

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 09
- Resort Zones

**STATEMENT OF EVIDENCE OF DAVID COMPTON-MOEN
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

URBAN DESIGN – JACKS POINT ZONE

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1. INTRODUCTION

- 1.1** My full name is David John Compton-Moen. I hold the position of Urban Designer / Director at DCM Urban Design Limited. I have been in this position since August 2016. Prior to this, I worked at Kamo Marsh Landscape Architects (18 months), Jacobs / SKM (2.5 years) and MWH NZ Ltd (5.5 years).
- 1.2** I hold the qualifications of a Bachelor of Landscape Architecture (Hons) and a Bachelor of Resource Studies (Planning). I am a Registered Landscape Architect of the New Zealand Institute of Landscape Architects, since 2001, a Full member of the New Zealand Planning Institute, and a member of the Urban Design Forum.
- 1.3** I have worked in the urban design, landscape architecture and planning fields for approximately 20 years, here in New Zealand and in Hong Kong. During this time, I have worked for both local authorities and private consultancies, providing expert evidence for urban design, landscape and visual impact assessments on a wide range of major infrastructure and development proposals, including the following relevant projects:
- (a) in September 2013 I was employed by the Christchurch City Council to ground truth the district plan provisions relating to height, setback and landscape in the business and industrial areas and whether these were achieving the anticipated outcomes;
 - (b) in 2015, also for Christchurch City Council I gave urban design, landscape and visual evidence in response to the Memorial Business Park (a 22.5ha development proposal in the northwestern corner of the city adjacent to the Airport and State Highway), before the Christchurch Replacement District Plan Independent Hearings Panel;
 - (c) since 2013 I have been working for the developer at Ngarara Farms Development, Waikanae, Kapiti Coast, to design and create residential and mixed use neighbourhoods for approximately 900 dwellings. The project has involved master planning, street design and design guides for residential and commercial development. This includes building heights, setbacks and streetscape controls;
 - (d) in 2014 on behalf of the Waimakariri District Council I reviewed a proposed retail development on the corner of High Street and Durham Street, Rangiora (town centre). The commercial proposal

included 3,394m² of retail space and 830m² of office space. Key considerations were the positioning of carparks to ensure key built frontages could be maintained as well as recommending changes to improve legibility; and

- (e) I am currently working with Hutt City Council and Jacobs NZ Ltd, investigating options for the location and type of residential intensification in Hutt City. The project has developed and tested possible development scenarios that would allow for the intensification of existing residential areas. The project involved a city-wide study to identify and analyse city suburbs where intensification could occur and then to propose areas to be developed.

1.4 I have been engaged by the Queenstown Lakes District Council (**QLDC**) to provide evidence in relation to urban design matters for the Jacks Point Zone Chapter 41 of the Proposed District Plan (**PDP**).

1.5 Although this is not a Council hearing I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

1.6 The key documents I have used, or referred to, in forming my view while preparing this brief of evidence are:

- (a) QLDC Operative District Plan (**ODP**), Section 12;
- (b) Jack's Point Residential Design Guidelines (Version 3 – 2009) (**Appendix 2**);
- (c) Jack's Point Comprehensive Design Guidelines (Version 3 – 2009) (**Appendix 3**);
- (d) Jack's Point Residential and Comprehensive (Multi-Dwelling) Design Guidelines (Proposed – Subject to QLDC Approval) (2013) (**Appendix 4**);
- (e) Jack's Point Village Design Guidelines (dated 25 July 2008) (**Appendix 5**);

- (f) The Preserve Design Guidelines (Version 1 – June 2006)¹ (**Appendix 6**);
- (g) Evidence of Daniel Wells presented at the Plan Change 44 hearing, Urban; and
- (h) Council decision for Plan Change 44 to the ODP.

1.7 I am also aware of Design Guidelines for Hanley's Farm, "Buidling and Landscaping Design Guidelines", for Stages 1 to 3.²

1.8 In this evidence:

- (a) if I refer to a provision number without any qualification, it is to the notified provision number and has not changed through the s42A recommendations; and
- (b) if I refer to a 'redraft' provision number, I am referring to the s 42A recommended provision number.

2. EXECUTIVE SUMMARY

2.1 The key conclusions in my evidence are that:

- (a) the notified Education Innovation Campus (**EIC**) area could have a detrimental effect on the viability and vibrance of the Jacks Point Village area;
- (b) healthcare facilities are better suited to the Jacks Point Village area than the Education area, in order to maximise the number of uses and activities within the Jacks Point Village;
- (c) development on sites larger than 380m² should become the threshold for permitted medium density development (subject to permitted activity standards), and for sites equal to or smaller than 380m², consent should be required on a Restricted Discretionary basis;
- (d) for medium density residential (MDR) development on sites where a density of more than one residential unit per 380m² will be created, the following assessment matters are recommended in order to encourage good urban design outcomes:

1 I understand this is the version referred to in consent notices, although I am also aware of a later version available on the Jack's Point website.

2 <http://www.hanleysfarm.nz/sections>.

- i. *External appearance;*
 - ii. *Access and car parking;*
 - iii. *Associated earthworks;*
 - iv. *Provision of outdoor living space and proximity to public open space;*
 - v. *Landscaping;*
 - vi. *Effects on adjacent sites that are not part of the medium density residential development being applied for;*
 - vii. *Bulk and location; and*
 - viii. *Legal mechanisms proposed in relation to building bulk and location.*
- (e) density standards (Standard 41.5.8.1) should be retained within the PDP as this has a direct impact on infrastructure planning and implementation, as well as the character of a neighbourhood/area. The current levels allow a level of flexibility that is considered positive without constraining development adversely;
- (f) standards for site coverage, setbacks, colour in terms of reflectivity and glare, continuous building length, height, garages and other built forms should be contained within the PDP to enable Council control. These are elements that could have tangible adverse effects on the living environment of neighbouring properties or the walkability of a neighbourhood for pedestrians;
- (g) I support the use of design guidelines for roof pitches, details, materials, window/glazing and door elevations, exterior cladding, boundary walls and fencing and be under the control of a Design Review Board, outside of the Resource Management Act 1991 (**RMA**) process. These elements are considered more intangible in their value, albeit important, but more based on aesthetics than a physical effect; and
- (h) the proposed PDP standards for the Village area over development of the Jacks Point Village and Education areas (and the EIC if it were to progress) are necessary in the PDP as the Jacks Point Village Building Design Guidelines approved by resource consent RM080410 contain high level urban design principles and do not contain prescriptive criteria. If design controls are not contained

within the PDP, it could adversely limit the Council's ability to provide input into a design.

3. URBAN DESIGN CONTEXT - BACKGROUND

- 3.1 The PDP for the Queenstown Lakes District (**District**) has adopted a compact urban form model based on established urban growth boundaries (**UGB**). Having reviewed the urban design evidence prepared by Mr Clinton Bird in regard to urban design matters for the high/macro level Strategic Direction and Urban Development chapters of the PDP, I note the following extracts which are relevant to Jacks Point and my evidence:

*managed well, increases in development intensity and population density will create more sustainable towns which exhibit increased levels of vibrancy and vitality.*³

...

*However, from my review of the relevant literature there appears to be general agreement that as towns sprawl into the countryside, it becomes more expensive and less equitable to provide services to the outlying suburbs.*⁴

...

*However, I would like to note that the increased development intensity and population density that will result from the policies related to the up-zoning of areas for intensification will, in my opinion, require careful management of proposed development designs at the resource consent application stage.*⁵

- 3.2 I am in agreement with the 'macro' urban design assessment prepared by Mr Clinton Bird regarding the use of UGB to establish a compact urban form and protect areas of high landscape value. However, I note that most 'flat' land in the vicinity of Jacks Point is within the UGB but consider that if all of this land were to be developed there would be a propensity for green field development to occur before higher density development is sought. Single storey construction is cheaper than multi-level development but for walkable, diverse village and residential neighbourhoods to occur there is a need for density and multi-storey buildings.

3 At paragraph 5.2 of Mr Clinton Bird's evidence dated 19 February 2016 (Hearing Stream 1B)

4 At paragraph 5.17 of Mr Clinton Bird's evidence dated 19 February 2016 (Hearing Stream 1B)

5 At paragraph 6.15 of Mr Clinton Bird's evidence dated 19 February 2016 (Hearing Stream 1B)

- 3.3 With this rationale and the evidence of Mr Timothy Heath, I consider that the current UGB boundary suggests an abundance of greenfield developable land, which would undermine the ability for the Jack's Point Village to achieve anything close to the desired outcome of a vibrant and compact commercial area.

4. DISTRIBUTION OF CENTRES / NON-RESIDENTIAL USES

- 4.1 I have been asked to consider whether specific PDP provisions, including the Structure Plan in Rule 41.7, are appropriate from an urban design perspective with respect to the distribution of centres/non-residential uses in the Jacks Point Zone.

- 4.2 I have also been asked to provide my views on the advantages and disadvantages of enabling three commercial centres to establish within the zone and whether enabling the third centre is appropriate. Three commercial centres were notified; the Jacks Point Village, the Homestead Bay Village, and the new EIC. The EIC is not provided for in the ODP, and is opposed by Sally and Clive Geddes (540), Alexander Schrantz (195), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joans Williams (605). The Jacks Point Landowners submissions are also relevant insofar as the recommendation not to create the EIC will assist the commercial viability of the Jacks Point village. Further, Vivo Capital (789) has requested a new "Village Woolshed Road" Activity Area (adjoining the EIC), which is proposed to include both residential and a village centre (**Woolshed Road Village**).

- 4.3 I address the relevant urban design matters in the sections below.

Distribution of Commercial Centres

- 4.4 If the notified EIC was to be removed from the Structure Plan, commercial and other village activity would be clustered in the Jacks Point Village and to a lesser extent in Homestead Bay Village. I also understand that currently, the Homestead Bay Village and Jacks Point Village together with the 550m² allowed for in Hanley Downs would enable up to 81,950m² of ground floor commercial space.

- 4.5** In my view, the addition of the EIC and new Woolshed Road Village as sought by Vivo Capital have the potential to weaken the Jacks Point Village area, as, assuming the Woolshed Road intersection with the State Highway is upgraded to enable a northern connection into the zone, then the EIC has better connectivity to the rest of Queenstown than the Jacks Point Village area, as well as better visibility from the State Highway. The Jacks Point Village is a 'destination' type development but it will require additional 'services' or activities to make it work in the true sense of a village. The Jacks Point Village would be much better for having educational activities close by and within a walkable catchment with the majority of Jacks Point.
- 4.6** As notified, the Jacks Point Village is 18.7ha, which if developed to its full potential could provide for an estimated 11-13ha of developable land, 20-30% of the 18.7ha being allocated to roads or carparking and 10% to open space. A 12m maximum height limit (assuming an average 60% site coverage is permitted (Rule 41.5.15.3), although 100% site coverage would be preferable in the Village) would allow for 3 storey developments and potentially 245,850m² of floor space if a GFA cap were not to be imposed.
- 4.7** Even if the connection to the State Highway were to change, reducing the connectivity of the EIC and Woolshed Road Village activity areas with wider Queenstown, there are strong urban design arguments, and supported by the economic evidence of Mr Timothy Heath, to restrict the amount of commercially developable land until the Village (JP) activity area is established and has reached a critical mass.
- 4.8** Often there are a number of retail activities that can 'slip' into the EIC zone, which would directly compete with the Jacks Point Village. Any rules for the EIC, if granted, would need to be tight to ensure auxiliary uses or commercial office space did not make their way into the EIC.
- 4.9** The ability for a small amount of retail (less than 550m², with no tenancy greater than 200m²) is considered a positive attribute as enabled within the Hanley Downs residential area, allowing for small local shops, such as a café, dairy, fish and chip shop, hairdresser or combination of the above, although the viability of these shops from a design perspective is often questionable in my experience, particularly in newer suburbs/developments. A local coffee

shop can create diversity (in activities) and a local meeting space which is all considered positive, without competing with the village area.

Provision for education, innovation, and health (non residential) activities

4.10 In regard to the submissions (Sally and Clive Geddes (540), Scope Resources (342), Tim and Paula Williams (601), and Margaret Joans Williams (605)) relating to the inclusion of education, innovation and health activities within the proposed EIC activity area, I consider that the provision for the above activities should be made within the existing Jacks Point Village, which has an area of 18.7ha, approximately 24% larger than the equivalent ODP Activity Area; and the Education Activity area (in the PDP) as opposed to the EIC activity area.

4.11 The Education area could be made more flexible to also enable healthcare (as requested by submitter #762), but I am not sure of the benefits from a design perspective in allowing this. Ideally healthcare would be located within the Jacks Point Village where it can be supported by pharmacies and other associated facilities. The Jacks Point Village would benefit from the inclusion of these activities and trying to establish a 'critical' mass in one location.

Rules applying to EIC

4.12 I have been asked to consider whether the notified rules relating to the EIC and Education areas are appropriate. I address specific notified rules further in the sections below.

Rule 41.4.7.1

4.13 I consider that the bulk and location rules for the EIC are not appropriate as they will not achieve a campus-style development with permissible site coverage and heights to achieve the desired outcome. I have outlined my reasoning in greater detail below.

Rule 41.5.12

4.14 A 15m high maximum height limit for commercial activities could allow for the development of a five storey building, if design controls providing for a higher ground floor stud height are not required. A four storey building or large

warehouse style building would be a more likely development although it would be possible for a five storey visitor accommodation building to be constructed where the stud heights are similar to those of a residential development. Facilities such as gymnasiums would benefit from a 15m limit but it could result in some adverse bulk and visual effects. Otherwise, it is difficult to understand why a 15m high maximum height limit would be required for a campus style area.

Rules 41.5.15.1 and 41.5.15.2

4.15 Under Rule 41.5.15.1, I consider the 45% site coverage rule to be acceptable along with the exception allowing 55% site coverage for medium density developments.

4.16 Under Rule 41.5.15.2, I consider that the rules for site coverage in the EIC are inappropriate to achieve a campus style character, if permitted to 50% or 70% for medium density residential development or a commercial activity, community facility or visitor accommodation consented under Rule 41.4.7. A 50% site coverage could allow for a comprehensive, terrace house style development and 70% is more comparable to an older style light industrial area prior to large areas of carparking and outdoor storage being required. To achieve a campus like environment, site coverage is more likely to be 25-40%.

5. PROPOSED RULES APPLYING TO RESIDENTIAL JACKS POINT

5.1 I have been asked to consider Rule 41.4.6 relating to the Residential Jacks Point (**R(JP)**) Activity Area, in terms of whether it is appropriate and will result in positive urban design outcomes (noting the issues raised by submitter #131 and others). I have also been asked to suggest amendments to Rule 41.4.6 relating to R(JP), if I consider any to be necessary. Rule 41.4.6.2 provides for medium density residential development in the R(JP) 1-3 and R(JP-SH) 4 Activity Areas. Any residential activity resulting in either three or more attached residential units, or a density of more than one residential unit per 380m² of net site area, is a restricted discretionary activity.

5.2 I note that RCL (#632) has sought that this be amended to bring the threshold down to two units or more where the density exceeds one residential unit per 380m², and to delete the exceptions.

- 5.3** I consider there are some aspects over which the council needs to retain a degree of control to ensure that future residential developments (outside of the Jacks Point Village), and modifications to existing developments, still achieve desired outcomes, even on higher density sites. I consider that design aspects such as materials, roof pitch and overall design are aspects which could be controlled/monitored by the relevant Design Review Board, but standards relating to density, bulk and location should remain/be covered by the PDP. I support the removal of the need to obtain a controlled resource consent for construction on residential sites greater than 380m² in size (which exists in the ODP).
- 5.4** Generally, where there is a change in density (either through creating a small lot or developing three or more units at a medium density), then the removal of the bulk and location and other standards and replacement with a controlled or (preferably) restricted discretionary activity status is a relatively common approach (where the resulting average lot size drops below the permitted minimum for an individual dwelling). I work under a similar approach with Waimakariri District Council. It requires the landuse and subdivision consent to be processed at the same stage, so the proposal can be reviewed comprehensively. There is some general guidance in terms of setbacks and outdoor living space requirements, but this is also reviewed in terms of the overall application, legibility of the entrance, proximity to reserves/open space, placement of service areas and vehicle access/parking. It provides a large degree of flexibility for different housing typologies, while still achieving good design outcomes.
- 5.5** I consider that the 380m² threshold in Rule 41.4.6 is acceptable and that it is possible to design a traditional individual dwelling on such a site without requiring MDR controls. This threshold triggers a comprehensive development plan approach, removing all the bulk and location requirements other than maximum height. I note that in the PDP Low Density Residential zone (reply version), the minimum net area for any site shall be 450m² for each residential unit contained within the site, with a restricted discretionary status for sites 300-450m² (below 300m² being non-complying), but this is comparing greenfield comprehensive development with infill development. In my view a comprehensive development (ie, MDR development) can work well on smaller sites as a development can be designed more efficiently with less constraints

(in comparison to infill). It is feasible for a typical, detached dwelling to be developed on a 380m² section with the current bulk and location requirements, especially given that accessory buildings are allowed within a side or rear yard (refer to Figure 5 in **Appendix 1** which shows a possible development scenario on a 300m² section without compromising amenity).

- 5.6** For multi-unit developments and developments on smaller sites (ie, less than 380m²), I consider the restricted discretionary process works well and allows looking at a design holistically and efficiently by removing yard requirements and recession plane requirements for internal boundaries. Increases in height to 10m (from 8m) and site coverage to 55% (from 45%) is typical of many terrace house developments, allowing for a third storey without compromising the style or design of the development. A site coverage of 50-60% is also typical of many terrace, multi-unit developments. It is important to note that where the medium density site adjoins other sites that are larger than 380m² and that are not identified for medium density residential through the subdivision consent, then the usual recession plane rules should apply.
- 5.7** I am of the opinion that site coverage and height should be retained within the PDP as these elements can all have a direct impact on density and therefore on infrastructure requirements. Given the value and importance of landscape character in the wider area, provisions relating to colour and reflectivity/glare should also be retained (for example, Rules 41.4.3.5, 41.4.4.1, 41.5.10 and 41.5.13). These would typically not be repeated in design guidelines, so as to avoid inconsistencies.
- 5.8** While not relating to a submission but promoted in all of the Guidelines attached to the Bylaws of the Residential Precinct of Jacks Point Residents & Owners Association Incorporated (and attached to this evidence in **Appendices 2-4**), standards regarding the placement of garage doors and on-site parking can have an effect on the character of a streetscape as well as the quality of the pedestrian environment. By minimising or consolidating vehicle crossings, either by having shared driveways or the development of rear laneways, a positive design outcome can be achieved. It can maximise the ability for street tree planting and maximise the amount of space available for on-street parking. I have reviewed a number of developments where the road carriageway has been designed to allow for on street parking, but with the number of vehicle crossings in close proximity, on street parking is not

possible and results in an unnecessarily wide road surface. It is recommended that 'access' is an assessment matter in reviewing a MDR development.

- 5.9** Design elements regarding roof pitch, planting, upper floors, built form, materials and boundary treatments (hedges and fences) can all be development specific and do not have an effect which can be measured except for fence treatment. Fence treatment can be assessed in terms of natural surveillance over public spaces and privacy (visual), but it is common practice for these aspects to be controlled via either a development specific design guide or covenants.

6. PROPOSED RULES APPLYING TO RESIDENTIAL HANLEY DOWNS

- 6.1** I have been asked to consider whether the notified rules relating to the Residential (Hanley Downs) (**R(HD)**) Activity Area are appropriate, particularly in the context of the specific changes RCL (#632) has sought.
- 6.2** Under Rule 41.4.6.1, any residential activity which results in either three or more attached residential units or a density of more than one residential unit per 380m² of net site area is a controlled activity within the R(HD), but exempts residential units on sites smaller than 550m² created pursuant to subdivision. This appears to reduce the amount of control over a MDR development if subdivision has already occurred, freeing the landuse from most, if not all, of the bulk and location requirements. I consider this to be an inappropriate outcome as it is the landuse proposal that will have effects and not the subdivision. The PDP contains a number of rules relating to built form in this area, which I think should apply to all sites 380m² or greater, with the exceptions outlined in Rule 41.6.3 being removed.
- 6.3** In terms of critiquing Rule 41.4.6, allowing MDR and small lot subdivision rules and exclusion of these from normal standards in the R(JP) areas, I partially agree with Daniel Wells' evidence presented in July 2016 (at Hearing Stream 4 – Subdivision) on behalf of Millbrook Country Club Ltd and RCL Queenstown PTY Ltd, which states at paragraph 19:

Some 'traditional' rules such as side yard setbacks and height recession planes can be too restrictive and lead to inefficient use of sites. On the

other hand controls on appearances from the street and privacy between buildings become particularly important, and a focus on matters such as the shape of sections and connectivity of street layouts is warranted.

6.4 It is however in my view important that more design controls, preferably through a restricted discretionary consent process, are evaluated for higher density developments. Assessment matters should include, but not be restricted to:

- (a) provision and placement of outdoor living space;
- (b) relationship of outdoor living space;
- (c) placement of storage, drying facilities, bin areas;
- (d) relationship to the street including window placement (natural surveillance and modulation), living areas;
- (e) placement of on-site parking, entrance and garage doors;
- (f) relationship to adjoining open spaces/reserves (if applicable);
- (g) relationship to adjoining sites that are not less than 380m² or identified for medium density residential in the underlying subdivision consent;
- (h) detailing of end walls (where applicable) to avoid large blank walls; and
- (i) landscaping and tree planting.

6.5 The 550m² threshold is still a relatively low density (large site) and I do not consider this to be medium density or where bulk and location rules should be removed. Sites between 380-550m² can and should still have typical residential controls (side yards and recession planes) applied without adversely affecting the design of a dwelling. In my opinion it is not until sites are below 300m² that terrace housing, duplexes and other higher density type typologies becomes feasible, and where side yard requirements and shade planes may become an issue. Please note the reference to 300m², as opposed to 380m², is where I consider a change in housing typology should occur (it is possible to design a typical, detached house on sections between 300-380m² but below 300m² it becomes more problematic). This is also when it becomes necessary to increase site coverage. But above 380m² it is still possible to build a substantial dwelling with a 45% site coverage – it does help to remove recession planes though as shown in the figures attached in Appendix 1 (refer to Figures 4-6 in **Appendix 1**).

6.6 I address specific notified rules further in the sections below.

Notified Rule 41.4.6.1 – Medium Density Residential Development

6.7 I consider that it is an acceptable approach for dwellings in the R(HD) area, other than multi-unit developments (three or more) or residential dwellings on sites less than 380m² (as opposed to 550m²), to be a restricted discretionary activity status. I consider that having a single threshold point for all types of development is a much clearer and logical determination than whether the development is two, three or more units. This also ensures that bulk and location requirements still apply for sites between 380-550m² where it is possible for an individual dwelling to be developed without the need for entering into a restricted discretionary consent process.

6.8 As outlined above for Jack's Point, I consider that there a number of criteria that need to be addressed in a controlled consent application to ensure good urban design outcomes are achieved. Ideally, subdivision consent and landuse consent are sought at the same time to ensure that an appropriate building typology is applied to a lot as opposed to simply forcing a standard design onto a site. This approach does not add cost to development in the long term but is critical when densities become higher and the likelihood for adverse effects increase. It does require a more comprehensive approach however with landuse and subdivision being considered together. There are also benefits in this approach as it could be possible for internal recession planes to be removed between units of a development with narrow lots while retaining recession planes on the edge boundaries to ensure adjoining properties are not adversely affected.

Rules 41.5.5.2 and 41.5.5.4 - Setbacks

6.9 In terms of setbacks there are two different areas with different development scenarios. For the Jacks Point Village area I agree that minimum setbacks are not desirable for commercial and non-residential activities with good urban design principles promoting a strong built edge to a streetscape and requirements for active frontages also desirable. Residential activities differ in that the front yard may also provide an outdoor living space for a residential unit, positioned so that it receives direct sunlight.

- 6.10** I am of the view that front setbacks should be minimised, in the Jacks Point Village as previous experience/observation has shown this yard is used for visitor parking and/or a poorly maintained landscape strip. A large front setback can provide for an efficient use of space for carparking but results in a poor pedestrian experience. Building setbacks and a building's relationship to the streetscape and interaction with pedestrians are critical to a building's success, in urban design terms, and an area where council should reserve an element of control, in terms of carparking location and access dependent on the proposed activity.
- 6.11** For R(HD), I consider that the setbacks required for low density residential environment (sites larger than 380m²) should be maintained as it is possible for development to occur without being unduly constrained (refer to drawings 4 to 6 in **Appendix 1**) and it retains a relatively open character which is anticipated.
- 6.12** If the front setback were to be reduced to 3m, issues may result from the position of garaging and insufficient space available for on-site parking. It is therefore suggested that if the front setback is reduced to 3m then the ability for the garage to be placed in the front yard is altered so that any garage door facing the street must be a minimum of 4.5m back from the front boundary.
- 6.13** For lots 380m² or less, medium density rules subdivision rules would apply whereby the proposal is considered restricted discretionary and setbacks (whatever they may be) are evaluated in totality with all aspects of the design/site/location/attributes.

Notified Rule 41.5.7.2 – Fence height

- 6.14** In the R(HD) and R(HD-SH) Activity Areas (Rule 41.5.7.2), the proposed rules should also apply to medium density developments (Rule 41.4.6) as this is not something that becomes less important or more flexible/site specific as density increases. However, in general there should be discouragement of fencing within the road setback to create an open character and provide natural surveillance over the street. The proposed rule of a 1.2m high fence and then 50% of the frontage being 1.8m could result in a poor design outcome as shown in Figure 10 attached in **Appendix 1** as the rule does not have any

restrictions on material type. The Jacks Point residential areas have controls on street boundary walls which are considered appropriate for those areas, using 1.5m high dry stacked schist stone walls with 25% of the wall allowed to increase to 1.8m. It is the material type which softens the visual effect of boundary walls with fencing not appearing to be permitted in the street boundary.

