaza to south and Village Green to east.



Main Street

The Village Square forks at the western end. The southbranch leads down the Main Street towards the hotel precinct and the golf club beyond.

This street will be designed to encourage commercial exploration on foot, as well as facilitating through traffic. Cars circulate in one direction along the street, and has a strong pedestrian character with wide sidewalks. On-street parking is a must for the commercial component to function on this street.

Principles

- Service oriented, this street will have comfortable pedestrian sidewalks, but will also encourage visibility and accessibility.
- Buildings have a lot of character and lots of different shapes and colours.
- Buildings on west side of street are single storey with the exception of the Adventure Lodge on the corner which is three storeys. Single storey buildings allow views to the Remarkables and sun into the street, particularly afternoon sun.
- Buildings on east side of the street are two storeys.

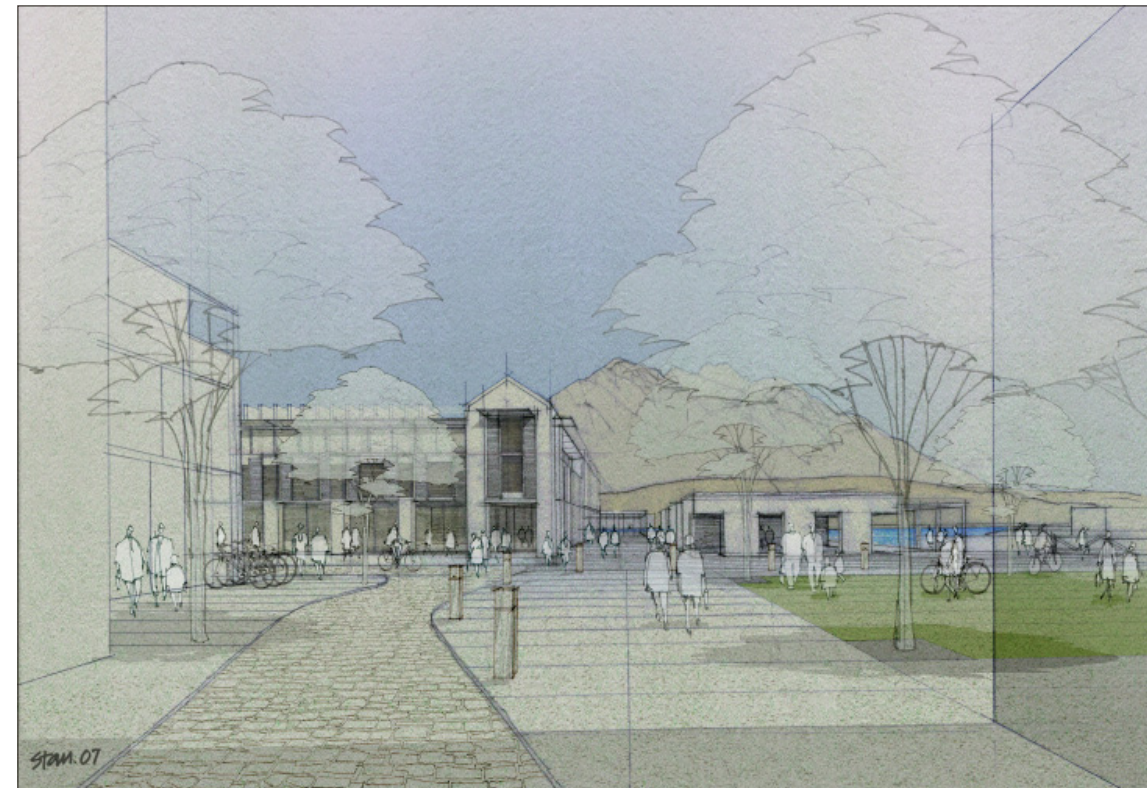
Features - Main Street

- The cobbled nature of the square is continued through to this environment, calming the traffic and keeping vehicular speed in check.
- Short term parking is provided on both sides of the street.
- Street surface is cobbled with exposed aggregate parking bays and pedestrian crossings.
- Footpaths may be concrete cobbles or exposed aggregate paving.
- The Main Street is a one way (to be confirmed) vehicular environment and complements the retail nature of the Laneway. The character of this road is 'Arrows-townesque' in width and proportion.
- The street has a varied building height, with predominantly two storied buildings on the east side, 'sleaving' the podium carpark. The western side is predominantly single storied 'green /living/ roofs, the lower height allows good solar access during the winter months.
- Benches for seating, bollards for pedestrian safety, bike stands.
- Trees, for shade and interest.
- Awnings and articulated facades, for added interest and diversity.

Features - Service Area

- Entry provided to service area behind West buildings.
- Service Area provides for;
 - truck unloading
 - transfer of goods to golf cart type delivery vehicles
 - laundry and rubbish collection and transfer (possibly with refrigerated garbage area)
 - recycling collection
- Drive through design screened from street and conference courtyard behind.

As mentioned previously, the individual architectural designs for buildings in these development areas will respond to the uses and activities occurring in and around them.



- (vi) *The extent to which pedestrian walkways provide convenient and logical connections to other Residential (R), Village (V), Open space (OS) and Golf (G) Activity Areas.*

A network of pedestrian and cycle routes are proposed via a combination of on-street and dedicated pedestrian walkways which provide convenient and logical connections to other Residential (R), Village (V), Open Space (OS) and Golf (G) Activity Areas.

The *Pedestrian Linkages Plan* (refer to 4.2 (d)) shows the major pedestrian corridors within the Village area.

- (vii) *The extent to which existing watercourses and wetlands in the vicinity are protected and enhanced.*

In general, the subdivision and infrastructure design throughout the Jacks Point Zone, is to adopt where practicably possible, green engineering solutions with respect to the treatment of stormwater. This is clearly outlined in the Jacks Point Residential ODP- Appendix P, Development Controls (RM041269).

The only existing watercourse in the vicinity of the Jacks Point village is the ephemeral stream that runs east-west, adjacent to the entry road. This flows approximately once or twice a year under heavy rain conditions or spring snow melt. This has already undergone significant enhancement with respect to restoration of eroded banks and revegetation of native cover. This stream currently is diverted via a farm drain around the village. It is intended, as part of the village works and subject to ORC consent, to relocate and naturalise this ephemeral water course on the north side of the village. As part of these works it is intended to create a stormwater retention basin/wetland at the head of the lake, on the north-west side of the village. This will provide a suitable green engineering solution whilst at the same time providing both ecological and visual public amenity.

- (viii) *The extent to which 'green engineering' solutions can be applied to stormwater runoff.*

See (vii) above

Due to land constraints within the village a certain degree of hard engineering (piped) stormwater solutions will have to be employed. However, once the piped stormwater reaches the village limits it will be discharged into one of the stormwater retention basins/wetland areas that have been created. These have been created to capture, retain and polish (clean) large quantities of stormwater before slow discharge back into the groundwater.

- (ix) *The extent to which the subdivision and development design encourages efficient use of solar energy and takes advantage of northerly aspects.*

The site is one of the sunniest winter sites in the Wakatipu Basin. Both the residential layout and the village layout have been driven by two principles: solar access and view access. The applicant has maximised sun access for residential, visitor accommodation and public spaces at the expense of the more service oriented land uses.

- (x) *The extent to which the subdivision and development design minimises the potential for pedestrian and traffic conflicts.*

The location and layout of the pedestrian network will ensure that pedestrian safety within Jacks Point is maintained. Please refer (iv) Pedestrian Safety.

Where possible primary pedestrian circulation has been separated from vehicular circulation and where there is a juncture between the two, best practice urban design principles will apply. In general footpaths are provided on both sides of the road corridor.

- (xi) *The extent to which the subdivision and development design is consistent with the topography of the particular Village (V) Activity Area.*

The Coneburn Area Resource Study, which formed the groundwork for identification of all the activity areas, concluded that the topography and location of the Jacks Point Village to be appropriate and well suited for its activity type. The location for the Jacks Point Village is relatively flat, with little over 5m of grade change over the 15 ha site. It will be necessary in certain locations to lower the land, to ensure that buildings and public areas have a strong relationship with the lake and wetlands.

The Coneburn Study also highlighted that the future village in this location, would not be readily visible from either State Highway 6 or Lake Wakatipu.

- (xii) *The methods used to manage the boundary between the Village (V) Activity Area and the surrounding Open Space (OS) and/or Golf (G) Activity Area.*

The Village will be bounded by a lake to the west, the driving range and golf course to the south and open space to the east and north. Each will have its own land use management applied to it. For example the golf course and driving range will be under the management of the Jacks Point Golf Course and have a higher degree of maintenance and management when compared to the open space areas to the north and east, which are managed by the Jacks Point Residents Association (JPRA). This will have a lower 'level of service' applied to it compared to the golf course. It is likely that the JPRA will also be responsible for the management of the village infrastructure, thus ensuring a high degree of coordination between the village and surrounding open space.

