

RESIDENTIAL DESIGN GUIDELINES 2019

RESIDENTIAL & COMPREHENSIVE (MULTI-DWELLING)





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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 residential 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.





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

Highway Landscape Protection Line

Figure 1: Jack's Point masterplan with residential zones

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 Queenstown Lakes District Council (QLDC) Building Consents and proposals with any areas of non-compliance may require QLDC Resource Consents**. It is the applicants responsibility to confirm additional consenting requirements under the QLDC District Plan. While the information supplied for each may be similar, the assessment areas will differ.

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.

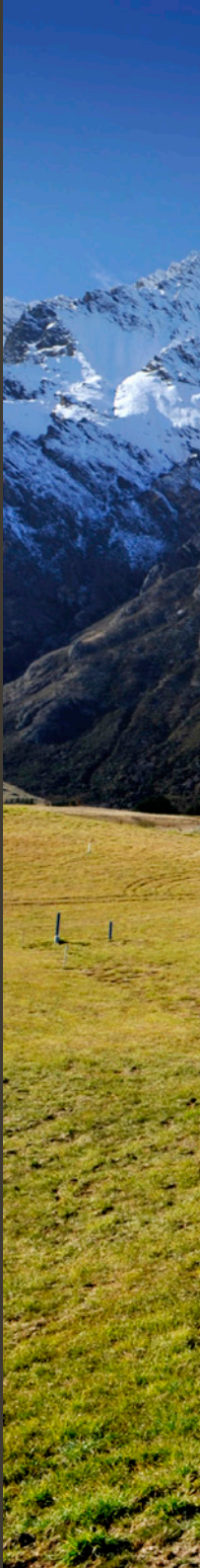




OBJECTIVES

- 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.*
- 1.D *To promote appropriate design response to the site context*

PROPOSALS MUST MEET ALL OBJECTIVES



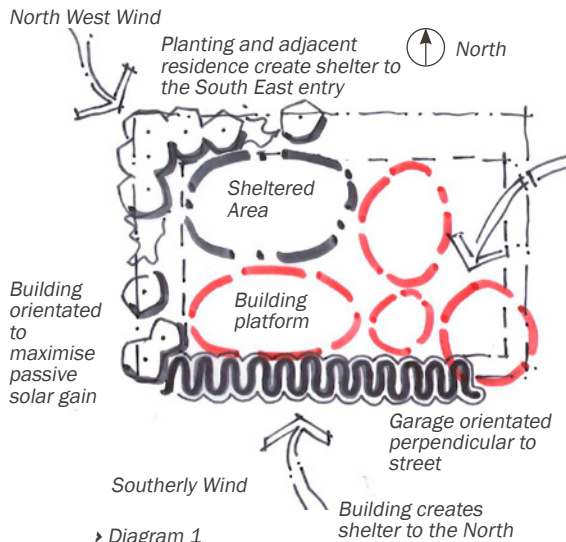
CONTROLS

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, existing contours, 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 300m² or 45% of the net site area, whichever is lesser;

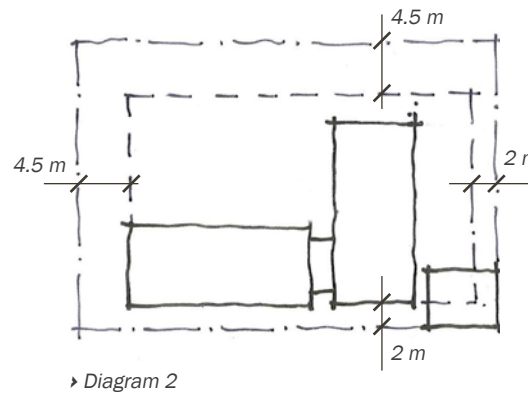
1.2.2 For comprehensive (multi dwelling) developments, maximum site coverage is 55%;

1.2.3 Eaves shall not be counted as part of site coverage.

1.3 SETBACKS

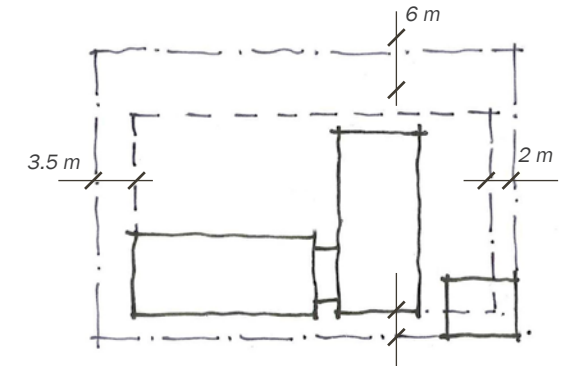
1.3.1 Two yard setbacks of 4.5m to be provided and all other setbacks from remaining boundaries to be 2m;

> 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;

1.3.4 Accessory buildings including garages are permitted within the yard setbacks.

> refer Architectural Design Controls, section 3.9 for details.