- 6.15** From a design perspective for R(HD), it would be preferable to avoid fencing in the front yard unless the yard is being used as the principal outdoor living space. Where a north facing outdoor living space is created in the front yard, a preferable design option would be to have a rule requiring the living space to be 50% visually transparent with a maximum height of 1.5m, or to revert to the Jack's Point Guideline requirements and the use of boundary walls. A 1.5m high fence/wall blocks most views into a private living area without reducing natural surveillance over the street. Over time people will likely plant in front of the transparent section but this is a preferred outcome to a solid wall/barrier (refer to Figure 10 in **Appendix 1**).

Rule 41.5.12.4 – Recession planes

- 6.16** Regarding the shade recession plane, I agree with the allowance for recession planes on all residential properties, including those below 380m², where they adjoin another residential section. Rule 41.5.12.4 (c) '*A recession line restriction shall not apply to accessory buildings nor common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall*' provides design flexibility for comprehensive developments such as row houses or terraces where a number of sections are being developed by one developer/owner.
- 6.17** I do not agree with Rule 41.5.12.4 (a), which proposes to exempt MDR developments or sites smaller than 550m² from recession planes within the R(HD) and R(HD-SH). While I agree that recession planes can result in an awkward built form or reduce the ability for an owner to develop on a site, particularly in 2 and 3 storey developments, recession planes are important on sites between 380-550m² and where a development borders a non-MDR site and does not share a party wall.

Rule 41.5.15.2 – Building coverage

- 6.18** As outlined above I consider that 380m² is a better threshold than 550m² to determine when the bulk and location rules for residential developments is replaced by either a controlled or restricted discretionary approach. The increase from 50% to 70% for building coverage is considered too high and would not allow sufficient on-site space for private outdoor living areas (communal outdoor spaces would be optional) or vehicle manoeuvring. It could also lead to more single storey developments than desired as developers will argue that it is cheaper to build on one level, which it is, but a higher site coverage will lead to greater runoff and impermeable surfaces creating a future infrastructure cost for council.
- 6.19** Most MDR developments typically have a maximum site coverage of 60%, typically resulting in developments with 45-55% site coverage. The current site coverage of 55% for medium density development (provided for under Rule 41.4.6) is considered sufficient to provide control without constraining development potential.
- 6.20** Under Rule 41.5.15.3, I consider the 60% site coverage acceptable for developments within the Village Activity Areas.

7. ASSESSMENT OF DESIGN AT JACKS POINT

- 7.1** Unlike the ODP, the PDP does not require an Outline Development Plan for Jacks Point. I note that several submissions (Jacks Point Landowners, Tim and Paula Williams (601), JPROA (and many others) support removing controlled activity status for the construction of residential property, but not for Jacks Point Village.
- 7.2** I have been asked to consider the Village guidelines, noting that adherence to these is non-statutory, and secured through condition of consent rather than under the District Plan.
- 7.3** The removal of the Outline Development Plan requirement (and therefore the need to comply with the design guidelines), the density master plan, and the controlled activity status could result in an undesired outcome if some of the standards in the design guide are not 'captured' by the PDP.

- 7.4** I consider that controls are still required for the Jacks Point Village but any duplication of standards between the Village Design Guidelines and the PDP should be avoided. Attributes such as density, site coverage, height (typical bulk and location standards), active frontages, outdoor living space for residential activities within the village zone, ground floor height and set backs are all important to the character and feel of the public realm along with direct impacts on infrastructure design. Controls over elements such as roof pitch, material use and the general appearance of buildings are more subjective elements and I consider that these should be 'controlled' through a Design Review Board, covenants or non-statutory Design Guidelines rather than the PDP. At present I do not consider there is sufficient information or standards in the Village Design Guidelines (in **Appendix 5**) for standards to be removed from the PDP.
- 7.5** I support the removal of the controlled status for the construction of residential properties (not in the Jacks Point Village) on sections above 550m². For these locations, the residential developments should adopt the general residential standards in the PDP with any specific design controls for Jacks Point covered by way of covenants and the Design Guidelines (sitting outside of the PDP).
- 7.6** I have considered the submissions from Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, and Henley Downs (762). In my view, increasing the maximum height limit from 10 to 12m in the Jack's Point and Homestead Village areas is an acceptable change, subject to controls being incorporated into the rules to ensure the additional height does not result in adverse urban design outcomes. The additional height should be subject to:
- (a) not being simply to allow for an additional storey. It is possible to construct a four storey building with a 12m height limit, although many developments do not actually achieve the full permitted high limit due to other factors such as construction costs and demand for space. There is an opportunity to dictate a minimum ground floor ceiling height but this is likely to only be necessary in the core of the village where it is purely commercial. Options could be to impose a minimum 3.5 m floor to floor height where the ground floor is

- commercial, but this needs to be balanced with the overall approach of the PDP and whether internal spaces are influenced at all; and
- (b) potential effects such as the additional shading caused by the additional 2m should be assessed in order to achieve a coherent design of the building. Using the additional height for corner features, parapets or other design elements is often considered a positive design outcome to be encouraged.

8. DESIGN GUIDELINES

- 8.1** Karen Page and Mick Holzmann (316) have requested at paragraph 4.19 of their submission that Council approval be required for any future changes to the Jacks Point Residential Design Guidelines.
- 8.2** My understanding is that the Stakeholders Deed requires design guidelines to be prepared before any landowner within the Jacks Point Zone may seek consent to subdivide or develop their land (other than subdivision into large titles as an intermediate step where further subdivision is intended), and that the ODP requires the Council to approve these guidelines and any amendments to them as part of the Outline Development Plan resource consent application process. However as discussed above, the PDP does not require an Outline Development Plan. I understand that the mechanisms by which the various Design Guidelines for Jacks Point continue to apply to landowners will be covered in the Council's legal submissions.
- 8.3** I have been asked to compare the existing design guidelines with the PDP provisions in relation to the R(JP) and Jacks Point Village. I consider that there are certain elements or criteria that are contained within the PDP, being: standards for site coverage; setbacks; colour in terms of reflectivity and glare; continuous building length; height; garages and other built forms; and retain Council control/input. These are elements that could have tangible adverse effects on the living environment of neighbouring properties or the walkability of a neighbourhood for pedestrians.
- 8.4** Other elements which are contained within the existing Design Guidelines, including but not limited to, design guidance for roof pitches, details, materials, window/glazing and door elevations, exterior cladding, boundary walls and fencing are under the control of a Design Review Board and outside of the

Resource Management Act 1991 (**RMA**) process. These elements are considered more intangible in their value, albeit important, but more based on aesthetics than a physical effect. I consider the Design Guidelines a suitable location for these elements/matters.

9. MATERIAL LODGED BY JACKS POINT⁶

9.1 I have reviewed the Memorandum of Counsel for Jacks Point dated 15 December 2016 and consider the following "draft changes" to have urban design related issues.

9.2 The replacement of the FP1 and FP2 activity areas with a total of 24 new homesites created will have landscape and open character effects. This is addressed by Dr Read but my concerns are with the following clause:

(d) subdivision is a controlled activity with no minimum lot size.

9.3 Like a number of my comments above there seems to be a clear separation between subdivision and landuse consent (i.e once the subdivision is consented (which it must be under a controlled activity status) constructing a dwelling is a permitted activity with limited ability to provide design input).

9.4 The replacement of the EIC activity area with R/E(HD) is considered a preferable option to the notified framework, but it is still considered preferable for the Education component to be limited to the Village activity area, or close to, where it will support the viability of commercial businesses. It would also promote walkable neighbourhoods with schools being located closest to areas of highest densities.

⁶ Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Limited, Henley Downs Farm Holdings Limited, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited (submitters 762, 856 and 1275).

9.5 I do not consider the deletion of the Education Precinct a significant issue, from a design perspective, if Educational activities are permitted within the Village Precinct. This draft change could result in commercial activities being further spread out over a wider area when there is a desire to consolidate activities, and my preference would be for the current PDP layout to be retained, with the Education precinct shown, but it is not considered significant.

A handwritten signature in black ink, appearing to read 'D. Compton-Moen', with a long horizontal flourish extending to the right.

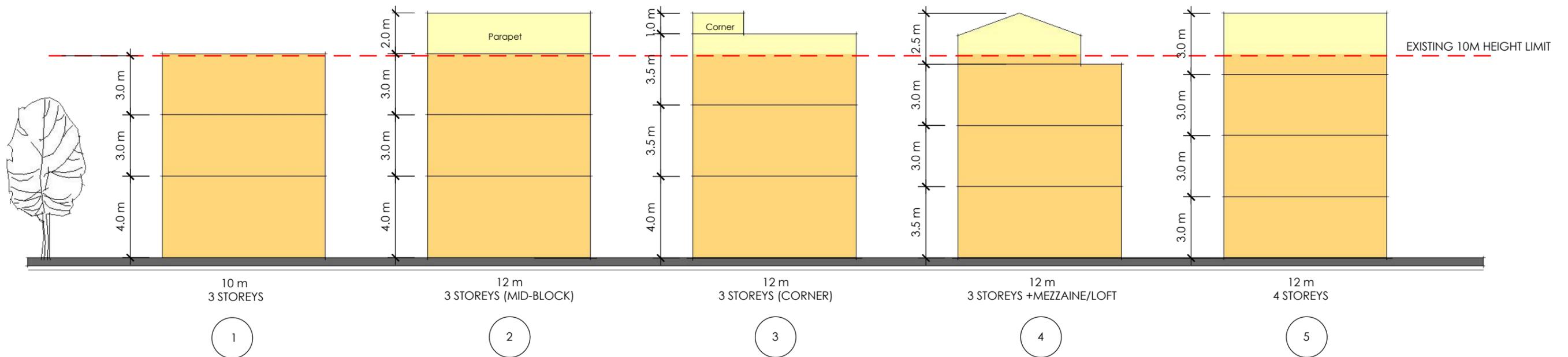
David Compton-Moen
17 January 2017

APPENDIX 1
JACKS POINT – URBAN DESIGN EVIDENCE FIGURES

JACKS POINT - URBAN DESIGN EVIDENCE FIGURES
PREPARED FOR QUEENSTOWN LAKES DISTRICT COUNCIL

17 January 2016





The elevations above show the potential development scenarios which could result from increasing the maximum height limit from 10m to 12m in Village (JP) activity area. From an urban design perspective all scenarios, except nos. 4 and 5, are acceptable design responses as they provide a higher ground floor stud allowing flexibility in building use in the future and a well-proportioned design. Option 5 is not preferred as the ground stud height limits uses and Option 4 results in a building form which is 'squeezed' to provide an additional storey.

project name: QLDC / JACKS POINT URBAN DESIGN EVIDENCE drawing name: VILLAGE (JP) - INCREASING HEIGHT FROM 10M TO 12M designed by: Dave Compton-Moen original issue date: 17 January 2017 scales: As shown	revision no:	amendment	approved	date	 DCM URBAN DESIGN LIMITED 28 NORMANS ROAD STROWAN, CHRISTCHURCH NZ 021 114 0377 WWW.DCMURBAN.COM project no / drawing no.: 2016_021 / FIGURE 1	revision: 0
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MATERIALS, COLOUR AND MODULATION MAYBE SUBJECT TO VILLAGE DESIGN GUIDELINES. AT PRESENT THERE ARE NO GUIDELINES REQUIRED BY PDP OR RECOMMENDED RULES

12M HIGH BUILDING ALLOWING FOR ARCHITECTURAL DETAILING

NO SETBACKS IN PDP OR IN RECOMMENDED RULES BUT LOCATION OF BUILDING IS A MATTER OF CONTROL



This sketch shows a 3 storey, 12m high mixed use (commercial/retail/residential) building built up to the street frontage with car parking placed behind. The building has a minimum 3.5m ground to floor (next) height to allow future flexibility of building use. The building has active frontages on both sides providing an improved experience for pedestrians (compared to blank walls and carparking) and allowing businesses to 'spill out' onto the footpath

1 12M HIGH COMMERCIAL BUILDING
PERSPECTIVE (NTS)

project name: **QLDC - JACKS POINT URBAN DESIGN EVIDENCE**
drawing name: **VILLAGE - 12M HIGH COMMERCIAL BUILDING**
designed by: Dave Compton-Moen
original issue date: 17 January 2017
scales: As shown

revision no: amendment

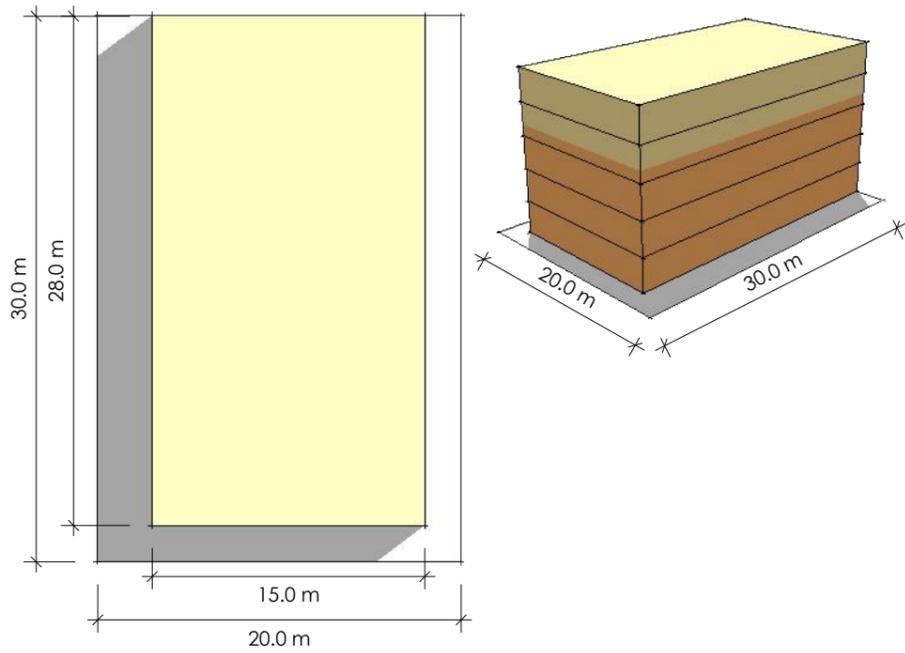
approved date



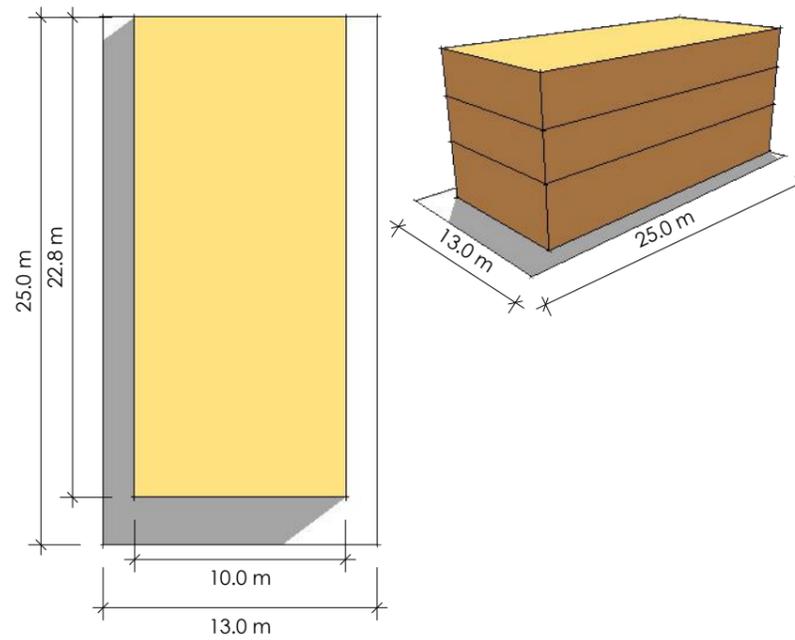
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project no / drawing no.: **2016_021 / FIGURE 2**

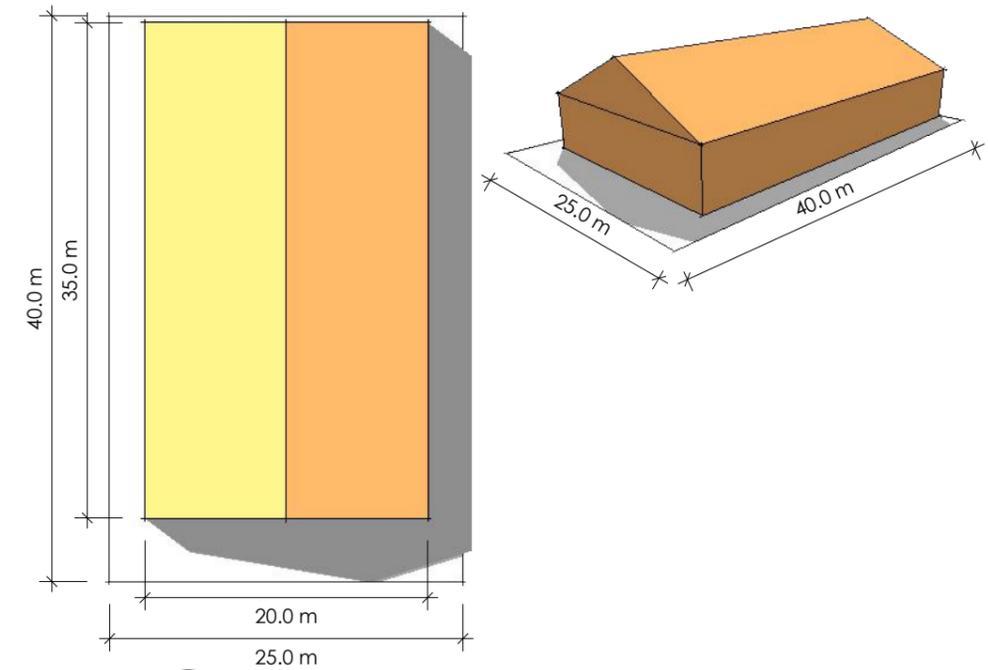
revision: **0**



1 COMMERCIAL BUILDING SITE COVERAGE
PLAN AND PERSPECTIVE



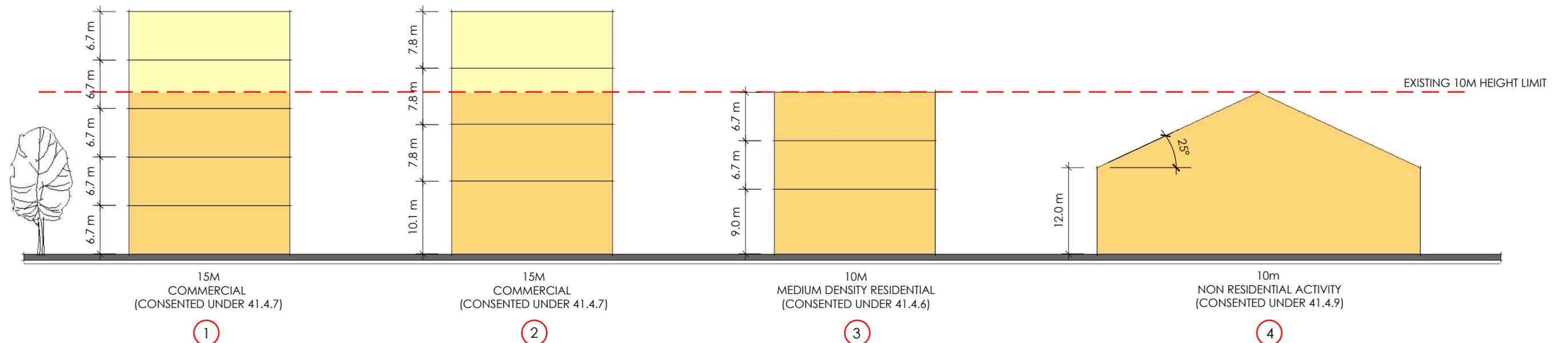
2 MEDIUM DENSITY RESIDENTIAL (MDR)
PLAN AND PERSPECTIVE



3 NON-RESIDENTIAL ACTIVITY - SITE COVERAGE
PLAN AND PERSPECTIVE

The above plans and perspectives show how a 70% site coverage for any non-residential development or a MDR could result under the current proposed rules (RULE 41.5.15.2) for the EIC, R(HD) and R(HD-SH) activity areas. From a design perspective I do not think this would result in a campus-like character and would promote a large, single storey type developments as opposed to multi level developments. If this were to occur measures would need to be taken to ensure stormwater runoff did not become an issue for local infrastructure.

NOTE: AREAS AND BUILDING SHAPES ARE PURELY TO HIGHLIGHT POTENTIAL SITE COVERAGE, HEIGHT AND BULK RULES IN A SIMPLIFIED FORM



4 MAXIMUM PERMITTED BUILDING HEIGHTS
ELEVATION 1:250

Image 4 shows elevations outlining the potential maximum height limits for different activities in the EIC zone.

project name: **QLDC - JACKS POINT URBAN DESIGN EVIDENCE**
drawing name: **EIC - HEIGHT AND SITE COVERAGE CONTROLS**
designed by: Dave Compton-Moen
original issue date: 17 January 2017
scales: As shown

revision no: amendment

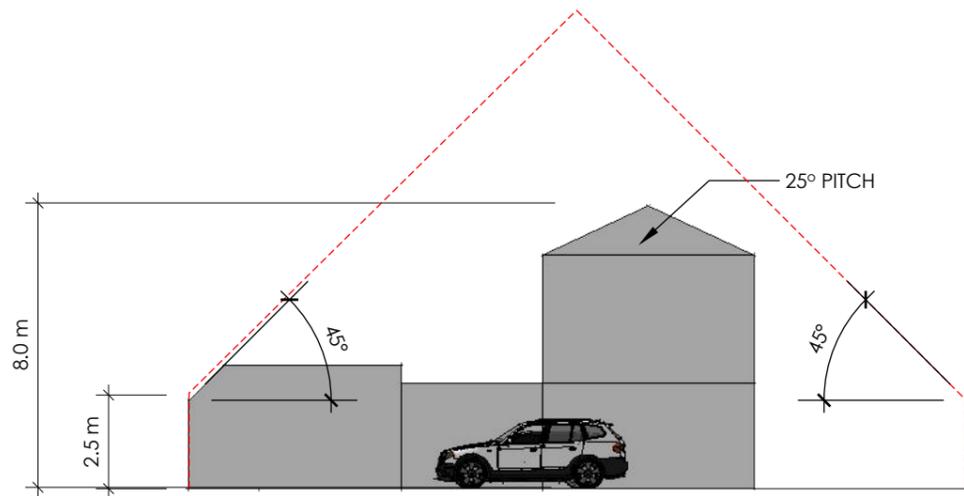
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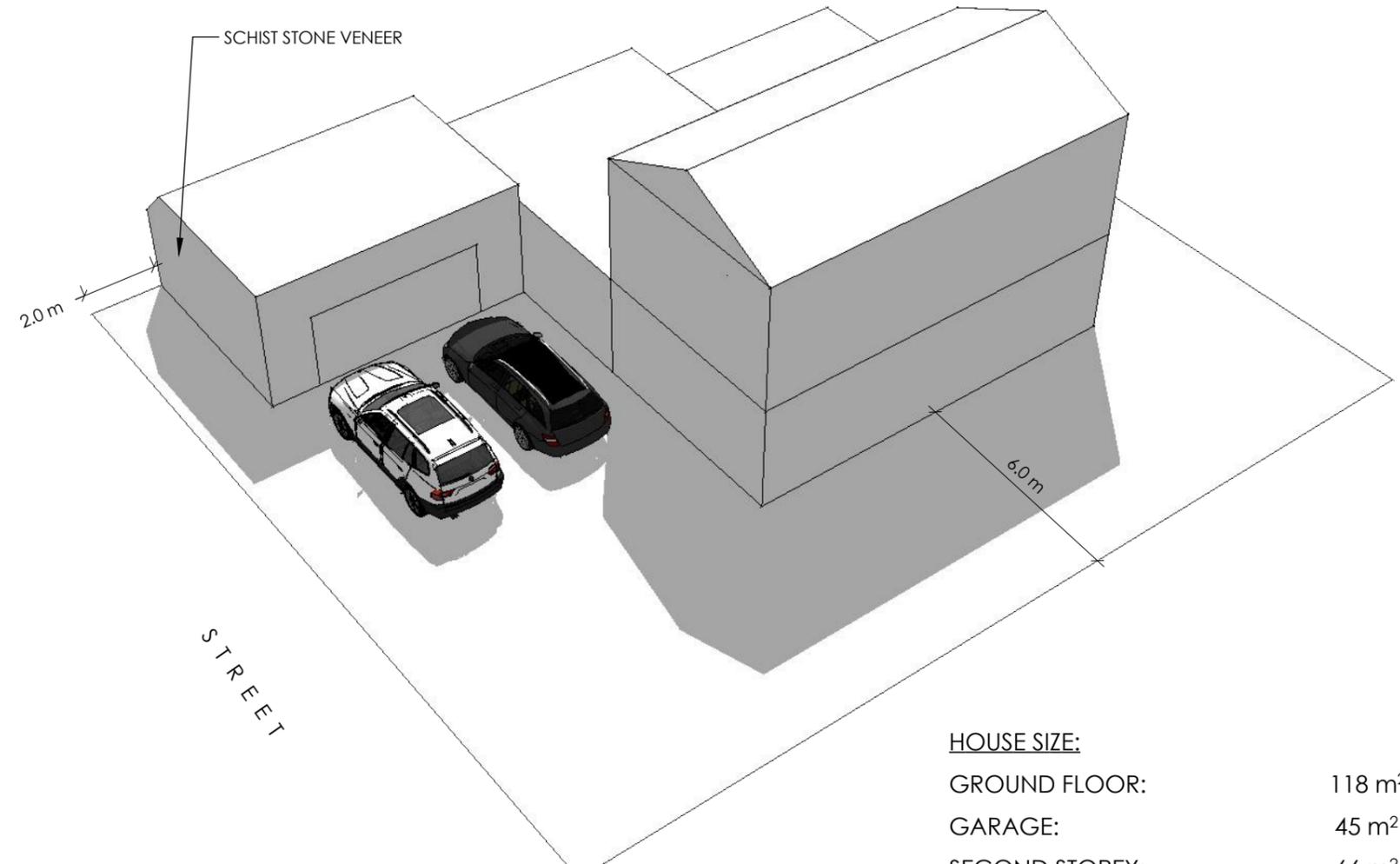
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project no / drawing no.: **2016_021 / FIGURE 3**