- (xiii) *The extent to which visitor parking is provided for, in a manner which does not compromise the amenity values of the Zone.*

It is proposed to provide for two central parking areas within the village area, which will be enclosed or 'sleeved' by the adjacent buildings, thus ensuring they do not dominate the streetscape. The remainder of car parking spaces has been appropriately dispersed about the village area which will ensure that the amenity values of the zone are not compromised. These dispersed parking areas are outlined in 4.2 (e).

- (xiv) *The extent to which the subdivision layout provides for areas of open space for use by the local and wider community.*

The overall zone has a 95% open space component to it with a 5% building footprint. It was not seen as efficient use of land to create significant areas of open space within the village area itself, as direct access to the wider lands and trail network is easily accessible. It is envisaged that more formal recreational activities will be based at the sports fields and community recreational facilities to the south of the village.

With respect to public open space, we have created an area known as the 'Village Green' as the main public open space. This is situated in the retail and food and beverage precincts, and runs east-west along the lake edge and faces north. It connects directly to the Wharf precinct, which is more of a hard surfaced public

open space. The two spaces provide a comparable balance between hard and soft landscape.

The applicant has drawn upon local examples as to what the appropriate size, volume and proportion such spaces should be and found that the Village Green in Queenstown was an exceptional model upon which to base the layout.

(xv) *The extent to which the Design Guidelines proposed to apply to buildings will achieve the policies of the Zone.*

The intent of the objective and supporting policies for the Jacks Point Zone is to enable the development of an integrated community incorporating residential activities, visitor accommodation, small-scale commercial activities and outdoor recreation with appropriate regard for landscape and visual amenity values and public access issues.

As discussed previously, the Coneburn Area Resource Study formed the groundwork for identification of development within the Jacks Point Zone. Parameters of the existing site including topography and visibility from State Highway 6 and Lake Wakatipu formed the basis for the identification of development in specific locations (Activity Areas) within the zone.

The Design Guidelines for the Village are not seen as a set of prescriptive criteria but as a set of principles grounded in urban design. These principles relate more to the appreciation and experience of the public realm rather than of individual pieces of built form. The philosophy being, that adherence to good urban design principles should result in good built form.

A set of design principles are attached as [Appendix 4](#). These principles have been crafted with the assistance of Mr Kobus Mentz of Urbanismplus, Mr Lou Alfeld (Chairman of the Urban Design Panel) and with reference to the NZ Urban Design Protocols.

This set of principles will achieve the policies of the zone.

(xvi) *The extent to which the Design Guidelines proposed to apply to buildings will achieve an integrated character and/or design theme for the area subject to the Outline Development Plan.*

It is proposed that the extent of design control be limited to ensure that the character necessary for the village succeeds with a focus mainly on how land uses engage with the streetscape to deliver active, defined edges. It is the selection of materials that will deliver integrated character. Material 'swatches' are attached to the Design Guideline to illustrate materials that are appropriate and desirable. These are an extension of those applied in the residential activity areas. Also included are illustrations or photographic imagery which highlights the design direction for the village at Jacks Point.

It is considered that the design guidelines that are proposed relate to best practice urban design principals and architectural materials. The stringent design review process (and subsequent resource consent process), will ensure that the bulk and location and external appearance of buildings result in a coherent and integrated character and 'theme' for the village area.

5.0 NON NOTIFICATION

5.1 The site standard 12.2.5.1 (viii) states:

(c) *No subdivision or development shall take place within any Village (V) Activity Area shown on the Jacks Point Structure Plan unless an Outline Development Plan has been lodged with and approved by the Council pursuant to Rule 12.2.3.2(xii) with respect of all of that (V) area.*

(d) *No subdivision or development shall take place within any (V) Area which does not comply with an Outline Development Plan in respect of that (V) Area approved by the Council pursuant to the preceding rule.*

5.2 It is noted that due to the Controlled Activity status of this application, the only parties to this application are Council and the applicant, with the application to be processed on a non-notified basis. Both Section 93 of the Resource Management Act 1991 and Rule 12.2.4(b)(i) of the Partially Operative District Plan confirm this.

5.3 In summary, any resource consent application for subdivision or development lodged prior to the preparation, lodgement and subsequent approval by Council of the ODP will be classified as a Discretionary Activity. However, applications for subdivision and development lodged after the approval of the ODP - and in accordance with the approved ODP - will be classified as a Controlled Activity pursuant to Rule 15.2.3.2 of the District Plan.

5.4 An incentive is therefore created by way of the above-mentioned District Plan provisions to prepare and lodge this ODP prior to any future application for subdivision and/or development. As intended by the District Plan, this ODP sets the framework for future subdivision and development throughout the Village (V) Activity Areas at Jacks Point.

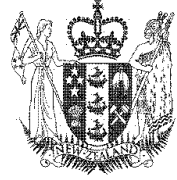
5.5 Rule 12.2.4 (b)(i) provides for this application to be assessed and decided upon without the need for written approvals on a non-notified basis:

(b) *Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with section 93 of the Act, unless special circumstances exist in relation to any such application:*

(i) All applications for Controlled Activities.

5.6 The applicant provides two appendices for Lakes Environmental Ltd to attach as the approved plans / documents to the decision (Appendix 3 and 4).

NOTE: All other plans contained within this document are Conceptual Plans only.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier 262754
Land Registration District Otago
Date Issued 30 June 2006

Prior References
271270

Estate Fee Simple
Area 18.4690 hectares more or less
Legal Description Lot 14 Deposited Plan 364700

Proprietors
Jacks Point Village Limited

Interests

Land Covenant in Transfer 6128838.2 - 27.8.2004 at 9:00 am
Land Covenant in Easement Instrument 6863718.3 - 12.5.2006 at 11:15 am
6863718.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.5.2006 at 11:15 am
Subject to a right of way (walkway) in gross over part marked BS, DZ, EC, CB, EL, LA, LB and a right of way (bridle trail) in gross marked BR, EA, EB, CC on DP 364700 in favour of Queenstown Lakes District Council created by Easement Instrument 6929597.8 - 30.6.2006 at 9:00 am
The easements created by Easement Instrument 6929597.8 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way in gross over part marked BQ, EJ on DP 364700 in favour of Queenstown Lakes District Council created by Easement Instrument 6929597.10 - 30.6.2006 at 9:00 am
The easement created by Easement Instrument 6929597.10 is subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way over part marked CK, CC, CB on DP 364700 created by Easement Instrument 6929597.11 - 30.6.2006 at 9:00 am
The easements created by Easement Instrument 6929597.11 are subject to Section 243 (a) Resource Management Act 1991
6929597.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.6.2006 at 9:00 am
Subject to a right to convey water in gross over part marked EJ, EK, LB on DP 364700 in favour of Coneburn Water Supply Co Limited created by Easement Instrument 6929597.13 - 30.6.2006 at 9:00 am
Subject to a right to convey electricity in gross over part marked EE, EJ, EL, EK on DP 364700 in favour of Aurora Energy Limited created by Easement Instrument 6929597.15 - 30.6.2006 at 9:00 am
Subject to a right to convey telecommunications and computer media in gross over part marked EL, EJ on DP 364700 in favour of Telecom New Zealand Limited created by Easement Instrument 6929597.16 - 30.6.2006 at 9:00 am
Subject to a right to drain wastewater in gross over part marked EJ, EL on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6929597.17 - 30.6.2006 at 9:00 am
Subject to a right to convey water in gross over part marked EJ, EK, LB on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6929597.18 - 30.6.2006 at 9:00 am
Subject to a right to convey electricity in gross over part marked EE, EJ, EL, EK on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6929597.19 - 30.6.2006 at 9:00 am
Subject to a right to convey telecommunications and computer media in gross over part marked EL, EJ on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6929597.20 - 30.6.2006 at 9:00 am