1.4 ABILITY TO SKEW

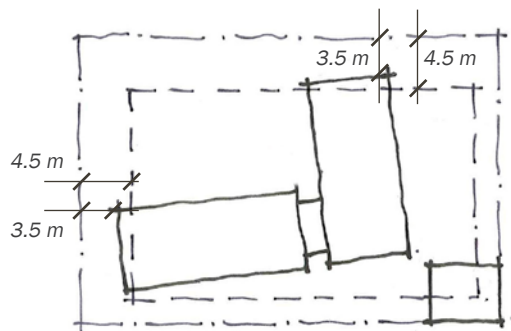
1.4.1 Buildings can be skewed up to 1m beyond the setbacks line to improve siting where:

- 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 Build form and landscaping shall be designed to minimise steep batter slopes. Any batter slopes are to be no greater than a 1:2 slope. All slopes and mounding shall appear natural and where possible seamlessly connect into existing landform/contour. All earthworks and mounding shall avoid conical tops and straight lineal ridgelines. Where sites are sloping, built form is to work with the contour and existing landform, stepping buildings to align with surrounding topography. Built form should not rely on bulk earthworks to rectify the imposition of flat buildings on a sloping site;

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 public realm is dry stack or locally sourced schist clad. Other

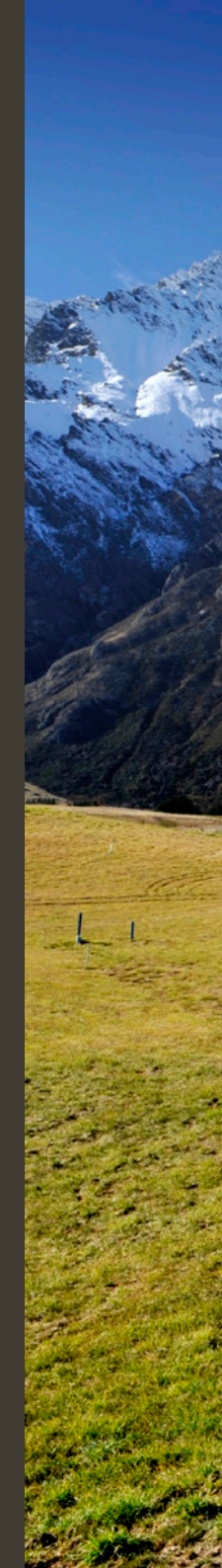
materials consistent with architectural wall materials can be utilized at the discretion of the DRB;

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 both local authority and DRB requirements (NZBC compliant);

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).







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 In order that landscape areas become quickly established it is recommended that planting is undertaken during autumn;

2.1.2 *75% of all shrubs and trees shall be native and shall be suitable for the site conditions. Guidance for appropriate species selection can be found within the Jack's Point Plant List. (Note: percentage is based on planted numbers for each;*

› refer Jack's Point Plant List Section 2.9;

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



Exotic planting within the vicinity of the house & yard

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

2.1.5 Coloured or cultivar plant varieties are discouraged;

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

2.1.7 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;

2.1.8 *It is the property owners responsibility to replace dead plant / shrubs / trees each planting season. The DRB reserve the right to review landscaping planting every 2 years to ensure approved landscaping establishes as intended by their approval;*

2.1.9 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 2.9); 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;

2.1.10 *Any bare earth around planting is required to be mulched;*

2.1.11 Locally sourced gravel mulch is only acceptable in a small percentage area and when internal to the site.

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



Exposed aggregate concrete driveway.

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. Newly created crossings are to be consistent with the standard crossing constructed to a maximum width of 3.5m;

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;

2.3 SITE UTILITIES, WASTEWATER TANKS & EXTERIOR SERVICE AREAS

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



Site utilities and service area screened with material to match cladding

- 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

- where screening fences are around services areas a hedge is required to the outside of the screening fence. Gaps between the slats are to be specified and built at no greater than 10mm;

- hedge planting shall be at sufficient spacing consisting of 1.6m high plants at time of planting to form a visually impermeable screen;

2.3.2 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;

- Required distance from boundary (1.5m)

- Required distance from the dwelling (3.0m);

2.3.3 Meter boxes and heat pump/air-conditioning units to be painted in a recessive colour in line with the wall cladding and any air conditioning units need to be screened.