revision: **0**

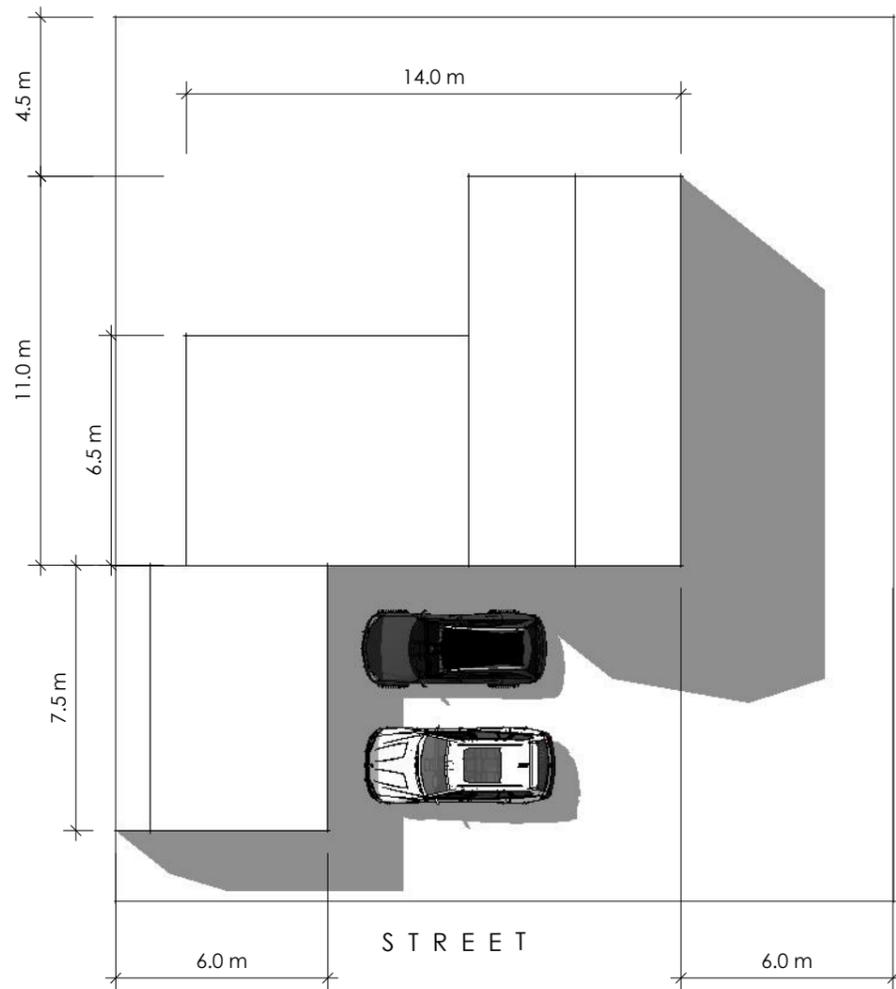


1 STREET ELEVATION
1:200 @ A3



3 550m² DEVELOPMENT SCENARIO
PERSPECTIVE NTS

HOUSE SIZE:	
GROUND FLOOR:	118 m ²
GARAGE:	45 m ²
SECOND STOREY:	66 m ²
LOT SIZE:	550 m ²
SITE COVERAGE:	29%



2 POSSIBLE DEVELOPMENT SCENARIO UNDER CURRENT RULES
1:200 @ A3

Images 1-3 show how the Proposed District Plan rules provide for residential development on a 550m² section, subject to either of the two following internal setback rules:

- a. two setbacks of 4.5m with the remainders being 2m;
- b. one setback of 6m, 1x 3.5m, with the remainders being 2m.

The Jacks Point Design Guide (2009) allows for option a. only. The images show a 229m² house with a site coverage of 29%, well within the permitted 45% in the R(JP), R(JP-SH) and E Activity Areas, or 50% permitted in EIC, R(HD) and R(HD-SH) activity areas for a standalone residential dwelling.



project name: **QLDC - JACKS POINT EVIDENCE**
drawing name: **RESIDENTIAL DEVELOPMENT SCENARIO 550m²**
designed by: Dave Compton-Moen
original issue date: 17 January 2017
scales: As shown

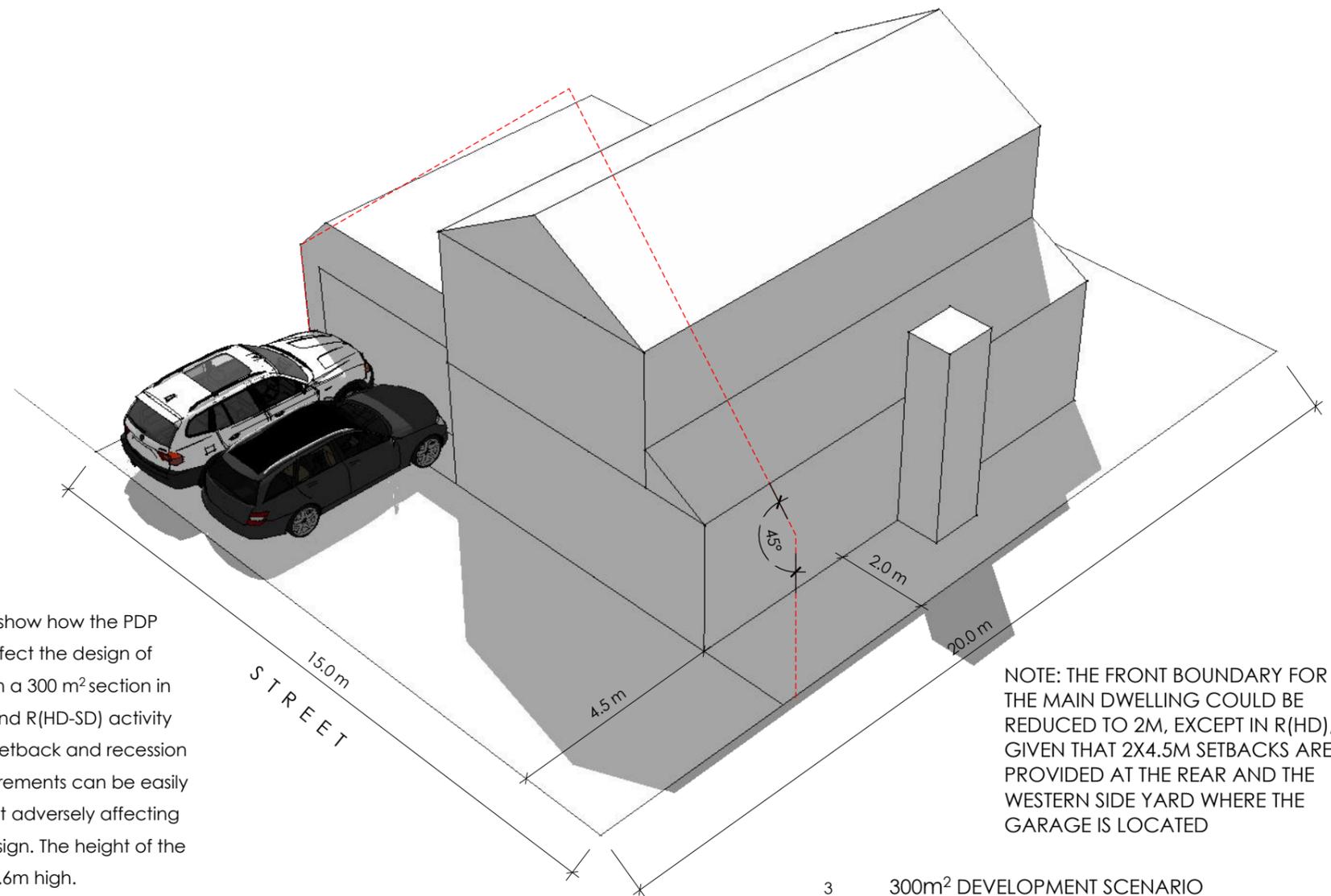
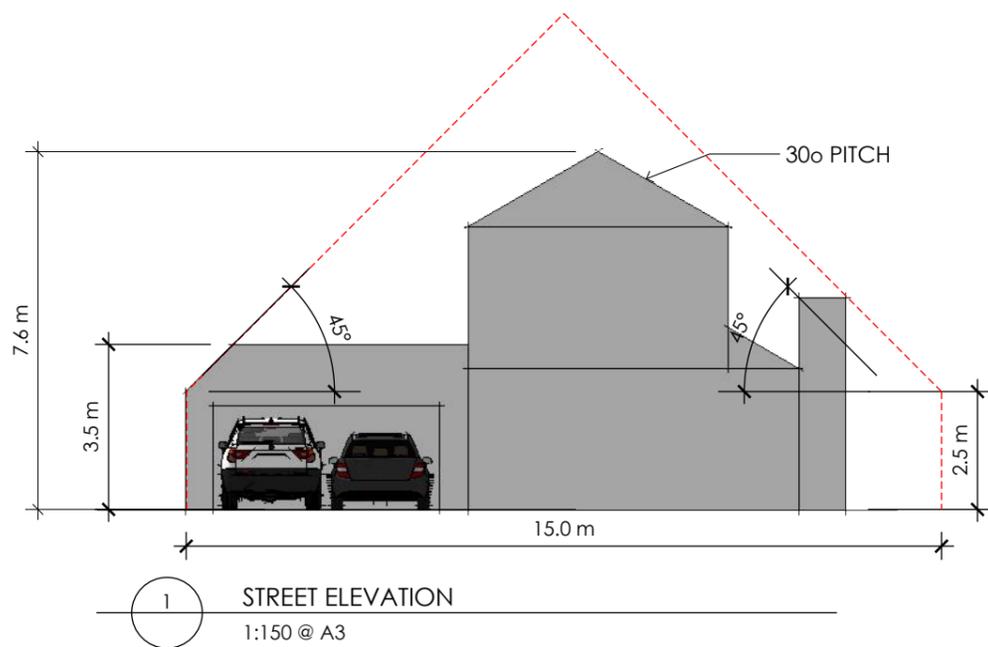
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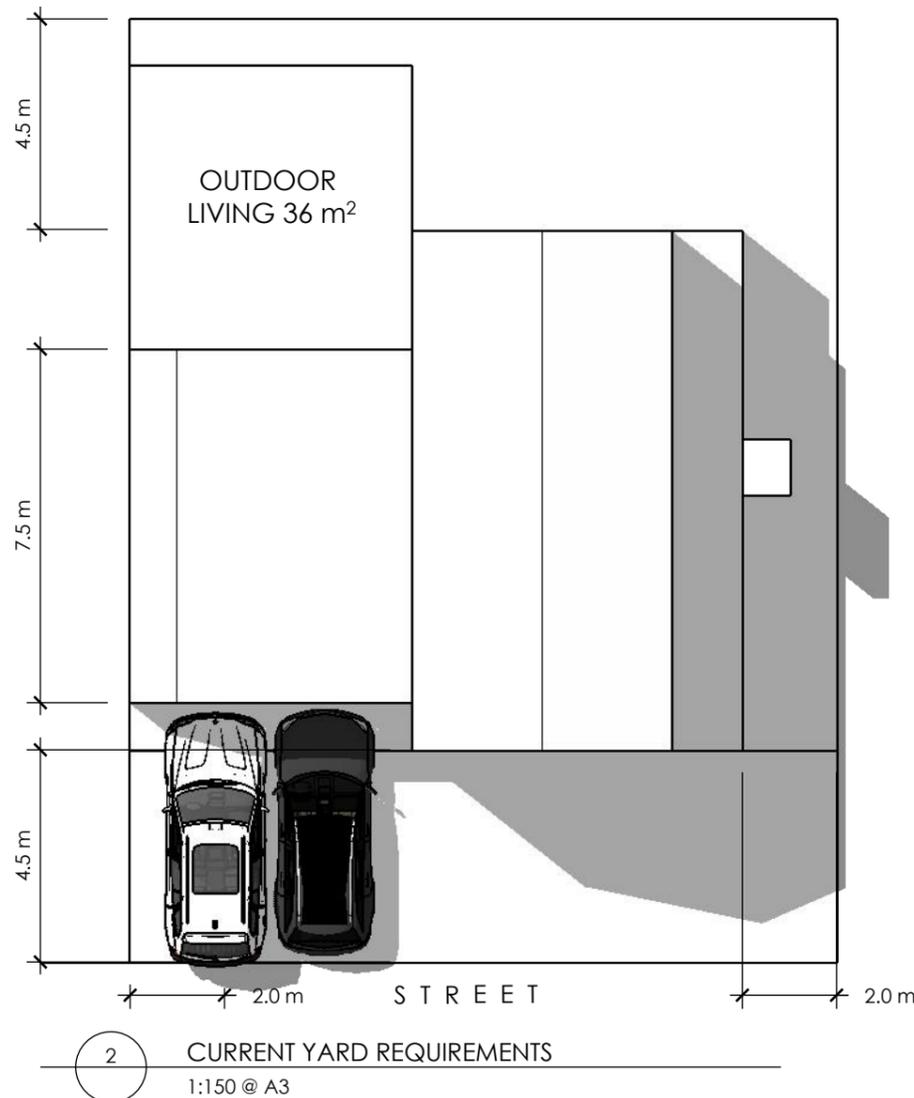
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project no / drawing no.: **2016_021 / FIGURE 4**

revision: **0**



NOTE: THE FRONT BOUNDARY FOR THE MAIN DWELLING COULD BE REDUCED TO 2M, EXCEPT IN R(HD), GIVEN THAT 2X4.5M SETBACKS ARE PROVIDED AT THE REAR AND THE WESTERN SIDE YARD WHERE THE GARAGE IS LOCATED



Images 1-3 show how the PDP rules can affect the design of dwellings on a 300 m² section in the R(HD) and R(HD-SD) activity areas. The setback and recession plane requirements can be easily met, without adversely affecting building design. The height of the building is 7.6m high.

Image 4 shows a duplex on 2x 320m² sections (8m wide x 40m deep). Each unit has a footprint of 96.6m² or site coverage of 30%. Even if the site was reduced to 240m² (8m x 30m) the site coverage would only be 40%. i.e. there is no need for a 70% site coverage (PDP rule 41.5.15.2).



HOUSE SIZE:	
GROUND FLOOR:	77 m ²
GARAGE:	45 m ²
SECOND STOREY:	60 m ²
LOT SIZE:	300 m ²
SITE COVERAGE:	41%



project name: **QLDC - JACKS POINT EVIDENCE**
drawing name: **RESIDENTIAL DEVELOPMENT SCENARIO 300m²**
designed by: Dave Compton-Moen
original issue date: 17 January 2017
scales: As shown

revision no: amendment

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project no / drawing no.: **2016_021 / FIGURE 5**

revision: **0**



2 STOREY UNIT SIZE:

GROUND FLOOR:	21 m ²
GARAGE:	36 m ²
SECOND STOREY:	67 m ²
LOT SIZE:	200 m ²
SITE COVERAGE:	33.5%

3 STOREY UNIT SIZE:

GROUND FLOOR (incl. GARAGE):	57 m ²
FIRST FLOOR:	67 m ²
SECOND STOREY:	67 m ²
LOT SIZE:	160 m ²
SITE COVERAGE:	42%

1 200m² DEVELOPMENT - NORTH FACING FRONT YARD
PERSPECTIVE NTS



THE PLACEMENT OF GARAGING/PARKING IN THE FRONT YARD CAN RESULT IN A POORLY DESIGNED STREETScape DOMINATED VISUALLY (AND PHYSICALLY) BY CARS.

NO INTERNAL SIDE YARDS OR RECESSION PLANES REQUIRED ON INTERNAL (WITHIN A DEVELOPMENT) BOUNDARIES

NORTH FACING OUTDOOR LIVING AREAS ARE CREATED AT THE REAR OF SECTIONS

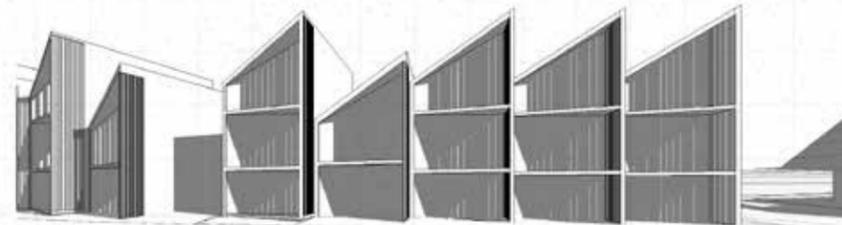
2 200m² DEVELOPMENT - SOUTH FACING FRONT YARD
PERSPECTIVE NTS

RECESSION PLANES WOULD APPLY ON EXTERNAL BOUNDARIES

It is possible for medium density development to occur on narrow sites where internal side yards and recession planes are removed, allowing for terrace or new style developments to occur. In most MDR examples it is likely a block or set of units will be developed together rather than individually constructed. The sketches show two different options depending on orientation and positioning of outdoor living areas which receive direct sunlight. Having a lower site coverage promotes dwellings to be 2 and 3 storey which is seen as a positive design aspect.

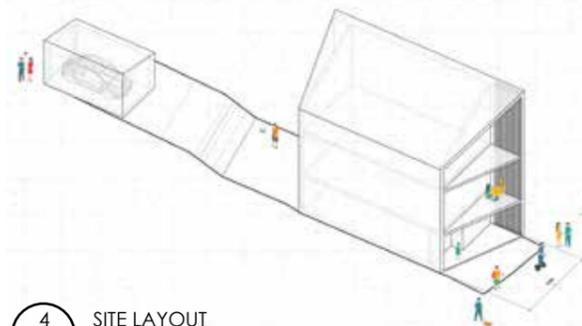


1 MEDIUM DENSITY RESIDENTIAL DEVELOPMENT PLAN
NTS



3 STREET PERSPECTIVE
NTS

The plans and images on this page show a medium density development proposed in Waikanae, Kapiti (drawings and design provided by Makers of Architecture Ltd - please note they are conceptual at this stage). They show what is possible with a 40% site coverage which is slightly too low but does promote dwellings to be 2 and 3 storey.



4 SITE LAYOUT
NTS



2 TYPICAL FLOOR PLANS
NTS



5 OUTDOOR LIVING
NTS

client / project name: QLDC / JACKS POINT URBAN DESIGN EVIDENCE
drawing name: **SITE COVERAGE (MEDIUM DENSITY RESIDENTIAL)**
designed by: Dave Compton-Moen
original issue date: 17 January 2017
scales: NTS

revision no: amendment

approved date



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VILLA 5, 6, 10, 11, 16, 17
Type A



Ground floor

SPECIFICATIONS	
Ground floor	115.66m ²
First floor	91.82m ²
Balcony area	31.44m ²



First floor and Balcony area



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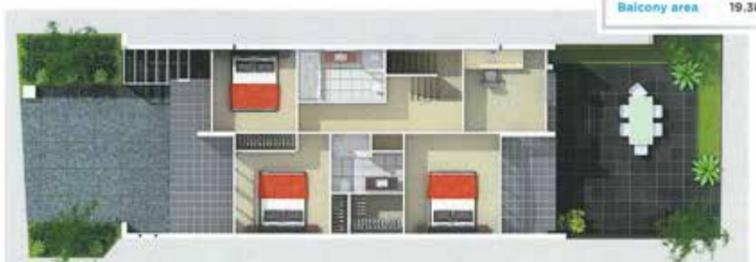


VILLA 1, 2, 3, 4, 7, 8, 9, 12, 15
Type B



Ground floor

SPECIFICATIONS	
Ground floor	94.70m ²
First floor	79.82m ²
Balcony area	19.38m ²



First floor and Balcony area



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Photo 1 – The end wall is treated with windows to ensure large blank walls were not created at the end of a row. This also provides a point of difference between units and allows the end units to be priced higher with additional outdoor space available. The photo shows the importance of retaining a side yard requirement in some instances.



Photo 2 – Unfortunately the street frontage is dominated by garage doors and parked vehicles with limited space available for tree planting. On street parking is limited due to the close proximity of vehicle crossings and it is not possible for street trees to be planted. The additional width provided in the street for parking is somewhat redundant.



Photo 3 – Due to the units fronting on a reserve, with north facing outdoor living areas it was possible for the amount of space available to be reduced. In this development, outdoor living space ranged from 20-40 m².

1 SALES BROCHURES FROM SILVERSTREAM ESTATES

The images above show a development in Silverstream, Kaiapoi, Waimakariri District where the site coverage ranges from approximately 45-55%. It should be noted that the outdoor living areas were below the Council's recommended amount of outdoor living space (30 m²) but being adjacent to a large reserve and river this was not considered an issue. Open style fencing is used to demarcate private living areas. The units are relatively large, being 4 bedrooms with a double garage, and floor areas ranging in size from 160-220 m². There were no internal recession plane restrictions as the development was dealt with comprehensively through a Restricted Discretionary process. It is recommended that 'Location of

MDR relative to open space' is added as a matter of control at subdivision stage and part of MDR control. Note, a 'minimum outdoor living space requirement' is not recommended.

client / project name: QLDC / JACKS POINT URBAN DESIGN EVIDENCE
drawing name: **SITE COVERAGE (MEDIUM DENSITY RESIDENTIAL)**
designed by: Dave Compton-Moen
original issue date: 17 January 2017
scales: NTS

revision no:	amendment	approved	date



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✓ Photo 1 - The lack of boundary fencing and kerb channeling combined with native planting create an open, high amenity character. This can still be achieved in higher density developments, however a higher level of guidance is required (refer to main evidence for suggested matters of control).



✓ Photo 2 - The communal courtyard concept works well in Jacks Point, providing sufficient maneuvering space for vehicles while providing a space which can be used by children for playing.



✗ Photo 3 - This type of medium density development should be avoided where possible. Recession planes have dictated the roof profile and there is limited privacy between units. Outdoor living spaces are heavily shaded and the layout has been dictated overall by vehicle parking/movements.



✓ Photo 4 - The use of griselinia hedges and stone walls provide a high amenity/softer boundary treatment than close board timber fences.



✓ Photo 5 - The front entrance is clearly visible from the street with separate pedestrian access provided. A glass/transparent front door provides good natural surveillance over the street and creates a more welcoming appearance.



✗ Photo 6 - A 1m side yard (garage built to the boundary) creates an 'awkward' space between units where the eaves almost touch.



✓ Photo 7 - While the number of vehicle crossings is not ideal, the front yards are free of fencing (except to screen bins) to create an open character. Tree planting will provide additional amenity and privacy over time. The front setback of this development is 5m. The dwellings all have north facing outdoor living areas.