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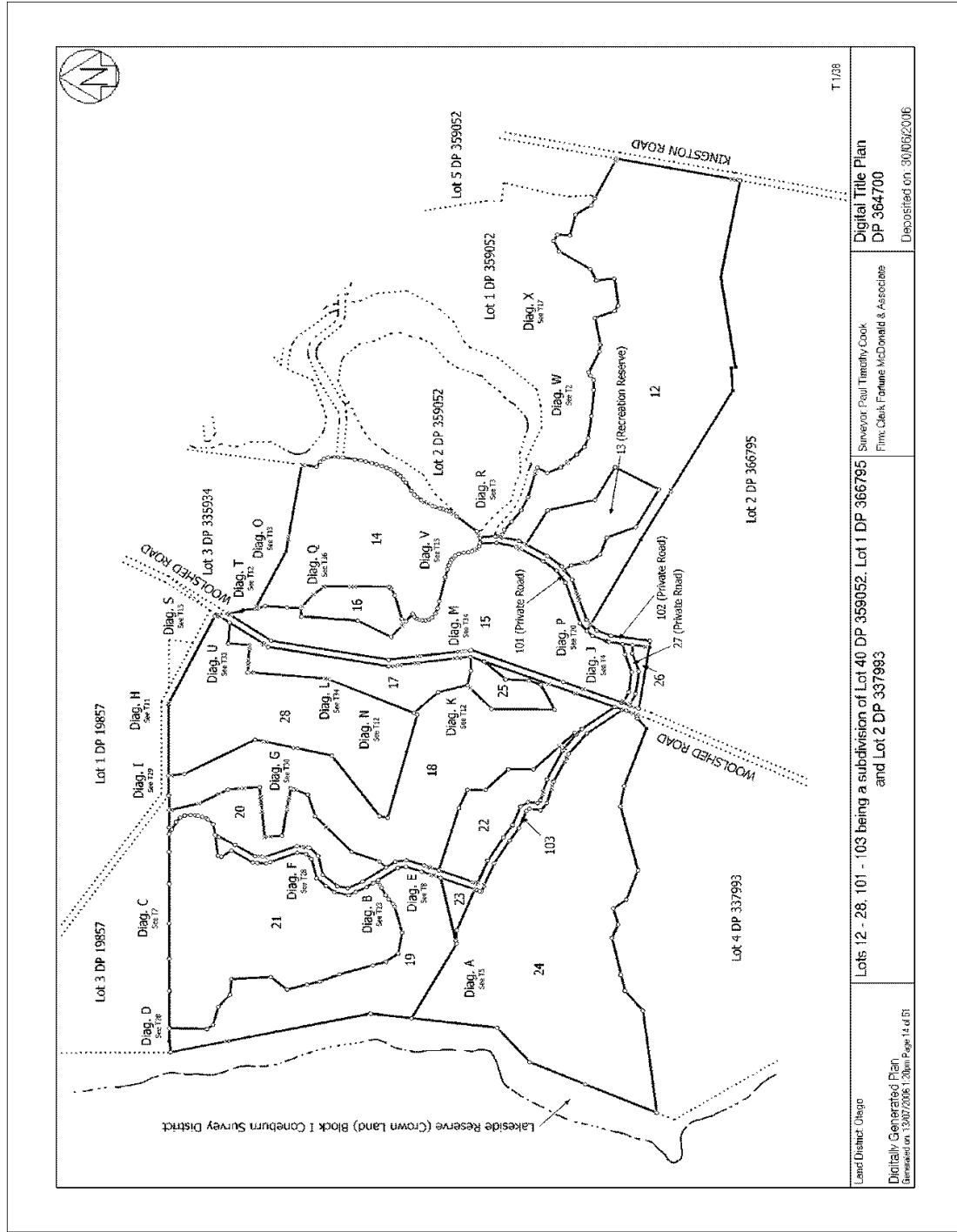
6929597.23 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 30.6.2006 at 9:00 am
6929597.24 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 30.6.2006 at 9:00 am
Subject to a right of way (walkway) in gross over part marked BS, DZ, EC, CB, EL, LA, LB and a right of way (bridle trail) in gross marked BR, EA, EB, CC on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6990995.1 - 16.8.2006 at 9:00 am
6990995.13 Variation of Consent Notice 6863718.6 pursuant to Section 221(5) Resource Management Act 1991 - 16.8.2006 at 9:00 am
Subject to a right to convey gas in gross over part marked EJ, EK on DP 364700 in favour of Rockgas Limited created by Easement Instrument 6990995.33 - 16.8.2006 at 9:00 am
Subject to a right to convey gas in gross over part marked EJ, EK on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6990995.35 - 16.8.2006 at 9:00 am
Subject to a right to drain water in gross over part marked LA, LB, EJ, EK, HO on DP 365108 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6998459.12 - 22.8.2006 at 9:00 am
The easements created by Easement Instrument 6998459.12 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7017246.2 - 5.9.2006 at 9:00 am
7369610.3 Mortgage to Westpac New Zealand Limited - 18.5.2007 at 3:49 pm
7369704.1 Mortgage to Fortress Credit Corporation (Australia) II Pty Limited - 21.5.2007 at 9:04 am
Land Covenant in Easement Instrument 7392788.1 - 29.5.2007 at 9:00 am

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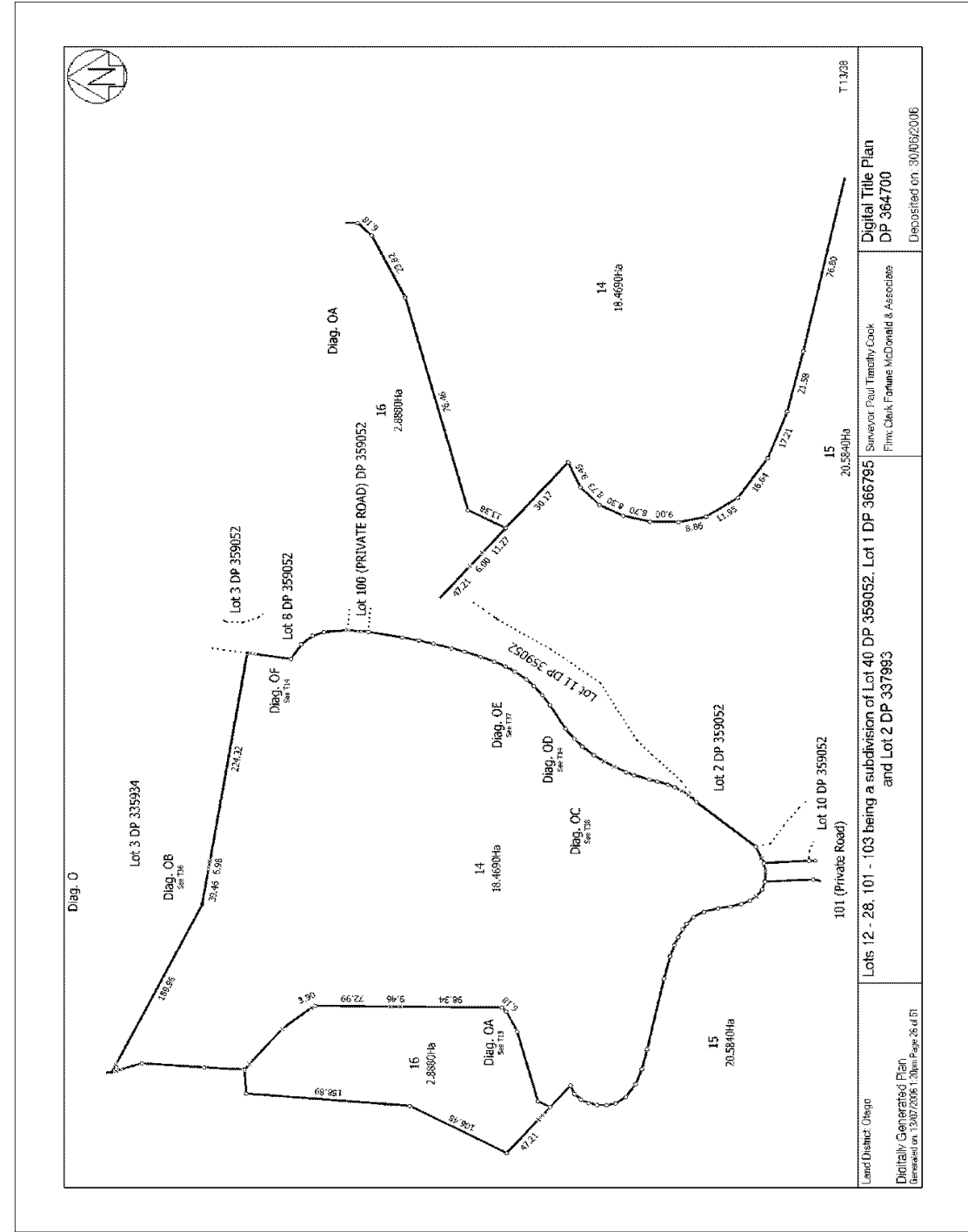