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

2.4 BOUNDARY TREATMENT, FENCING & GATES

2.4.1 *Types of boundary treatments. Boundary treatments within Jacks Point are to be:*

Stone boundary walls which shall be either:

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

Fences which shall be either:

- *dark or natural stained horizontal timber slat to 1.5m max height surrounded by planting no greater than 50% of the boundary; or*
- *macrocarpa post and wire, mesh or rail at 1.1m height screened by planting from neighbouring property and / or public spaces;*

Hedges:

- *Hedges are to be maintained at 1.8m maximum height;*

2.4.2 *Extent of Boundary Treatments;*

- *A maximum of 50% of site boundaries to any one property can be defined with either a fence, wall or clipped hedge. All other boundaries are to be left open or planted. In the case of more than 50% of*

the property boundary requiring fencing then the fence shall be setback (no less than 750mm) with planting to its exterior to soften the visual impact of that fence;

- *Street and Reserve Boundaries can contain locally sourced agricultural style schist dry-stack walls to a maximum of 75% of the length of that boundary;*
- *Internal boundaries between residences can contain either a dry stack wall or dark stained timber slat fence along a maximum of 75% of the length of that boundary at a max height of 1.5m;*

2.4.3 *Location of Boundary Treatments;*

- *Fences proposed within Street and Reserve Boundaries are to be setback (no less than 750mm) within planting*

that will hide the fence line. This planting is encouraged to spill over the edge (avoiding straight lines of planting) of the boundary into the reserve;

- *Where a fence is being proposed for the enclosure of pets, this fence line is to be setback (no less than 750mm) from any boundary and be screened by a hedge or shrub planting that will eventually grow over and cover the fence;*
- *Fencing for pets is to be internal to the property to reduce the percentage of fencing to the full extent of the property boundary;*
- *Walls in the Highway Landscape Protection Area are permitted along street boundaries only. Fencing of*



Public / private boundaries blurred through landscape treatment.



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

the boundaries within the Highway Landscape Protection area shall be macrocarpa post & rail, warratah and wire farm fencing, screened via planting;

- *Pool, pet 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 & screening to neighbouring property.*

2.5 GARDEN FEATURES

- 2.5.1 Water features that form part of any landscape design require DRB approval as well as needing to comply with QLDC and ORC regulations. While the DRB may give approval for their inclusion as a

landscaping item this is not approval for the physical building (& operating) of the water feature;

- 2.5.2 *Spa pools - for any platform created separate to the main building works then DRB approval is required;*

- 2.5.3 All outdoor sculptures and art pieces that are made out of materials and colours that are not in keeping with the Design Guidelines in regards to materiality and colour (see Section 3) and are to be located in visible locations (from neighbouring properties, reserves, and streets) or are over 4m tall shall require DRB approval;

- 2.5.4 *Curtilage items such as trampolines should be identified at the application stage and earthworks / planting designed to soften and screen them.*

2.6 MOUNDING OR LANDFORMS

- 2.6.1 Mounding is not promoted and owners are encouraged to utilise planting to create screening or shelter;

- 2.6.2 *Any contouring is required to blend with existing topography to mimic natural landforms;*

- 2.6.3 Mounding;
- Any batter slopes are to be no greater than a 1:2 slope. All slopes and

mounding shall appear natural and where possible seamlessly connect into existing landform / contour. All earthworks and mounding shall avoid conical tops and straight lineal ridgeline;

- 2.6.4 *Mounding transition to flat ground;*

- *Earthworks and mounding is required to transition into the existing landform seamlessly, and appear gradual. Where possible planting shall be used to blur the transition between the proposed mounding and existing ground and therefore make the edge less noticeable. Running grass along the bottom of the proposed mounding / earthworks is not a desirable outcome.*

2.7 EXTERIOR LIGHTING

- 2.7.1 Low intensity, low level indirect light sources are to be used for all exterior lighting applications;

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

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

- 2.7.4 *Floodlighting or accent lighting is not permitted.*

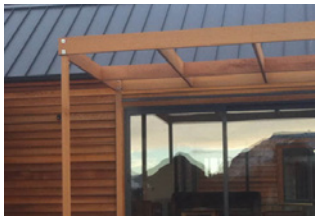
2.8 MATERIALS GENERAL

2.8.1 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;

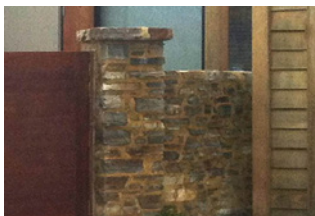
2.8.2 A wide range of materials can be utilised for pavement materials, as a general rule naturally sourced materials are preferred. Landscape plans will be assessed on a case by case basis by the DRB.