1 PHOTO EXAMPLES OF FRONT AND SIDE YARD TREATMENTS
NTS

client / project name: QLDC / JACKS POINT URBAN DESIGN EVIDENCE
drawing name: **FRONT AND SIDE YARD DESIGN / SET BACKS**
designed by: Dave Compton-Moen
original issue date: 17 January 2017
scales: NTS

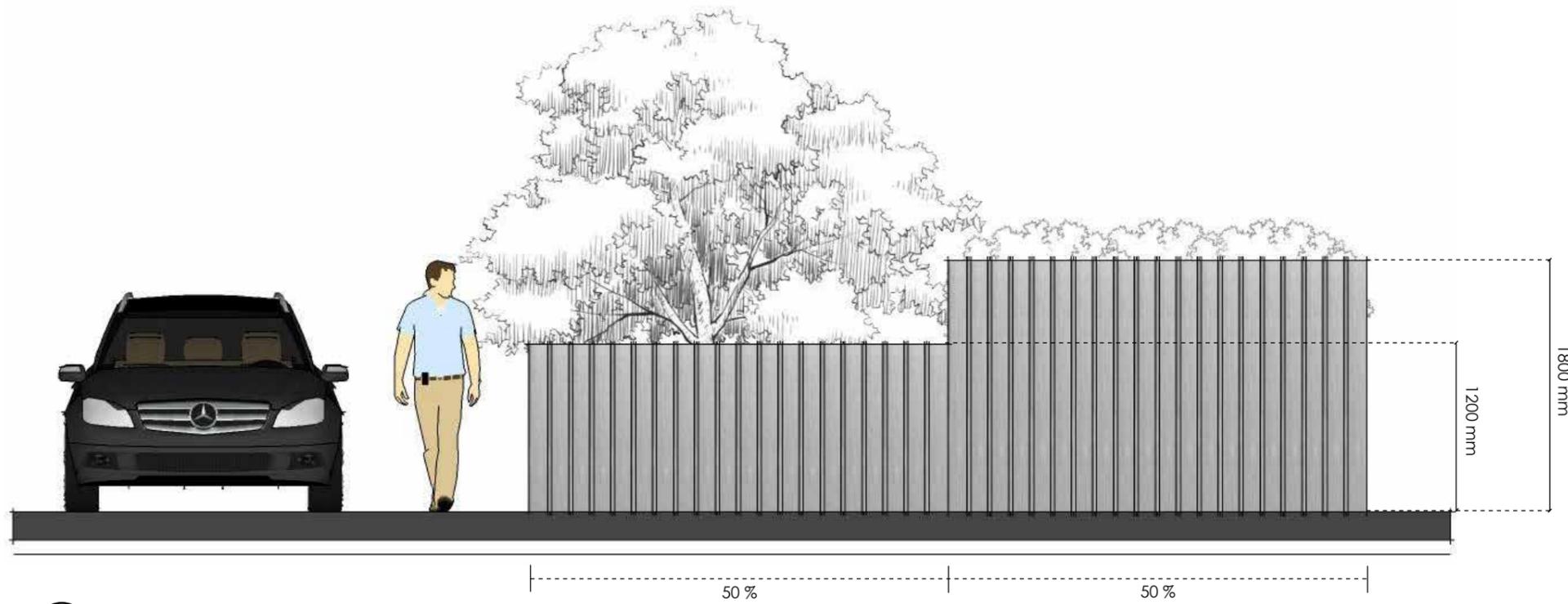
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project no / drawing no: 2016_021 / FIGURE 9

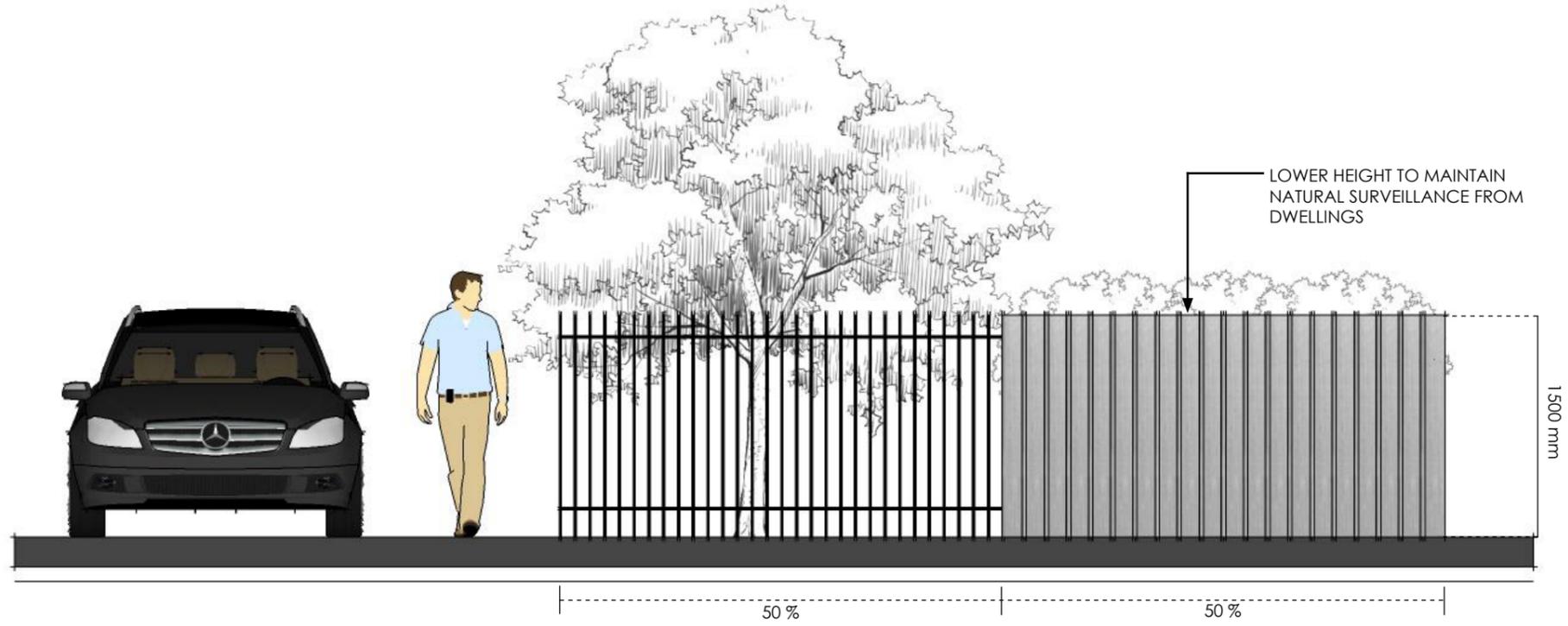
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1 FENCING - PROPOSED DISTRICT PLAN (RULE 41.5.7.2)



Photo 1 - A 1.5m with a gap providing views in/out and a place for tree planting to lift the appearance of the fence considerably.



LOWER HEIGHT TO MAINTAIN NATURAL SURVEILLANCE FROM DWELLINGS

2 FENCING - SUGGESTED ALTERNATIVE



Photo 2 - A 1.5m high fence with a transparent section can provide sufficient privacy to a north facing outdoor living area which is located in the front yard.

client / project name: QLDC / JACKS POINT URBAN DESIGN EVIDENCE drawing name: FENCING (PDP RULE 41.5.7.2) designed by: Dave Compton-Moen original issue date: 17 January 2017 scales: NTS	revision no:	amendment	approved	date	 <p>DCM URBAN DESIGN LIMITED 28 NORMANS ROAD STROWAN, CHRISTCHURCH NZ 021 114 0377 WWW.DCMURBAN.COM</p> <p>project no / drawing no: 2016_021 / FIGURE 10</p>
					revision: 0

APPENDIX 2
JACKS POINT RESIDENTIAL DESIGN GUIDELINES (VERSION 3 – 2009)

Residential Design Guidelines

VERSION 3.0 - SEPTEMBER 2009

RESOURCE CONSENT - RM060903

RESOURCE CONSENT - RM090494



jack's point

jackspoint.com

QUEENSTOWN | NEW ZEALAND

JACKS POINT – RESIDENTIAL DESIGN GUIDELINES

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

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

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

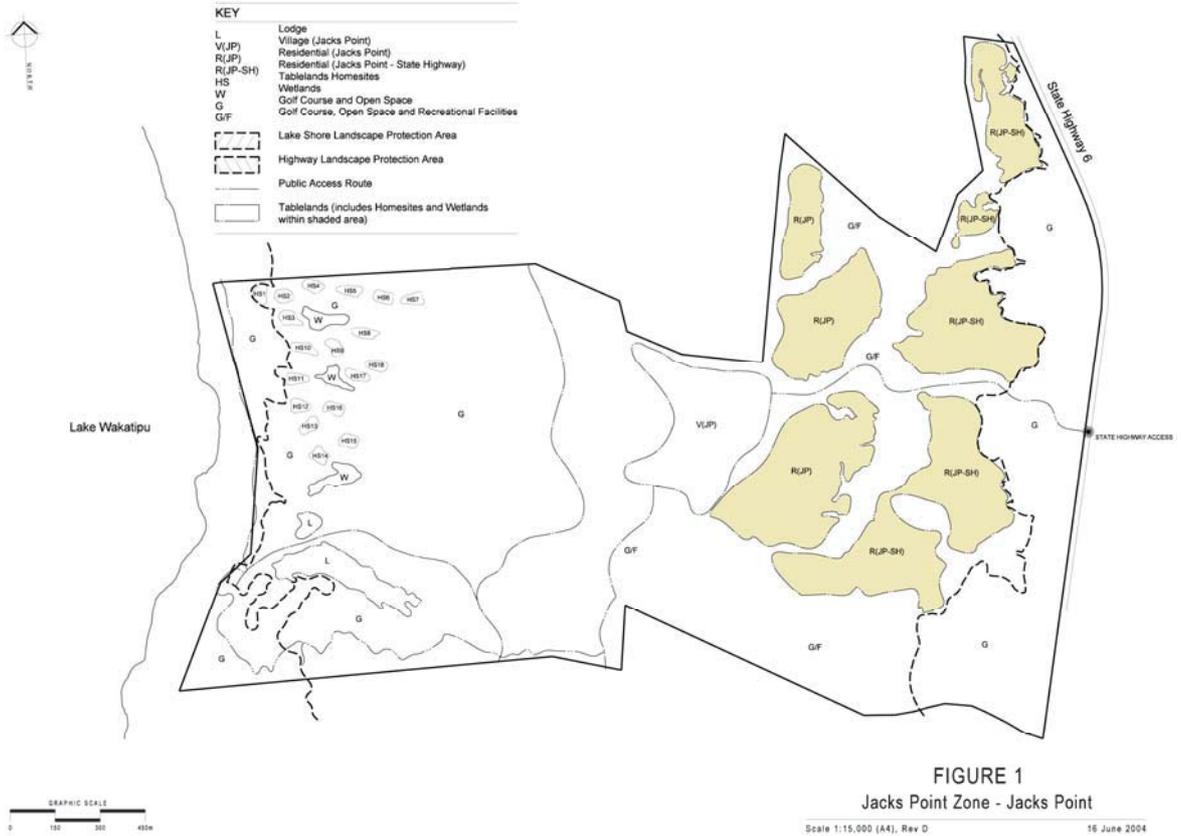
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1. SITE DESIGN CONTROLS

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

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



OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

Setbacks

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

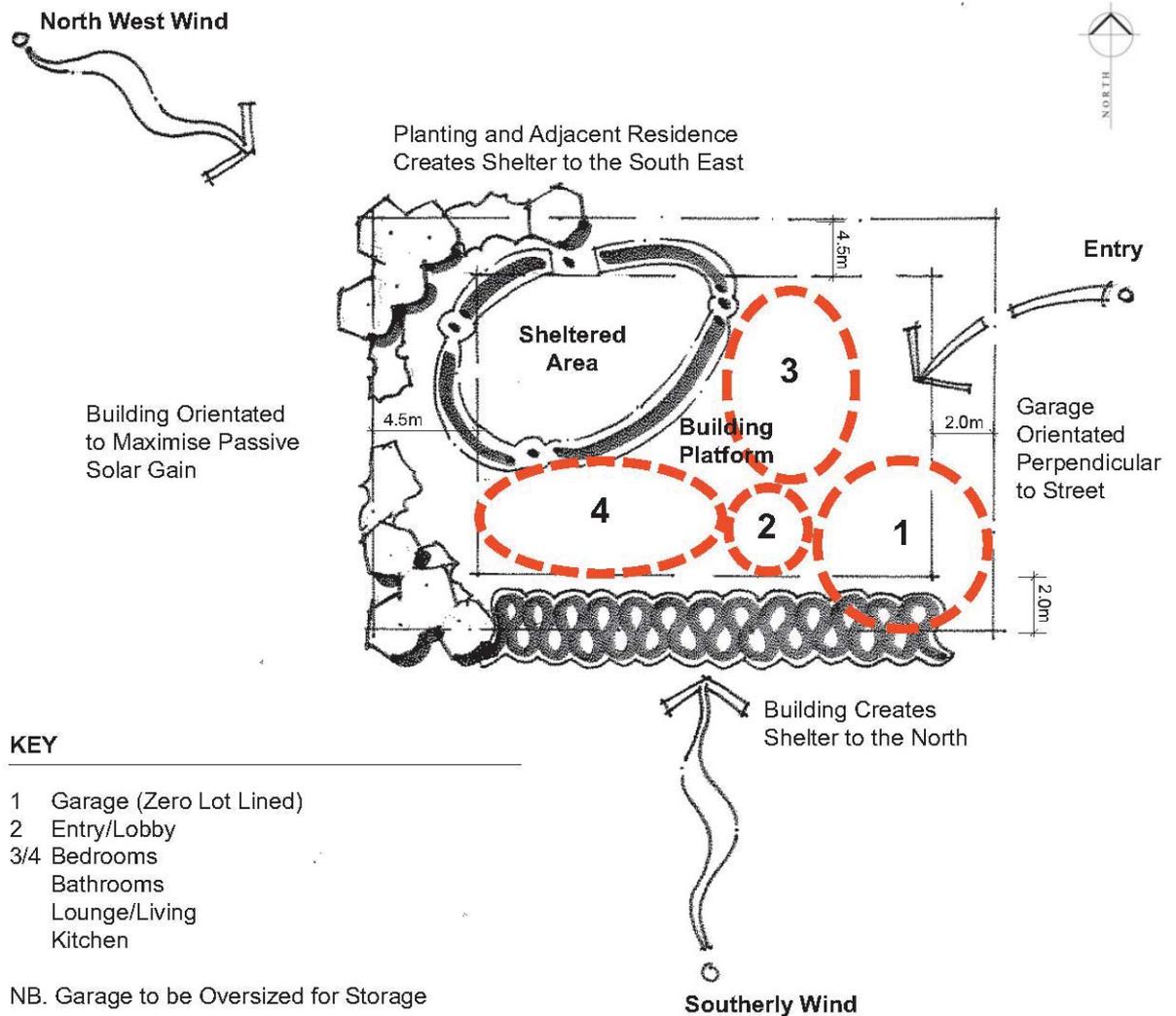


Figure 2

Site Coverage

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

Continuous Building Length

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

2. ARCHITECTURAL CONTROLS

OVERALL OBJECTIVES:

OBJECTIVE 1:

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

OBJECTIVE 2:

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

2.1 BUILDING HEIGHT

OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

2.2 EXTERIOR CLADDING

OBJECTIVE 1:

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

OBJECTIVE 2:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

All exterior wall cladding shall be either:

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

2.3 EXTERIOR COLOUR & APPLIED FINISHES

OBJECTIVE:

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

2.4 ROOFING MATERIAL

OBJECTIVE 1:

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

OBJECTIVE 2:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

For residential dwellings roofing shall be either:

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

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

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

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

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

2.5 ROOF PITCH

OBJECTIVE 1:

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

OBJECTIVE 2:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

2.6 ROOF DETAILS**OBJECTIVE:**

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

2.7 ROOF PENETRATIONS**OBJECTIVE:**

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

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

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

2.9 GARAGES**OBJECTIVE 1:**

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

OBJECTIVE 2:

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

OBJECTIVE 3:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

Assessment Matter

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

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

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

2.10 OTHER BUILT FORM**OBJECTIVE 1:**

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

3. LANDSCAPE**3.1 DESIGN****OBJECTIVE 1:**

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

OBJECTIVE 2:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

3.2 PLANTING**OBJECTIVE:**

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

3.3 BOUNDARY WALLS**OBJECTIVE 1:**

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

OBJECTIVE 2:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

3.4 FENCING**OBJECTIVE:**

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

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

3.5 EXTERIOR LIGHTING

OBJECTIVE 1:

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

OBJECTIVE 2:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

4. APPENDIX 4 – Recommended Plant Species

Species	Common Name	ECOLOGICAL GROUP						PLANT CATEGORY						
		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>	inaka	✓	✓		✓								✓	
<i>Dracophyllum longifolium</i>	red beech	✓	✓								✓			
<i>Nothofagus fusca</i>	mountain beech	✓	✓								✓			
<i>N. solandri</i> var. <i>cliffortioides</i>	pokaka	✓	✓								✓			
<i>Eleocharpus hookerianus</i>	kapuka / broadleaf	✓	✓								✓			
<i>Griselinia littoralis</i>	mountain three finger	✓	✓									✓		
<i>Pseudopanax colensoi</i> var. <i>ternatum</i>		✓	✓										✓	
<i>Astelia nervosa</i>	mountain ribbonwood	✓	✓											✓
<i>Hoheria lyallii</i>		✓	✓											
<i>Olearia avicenniifolia</i>	weeping mapou	✓	✓										✓	
<i>Myrsine divaricata</i>		✓	✓											
<i>Carex maorica</i>	kohuhu	✓	✓	✓										✓
<i>Pittosporum tenuifolium</i>	mountain wineberry	✓	✓										✓	
<i>Aristotelia fruticosa</i>	Hall's totara	✓	✓		✓									
<i>Podocarpus hallii</i>		✓	✓											
<i>Olearia fragrantissima</i>	matai	✓	✓											
<i>Prumnopitys taxifolius</i>	seven finger	✓	✓											
<i>Schefflera digitata</i>	wineberry	✓	✓											
<i>Aristotelia serrata</i>	putaputaweta / marbleleaf	✓	✓											
<i>Carpodetus serratus</i>	ti kouka / cabbage tree	✓	✓											
<i>Cordyline australis</i>	kotukutuku / tree fuchsia	✓	✓											
<i>Fuchsia excorticata</i>	mahoe wao	✓	✓											
<i>Meliclytus lanceolatus</i>	mahoe / whiteywood	✓	✓											
<i>Meliclytus ramiflorus</i>	southern rata	✓	✓											
<i>Metrosideros umbellata</i>	red matipo	✓	✓											
<i>Myrsine australis</i>	tarata / lemonwood	✓	✓											
<i>Pittosporum eugenioides</i>	kowhai	✓	✓											
<i>Sophora microphylla</i>	shining leaf Coprosma	✓	✓											
<i>Coprosma lucida</i>		✓	✓											
<i>Olearia arborescens</i>	bush lily	✓	✓											✓
<i>Astelia fragrans</i>		✓	✓											
<i>Olearia cymbifolia</i>	mingimingi	✓	✓											
<i>Coprosma propinqua</i>		✓	✓											
<i>Coprosma crassifolius</i>		✓	✓											

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>Chionochoa conspicua</i>	bush tussock			✓							✓			
	<i>Cortaderia richardii</i>	toi toi			✓							✓			
	<i>Typha orientalis</i>	raupo / bullrush			✓							✓			
	<i>Phormium tenax</i>	harakeke/swamp flax			✓							✓			
	<i>Phormium cookianum</i>	mountain flax			✓							✓			
	<i>Olearia odorata</i>					✓							✓		
	<i>Discaria toumatou</i>	matagouri				✓					✓				
	<i>Meliclytus alpinus</i>	porcupine shrub				✓							✓		
	<i>Corokia cotoneaster</i>	korokia				✓							✓		
	<i>Carmichaelia petriei</i>	NZ broom				✓							✓		
	<i>Ozothamnus sp.</i>	cottonwood				✓							✓		
	<i>Hebe cupressoides</i>					✓							✓		
	<i>Aciphylla aurea</i>	golden speargrass				✓							✓		
	<i>Chionochoa 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											✓		

APPENDIX 3
JACKS POINT COMPREHENSIVE DESIGN GUIDELINES (VERSION 3 – 2009)

Comprehensive Design Guidelines

VERSION 3.0 - SEPTEMBER 2009

RESOURCE CONSENT - RM060903
RESOURCE CONSENT - RM090494



jackspoint.com

QUEENSTOWN | NEW ZEALAND

JACKS POINT – COMPREHENSIVE DESIGN GUIDELINES

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

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

IMPORTANT:

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

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

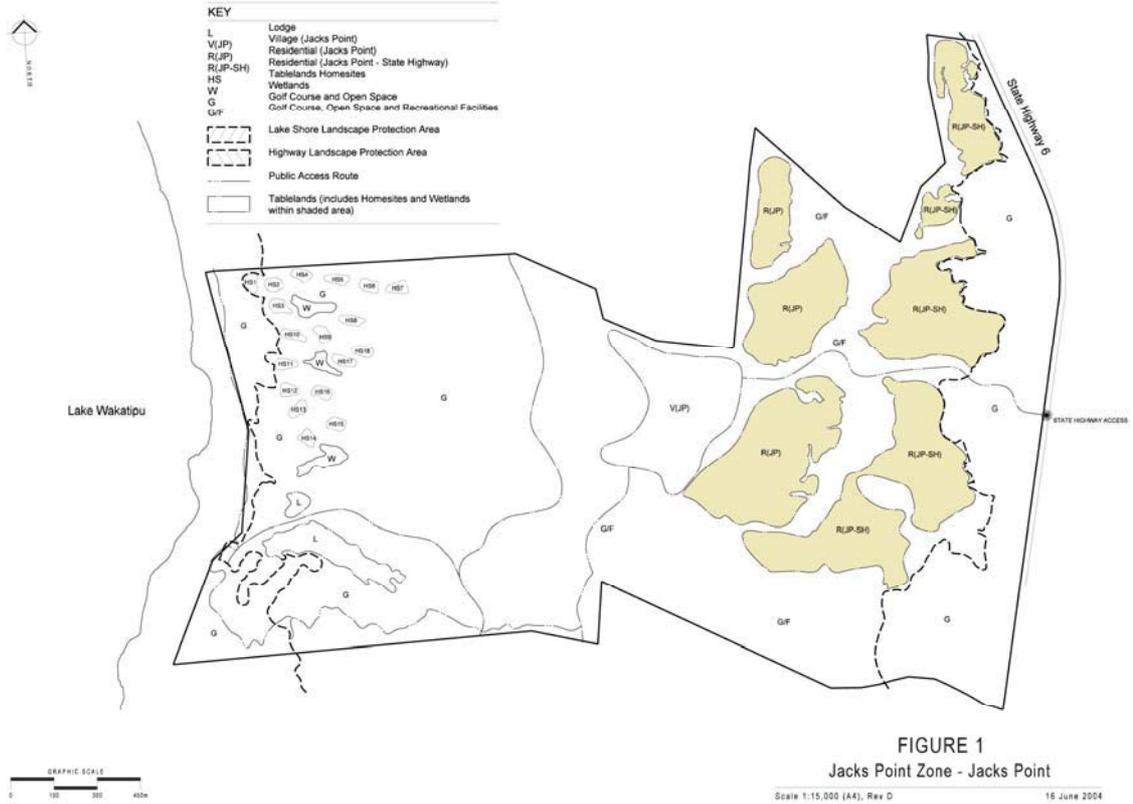
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1. SITE DESIGN CONTROLS

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

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



OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

Setbacks

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

Building Coverage

- Maximum site coverage is 55%.

Continuous Building Length

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

Parking

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

2. ARCHITECTURAL CONTROLS

OBJECTIVE 1:

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

OBJECTIVE 2:

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

OBJECTIVE 3:

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

2.1 BUILDING HEIGHT

OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

2.2 EXTERIOR CLADDING

OBJECTIVE 1:

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

OBJECTIVE 2:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

2.3 EXTERIOR COLOUR & APPLIED FINISHES

OBJECTIVE:

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

2.4 ROOFING MATERIAL

OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

- Untreated Copper tray
- Corten Steel

2.5 ROOF PITCH

OBJECTIVE 1:

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

OBJECTIVE 2:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

2.6 ROOF DETAILS

OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

2.7 ROOF PENETRATIONS

OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

2.8 WINDOWS / GLAZING & DOORS

OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

2.9 GARAGES

OBJECTIVE 1:

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

OBJECTIVE 2:

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

OBJECTIVE 3:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

3. LANDSCAPE CONTROLS

OBJECTIVE 1:

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

OBJECTIVE 2:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

3.1 PLANTING

OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

3.2 BOUNDARY WALLS

OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

3.3 FENCING

OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

3.4 EXTERIOR LIGHTING

OBJECTIVE 1:

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

OBJECTIVE 2:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

4. APPENDIX 4 – RECOMMENDED PLANT SPECIES

Species	Common Name	ECOLOGICAL GROUP						PLANT CATEGORY						
		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>Eleocharpus hookerianus</i>	pokaka	✓	✓								✓			
<i>Griselinia littoralis</i>	kapuka / broadleaf	✓	✓								✓			
<i>Pseudopanax colensoi</i> var. <i>tematum</i>	mountain three finger	✓	✓									✓		
<i>Astelia nervosa</i>		✓	✓											✓
<i>Hoheria lyallii</i>	mountain ribbonwood	✓	✓								✓			
<i>Olearia avicenniifolia</i>		✓	✓											
<i>Myrsine divaricata</i>	weeping mapou	✓	✓									✓		
<i>Carex maorica</i>		✓		✓										✓
<i>Pittosporum tenuifolium</i>	kohuhu	✓		✓								✓		
<i>Aristotelia fruticosa</i>	mountain wineberry	✓			✓								✓	
<i>Podocarpus hallii</i>	Hall's totara	✓			✓									
<i>Olearia fragrantissima</i>		✓												
<i>Prumnopitys taxifolius</i>	matai	✓										✓		
<i>Schefflera digitata</i>	seven finger	✓												
<i>Aristotelia serrata</i>	wineberry	✓										✓		
<i>Carpodetus serratus</i>	putaputaweta / marbleleaf	✓										✓		
<i>Cordyline australis</i>	ti kouka / cabbage tree	✓										✓		
<i>Fuchsia excorticata</i>	kotukutuku / tree fuchsia	✓										✓		
<i>Meliclytus lanceolatus</i>	mahoe wao	✓										✓		
<i>Meliclytus 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>			✓											

Species	Common Name	ECOLOGICAL GROUP						PLANT CATEGORY						
		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>Chionochoa conspicua</i>	bush tussock			✓							✓			✓
<i>Cortaderia richardii</i>	toi toi			✓							✓			✓
<i>Typha orientalis</i>	raupo / bullrush			✓										✓
<i>Phormium tenax</i>	harakeke/swamp flax			✓							✓			✓
<i>Phormium cookianum</i>	mountain flax			✓							✓			✓
<i>Olearia odorata</i>					✓									✓
<i>Discaria toumatou</i>	matagouri				✓								✓	
<i>Melicytus alpinus</i>	porcupine shrub				✓						✓			
<i>Corokia cotoneaster</i>	korokia				✓								✓	
<i>Carmichaelia petriei</i>	NZ broom				✓						✓			
<i>Ozothamnus</i> sp.	cottonwood				✓						✓			
<i>Hebe cupressoides</i>					✓						✓			
<i>Aciphylla aurea</i>	golden speargrass				✓									✓
<i>Chionochoa 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										✓			