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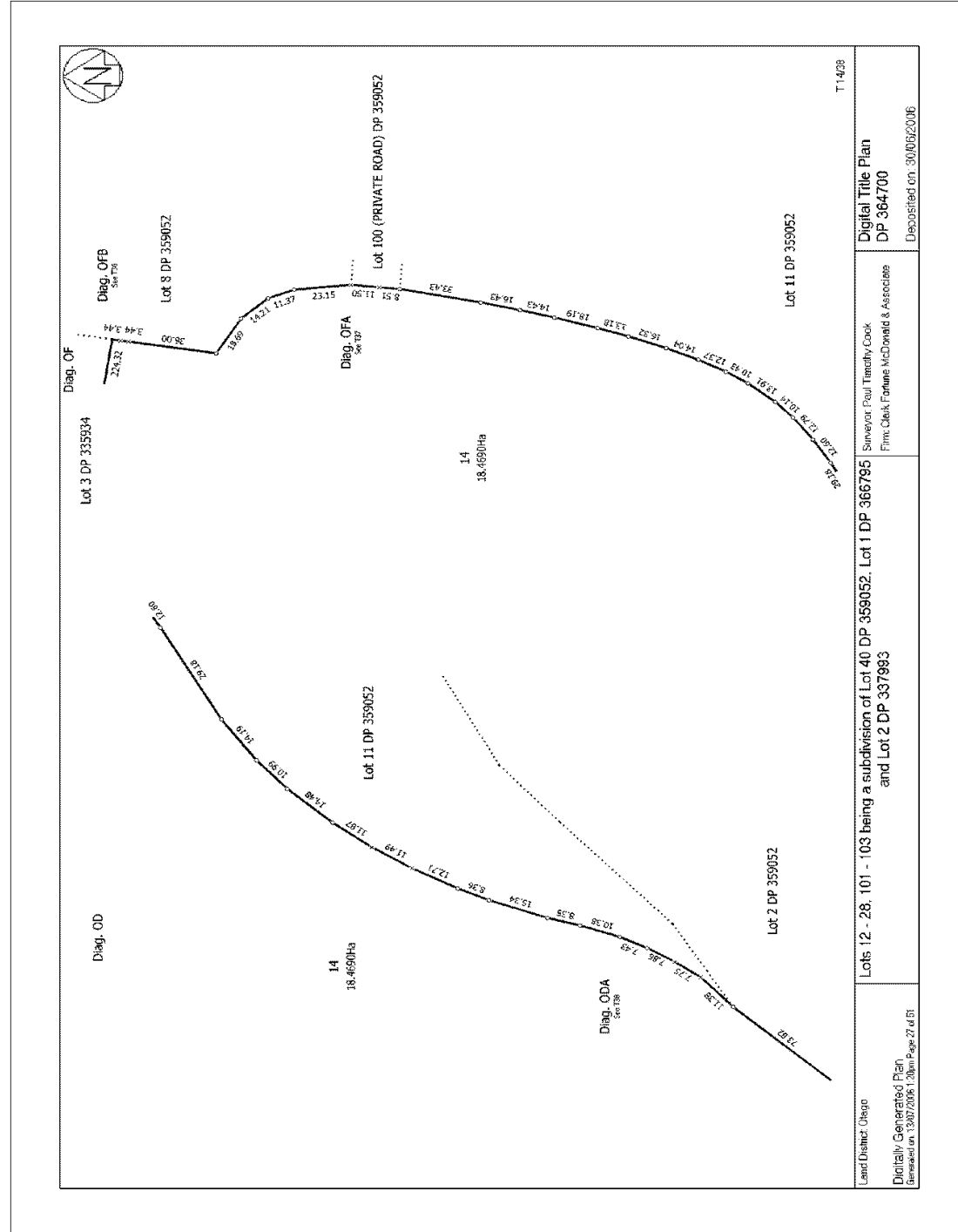
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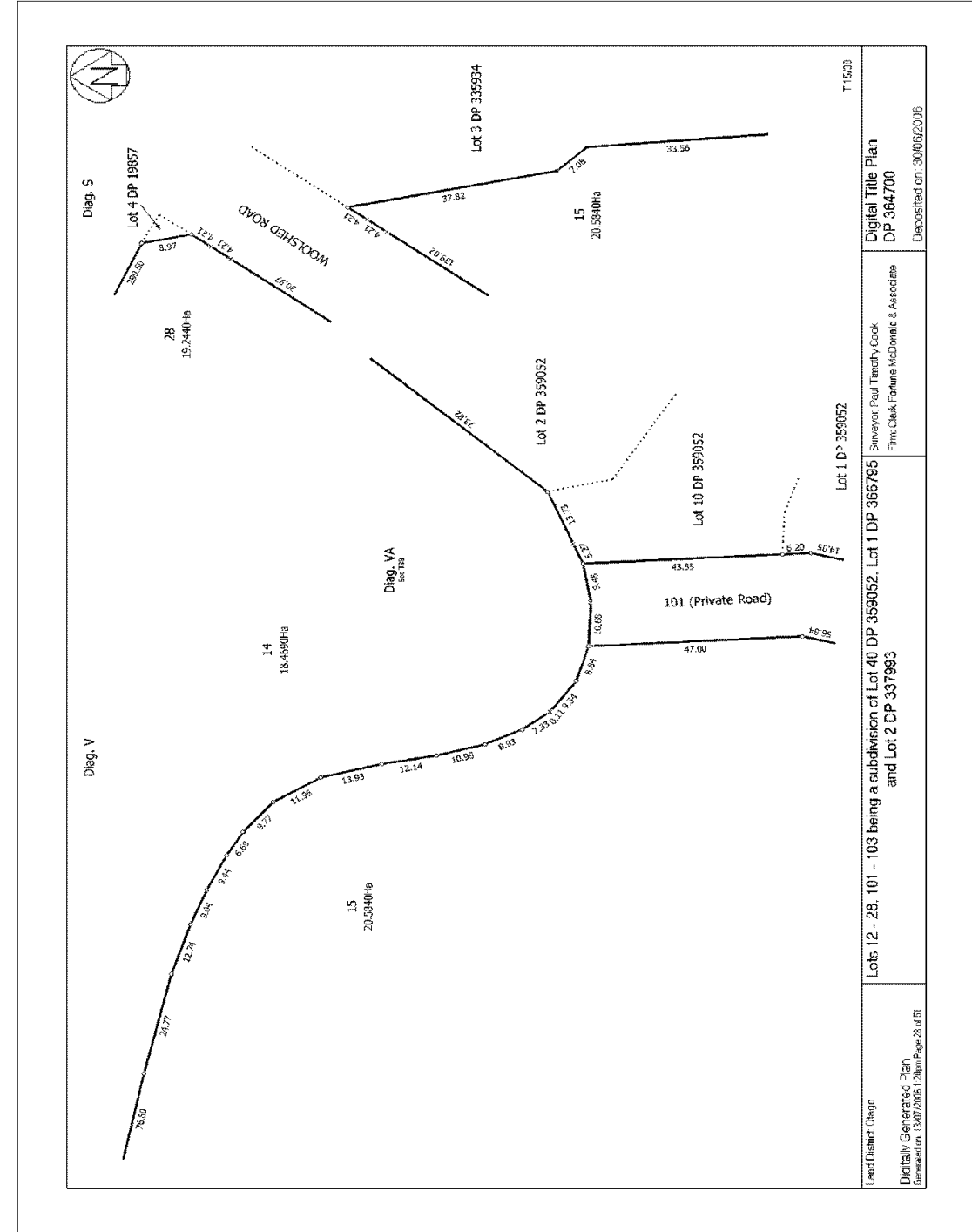
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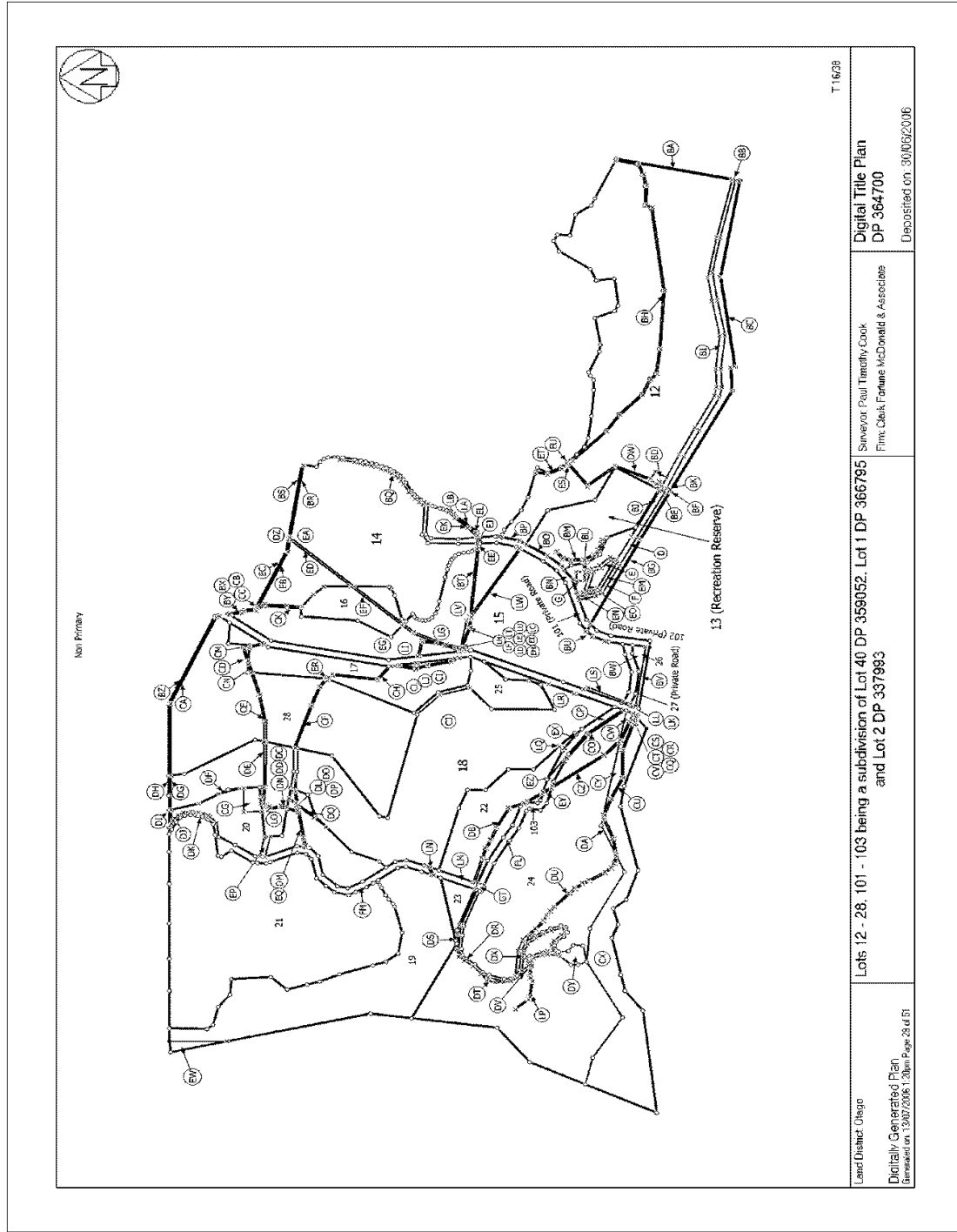