APPENDIX 4
JACKS POINT RESIDENTIAL AND COMPREHENSIVE (MULTI-DWELLING) DESIGN GUIDELINES
(PROPOSED – SUBJECT TO QLDC APPROVAL) (2013)

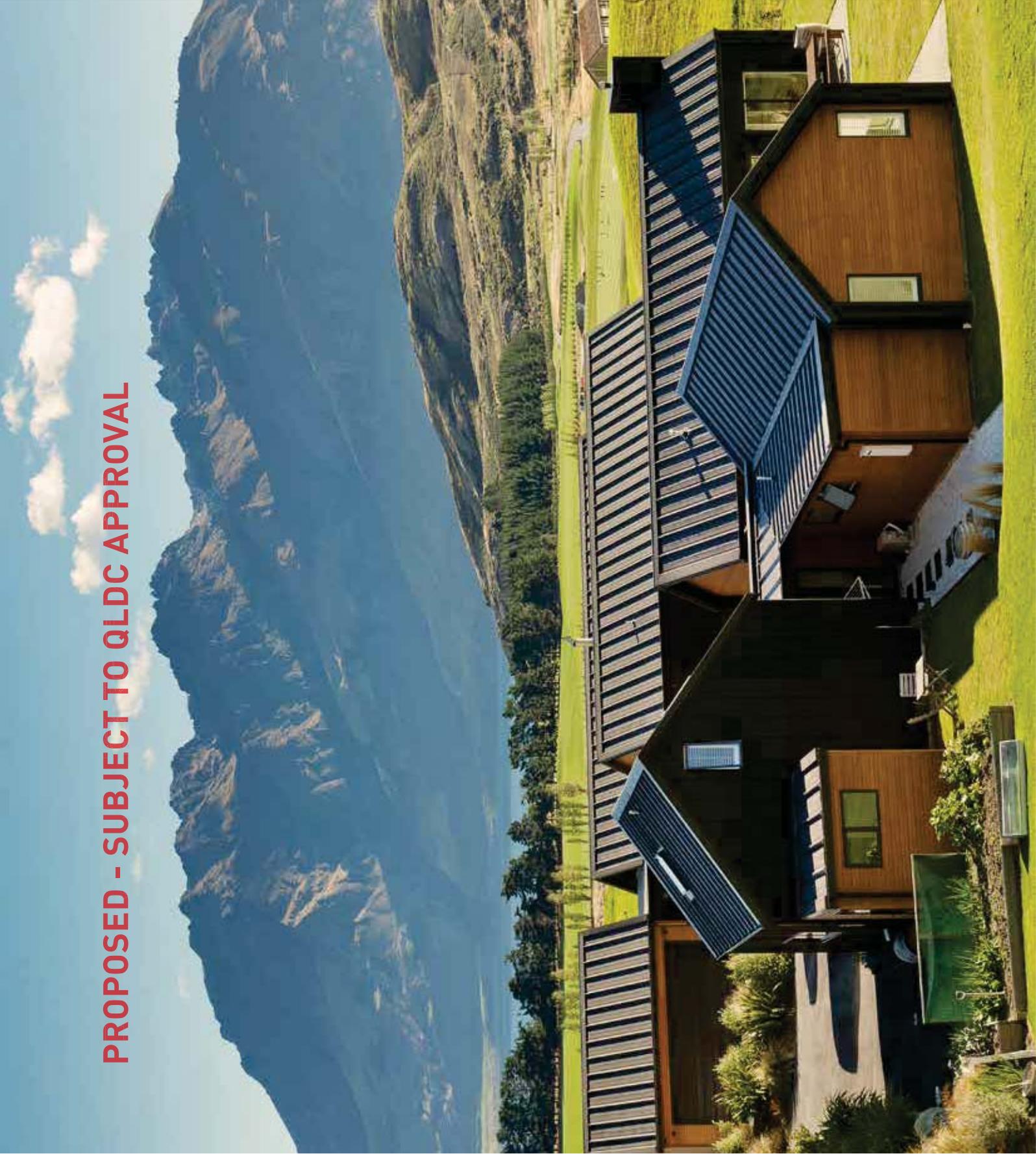
PROPOSED - SUBJECT TO QLDC APPROVAL

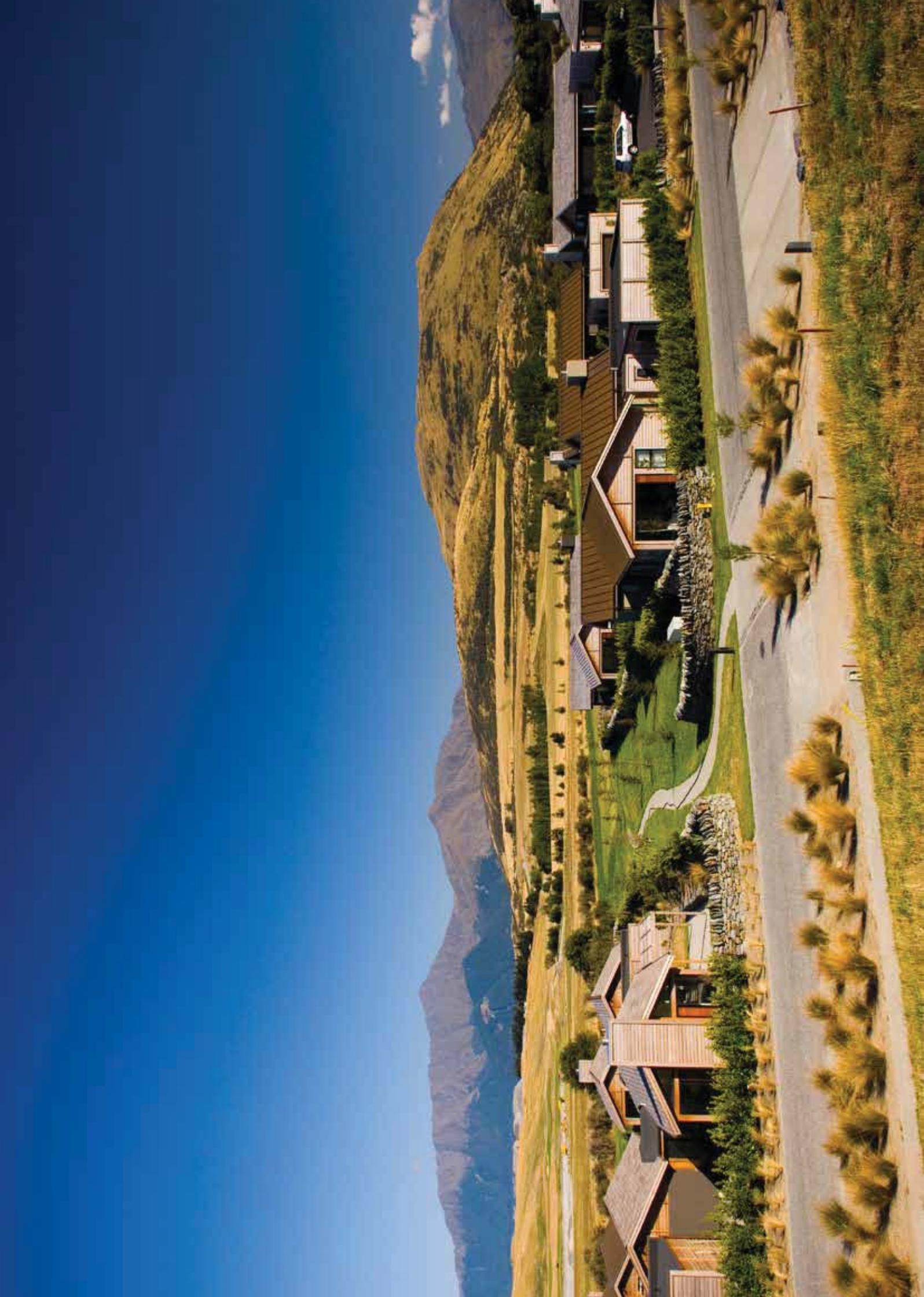


DESIGN GUIDELINES

RESIDENTIAL & COMPREHENSIVE (MULTI-DWELLING)

2013





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- Queenstown Lakes District Council Consenting
- Other Relevant Documents
- Extent of Land Subject to Guidelines

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2.4 - Boundary Treatment, Fencing and Gates

2.5 - Mounding or Landforms

2.6 - Exterior Lighting

2.7 - Materials General

2.8 - Jack's Point Plant List

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- 4.1 - Phasing of Projects
- 4.2 - Implementation Standards
- 4.3 - Drawings & Changes to Plans
- 4.4 - Staging and On-Going Maintenance

BACKGROUND & EXPLANATORY NOTES

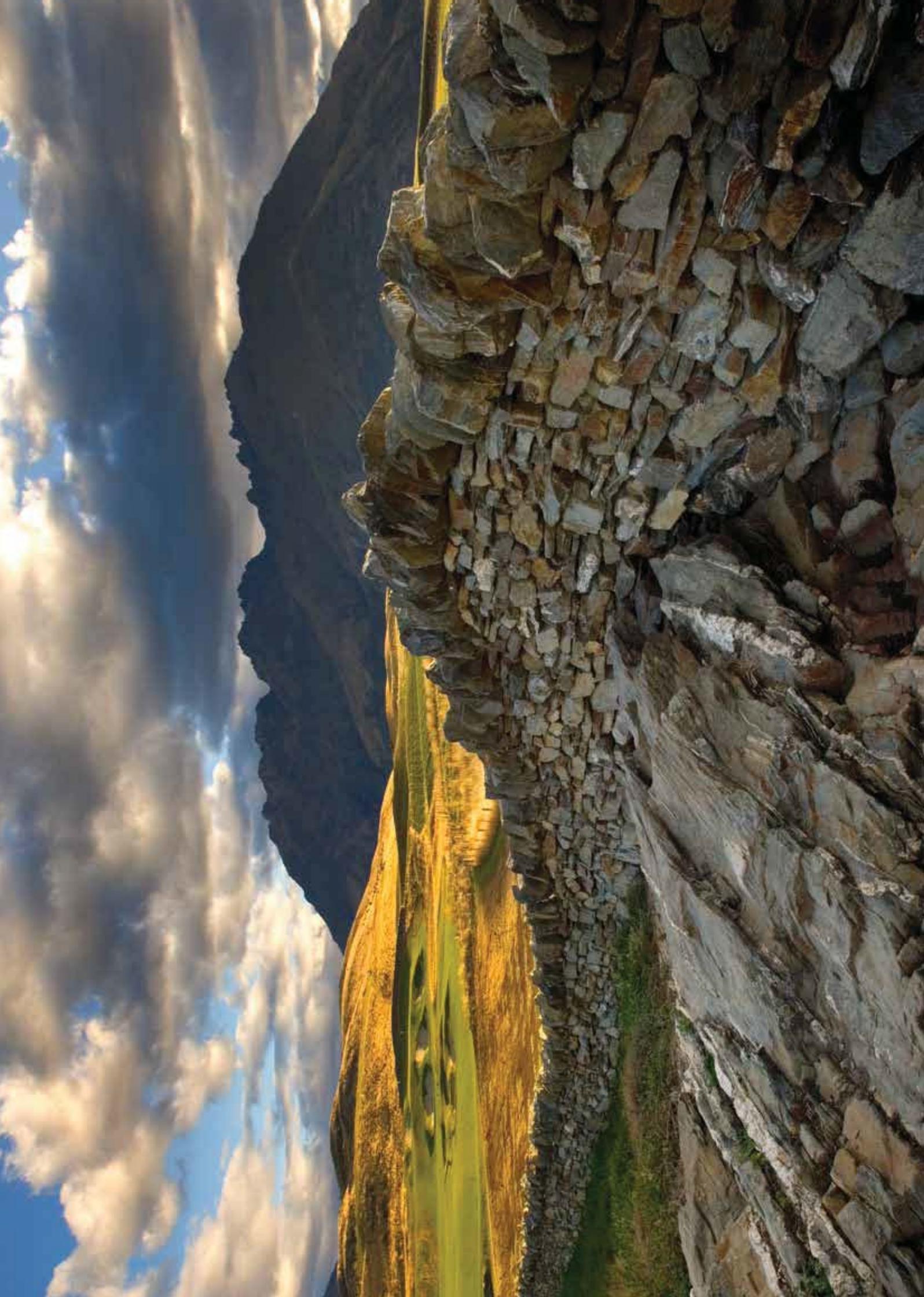
- Amendments to the Design Guidelines
- Design Review Board (DRB)
- Overview of DRB & Consent Process
- Typical DRB Costs
- Becoming an Approved Designer
- Coneburn Development Controls
- Preferred Metal Tray and Membrane Roof Options
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- 3.9 - Roof Details
- 3.10 - Roof Penetrations

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INTRODUCTION

Jack's Point is a great place to live. Set amongst one of the most spectacular landscapes in the world it is an example of a **sustainable approach to settlement, where only 5% of the total land area will be built upon**. The environment combined with an integrated design approach continues to be the driving force in shaping the community.

Upon completion Jack's Point is expected to feature over **1,300 residential homes, a lakeside village with accommodation, restaurants & shops, a luxury lodge** and recreational amenities including the renowned **Championship Golf Course**. It is a unique opportunity for property owners to be a part of the creation of a world class township through the development of their new homes.

The character of Jack's Point, for both architecture and landscape has been shaped by the history of the land, and a requirement for built form to be subservient to the wider landscape. This has contributed to a **unique character in keeping with the alpine setting** – modern homes reminiscent of the rural vernacular of Central Otago nestled amongst a framework of indigenous scrub and beech forest, surrounded by an abundance of open space.

The character of Jack's Point is shaped by:

- Buildings with **simple architectural form** drawing inspiration from traditional rural homesteads and farm buildings complementary to the dramatic alpine setting;
- Central Otago farm heritage stone walls, rustic timber gates, open grazed farmland and native scrubland reminiscent of **the pioneer farming landscape**;
- **A natural palette of materials** with recessive tones to maintain subservience to the landscape;
- **A strongly native / endemic plant palette** derived from the surrounding environment and underlying ecology of the site;
- **An abundance of open space and trail network for recreation**, with informal definition of property boundaries fostering a strong sense of community.

While there is a requirement for new homes to be built in a style consistent with this character, **there is scope for homeowners to express individuality on a home by home basis**. This is executed by tight controls on form, materiality and site placement but the combination and expression of these elements can be unique.

A defining factor at Jack's Point continues to be the local environmental conditions. Summers are dry and can be hot, with high sunshine hours and temperatures. Winters are cold, snowfall is common and freezing conditions can predominate. Year round the prevailing breeze is from the south. This gives high regard to placement of glazing, outdoor courtyards, solar shelter and screening.



Highway Landscape
Protection Line

R(JP-SH)

R(JP-SH)

R(JP-SH)

R(JP-SH)

R(JP)

R(JP)

R(JP)

R(JP-SH)

Village

Lake Tewa

Clubhouse

Jack's Point Preserve

Luxury Lodge

Figure 1: Jack's Point masterplan with residential zones

INTRODUCTION

PURPOSE OF THE GUIDELINES

The Design Guidelines have been developed to **preserve and enhance the value of your property**. They are controlled by the Jack's Point Residents & Owners Association Inc (JPROA) and are implemented through its Design Review Board (DRB). This review process is independent of Council consenting.

It is the principal document for the development of Jack's Point as a great residential enclave; supporting development in a coordinated manner in keeping with the vision of **'treading lightly on the land'** and with an **absolute commitment to this extraordinary landscape**.

The Jack's Point Design Review Board (DRB) has the responsibility of assessing whether a project **complies with the Design Guidelines** and the degree to which it enhances the amenity and streetscape. It assesses proposals against high level objectives and specific controls set out in this document. **In the case of some controls not being met the DRB has the right to approve a proposal if the objectives are met.**

The DRB is made up of a group of professionals chosen for their expertise and understanding of the objectives. In most cases, if the objectives of these guidelines are met then the

review process becomes part of the standard design process that a client would normally undertake with their design consultants. In other instances the DRB is required to work more extensively with property owners and their consultants to achieve a successful outcome that will meet the requirements of the guidelines.

The DRB's costs incurred in assessing projects is recoverable from the applicant.

QUEENSTOWN LAKES DISTRICT COUNCIL CONSENTING

In addition to approval by the Jack's Point DRB **all proposals require standard QLDC resource and building consents**. While the information supplied for each may be similar, the assessment areas will differ.

The Objectives and Controls highlighted in italics in these guidelines will be assessed by both the DRB and also by QLDC as part of the resource consent application.

Each property at Jack's Point has a number of controls set down as part of the original development consent. These may include height restrictions, requirements to access from a side road, zone boundary or highway

landscape protection lines and retention of existing planting. The JPROA or QLDC can assist in providing details of whether any of these apply to your section and you will also find copies of the documents registered on your property's title.

OTHER RELEVANT DOCUMENTS

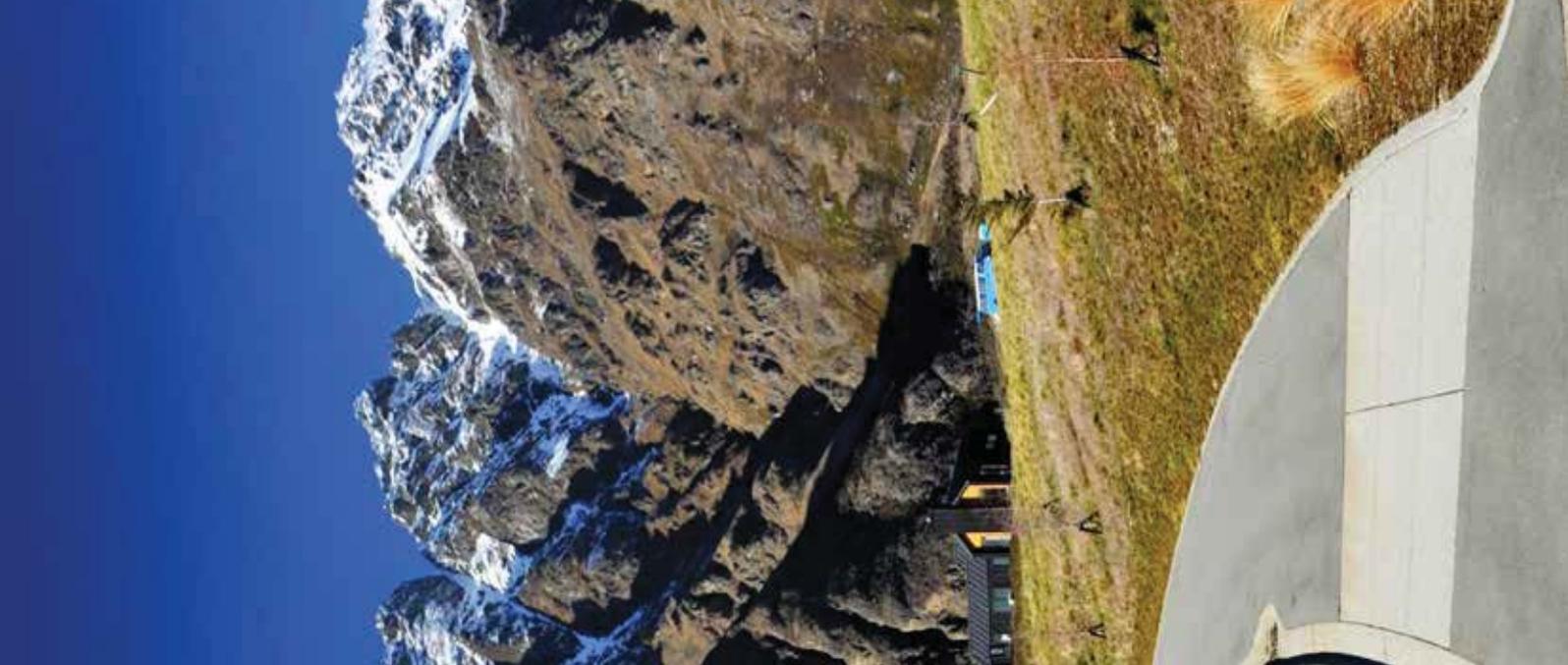
The Jack's Point Design Guidelines are subservient to the following documents:

- **QLDC District Plan** and relevant existing Resource Consents;
- **The Coneburn Development Controls** (wider development controls for Jack's Point growth zone as a whole).

LAND COVERED BY GUIDELINES

These guidelines apply to **all development in the zones marked R(JP) (Residential Jack's Point) and R(JP-SH) (Residential Jack's Point - State Highway)** shown on Figure 1. They include the 'Comprehensive Design Guidelines' that apply for multi-dwelling developments in residential neighbourhoods (units or apartments) new homes and additions.

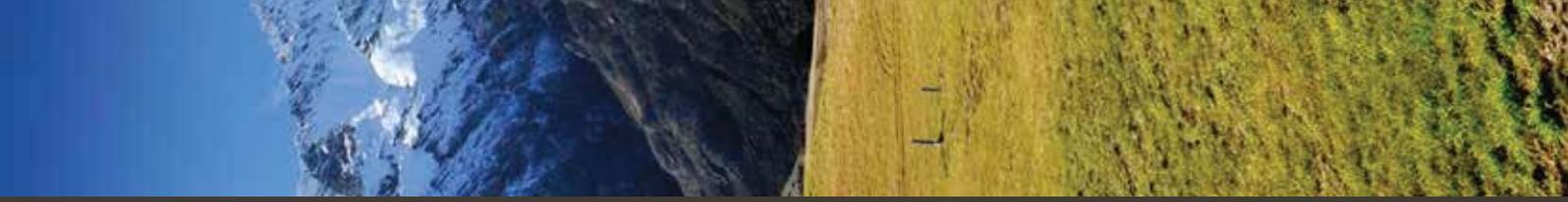




OBJECTIVES

- 1.A *Maintain residential amenity by ensuring sites are developed in a co-ordinated manner;*
- 1.B *To promote a balance between built form and open space;*
- 1.C *To ensure building sites are developed to integrate with the existing topography of the land and surrounding neighbourhood.*

PROPOSALS MUST MEET ALL OBJECTIVES



1 - SITE DESIGN

CONTROLS

1.1 LAYOUT

1.1.1 Buildings and site features shall be located to give consideration to environmental conditions, views and privacy to adjoining neighbours without limiting any building envelope;

→ See diagram 1

1.1.2 Site plans will be assessed against built form, boundary treatments, large specimen trees or any other relevant items in conjunction with the context plan submitted as part of the DRB approval.

1.2 SITE COVERAGE

1.2.1 For single dwelling developments, maximum site coverage for each lot shall be no greater than 300m or 45% of the net site area, whichever is lesser;

1.2.2 For comprehensive (multi dwelling) developments, maximum site coverage is 55%.

1.3.4 Accessory buildings including garages are permitted within the yard setbacks

→ refer Architectural Design Controls, section 3.4 for details.

1.3 SETBACKS

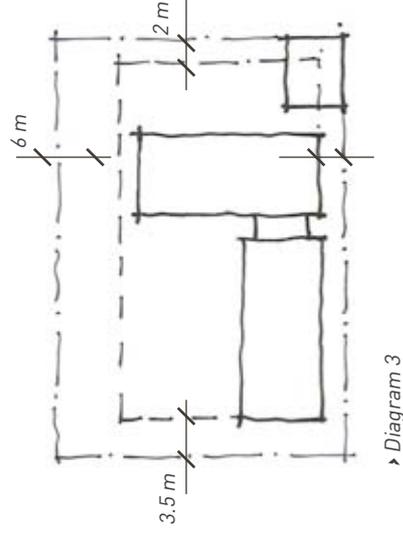
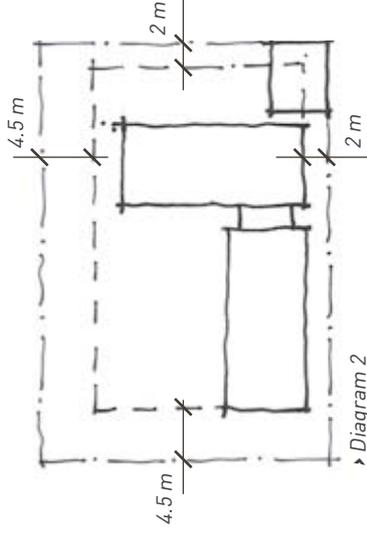
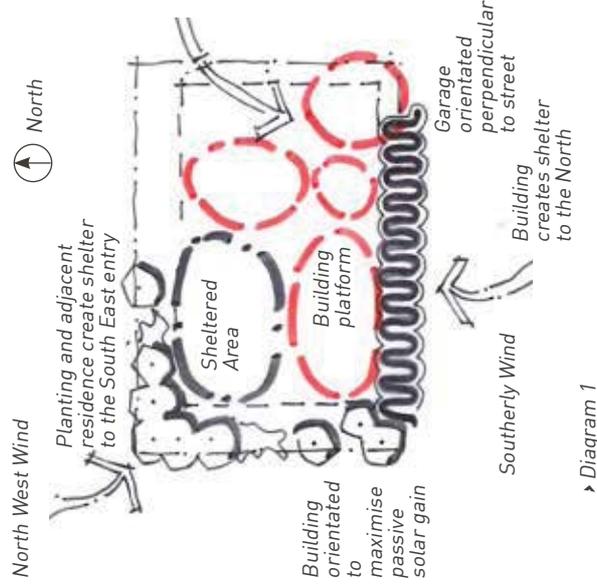
1.3.1 Two yard setbacks of 4.5m to be provided and all other setbacks from remaining boundaries to be 2m

→ See diagram 2; or

1.3.2 One yard setback of 6m plus 1 yard setback of 3.5m and all other setbacks from remaining boundaries to be 2m

→ See diagram 3;

1.3.3 Chimneys of a width no more than 1.2m which are parallel to the boundary may protrude into the setbacks by up to 1m;



1 - SITE DESIGN

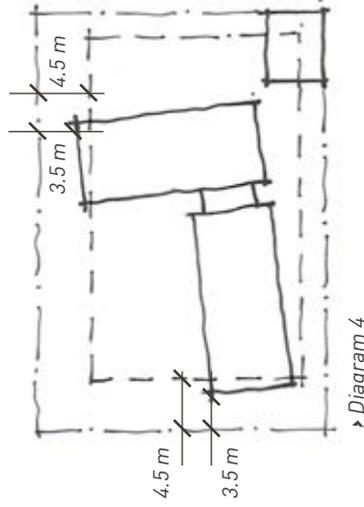
1.4 ABILITY TO SKEW

1.4.1 Buildings can be skewed up to 1m beyond the setbacks line to improve siting where:

- Encroachment is on a maximum of two sides; and
- The revised siting does not compromise the privacy and sunlight for an adjoining site to any greater extent than that which would otherwise apply;

▶ See diagram 4

1.4.2 Walls outside the setback lines do not include any windows or glazed doors.



▶ Diagram 4

1.5 ZERO YARD PROVISIONS

1.5.1 Zero yards apply for habitable rooms beyond those allowed for garages and accessory buildings;

1.5.2 The maximum length of the adjoining wall shall be 7.5m and height and profile of the wall shall be identical for each property;

1.5.3 Construction of the adjoining wall shall consist of a minimum of 200mm thick fully filled and reinforced concrete block or alternative solid construction with approved exterior cladding where exposed (including walls intending to be temporarily exposed);

1.5.4 Each side of the boundary and walls beyond the 7.5m shall continue beyond the building footprint to a minimum height of 1.8m to ensure that external privacy is maintained on each site

1.6 EARTHWORKS AND RETAINING

1.6.1 Sites shall be designed to minimise steep batter slopes;

1.6.2 Terraced walls are preferred over single, large retaining walls;

1.6.3 The preferred material for retaining walls, when visible from the street is dry stack or locally sourced schist clad. Other materials consistent with architectural wall materials can be utilized at the discretion of the DRB.

1.6.4 Tops of walls shall be graded to match topography, rather than stepped.

1.6.5 Vertical posts for retaining walls are to be buried at the rear of the wall, rather than visible to the front;

1.6.6 Where fall heights of >1m in height are proposed adjacent to a reserve these are to be fenced at the homeowners expense compliant to local authority requirements;

1.6.7 Steep batter slopes are to appear consistent with existing landform, and shall be planted as per the landscape guidelines (refer section 2.1 for planting densities on steep slopes)



2 - LANDSCAPE

OBJECTIVES

- 2.A To build on the framework of established landscaping and maintain consistency between public and private space;*
- 2.B To form continuity within neighbourhoods whilst allowing individuality on a home by home basis;*
- 2.C To encourage an ecological approach to planting, based on local shrub tussock grassland and beech forest communities;*
- 2.D To blur the demarcation between legal property boundaries and promote community connectivity by creating open property boundaries while allowing for privacy and shelter;*
- 2.E To minimise the prominence of vehicles throughout neighbourhoods and maintain pedestrian priority to public spaces;*
- 2.F To preserve neighbourhood amenity by ensuring that site utilities, wastewater tanks or exterior service areas are not readily visible from neighbouring properties and public spaces;*
- 2.G To protect night time ambience of the rural environment by ensuring that light intensity and pollution is kept to a minimum, whilst maintaining safety in the community.*

PROPOSALS MUST MEET ALL OBJECTIVES

CONTROLS

2.1 PLANTING

2.1.1 75% of shrubs shall be from the Jack's Point plant list and 75% of trees shall be from the Jack's Point plant list (Note: percentage is based on planted numbers for each;

→ refer Jack's Point Plant list section 2.8;

2.1.2 Planting should flow through from adjacent reserve areas, streetscapes or residential sites;

2.1.3 Exotic or formal planting should be confined to the immediate context of the house or areas that are not visible from surrounding areas;

2.1.4 Coloured or cultivar plant varieties are discouraged;

2.1.5 Staking to be visually recessive - natural or dark stained timber;

2.1.6 For planting on steep slopes numbers are to be calculated for the actual surface area of the land, not the plan area. This is to ensure that steep slopes will have sufficient density to form a dense weed-free swathe over time;

2.1.7 Additional planting after a new development is complete is permitted without further reference to the DRB where the plants are:

- from the recommended plant list (refer section 2.8), or
- intended for consumption, or
- will not be visible from a public space, **and**
- for a hedge is to be maintained at less than 1.8m in height or
- for a tree is less than 4m in height at maturity.

2.2 DRIVEWAYS & PARKING

2.2.1 Preferred driveway materials are exposed aggregate concrete or schist slab pavers;

2.2.2 Asphalt is acceptable when located in areas not readily visible from main spine roads;

2.2.3 Other materials can be approved at the discretion of the DRB;

2.2.4 Gravel driveways are permitted where they are:

- compressed local schist gravel, and
- on a rear lot which has a sealed access way, and the owner has obtained the approval of all owners of the sealed access way including the JPROA where relevant; or
- on a front lot and has a 10m exposed aggregate concrete (or other hard material acceptable to the DRB) threshold between the gravel and any road;

2.2.5 Crossings can be relocated to another location at the discretion of the DRB, and are to match the redundant crossing in terms of materiality, roadside drainage and services. The DRB may require the removal of the redundant crossing and re-landscaping the road reserve which must be undertaken as part of the project at the cost of the home owner;



2 - LANDSCAPE

2.3 SITE UTILITIES, WASTEWATER TANKS & EXTERIOR SERVICE AREAS

2.3.3 Wastewater tanks are to be located within 20m from a hard stand area and easily accessible by foot. The above ground portion of buried tanks screen (vents and access) should be within a planted area;

2.3.1 Exterior service areas are to be screened by way of a:

- 1.8m high semi-permeable screen of material consistent with that of the house, or;
- 1.8m high dark stained horizontal timber slat fence or;
- hedge consisting of 1.6m high plants at time of planting and at a sufficient spacing to form a visually impermeable screen.

2.3.4 Meter boxes and heat pump/air-conditioning units may be covered with a black or other approved coloured cover and located in an unobtrusive position.

Note: Exterior service areas includes clothes lines, rubbish & recycling bins, meter boxes, heat pump / air conditioning units, composting areas, weed piles, timber stacks or any other item at the discretion of the DRB and JPROA.



2.2.6 Driveways accessing main spine roads shall provide an on-site area for vehicle turning, to avoid cars reversing directly onto road;

2.2.7 House numbers to be the Jack's Point standard design approved by the DRB. Numbers may be installed on the house, a gate or fence post at the boundary or on a standalone macrocarpa post, or otherwise as approved by the DRB.



Site utilities and service area screened with material to match cladding

2 - LANDSCAPE

2.4 BOUNDARY TREATMENT, FENCING & GATES

2.4.1 A maximum of 50% of site boundaries to any one property can be defined with either a fence, wall or clipped hedge. All others to be open or planted. In the case of 100% boundary fencing being required then fencing shall be located fully within areas of planting to soften;

2.4.2 Stone boundary walls shall be either:

- a maximum height of 1.5m dry stack and constructed of locally sourced schist stone with vertical capping in the agricultural stone wall style; or
- a maximum height of 1.5m dry stack schist stone with a flat top;

2.4.3 Fences shall be either:

- dark or natural stained horizontal timber slat to 1.5m height surrounded by planting; or
- macrocarpa post and wire, mesh or rail at 1.1m height surrounded by planting;

2.4.4 Gates to the edge of sites are to be consistent with the Jack's Point gate style;

2.4.5 Hedges are to be maintained at 1.8m maximum height;

2.4.6 Street and reserve boundaries can contain a locally sourced agricultural style schist dry-stack walls to a

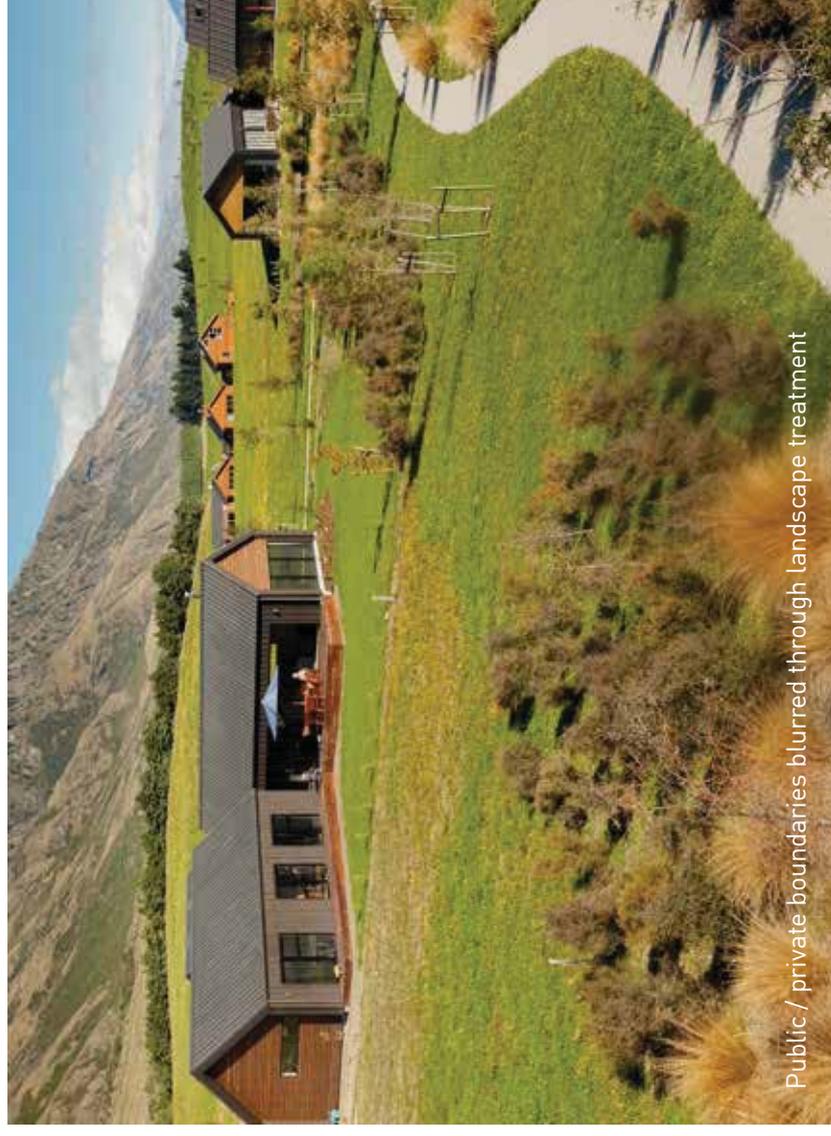
maximum height of 1.5m along a maximum of 75% of the length;

2.4.7 Internal boundaries between residences can contain either a dry stack wall or dark stained timber slat fence along a maximum of 75% of length;

2.4.8 Walls in the Highway Landscape Protection Area are permitted along street boundaries only. Fencing

of boundaries within the Highway Landscape Protection area shall be macrocarpa post, warratah and wire farm fencing;

2.4.9 Swimming pool, pet and or child proof fencing must be internal to the property and all fencing shall comply with any applicable local authority and safety standards and integrate with the house and landscape design.



Public / private boundaries blurred through landscape treatment

2.5 MOUNDING OR LANDFORMS

2.5.1 Mounding is not promoted and owners are to utilise planting to create screening or shelter;

2.5.2 Any contouring is required to blend with existing topography to mimic natural landforms.

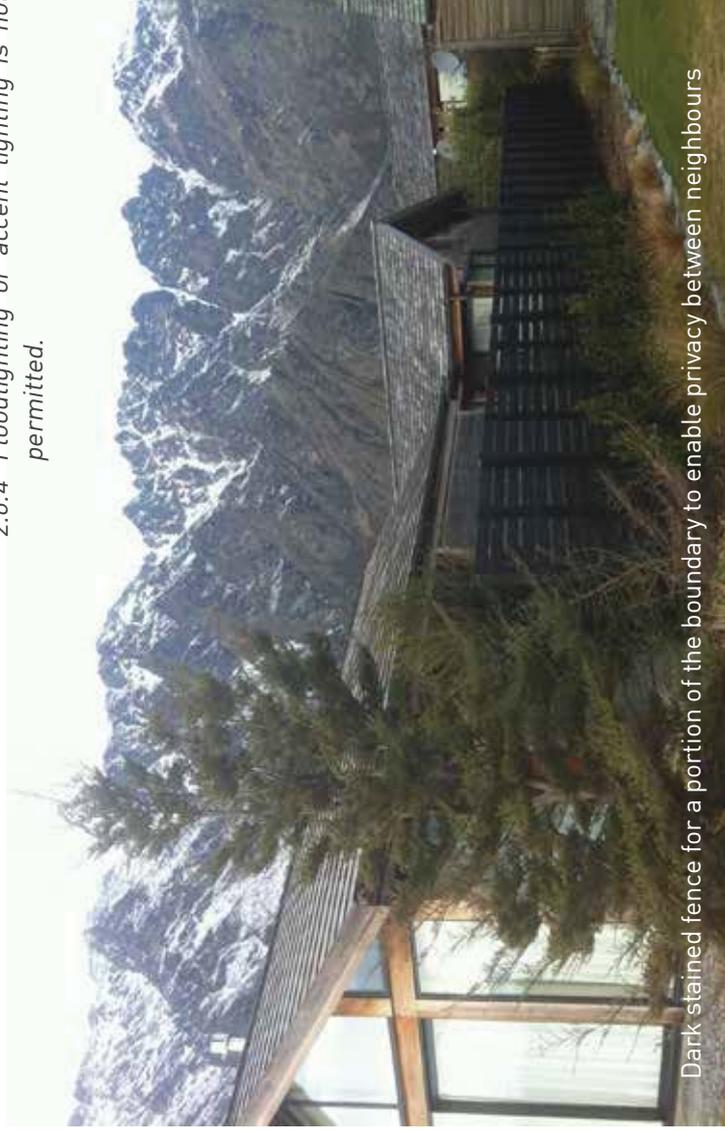
2.6 EXTERIOR LIGHTING

2.6.1 *Low intensity, indirect light sources are to be used for all exterior lighting applications;*

2.6.2 *The use of hoods, louvers and other attachments designed to direct light and minimize light pollution are required for any exterior lighting;*

2.6.3 *Light sources are to be incandescent, LED, or other white light not sodium vapour or other light;*

2.6.4 *Floodlighting or accent lighting is not permitted.*

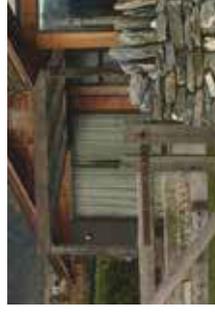


Dark stained fence for a portion of the boundary to enable privacy between neighbours

2.7 MATERIALS GENERAL

2.7.1 Materials used for landscape features such as decks, pergolas, timber slat screens, stone fireplaces or retaining walls are to complement architectural materials where possible to form continuity between landscape and architecture;

2.7.2 A wide range of materials can be utilised for pavement materials, as a general rule naturally sourced materials are preferred. Landscape plans will be assessed on a case by case basis by the DRB.



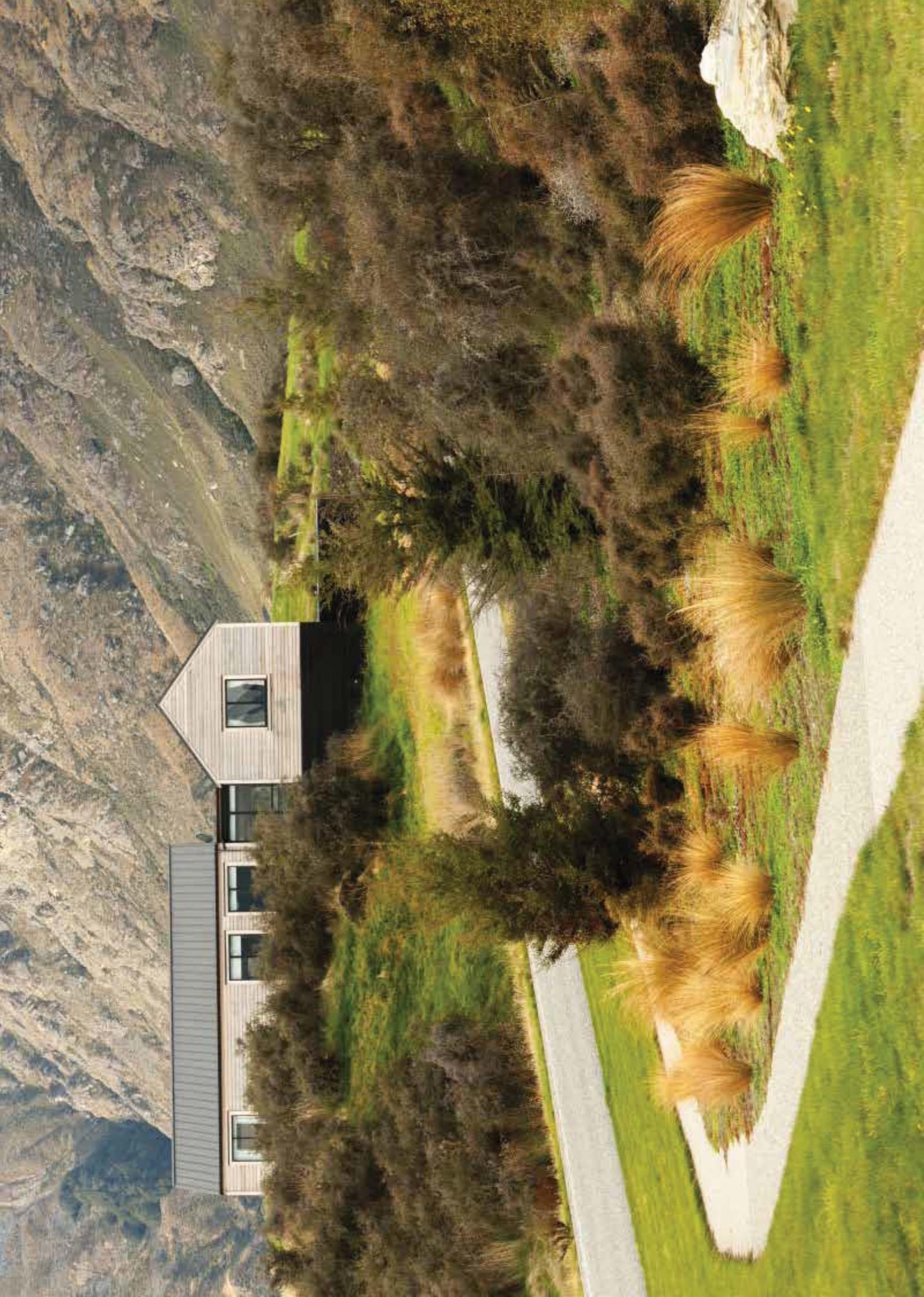
✓ Complimentary



✓ Complimentary



✗ Contrasting



2.8 JACK'S POINT PLANT LIST

2.8.1 Trees

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
<i>Aristotelia serrata</i>	Wineberry	x	x		x	x		x
<i>Carpodetus serratus</i>	Putaputaweta / marbleleaf	x	x		x		x	
<i>Coprosma linariifolia</i>	Mikimiki	x	x		x	x		x
<i>Cordyline australis</i>	Ti kouka / cabbage tree	x	x		x	x		x
<i>Fuchsia excorticata</i>	Kotukutuku / tree fuchsia		x		x		x	
<i>Elaeocarpus hookerianus</i>	Pokaka		x		x		x	
<i>Griselinia littoralis</i>	Kapuka / broadleaf	x	x		x	x		x
<i>Hoheria lyallii</i>	Mountain ribbonwood	x			x			x
<i>Melicytus lanceolatus</i>	Mahoe wao	x	x		x		x	
<i>Melicytus ramiflorus</i>	Mahoe / whiteywood	x	x		x	x		x
<i>Metrosideros umbellata</i>	Southern rata	x	x		x	x		x
<i>Myrsine australis</i>	Mapou	x	x	x	x	x		x
<i>Nothofagus fusca</i>	Red beech	x	x		x	x	x	
<i>Nothofagus solandri</i> var. <i>cliffortioides</i>	Mountain beech	x	x		x	x	x	
<i>Pennantia corymbosa</i>	Kaikomako	x	x		x	x		x
<i>Pittosporum eugenioides</i>	Tarata / lemonwood	x	x		x	x		x
<i>Pittosporum tenuifolium</i>	Kohuhu	x	x		x	x		x
<i>Podocarpus hallii</i>	Hall's Totara	x	x		x	x		x
<i>Prumnopitys taxifolia</i>	Matai		x	x	x	x	x	
<i>Pseudopanax crassifolius</i>	Lancewood	x	x		x	x		x
<i>Sophora microphylla</i>	Kowhai	x	x		x	x	x	

2 - LANDSCAPE

2.8.2 Shrubs

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
Aristotelia fruticosa	Mountain wineberry	x			x			x
Carmichaelia petriei	NZ broom	x	x	x	x			x
Coprosma crassifolia	NZ Coprosma	x	x		x	x		x
Coprosma lucida	Shining Karamu		x	x	x	x		x
Coprosma propinqua	Mingimingi	x			x	x		x
Coprosma rugosa	Needle-leaved Mt Coprosma	x	x		x	x		x
Corokia cotoneaster	Korokia	x	x		x	x		x
Cyathodes juniperina	Mingimingi	x	x			x		x
Discaria toumatou	Matagouri	x			x	x		x
Dracophyllum longifolium	Inaka	x	x			x		x
Dracophyllum uniflorum	Turpentine shrub	x	x		x			x
Gaultheria antipoda	Tall snowberry	x		x	x	x	x	x
Hebe cupressoides	Cypress Hebe	x				x		x
Hebe odora		x			x			x
Hebe rakaiensis		x			x	x		x
Hebe salicifolia	South Island Koromiko	x			x			x
Hebe subalpina		x			x	x		x

2 - LANDSCAPE

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
<i>Leptospermum scoparium</i>	Manuka	x	x		x	x		x
<i>Melicytus alpinus</i>	Porcupine shrub	x	x		x	x		x
<i>Myrsine divaricata</i>	Weeping mapou	x	x		x	x		x
<i>Olearia arborescens</i>	Southern Tree Daisy	x	x		x	x		x
<i>Olearia avicenniifolia</i>	Tree Daisy	x				x		x
<i>Olearia bullata</i>		x			x	x		x
<i>Olearia cymbifolia</i>		x	x		x	x		x
<i>Olearia fragrantissima</i>		x				x	x	
<i>Olearia hectori</i>		x			x	x		x
<i>Olearia lineata</i>	Tree Daisy	x	x		x	x		x
<i>Olearia nummulariaefolia</i>	Tree Daisy	x				x		x
<i>Olearia odorata</i>	Tree Daisy	x			x		x	
<i>Ozothamnus</i> sp.	Cottonwood	x			x	x		x
<i>Pimelea aridula</i>	NZ daphne	x			x	x		x
<i>Pseudopanax colensoi</i> var. <i>ternatus</i>	Mountain three finger		x	x	x	x		x

2 - LANDSCAPE

2.8.3 Grasses

Botanical Name	Common Name	Sun	Mid Sun	Shade	Moist	Dry	Sheltered	Exposed
<i>Aciphylla aurea</i>	Golden speargrass	x				x		x
<i>Aciphylla glaucescens</i>	Blue speargrass	x				x		x
<i>Astelia fragrans</i>	Bush lily		x	x	x		x	
<i>Astelia nervosa</i>	Mountain Astelia		x	x	x	x		x
<i>Carex coriacea</i>	NZ swamp sedge	x			x			x
<i>Carex maorica</i>	Carex	x	x		x			x
<i>Carex secta</i>	Purei	x	x		x			x
<i>Chionochloa conspicua</i>	Bush tussock	x	x		x	x		x
<i>Chionochloa rigida</i>	Narrow-leaved snow tussock	x			x	x		x
<i>Cortaderia richardii</i>	South Island Toetoe	x			x	x		x
<i>Festuca novae zelandiae</i>	Hard tussock	x				x		x
<i>Juncus distegus</i>	Wiwi		x		x			x
<i>Juncus gregiflorus</i>	NZ soft rush		x		x			x
<i>Juncus sarophorus</i>	Wiwi	x	x		x			x
<i>Phormium cookianum</i>	Mountain flax	x			x	x		x
<i>Phormium tenax</i>	Harakeke/swamp flax	x			x	x		x
<i>Poa cita</i>	Silver tussock	x			x	x		x
<i>Schefflera digitata</i>	Seven finger	x	x		x	x	x	
<i>Schoenus pauciflorus</i>	Bog rush	x			x		x	
<i>Typha orientalis</i>	Raupo / bullrush	x			x			x







OBJECTIVES

- 3.A To create a high quality built environment with an overarching design language that is responsive to the natural character of the site and respectful of the original vision for Jack's Point – to create a high quality built environment with a unique sense of place;
- 3.B To apply environmentally sustainable design (ESD) principles at a site design and architectural level;
- 3.C To maintain a limited palette of materials, colours and external finishes that have durability, honesty, and integrity;
- 3.D To promote the use of natural or 'raw' materials and colours that relate to the alpine setting;
- 3.E To reduce the dominance of applied finishes;
- 3.F To simplify collective built form by limiting complex architectural form and roof pitches, and ensuring that roof penetrations (other than chimneys) are positioned to reduce their visual dominance;
- 3.G To create a continuity of roof-scape by limiting the range of materials with low reflectivity and recessive hues;
- 3.H To enable a visual richness of elevations by ensuring that details are designed to punctuate and add depth whilst minimising reflectivity;
- 3.I To allow viewshafts whilst ensuring residential privacy by considering placement of windows in relation to neighbours;
- 3.J To reduce the dominance of garages on the streetscape.