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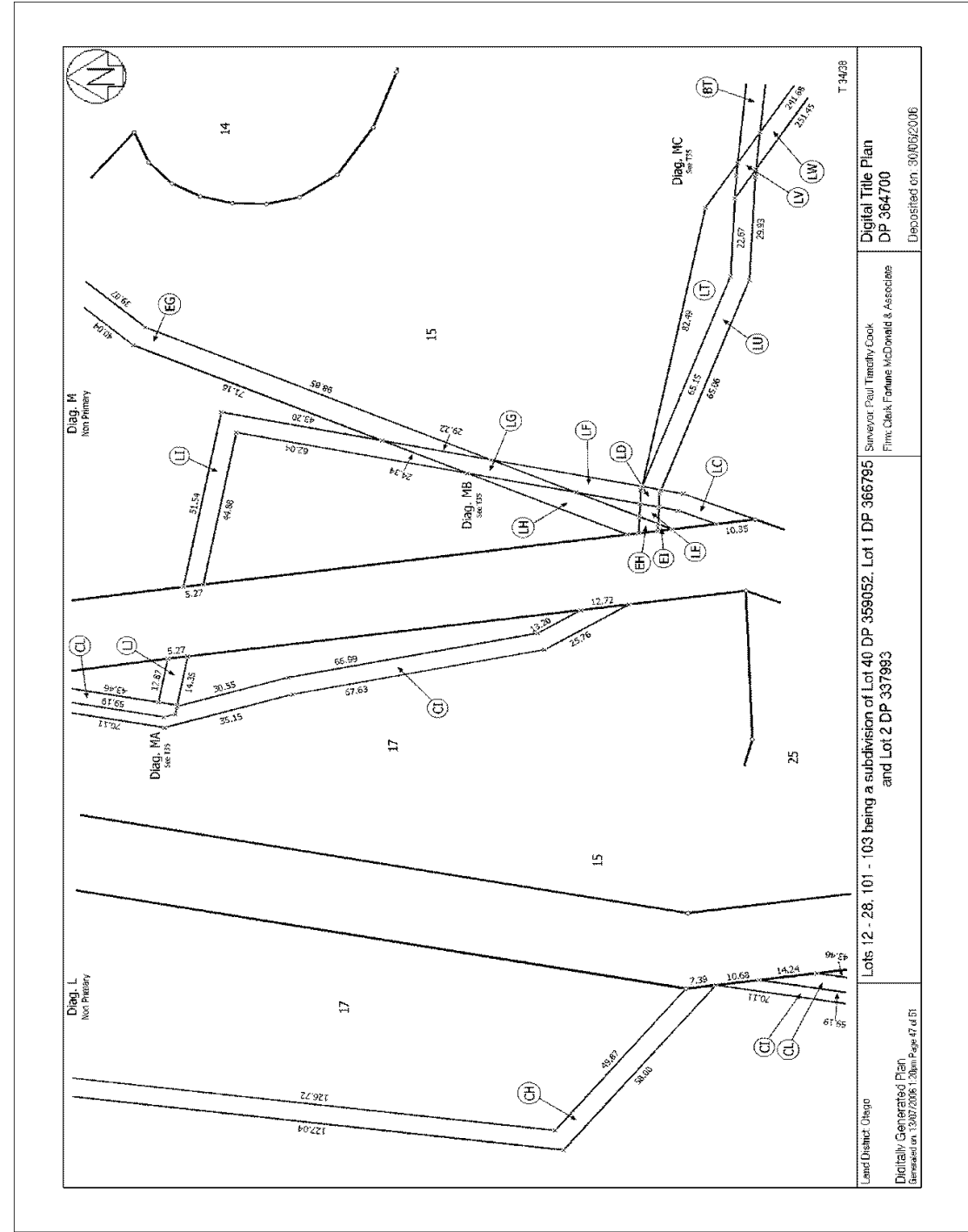