3 - ARCHITECTURAL

PROPOSALS MUST MEET ALL OBJECTIVES

CONTROLS

3.1 BUILT FORM & ROOF PITCH

- 3.1.1 Simple gable roofed pavilions are preferred;
- 3.1.2 For single dwelling developments, the maximum continuous building length along the shorter boundary setbacks, ie. the 2m setbacks shall not exceed 16m. Any setbacks beyond this length shall have a minimum recess of 1.5m in depth and no more than 4m in length and include both the facade and roof & eave line before the building can return to the same line of the 16 metre direction.

For comprehensive (multi dwelling) developments no unbroken building shall exceed 16m. Breaks in building length shall be a minimum of 2m in depth and 4m in width for the full height of the wall and shall include a discontinuous eave line and roof line at the break

- 3.1.3 The maximum width of a gable is 6m for 2 story buildings, 8m for single story;
- 3.1.4 Gable ends to each site are limited to a maximum of 6, including outbuildings;
- 3.1.5 Roof pitch (excluding standalone

garages) shall be between 25 and 45 degrees;

3.1.6 Flat to flattish roofs associated with the main residential form shall have a maximum coverage of 30% of the total roofing area (excluding standalone garages). Flat roofed areas are seen primarily as linking structures or adjuncts to the dominant form;

3.1.7 Single pitched roofs which are secondary to the principal gable form (for example lean to roof) and are between 12 and 25 degrees are permitted up to a maximum width of 6m;

3.1.8 Roofs are to be simple without stacked roofs, hips and valleys or similarly complex forms;

3.1.9 Any lots in the R-SH areas which adjoin or contain the Highway Landscape Protection Area shall have the roof ridge line of any dwelling running parallel to the highway.

3.2 BUILDING HEIGHT

3.2.1 Building height is limited to a maximum of 8m (District Plan Zone Standard, height measured from ground level), except for sites that are allocated a specified building height which may be from a defined RL.



3.3 UPPER FLOORS

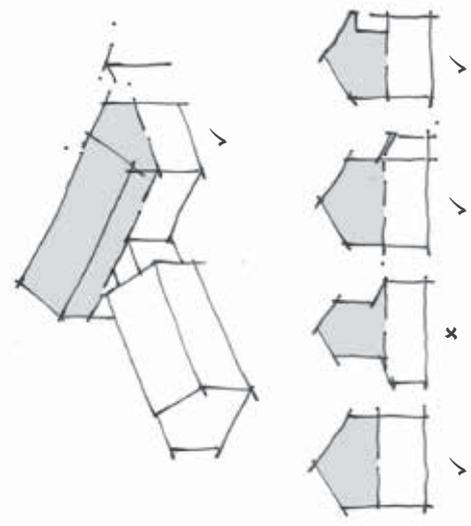
3.3.1 The upper floor of the principle residential form shall derive its footprint from the lower plan:

3.3.2 Upper floor verandas or decks are to be formed out of the primary form of the building (including roofline), rather than attached to the side of the building;

3.3.3 For single dwelling developments, upper floors may be a maximum of 60% of the main building footprint;

3.3.4 Lightweight steel railings coloured black are preferred for safety from falls. Glass can be used if in a recessive location to minimise net reflectivity;

3.3.5 The principle living space of all residential buildings must relate to the landscape.



3.4 GARAGES, ON-SITE PARKING & ACCESSORY BUILDINGS

3.4.1 All homes to have a minimum 2 car garage.

Note: Jack's Point bylaws require that all vehicles, trailers or boats that are to be kept at the property be parked in a garage or be well screened from outside of the property;

3.4.2 Comprehensive (multi-dwelling) sites must also provide on-site allowance for 1 visitor carpark for every 2 dwellings;

3.4.3 For main spine roads garage doors are to be perpendicular to rather than directly facing the street;

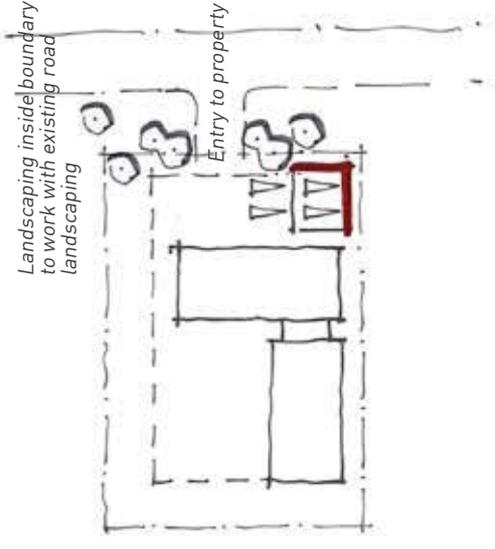
Note: rear lots, access ways and courtyards are excluded from this control. Where site constraints limit garage access to direct access, these can be considered at the discretion of the DRB, and shall be set back to allow for on-site parking

3.4.4 Accessory buildings including garages located within setbacks are to have the side facing the setback clad in locally sourced schist stone or bagged schist with <60% plaster, with no glazing;

3.4.5 Maximum garage height of a standalone garage is to be 3.5m. If a garage is to be located within 1m of the boundary then the maximum garage height is to be 2.8m;

3.4.6 Garages can be located within the primary built structure as long as all other requirements for garages are met;

3.4.7 Garden sheds, glass/tunnel houses and similar structures are permitted without further reference to the DRB where they are located in rear yards and not clearly visible from road areas or adjoining reserve land, are screened from boundaries, and:



For a shed:

- are no more than 5 sqm in size and 2 m in height
- are clad in metal or other materials, finished to match the house
- all metals are painted in matt recessive colours in a range of dark browns, blacks, greys and with reflectivity of no more than 20%; or

For a glass or tunnel house:

- are no more than 5 sqm in size and 2 m in height
- all metal trims are finished in recessive colours.

3.5 WINDOWS / GLAZING & DOORS (FAÇADE ARTICULATION)

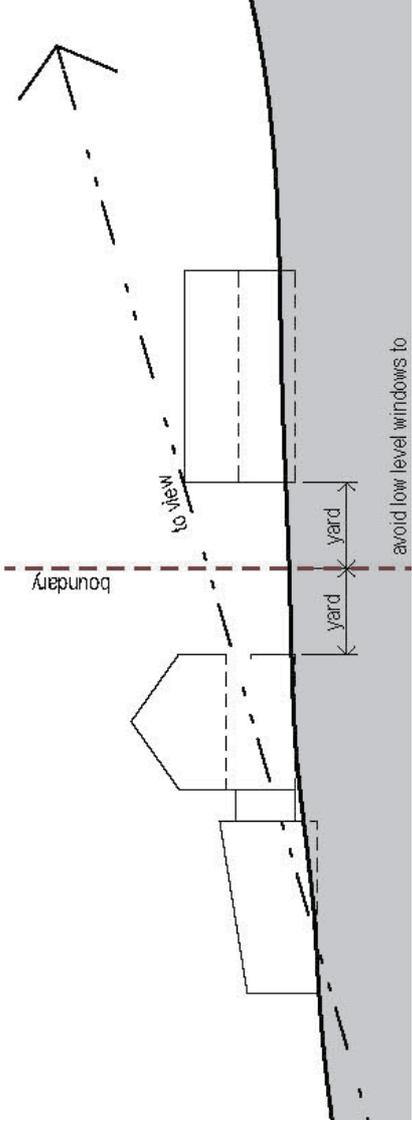
- 3.5.1 Windows shall have a logical relationship within facades, with a consistent proportion and arrangement between each window;
- 3.5.2 The percentage of window to wall permitted in each elevation shall not exceed the following:
- North Elevation 80%
 - West Elevation 50%
 - East Elevation 30%
 - South Elevation 20%
- 3.5.3 Where windows face the high level views of the greater landscape the views from those windows should not compromise the privacy of an adjoining neighbour by 'overlooking'
- 3.5.4 *Windows and doors should be recessed from the façade, avoiding the flat elevation look of aluminium joinery, to a minimum depth of 40mm;*
- 3.5.5 Facing boards to face fixed joinery are acceptable to a minimum width of 125mm;



3 - ARCHITECTURAL

3.5.6 Where aluminum joinery is used, a dark colour is preferred;

3.5.7 In R-SH areas, minimal glazing is permitted to be visible from the State Highway.



Consistent proportion of windows utilizing window to wall ratio to aspect



Stone used in the landscape to promote a rural aesthetic

3.6 EXTERNAL WALL MATERIALS

3.6.1 Exterior wall cladding shall be either:

- Cedar weatherboard, Redwood or similar approved; or
- Vertical Cedar, Redwood, or similar approved board and batten; or
- Tanalised plywood with 50 x 25 battens at maximum of 300mm centres, if finished in a dark matt recessive colour; or (Note: this option may require more maintenance by way of periodical re-staining);

- Locally sourced schist stone stacked horizontally; or
- Bagged schist with <60% plaster; or
- Concrete tilt panels to an approved finish; or
- In-situ concrete walls to an approved finish; or
- Concrete / rammed earth walls; or
- Copper sheet cladding or approved metal finishes to read as subservient; or
- Cement plaster finish over brick,

masonry or polystyrene block to read as a secondary element and which does not exceed total wall surfaces by 30%, or as a whole pavilion subordinate to another pavilion; or

- A combination of two of the above;

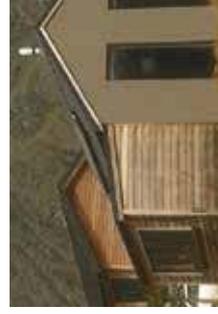
3.6.2 Cladding materials shall relate to the form of the building. A single material per pavilion or built form is preferred over complex or arbitrary use of material to facades;

3.6.3 Material changes are to occur on an internal corner only;

3.6.4 Material use by pavilion or form shall be considered for a reduction in the visual mass of large buildings, to create a finer grain of collective built form;

3.6.5 Where board and batten is used with metal tray roofing, the battens and the roof seams are to line up;

3.6.6 Where a small amount of stone is desired, the use of stone in the landscape is preferred over a token or minor use of stone on a building façade.



✓ Material change to internal corner

✓ Material relating to form

✗ Material not relating to form

3.7 EXTERIOR COLOUR & APPLIED FINISHES

3.7.1 Colours are to relate to surrounding environment;

3.7.2 Paint colours are to be recessive with a maximum LRV of 30% except where used in small quantities;

3.7.3 Paint is to be a matt finish;

3.7.4 Stain colours shall be of a natural hue or black, rather than with a coloured hue.



A continuity of roofscape: limited materials with low reflectivity & recessive hues

3.8 ROOFING MATERIAL

3.9 ROOF DETAILS

3.8.1 Roof cladding shall be either:

- Red cedar shakes or cedar shingles; or
- Copper tray (may require treatment).
Note: Untreated Copper tray is not permitted in Highway Landscape Protection Zone; or

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

- Black zinc tray; or
- Corten steel Note: not permitted in Highway Landscape Protection Zone; or

3.10 ROOF PENETRATIONS

- Metal roofing with a standing seam steel tray profile to meet the following criteria:
 - A tray profile upstand width of between 200 to 300mm or 400 to 500mm, measured seam to seam or similar as approved by the DRB. The profile is sharp and creates shadow and texture; and
 - A reflectivity value of 20% or less and have a G10 or similar matt finish; and
 - Dark recessive colours in the range of browns, greys and blacks;
- Membrane roofing systems for flat roofs in dark grey to black tones.

3.10.1 Roof penetrations, including aerials or dishes to be discretely located or screened from public view and of a colour to match the roof or wall;

3.10.2 Chimneys are permitted to exceed the maximum height of buildings by 1.5m provided they do not exceed 1.1m width.

Note: Preferred Metal and Membrane Roof Materials are included in the Background and Explanatory Notes.



4.1 PHASING OF PROJECTS

4.1.1 Projects may be phased where appropriate. Owners can have all phases of the project approved in their initial DRB approval or can treat future phases as alterations to an existing dwelling. Stages must be clearly demonstrated on the plans. The first phase shall meet the requirements of the guidelines;

4.1.2 The DRB encourages owners who wish to phase their landscape plans to review the planting that can be added without future reference to the DRB.

4.2 IMPLEMENTATION STANDARDS

4.2.1 All landscaping projects are to be completed to a standard expected of a professional landscaper including appropriate use of mulch, top soil, fertilizer and quality of plants.

4.3 DRAWINGS & CHANGES TO PLANS

4.3.1 Drawings submitted to DRB shall match drawings submitted for construction and building consent. Alterations require the approval of the DRB;

4.3.2 Alterations to plans, except as specified below, are required to be re-submitted to the DRB for approval;

4.3.3 Minor alterations or additions can be made outside of DRB approval if from the following list:

- Additional planting as described in Planting 2.1
- Change of driveway materials to exposed aggregate concrete;
- Change of retaining walls materials to stacked schist stone;
- Change of wall cladding from plywood to cedar board and batten subject to 100% of plywood being replaced;
- Removal of exterior lighting;
- Change to stain colours to natural, excluding plywood board and batten;
- Change of metal roof tray to one of the preferred metal roof trays noted in the Background section (excludes Solar Rib);

4 - IMPLEMENTATION STANDARDS & PHASING

AMENDMENTS TO THE DESIGN GUIDELINES

- Increase strength of paint colour (e.g. change from Quarter to Half, Double to Triple of the approved colour);
- Replacement of up to 100% of shrubs which are not on the Jack's Point plant list and up to 10% of shrubs which are, subject to the replacement plants being of similar number, size at planting and maturity and all the replacement plants being from the Jack's Point plant list;
- Replacement of up to 50% of trees which are not on the Jack's Point plant list and up to 10% (or one if there are less than 10) of trees which are, subject to the replacement trees being of similar number, size at planting and maturity and all the replacement trees being from the Jack's Point plant list (excludes Beech and Lancewood);

The guidelines have been developed through experience gained during the development and intensification of the Jack's Point residential areas since September 2009.

Influences to this document have been:

- A review by Cheshire Architects 2009;
- Experience of interpretation by the Design Review Board 2009 – 2011;
- Contribution and advice given by existing property owners, architects and approved designers;
- Experience from completed projects and visible interpretation of previous versions of the guidelines;
- Experience from Fletcher Residential Homes in The Terraces;
- Monitoring of all open space plantings from the maintenance team and visible private plantings to the success of various plant species;
- A review by Architect Ian Athfield, members of the DRB and Darby Partners during 2012.

DESIGN REVIEW BOARD (DRB)

The Jack's Point Design Review Board is set up under the Coneburn Development Controls.

The DRB has the responsibility of assessing whether a proposed project complies with the Design Guidelines and the degree to which it enhances the amenity and streetscape of Jack's Point, particularly from public spaces and neighbouring properties.

The DRB also includes in its assessment whether a proposed project complies with the Coneburn Development Controls and with the Bylaws.

The members of the DRB are:

- Developer Representative
- Registered Architect
- Landscape Architect
- QLDC Representative
- JPROA Representative
- Administrator (non-voting)

OVERVIEW OF DRB & CONSENT PROCESS

The DRB process and requirements are set out in the Coneburn Development Controls, however below is a summary of the process. All steps are mandatory unless specifically noted.

Architects and Approved Designers

The DRB will consider applications prepared by a Registered Architect with landscape components prepared by a Landscape Architect. The DRB will also consider applications that are prepared by architectural and landscape designers who have been granted approval by the DRB prior to making a DRB application relating to any property.

Note: see later in this section on becoming a Jack's Point Approved Designer

Site Visit

Before commencing the design, owners and their design team must visit the site to ascertain its setting, exposure to the elements and the context of the immediate neighbouring properties. Subsequent site visits may be combined with the Preliminary Design Meeting.

DRB Deposit

Before the first meeting with the DRB lot owners need to pay their DRB deposit (or bond). See notes on deposits, bonds & charges later in this section.

Preliminary Design Meeting

All projects require a preliminary meeting between two or more members of the DRB, owners and their designers. This is held at an early stage of design development to get feedback on how the preliminary design meets the guidelines, to address how personal objectives can be achieved within the design guidelines where that might not be straight forward and to discuss proposed site design. Owners may request additional preliminary meetings. The first preliminary meeting is normally held on site. The quantity and detail of information presented at a preliminary meeting is up to the design team.

Staking

At any stage in the approval process, the DRB may request that a homeowner stake out any proposed design including location of any major landscaping features.

DRB Review

Once the design is complete, owners submit their applications for review by the DRB. All must use the current application form and include all information and plans noted on

that form. Incomplete or illegible applications will not be considered. Once submitted the plans will be circulated to DRB reviewers for consideration at the next available DRB meeting. All forms, meeting schedules and last submission dates are on the Jack's Point website. The DRB will either approve the plans or issue advice noting the objectives of the Design Guidelines that have not been met. The DRB may also provide guidance or recommendations on what changes could be made to the plans to achieve the objectives. The design team reviews the applications in light of this and makes alterations/redesigns to achieve the objective. For minor changes and adjustments, the application may not require a further formal DRB review.

DRB Approval

Once the DRB approves the plans, they will issue a written approval letter with a final set of plans stamped approved. These plans are required for QLDC consents.

QLDC Resource Consent & Building Consent

Once DRB approval is issued, the owners can apply to QLDC for Resource and then Building Consent.

BACKGROUND AND EXPLANATORY NOTES

Construction & Implementation

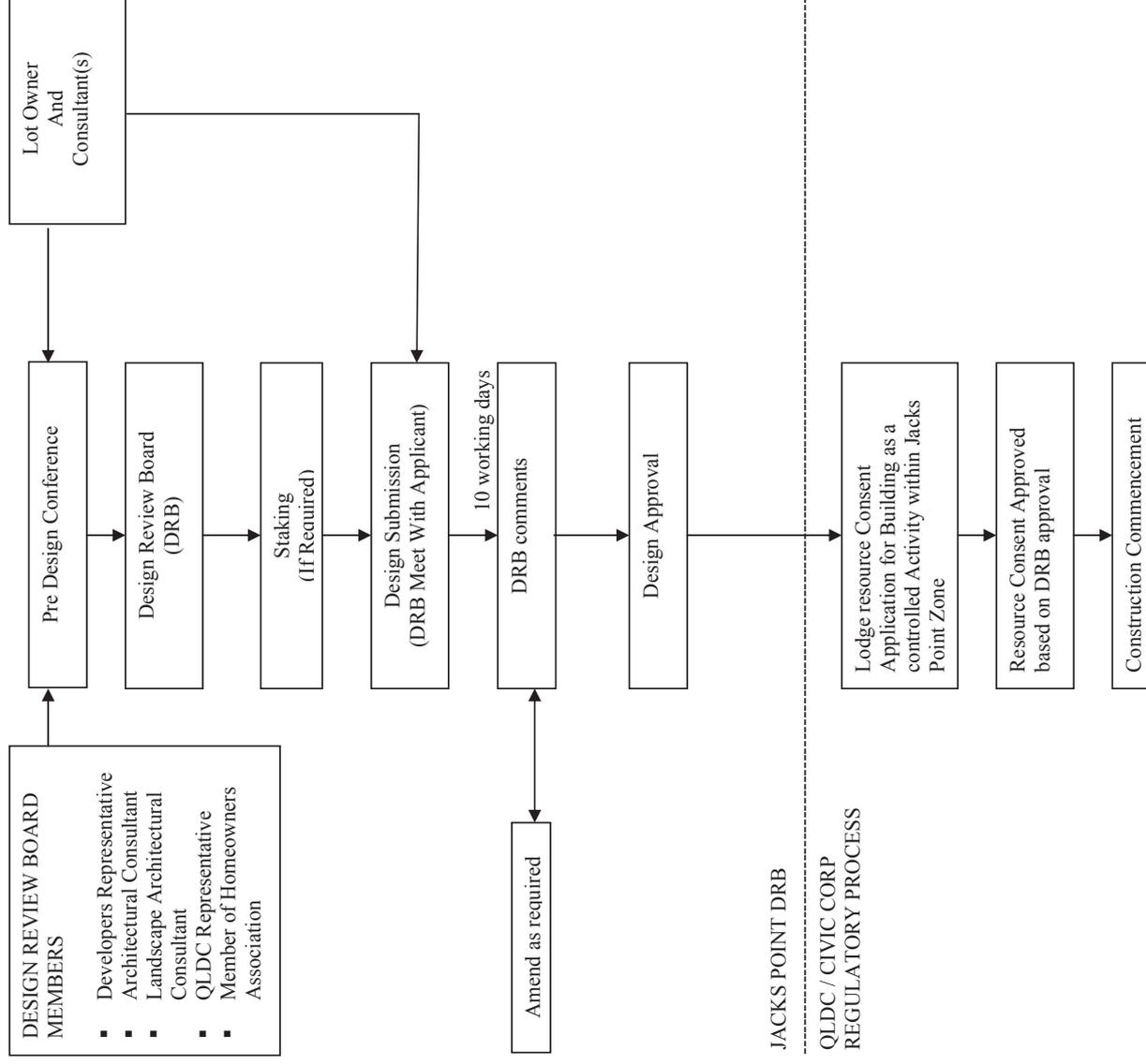
After Building Consent is issued and the building bond paid to the JPROA, earthworks and construction can begin. Owners must complete building and landscaping within the construction timeframes noted in the covenants registered on the property's title.

Post Project Inspection

After the development, including all landscaping is complete, owners should send the JPROA a copy of their Code Compliance Certificate and book a final inspection with the DRB. This inspection will also cover a JPROA inspection to confirm that all signage and construction materials have been removed and any damage to JPROA or neighbouring property has been repaired. Once both the DRB and JPROA are satisfied on these matters, they will issue the owner with a notice to this effect and refund any remaining balances of both DRB Deposit and Building Bonds.

TYPICAL COSTS

The DRB process is at the cost of the homeowner and is charged out based on actual costs of the review process. Before the



first DRB review, owners need to pay a deposit of \$2,000 (or a greater amount if requested by the DRB) per design. Costs incurred as part of the DRB process will be deducted from this deposit. If charges are higher than the deposit paid, the overrun will be charged out monthly and an additional deposit will be required to be paid if a sufficient credit balance to cover potential post completion review is not held by the DRB.

After the post completion review, when the completed project matches the approved plans, any balance of the deposit still held by the DRB will be released.

The DRB process typically costs less than \$2,000 where the design complies with the guidelines and other relevant documents, the application is by approved designers, is complete when submitted, there are no (or minimal) changes requested during the project and the design is implemented in accordance with the DRB approval issued.

BECOMING AN APPROVED DESIGNER

Where owners wish to use designers who are not yet approved, the DRB requires that the designer apply to be accepted to submit a DRB application. The designer is responsible for all costs associated with this review and will need to pay a deposit to the JPROA to cover the DRB's costs prior to any such application being considered.

To be considered as an approved designer in either building or landscape, designers need to demonstrate:

- The standard of their overall design expertise is at levels generally expected of those with a tertiary degree level architectural qualification and considerable design experience; and
- That they understand the objectives of the relevant Design Guidelines and have the skills to implement these.

As a first step, designers should submit a portfolio of work plus details of qualifications and experience so the DRB can assess whether the design experience and qualifications requirements are likely to be met. The designer should then submit a preliminary design for a development at Jack's Point and materials to demonstrate their understanding of the Design Guidelines.

Approved designers are for either building or landscaping (not both). Usually the approval will be for single dwelling developments in residential neighbourhoods, i.e. will exclude multi-dwelling developments and developments in other areas of Jack's Point, eg. The Preserve or the Village.

No designer will be "Approved" until a design prepared by them has been successfully completed at Jack's Point and the DRB is satisfied that the development as completed meets the Design Guidelines and is of an acceptable quality.

CONEBURN DEVELOPMENT CONTROLS

The Coneburn Development Controls form part of the original set of foundation documents for the development of the wider Jack's Point zone. They include principals for the development of the subdivision, individual homes and set out the agreed design review process for Jack's Point.

Implementation is largely through design guidelines.

Design Guidelines for different areas may include some or all of the materials and plants set out in the Coneburn Development Controls. For example, corrugated iron is included as a cladding material but is not one of the approved materials in the Residential Design Guidelines, although it is in the Village.

The Coneburn Development Controls can be downloaded from the Jack's Point website.

PREFERRED ROOF CLADDING OPTIONS

Preferred metal tray roofing:

- Alpine Tray (Queenstown Roofing)
- Mini Dek - Hi Rib (Calder Stewart)
- Hi Rib (Steel & Tube)
- Eurotray (Calder Stewart)
- Euroline (Steel & Tube)
- Solar Rib. Acceptable where Photo-Voltaic Laminate (PVL) solar panels are

BACKGROUND AND EXPLANATORY NOTES

CONSTRUCTION SIGNAGE & BUILDING CONTAINERS

The JPROA permits a minimum of construction signage and building containers to be onsite during construction subject to the following conditions:

- All signs must comply with the Jack's Point guidelines and be approved by the JPROA;
- Construction signs may be erected once DRB approval is issued;
- One sign only per site is permitted at any one time (excluding any legally required safety signage);
- Building containers must be in dark, recessive colours without bright logos or signwriting;
- Building containers may be moved onto the site after the building bond is paid to the JPROA;
- The building container should be located in such a way that it is considerate of neighbours and minimizes its dominance; the location of building containers needs to be approved by the DRB or the JPROA before the container is moved onto the site.