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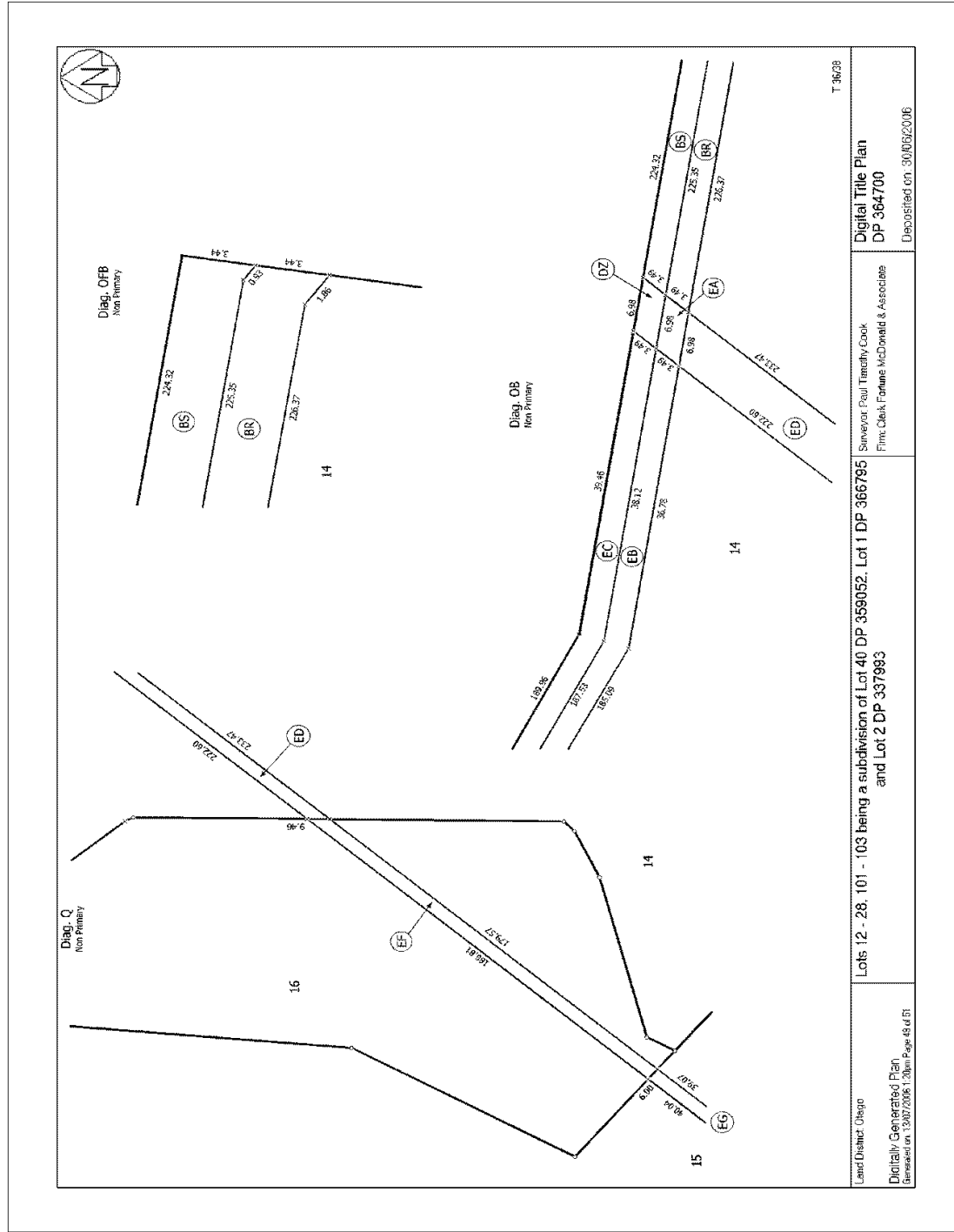
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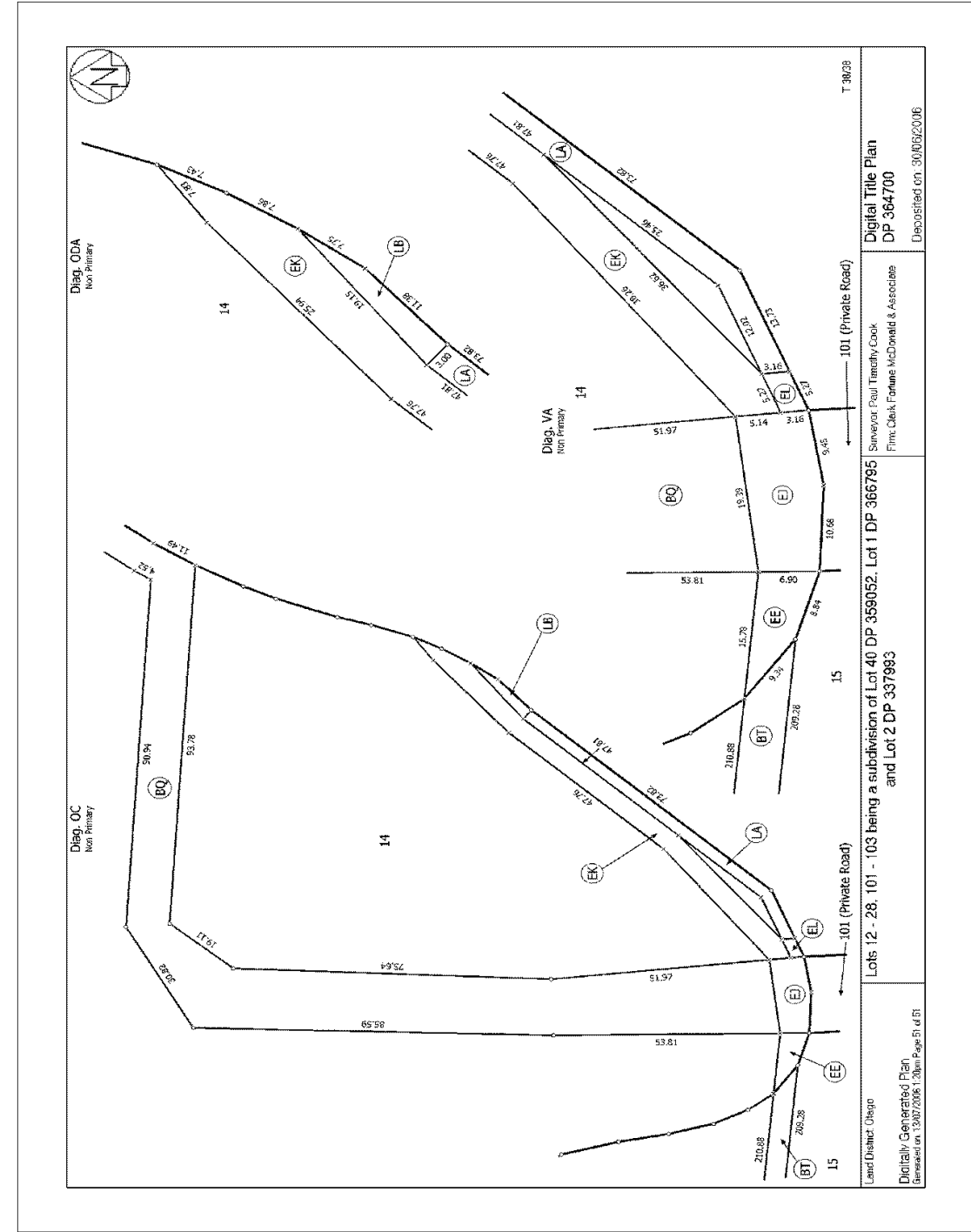
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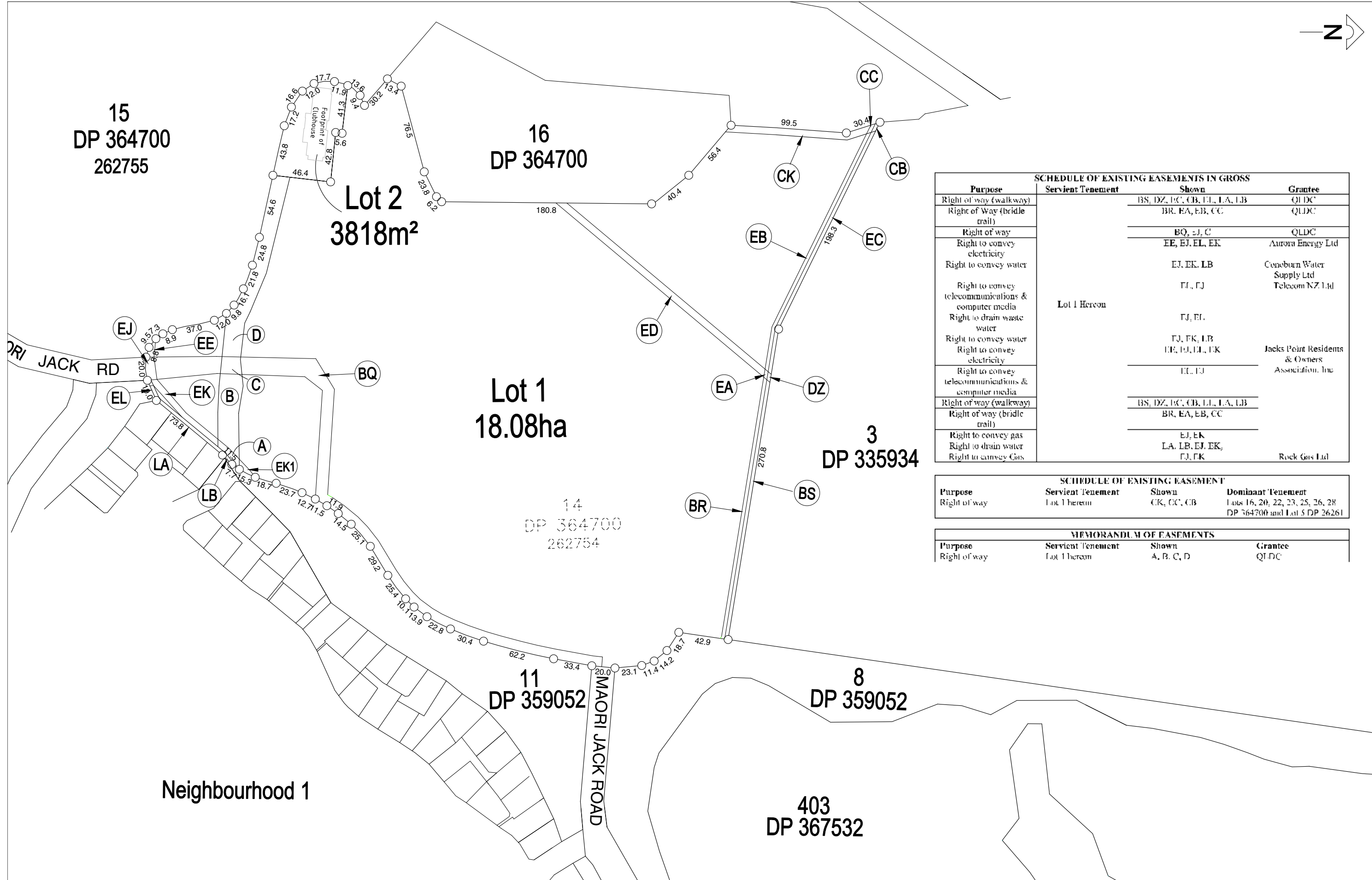
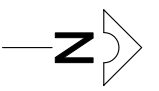
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Identifier 262754



Transaction Id
Client Reference 9860

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Register Only



Purpose	SCHEDULE OF EXISTING EASEMENTS IN GROSS		
	Servient Tenement	Shown	Grantee
Right of way (walkway)	Lot 1 Hereon	BS, DZ, DC, CB, EL, LA, LB	QJDC
Right of Way (bridle trail)		BR, EA, EB, CC	QLDC
Right of way		BQ, EJ, C	QLDC
Right to convey electricity		EE, EJ, EL, EK	Aurora Energy Ltd
Right to convey water		EJ, EK, LB	Coneburn Water Supply Ltd
Right to convey telecommunications & computer media		EL, FJ	Telecom NZ Ltd
Right to drain waste water		FJ, EL	
Right to convey water		FJ, FK, LB	
Right to convey electricity		EE, EJ, EL, EK	Jacks Point Residents & Owners Association, Inc
Right to convey telecommunications & computer media		EL, FJ	
Right of way (walkway)		BS, DZ, DC, CB, EL, LA, LB	
Right of way (bridle trail)		BR, EA, EB, CC	
Right to convey gas		EJ, EK	
Right to drain water		LA, LB, EJ, EK,	
Right to convey Gas		FJ, FK	Rock Gas Ltd

SCHEDULE OF EXISTING EASEMENT			
Purpose	Servient Tenement	Shown	Dominant Tenement
Right of way	Lot 1 Hereon	CK, CC, CB	Lots 16, 20, 22, 23, 25, 26, 28 DP 364700 and Lot 5 DP 26261

MEMORANDUM OF EASEMENTS			
Purpose	Servient Tenement	Shown	Grantee
Right of way	Lot 1 Hereon	A, B, C, D	QJDC

CLARK FORTUNE McDONALD & ASSOCIATES
 REGISTERED LAND SURVEYORS LAND DEVELOPMENT & RESOURCE MANAGEMENT CONSULTANTS
 309 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel. (03)442-0990, Fax (03)442-1066, Email admin@cfma.co.nz
 21 Reeca Crescent, P.O. Box 550, Wanaka
 Tel. (03)443-4448, Fax (03)443-4445, Email admin@cfma.co.nz
 Level C1, Meridian Mall, P.O. Box 5960, Dunedin
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By	Ver.	App.
A	17.09.07	Remove right of way easement	ED		

Notes:
 1. All dimensions shown are in meters unless shown otherwise.
 Any person using Clark Fortune McDonald drawings and other data accepts the risk of:
 - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.
 - Ensuring the information is the most recent issue.
 - Copywrite on this drawing is reserved.

Project: JACKS POINT
 Client: JACKS POINT LIMITED

Surveyed	Signed	Date
PC	Signed	12.4.06
Drawn	Signed	Date
PTC	Signed	24.4.06
Designed	Signed	Date
Approved	Signed	Date

Drawing Title:
LOTS 1 AND 2 BEING A PROPOSED SUBDIVISION OF LOT 14 DP 364700

Job No.	Drawing No.
9860	4
Scale	1:1500 @ A1 1:3000 @ A3
Datum & Level	Rev.

QUEENSTOWN URBAN DESIGN PANEL

REPORT

Jacks Point Village

16 August 2006

Members present: Lou Alfeld (Chairperson)
Nick Karlovsky
Alan Dippie
Peter Fleming
Cr John Wilson (ex-officio)
Gemma Davis (QLDC Senior Policy Analyst)

In attendance: Brett Thompson (Darby Partners)
Kobus Mentz (Urbanismplus Ltd)

Overview

The panel compliments the urban design team on the work that has been completed on the Jacks Point project to date and the panel has confidence in the urban design team's ability to deliver a high quality development on what is a landmark Queenstown site.

In this context, the panel has identified a number of issues for further consideration through the design and development process:

1. Height limits;
2. Parking; Public Transport and Movement Network;
3. Connectivity and access between Jacks Point and Henley Downs;
4. Energy Efficiency.

Panel Recommendations

1. Height Limits

The panel is of the view that the urban design outcome of the Jacks Point Village would be improved by encouraging diversity in the height of the built form:

- a. The panel supports the approach suggested by the Jacks Point urban design team whereby building height could be considered in terms of a limit on the number of storeys rather than a height limit in metres on the basis that this approach could encourage greater diversity in the height of the resulting built form. A variety of roof forms should also be encouraged.

2. Parking and Public Transport

The panel believes that providing high quality public transportation links as well as vehicle access to the site will be important to for the long term sustainability and livability of the Jacks Point Village.

- a. The panel suggests that additional attention is given towards planning for public transportation access now and in the future, particularly to enable visitors to access Jacks Point from Queenstown CBD and future Frantkon Flats development.

- b. It is recommended that the design team gives additional consideration to parking provision in the village centre including the need for basement parking. In this regard the panel is of the view that relatively dense on-street parking would be acceptable in the village centre environment (in addition to some basement parking for supermarket access, etc. as required).

- c. The panel suggests that additional consideration is given to the village street layout and movement network to potentially provide for some vehicle access to the lake edge.

3. Connectivity between Jacks Point and Henley Downs

It is the view of the panel that providing for the integrated planning of the Henley Downs site to ensure a high degree of connectivity and cohesion between Jacks Point and Henley Downs is very important to achieving a high quality environment.

- a. It is recommended that the Jacks Point development team works with the Henley Downs landowner wherever possible to achieve an integrated development outcome.

4. Energy Efficiency

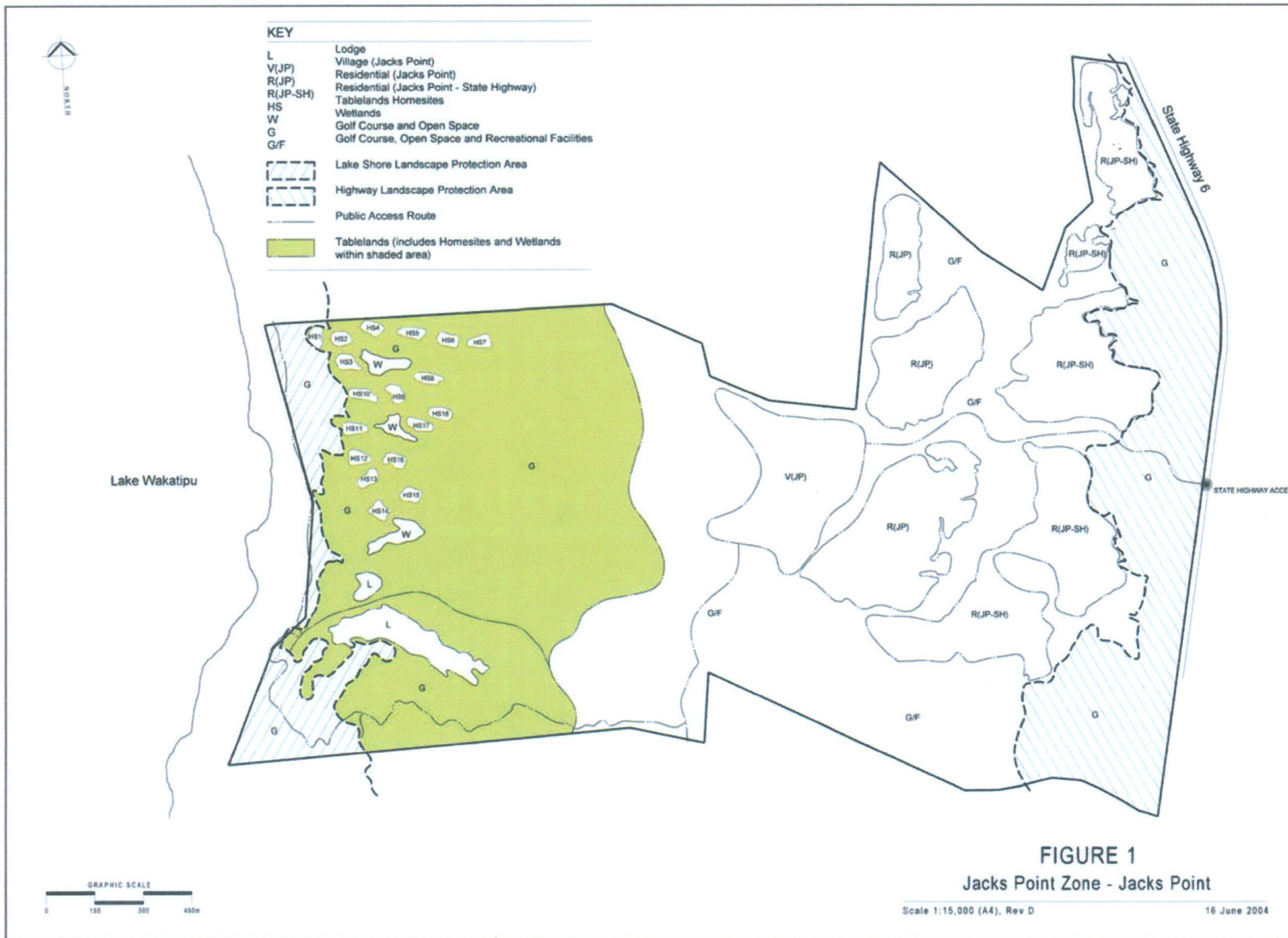
The panel believes that there are opportunities for Jacks Point to provide leadership in the development of more energy efficient and sustainable building forms.

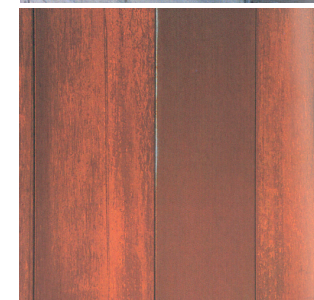
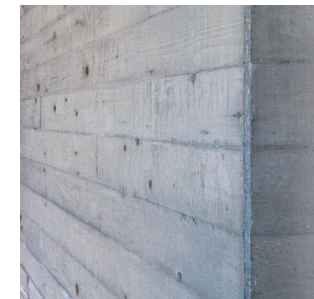
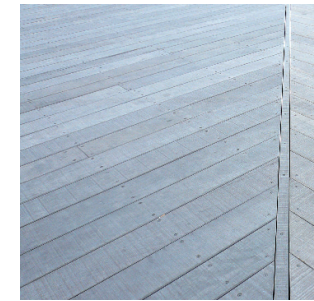
- a. It is recommended that additional information is provided in the Design Guidelines to inform home builders about how to achieve improved energy efficiency through home design and materials and, where possible, the development of more energy efficient homes is actively encouraged.

The panel thanks the project team for presenting the Jacks Point project to the panel and again congratulates the design team on the work undertaken to date.

Checked and approved by:

Lou Alfeld
Chairman: Queenstown Urban Design Panel





Jacks Point Village Building Design Guidelines

Prepared by Darby Partners Ltd March 2008



DARBY PARTNERS LIMITED

1. Introduction

The Design Guidelines for the Village are not seen as a set of prescriptive criteria but as a set of principles grounded in urban design. These principles relate more to the appreciation and experience of the public realm rather than of individual pieces of built form. The philosophy being that adherence to good urban design principles should result in good built form.