GARAGES

Main spine road are Maori Jack Road, Orford Drive, Double Cone Road, Jacks Point Rise, Rannock Drive, McAdam Drive.

included. *(Note: This may be part of a staged project where the addition of the PVL solar panels is included in a later stage and all other solar power infrastructure is included in the first stage.)*

Preferred Membrane Roofing System

- 'Bitumat' Polyflame

PREFERRED COLOURS FOR METAL ROOFING

- Black (Colorcote Naturals Range)
- Ironsand (Colorcote Naturals Range)
- Weathered copper (Colorcote Designer Colours Range)
- Slate (Colorcote Designer Colours Range)

JPROA GUIDELINES FOR APPROVING GRAVEL DRIVEWAYS

The JPROA have indicated that they will approve compressed local schist grave driveways that access onto a sealed area which is the property of the JPROA **only** where a 10m hard material threshold between the gravel and the JPROA property is included. This is due to the additional ongoing maintenance cost as a result of any gravel being transported onto JPROA property.

ADDITIONAL INFORMATION

The Jack's Point website includes up to date information on designing and building your home at Jack's Point.

<http://www.jackspoint.com/society/building-your-home/>

Useful information includes:

- DRB meeting & dates completed submissions must be received
- DRB applications & booking forms
- A photo gallery of completed projects
- Local Registered & Landscape Architects
- Building & Landscaping firms based at Jack's Point
- Other construction suppliers associated with Jack's Point
- Details of DRB Deposit and Building Bonds



APPENDIX 5
JACKS POINT VILLAGE DESIGN GUIDELINES (APPROVED UNDER RM080410)

JACK'S POINT VILLAGE DESIGN GUIDELINES

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.*
- *A visually coherent built environment which at any time is seen as a coherent whole.*

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.

Above all the space left over after a building is built should be as positive as the spaces within that building.

General Design Matters

Jack's Point village is intended to be a 'real' settlement that embraces its small scale.

To celebrate this unique environmental position and recognise that Jack's Village must compliment existing settlements in the Queenstown Lakes District

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. The following Objectives and Design Guidelines are designed to achieve this.

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.
- ❖ To capture the magnificent greater landscape both from within the village and back to the village.
- ❖ To maintain a respectful edge between built and unbuilt space at any time in the development of the village.

BUILDING AND CONTEXT

To achieve the above objectives, any application shall consider the following contextual environments and issues, with a response to these addressed in the application documentation:

Village Context

It is essential that the fundamentals of site planning are adhered to for every building or group of buildings. In the design of buildings views must be considered both to and from the physical object. Privacy between neighbours, especially in regards to residential occupation, must take precedent over view.

The edges of a building and their interaction/interface with the immediate landscape and the greater landscape must be carefully considered this will ensure continuity of built landscape and a synergy with the greater landscape, to ensure that the development of the village is always seen as a coherent whole and an identifiable place in that landscape

Jack's Point is both a sunny and windy site. The sun comes up in the east and moves anti-clockwise to the west. The views in all directions are unsurpassed. Buildings in this powerful landscape must recognise these elements and develop strategies which demonstrate the strength of this environment. The placement of windows, the thickness of walls and the need for shelter must reflect this environment to develop a high quality village urban environment.

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

Issues to Consider:

- *Vistas: How have the views and vistas of mountains, lakes or public realm been considered in the site planning?*
- *Main gateways: Are the main entries into the village clearly defined?*
- *Public parks and open spaces: Are these useful, clearly defined, meaningful spaces, sheltered and sunny where possible.*
- *Activity nodes: How does the building contribute to an active edge within an activity node?*
- *Edges: What is the nature of the interface between private and public and between building and landscape. For residential areas, how is the issue of achieving adequate privacy balanced with achieving mutual passive surveillance between public and private areas.*
- *Relationship to existing neighbouring buildings: Have the placement of windows, services and entry points been considered.*
- *Transportation systems - pedestrian/public transport and roading networks, service vehicles and entry and exit points.*

Neighbourhood Context

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

Issues to Consider:

3.3.1 Neighbourhood identity

- *How does the building contribute to the definition of the streetscape and other public spaces?*
- *Does the building relate to the character anticipated by the particular street environment?*
- *How does it relate to and integrate with other neighbouring land uses and activities?*
- *How does the building add to the public experience?*
- *Does the landscape design (if any) associated with the building, strengthen the existing neighbourhood identity?*

3.3.2 Neighbourhood boundaries

- *How has the land use compatibility along neighbouring boundaries e.g. between a commercial and residential boundary, been considered in the building design in terms of visual and audio privacy to residents and associated outdoor spaces.*
- *How has the building's design taken into consideration neighbouring buildings and properties with respect to privacy, solar access and shade.*

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:

- *How do building faces / elevations, address and compliment the streetscape.*
- *Do the chosen building textures and materials add to the Jack's Point Village experience?*
- *How have the building heights, roof lines and projections; and relative scale been designed to enrich the village environment?*
- *How does the location and scale of the building entry relate to the public realm?*
- *Have zero yards been used in the design? If so, how has neighbour access to direct sunlight been protected? Have high blank walls along street frontages been minimised or avoided?*
- *How has the car parking required for the building use or uses been addressed? Note requirements of Part 14 of the PODP.*
- *Have on site parking provisions been adequately screened or recessed from the street frontages so as to avoid over dominance of vehicle maneuvering areas and garage doors addressing the street*

Pedestrian context

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

Issues to Consider:

3.6.1 Places and Spaces

- *How does the building facilitate places for encounters or public interaction?*
- *How does the building interact at street level, providing 'interactive edges'?*
- *Are public areas provided for in the building design e.g. courtyards or public outdoor rooms?*
- *How have the shade and shelter of public spaces been considered in the building design?*

3.6.2 Paths and Movements

- *How does the building add to the necklace of destinations?*
- *How does the building contribute to the village path network?*
- *How does the building add to overall village connectivity? i.e. through arcades or public through fares.*
- *How does the building add to the village experience via the 'movement' network*
- *How does the building contribute in a positive way to public spaces, with regard to shade and shelter?*

3.6.3 Resting and waiting

- *How does the building or buildings assist in the creation of microclimate with regard to sun, wind and rain and thus create conditions for a restful quiet and safe environment?*
- *How does the design accommodate for benches, wall seats and stair seats?*

Access

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

Issues to Consider:

- *How are service vehicles and deliveries accommodated in the proposal?*
- *How are drop off and pickup areas addressed?*
- *If public transportation occurs in close proximity to the building, how has it and the associated public activity been designed for?*
- *How has parking and parking access been addressed in the overall 'access' strategy?*

Safety

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

Issues to Consider:

- *Does the land use require special safety measures for children? If so how are these addressed?*
- *Do public spaces have adequate 'passive' surveillance?*
- *How has lighting been incorporated into building design to provide safety and security?*
- *Road crossings: Does the buildings land use require an upgrade to, or construction of wider footpaths, threshold road crossings etc to ensure public safety is not compromised?*
- *Bike paths: Is bike activity associated with the land use? How has it been addressed from a safety perspective?*

Guidelines to Achieve Objectives:

Building Design:

To ensure the Village Design Objectives are achieved, building design shall:

- ❖ Be based on 'honest' construction of crisp, clean lines;
- ❖ Use architectural recesses, solids, voids, shadows, and light to help express texture, façade variation and appropriate visual scale adjacent public places. Blank or unrelieved facades shall be avoided, particularly from the public realm;
- ❖ Ensure that streets are spatially well contained and well defined by buildings along their edges.
- ❖ Respond to the street or other features in the placement of glazing areas, key rooms and activities which interact with the street, 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'.
- ❖ Respect the transitional space between the public and private realm. Maximise pedestrian accessibility into public spaces and not 'privatise' open spaces;
- ❖ Create active streets by fronting living environments to the street.
- ❖ Spaces between buildings shall respond to the larger views beyond.
- ❖ Ensure that verandas are provided where appropriate in a way that is compatible with the adjacent streetscape and pedestrian network
- ❖ House all machinery and building services equipment in an architecturally attractive manner
- ❖ Locate service access points and car park entrances away from pedestrian oriented Village street edges. Screen refuse and service areas from public spaces and pedestrian networks
- ❖ Include platforms for future signage in the design of building facades to avoid signage appearing as being 'added' onto a building façade

Bulk and Location:

To ensure the Village Design Objectives are achieved, bulk and location of built form is guided only as follows:

- ❖ No boundary setbacks or recession planes apply within the Village with the exception that a setback of 8m shall apply from a residential boundary in addition to a recession plane at 30 degrees commencing 3m vertically above that boundary.
- ❖ Note: A maximum 10m height limit is imposed by way of the QLDC Partially Operative District Plan.
- ❖ Any Walls/Hedges or Fences fronting public space shall not exceed 1.2m in height.
Proposed applications to exceed this limit shall only be considered with accompanying analysis to illustrate that the barrier proposed does not have an adverse effect on the private public interface due to limited length/context.
Proposed barriers up to 1.8m in height shall be considered for approval by the Jacks Point Design Review board and any approval obtained from the DRB shall, along with the assessment, accompany the application to Council.

Car parking:

To ensure the Village Design Objectives are achieved, the design of car parking areas shall:

- ❖ Be carefully considered to avoid dominance of vehicle manoeuvring and parking areas, through the use of best practice urban design solutions including sleaved, underground, screened, recessed or on-street parking as is appropriate.
- ❖ Be designed to avoid vehicle maneuvering areas and garage doors addressing the street.
- ❖ Be landscaped to a high standard exceeding 1.5m² per parking space, and to avoid large areas of impermeable surfacing. Bus parking areas shall be
- ❖ Bus parking areas shall be subject to the same principals, with landscaping for bus parks to be provided at a proportionate scale.
- ❖ Ensure that provision for safe pedestrian movement to and through the car park is included in the car park design as a priority, including consideration of lighting.
- ❖ Address manoeuvring spaces required for vehicles and service areas (See PODP Part 14)

Signage:

To ensure the Village Design Objectives are achieved, the design of signage shall:

- ❖ Be addressed in the overall building design
- ❖ Not dominate the streetscape nor visually compete with other signage for attention.
- ❖ Be a maximum of 2m² in area for each site (PODP Zone Standard).
- ❖ Be of materials to complement the Village palette of materials, refer Appendix 1 of this document.
- ❖ Be in colours of natural tones with primary or bold colours to be used as detail or trim.

LANDSCAPE

The following text is aimed at providing a 'guideline' for landscape in the village. The streetscape, waterfront and reserves will be designed and implemented by Jack's Point, in a staged manner as the village evolves. Jack's Point celebrates creativity but recognizes the need for some level of continuity to ensure a constant landscape thread weaves through the village. The following is seen as a framework and guideline for landscape designers and architects to understand the broad criteria they must design within.

Throughout the Jack's Point Village, the elements of hard landscape shall be consistent and follow a constant palette throughout the commercially zoned area. The areas included in the term 'hard landscape' are: street furniture, lighting, paving types, signage and elements of services. The palette of hard landscape will be appropriate to the scale and the traffic use. It will also recognise the changes between temporary and permanent landscape.

To achieve the above objectives, any application shall consider the following streetscape and landscape context, with a response to these addressed in the application documentation:

Landscaping: Issues to Consider:

- *Impact of topography: Does the site have any significant topographical variation? If so how has it been addressed in the design? For material preferences for retaining walls see Appendix 1 of this document.*
- *Planting shall be complimentary and appropriate in both size and function to the buildings and their use. e.g. selection of tree species near residential land use should be chosen to, amongst other things, ensure that solar access to the dwelling is not unduly affected.*
- *The relationship between buildings and landscape should appear as a well integrated and seamless design. Landscape drawings shall be presented and integrated with building and roading drawings. Both historical and natural precedents for location and groupings of trees will assist in the philosophy for planting types, position and density.*
- *The soft landscape will generally be made up of a mixture of both indigenous and exotic vegetation. The key philosophy for the design of the soft landscape is summed up under the simple notion of 'appropriate planting'. This will take into account microclimate, surrounding land use, soil condition, ongoing water requirements etc. along with the Jack's Point preferred plant selection (see Appendix 2).*
- *Continuity amongst the streetscape and public spaces is seen as highly desirable as this becomes the 'glue' that binds the various precincts of the village together.*

Guidelines to Achieve Objectives:

To ensure the Village Design Objectives are achieved, the hard landscaping including streetscape shall meet the following:

Hard Landscaping/Streetscape:

- ❖ *Roading shall be formed in materials to include, but not limited to gravel, asphalt, concrete, stabilised limestone stone sets.*
- ❖ *Green streets: the streetscape shall reflect best practice Urban Design Principles in terms of green engineering and stormwater run-off.*
- ❖ *Pedestrian Ways shall be formed in materials to include, but not limited to stone paving, exposed aggregate concrete paving, loose schist chip, unitised concrete and wooden boardwalks.*
- ❖ *Ground surfacing shall be designed collectively with variations designed to signal a different environment type or sense of place (e.g. square/promenade) and to ensure that the Village does not become dominated by the vehicle, in particular pedestrian priority with vehicle crossings across footpaths.*
- ❖ *Walls and Fencing shall be formed in materials to include but not limited to insitu concrete, drystone walls, post and rail fencing. Walls, Hedges and Fencing adjacent public space shall not exceed 1.2m in height.*

Proposed applications to exceed this limit shall only be considered with accompanying analysis to illustrate that the barrier proposed does not have an adverse effect on the private public interface due to limited length/context.

Proposed barriers up to 1.8m in height shall be considered for approval by the Jacks Point Design Review board and any approval obtained from the DRB shall, along with the assessment, accompany the application to Council.

- ❖ *All street furniture shall be designed and chosen as a family this includes seating, bollards, bike stands, bus stops and rubbish/recycling containers as well as traffic signage.*
- ❖ *Lighting: All lighting on landscape and buildings shall be designed and chosen as a family; this includes in-ground lighting, wall washers, recessed lighting and standard pole lighting. Fixtures should be chosen for, amongst other things, there energy efficiency. Lighting should generally be designed to minimise light spill, light trespass and light pollution while providing safety and enhancement of the public environment.*
- ❖ *Lighting design should comply with QLDC standards in particular Southern Light strategy*

Landscaping

To ensure the Village Design Objectives are achieved, the landscaping within the Jacks Point Village shall meet the following:

- ❖ *Landscaping shall be undertaken in accordance with and from the categories of landscaping as detailed in Appendix 2 of this document.*

- ❖ Landscaping of a building shall be considered at the time of building design to ensure its integration with and continuity between public and private space.
- ❖ Retaining walls over 1.5m require DRB approval with respect to design and materials.
- ❖ The use of art/sculpture as an integrated part of a building or landscape is encouraged.

Jacks Point Urban Design Review Board

The Jack's Point Village will have its own Design Review Board (DRB). The composition of this board will be as follows:

Architect/Urban Designer

Landscape Architect

Developer Representative

Council Representative

Member of the Jack's Point Village Residents Association.

The objective of the board is to review all design submission for buildings and associated landscape in the Jack's Point Village to ensure it fulfils the criteria as set in this document.

Acknowledgements

The following individuals and design organizations from the fields of urban design, architecture and landscape architecture have contributed to the drafting of these design guidelines.

Lou Alfield - Chairman of the Queenstown Urban Design Panel

Kobus Mentz - Urbanism+ (Urban Designers)

Ian Athfield - Athfield Architects (Architects)

Darby Partners - Master Planners, Landscape Architects.

APPENDIX 1

Palette of Materials

The village must differentiate itself as a special and unique destination; 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.

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 Jack's 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.

In the case of Jack's Point, the following plain materiality is appropriate given the rocky, mountainous landscape and character:

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

APPENDIX 2

Landscaping

The Jack's Point Village Plant list is seen as a work in progress and is not viewed as being a definitive list. The approach has been to break the soft landscape into planting categories i.e. shelter trees, street trees, amenity trees, hedging, riparian planting and ground covers.

The streetscape and general public spaces will include, but will not be limited to, the species listed below. Individual development sites will need to include some of these species into their landscape plans to ensure a level of continuity between the public and private space, although individuality/creativity is encouraged on a site by site basis. Some development sites will have limited ability to deliver landscape opportunities, due to their high building site coverage. These sites will rely on the streetscape to provide landscape amenity.

Shelter belts

The importance of shelter cannot be under estimated in mountain environments. The highest requirement for shelter planting is on the southern side of the village boundary. Most of the shelter in the village will come from built form. In the first instance, traditional forms of providing shelter will be employed using historical plant species to provide this function e.g. Poplar, leyland cypress, These shelter belts will be thinned or removed as the village evolves.

Street Trees

Seasonality is something the Lakes District is known and celebrated for. Therefore autumn colour in the street tree selection is seen as highly desirable. Claret Ash is a street tree species currently used in downtown Queenstown, chosen for its size, root structure and colour. Its use is also proposed at Jack's Point, providing a landscape thread to connect the town centers through common street trees. Other species deemed appropriate depending on location are : mountain ash, liquidamber

Amenity Trees

The mass planting of indigenous tree species will be encouraged in areas such as the surrounding open space and pedestrian linear parks that link the residential areas to the village. Native beech species as well as kowhai and ribbonwood have been used extensively around Jack's Point. Using these species in linear parks will further visually connect the surrounding residential and openspace areas with the village.

Hedging

Hedging will play an important part in certain areas of the village streetscape. Soft boundaries, between private space and public realm, has been encouraged in the residential areas. This is also encouraged in the village area, between for example the local living precincts and the streetscape. Height is restricted to 1.2m where fronting public spaces. Appropriate species to be used are broadleaf, viburnum and pittosporum. Other hedge species such as hornbeam or English beech would also be appropriate.

Riparian planting

The lake, which sits to the east of the village, will have a variety of edge treatments e.g. grassed, boardwalk, jetty or building. Some areas where public access is not required, will be 'naturalised' using the following species: NZ flax, carex species and red tussock, kowhai. It is also deemed appropriate in certain areas to plant species such as willow, where shade is required, a reference to more historic plant patterning around riparian areas.

Ground cover

In certain areas where low maintenance is preferred, groundcovers will be employed. These groundcovers range from indigenous tussock species e.g., red tussock, silver tussock, hard tussock through to small hebes and parahebes. Exotic species such as vinca and astelia (iris) will also be appropriate.

APPENDIX 6
JACKS POINT – THE PRESERVE DESIGN GUIDELINES (VERSION 1 – 2006)

The Preserve Design Guidelines

VERSION 1.0 - JUNE 2006

DESIGN GUIDELINES

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



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QUEENSTOWN | NEW ZEALAND

JACKS POINT – PRESERVE DESIGN GUIDELINES

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

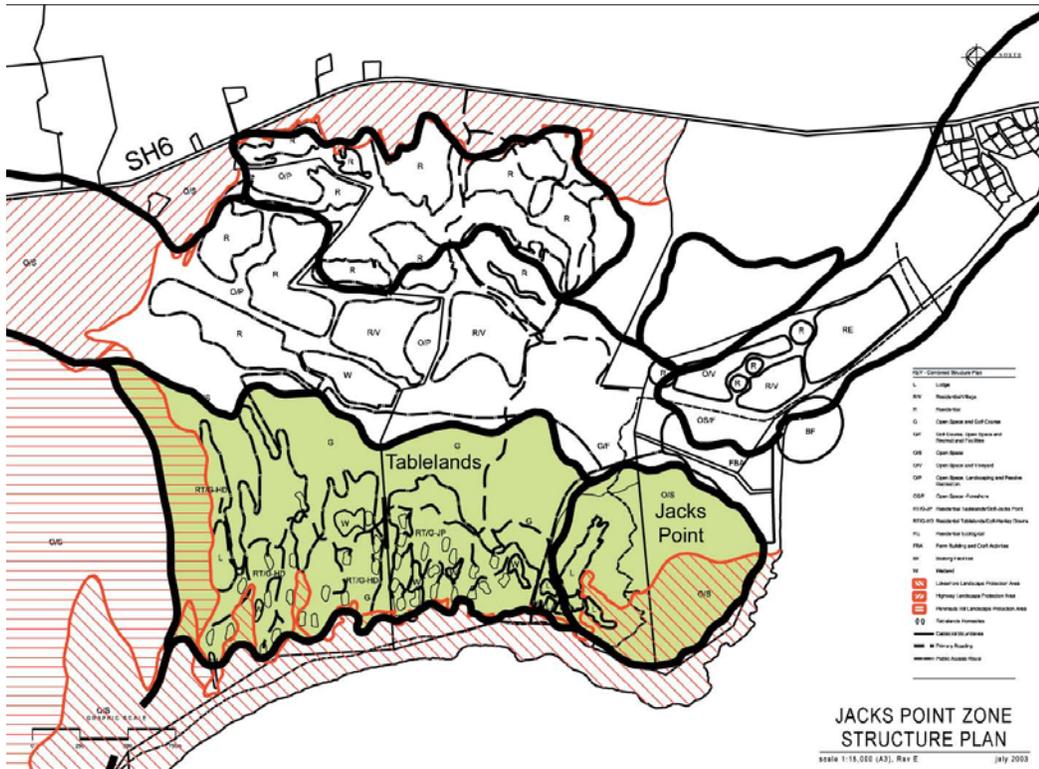
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1. SITE DESIGN CONTROLS

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

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



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

2.1 SITE DEVELOPMENT PRINCIPLES AND DEFINITIONS

Homesites and Openspace Concept (Refer Figure 2)

Homesite

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

Openspace

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

Design Intention

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

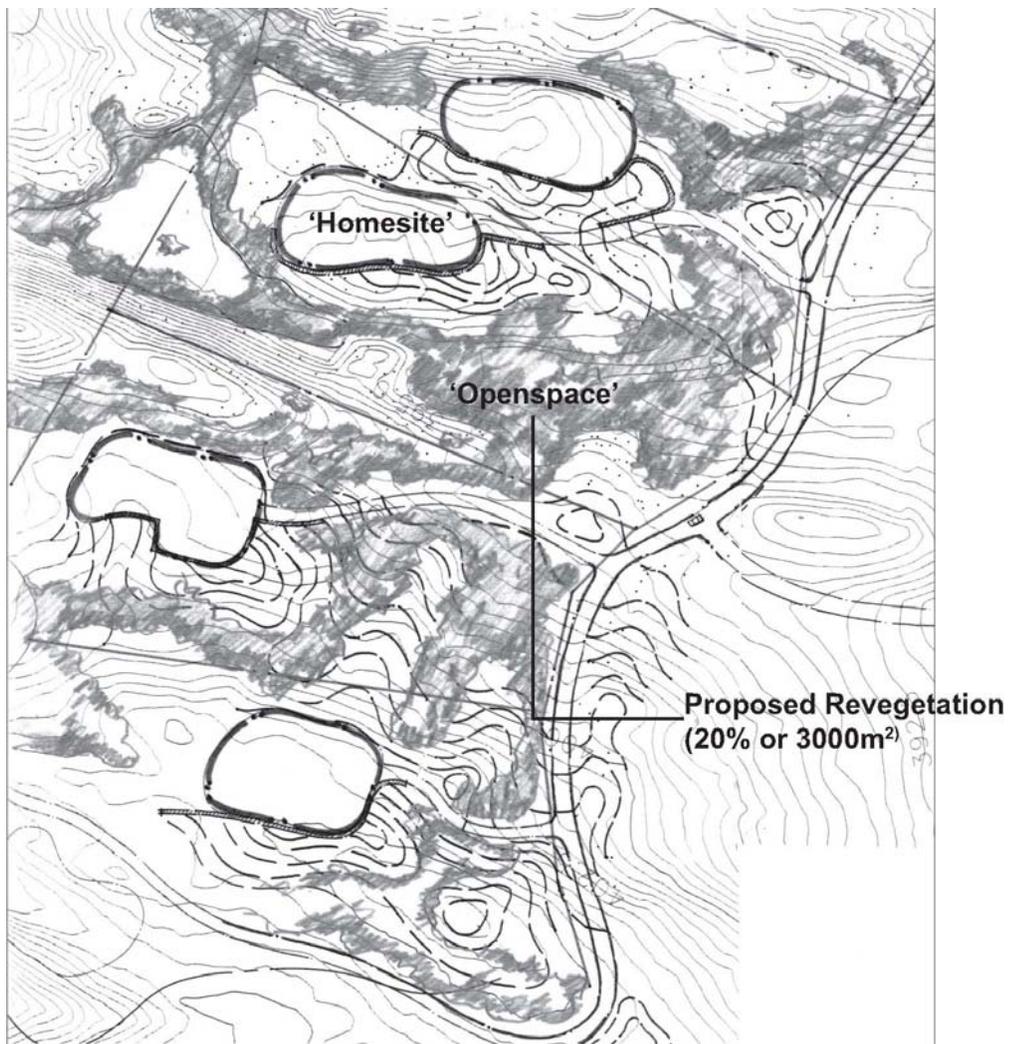


Figure 2 - 'Homesite' and 'Openspace' Concept

(a) ARCHITECTURAL CONTROLS

OBJECTIVE:

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

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

Height

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

Wall Materials

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

Glazing

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

OR

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

Roof Pitch & Materials

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

Setbacks

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

(b) LANDSCAPE CONTROLS

OBJECTIVE:

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

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

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

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

Earthworks – Grading & Drainage

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

Exterior Lighting

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

Planting - 'Openspace'

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

Planting – 'Homesite'

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

Wetlands

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

Fences / Walls

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

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

(a) SITE DEVELOPMENT / EARTHWORK PRINCIPLES

OBJECTIVE:

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

(b) ARCHITECTURAL CONTROLS

OBJECTIVE:

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

(c) LANDSCAPE CONTROLS AND MANAGEMENT

OBJECTIVE:

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

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

CONTROLS / METHOD TO ACHIEVE OBJECTIVE:

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

3. APPENDIX 4 – RECOMMENDED PLANT SPECIES

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

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