A (successful) village is much more than an urban settlement of a particular size. It is a term that encapsulates a particular character and feel; a type of urban living that offers a distinct experience.

Qualities of a successful village are:

- An intimate, cohesive environment;
- An integrated mix of housing types, sizes, and households;
- Enclosed, relatively narrow and low speed streets with active edges;
- Varied design within a common theme or palette of materials and finishes;
- An urban lifestyle and level of convenience that retains strong connections to the natural, open environment.

To help, design guidelines are put forward that, with the least degree of control and intervention possible, seek to inform individual building designs in a manner that expresses individualism within a coordinated context.

2. Village Design Objectives

- To create an integrated village community, for both resident and guest alike, rich in architecture textures, public spaces and human experiences;
- To create a diverse village patterning by celebrating our architectural traditions whilst embracing modern design;
- To celebrate the pedestrian in the village environment by creating meaningful public spaces, experiences and interactive edges.

3. Urban Design Assessment Matters

The Village Urban Design Assessment Criteria have come from 2 sources:

- Parts 3.1-3.7 have come courtesy of Lou Alfeld, Chairman of the Queenstown Urban Design Panel;
- Parts 3.8 and 3.9 have come from a Development Framework document produced by Urbanismplus Ltd (Kobus Mentz).

3.1 Village Context

How well does the building(s) relate to the village as a whole, adding to the town's beauty and sense of "unique-ness", while becoming an integral part of the local perception of space and location?

Issues to Consider:

- Vistas (mountains, water, buildings, spaces);
- Main gateways;
- Public parks and open spaces;
- Activity nodes.

3.2 Neighbourhood Context

How well does the building enhance the amenity of the village precinct of which it will become a part?

Issues to Consider:

3.2.1 Neighbourhood identity

- Shopping streets;
- Small public squares;
- Street cafes;
- Corner grocery;
- Art.

3.2.2 Neighbourhood boundaries

- Night life;
- Vehicle movement;
- Lighting.

3.3 Site context

How well does the building adapt to its site by creating a sense of "appropriateness" between its function and its immediate visual surroundings?

Issues to Consider:

- Building frontages;
- Building textures and materials;
- Building heights, roof lines and projections;
- Main entrance;
- Connected buildings;
- Shielded/screened or sleeved parking.

3.4 Landscape

How well does the building integrate into the natural and built environment by providing a connection to natural materials and forms and avoid visual clutter?

Issues to Consider:

- Impact of topography;
- Green streets;
- Lake and streams;
- Signage;
- Street furniture e.g. rubbish/recycling bins, bike stands, bollards, lighting;
- Art/Sculpture;
- Plant species: combination of exotic and indigenous.

3.5 Pedestrian context

How well does the building strengthen the pedestrian experience, adding to the joy of walking through the town?

Issues to Consider:

3.5.1 Places and Spaces

- Places for encounters;
- Public outdoor rooms;
- Pedestrian streets;
- Fountains;
- Courtyards;
- Interactive edges.

3.5.2 Paths and Movements

- Necklace of destinations;
- Paths shapes and goals;
- Connections;
- Arcades;
- Window shopping;
- Access to water;
- North facing building facades;
- Covered walkways;
- Pedestrian interaction with traffic.

3.5.3 Resting and waiting

- Quiet places;
- Sun and wind and rain;
- Benches, wall seats and stair seats;
- Activity pockets.

3.6 Access

How well does the building accommodate vehicular access without compromising other urban design principles?

Issues to Consider:

- Service vehicles and deliveries;
- Drop-off points;
- Public transportation;
- Tourist coaches;
- Parking access;
- Waste recycling.

3.7 Safety

How well does the building protect and increase the safety of the public?

Issues to Consider:

- Children;
- Visibility;
- Night use;
- Road crossings;
- Bike paths.

3.8 Design Matters

Jack's Point village is intended to be an unpretentious settlement that embraces its small scale and charm.

Building designs are encouraged to be distinctive and reflect the preferences of the individual. However it is important that building design still expresses to an audience that they are clearly within the Jack's Point village. To ensure this happens, building design should:

- Be based on 'honest' architecture of crisp, clean lines;
- Use architectural recesses, solids, voids, shadows, and light to help express texture and façade variation. Blank or unrelieved facades should be avoided, particularly from the front or other facades visible from a public street or space;
- Respond to the street or other features in the placement of key rooms and glazing areas while maintaining a coherent internal efficiency;
- Include rich roof forms of varied planes and lines. Roof forms should not conflict with the underlying lines of the mountainous backdrop that are visible from a site. Integrate roof peaks with logical main entrances where possible to help enhance their legibility from the street;
- Use material as an integrated part of design and form rather than as simple 'cladding'.

3.9 Palette of Materials

The village must differentiate itself as a special and unique destination for several reasons including:

- To help entice customers and other visitors to the village to experience its charm and contribute to the local economy and retail catchment;

- To help brand the championship golf course and lodge;
- To maximise the value of individual lots. Having a clear and strong overall village character will add value to each lot through its wider identity.

An effective way of achieving this is through the use of a distinctive material palette. This provides a common unifying theme without requiring all buildings to basically look the same. In the case of Jack's Point, the following plain materiality is appropriate given the rocky, mountainous landscape and character:

- Timber;
- Metal;
- Stone;
- Concrete;
- Glass.

The use of treated (sealed etc.) but 'raw' finishes is preferred as it helps to better communicate the simple materiality of buildings. Paint, plaster, or other 'masking' finishes - while appropriate in some instances - should be carefully considered in conjunction with the Jack's Point Design Review Team.

This will help to ensure that while each building will have its own architectural variation from neighbours, a coherent feeling and sense of place will still be achieved.

The essence or inspiration for the Jacks Point palette of materials is drawn from the site itself and its surrounding raw environment. In fact many of the materials used on site have been extracted from the ground itself e.g. building stone, gravels and concrete. It has been intended that materials should have honesty about them.

Timber (Landscape)



Timber (Buildings)



Metal



Corten Steel

Stone (Landscape)



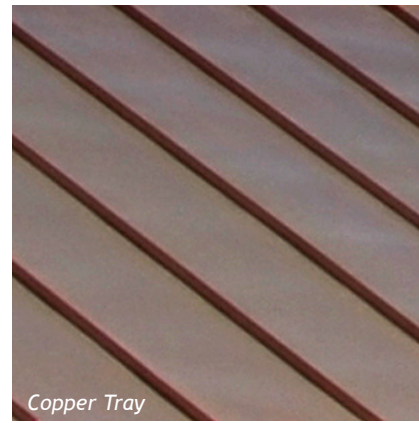
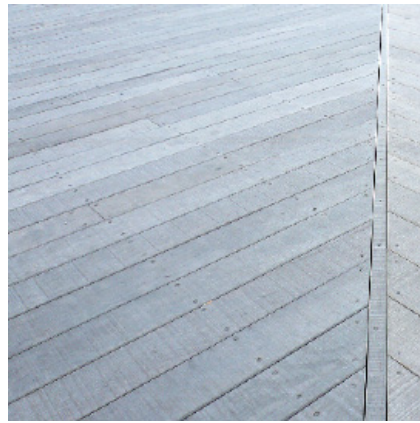
Stone (Buildings)



Concrete



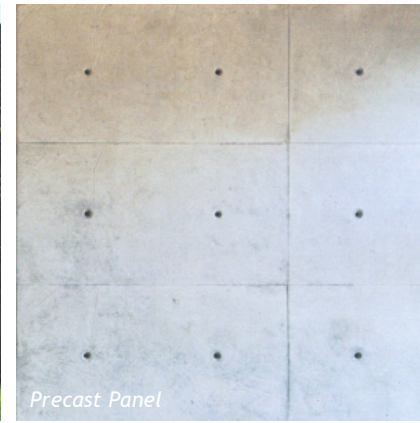
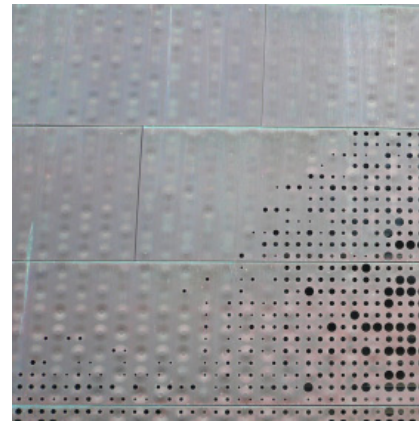
Exposed Aggregate



Copper Tray



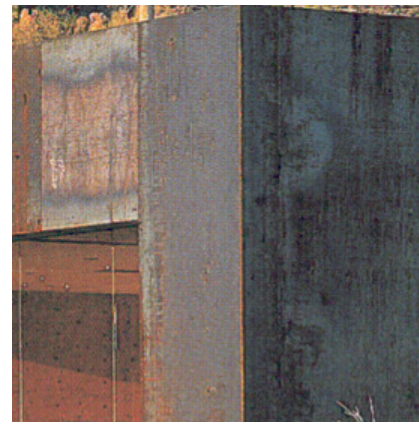
Jacks Point Exterior Panelling



Precast Panel



Jacks Point Interior Panelling



Shuttered