✓ Complimentary



✓ Complimentary



✗ Contrasting



2.9 JACK'S POINT PLANT LIST

2.9.1 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	



2.9.2 Shrubs

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

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

2 - LANDSCAPE



2.9.3 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 sustainable design 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 visual dominance of garages on the streetscape.*

PROPOSALS MUST MEET ALL OBJECTIVES

CONTROLS

3.1 BUILT FORM

- 3.1.1 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;

Note: the maximum length of building is considered as the maximum length of the main dwelling form only. Garages remain as a separate component separated by a linking structure. Any linking structure shall be of a scale and proportion to ensure that the primary structures are clearly defined.

- 3.1.2 The maximum width of a gable is 6m for 2 story buildings, 8m for single story;
- 3.1.3 Gable ends to each site are limited to a maximum of 6, including outbuildings;

3.2 ROOF FORM

- 3.2.1 Simple gable roofed pavilions are preferred.

3.3 GABLE ROOF FORMS

- 3.3.1 Roof pitch (excluding standalone garages) shall be between 20 and 45 degrees;
- 3.3.2 Single pitched roofs which are secondary to the principal gable form (for example lean-to roof) shall be between 11 - 16 degrees, subservient to the principal gable form and to a maximum depth of half the gable width.
- 3.3.3 Flat to flattish roofs (max pitch of 3°) 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. Flat linking roofs are required to be membrane;

- 3.3.4 Roofs are to be simple without stacked roofs, hips and valleys or similarly complex forms;
- 3.3.5 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;
- 3.3.6 Split ridges may be considered noting the half gable shall be no longer than 20% of the overall ridge length. This shall apply to 1 ridge per house, no longer the 16 metres.

3.4 SINGLE PITCH ROOF FORMS

- 3.4.1 Any designs for single pitch roofs shall undergo a more rigorous design



Gable grooved pavilions with a fine grain of built form.



Lean-to roof subservient to the principal gable form.

assessment by the DRB. The design needs to include reference material to show design relevance to the region. The application as a minimum, needs to include an assessment of the design in context with the neighbouring sites relative to scale and proportion, and consideration for privacy between properties;

3.4.2 A single pitch roof design shall be considered for a single form. Any design with more than one form as a single pitch roof will be to the DRB's discretion. Precedent imagery of local rural built forms must be provided in support of the design direction adopted;

3.4.3 The maximum width of a single roof pitch forms shall be 6m for a single storey. There shall be no 2 storey (or greater) single pitch roof forms accepted;

3.4.4 Single pitch roofs shall be between 11 - 16 degrees and be directly related to the proportions of the intended built form;

3.4.5 A single pitch roof sloping over the width of the building shall be subject to recession planes established 2.5 metres above existing ground level on the boundary at an angle of 25 degrees. The purpose of the recession plane is to ensure the built form has no greater impact than a gable form;

3.4.6 A single pitch roof sloping over the length of the building form shall be setback

a minimum of 4.5 metres from the boundary and with a height limit of 5 metres maximum above existing ground. The purpose of the setback and height limit is to ensure the built form has no greater impact than a gable form;

3.4.7 Eaves will not be considered for single pitch designs.

3.5 BUILDING HEIGHT

3.5.1 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 maybe from a defined RL;

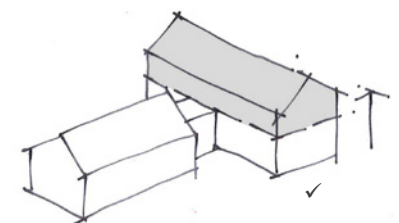
3.6 UPPER FLOORS

3.6.1 The upper floor of the principle residential form shall derive its footprint from the lower plan;

3.6.2 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;

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

3.6.4 The principle living space of all residential buildings must relate to an outdoor living space.



3.7 BALUSTRADES

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

3.7.2 Any glass balustrades are to be a maximum continuous length of 6m and recessed back into the building form by a minimum of 300mm;

3.7.3 Glass balustrading to the street frontage shall be limited. Upstands will be required to glass balustrades on a street frontage to maintain privacy for the homes occupants. It is preferred for upstands to match cladding;

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



Consistent proportion of windows utilizing window to wall ratio to aspect

3.8 FAÇADE ARTICULATION

3.8.1 Windows shall have a logical relationship within facades, with a consistent proportion and arrangement between each window;

3.8.2 The percentage of window to wall permitted in each elevation shall not exceed the following:

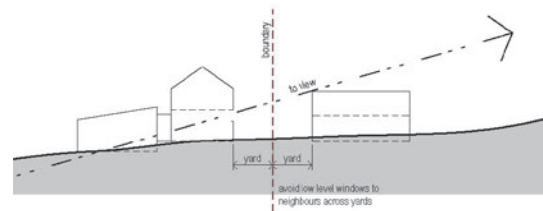
- North Elevation 80%
- West Elevation 50%
- East Elevation 30%
- South Elevation 20%

Note: where southern glazing percentage is exceeded the applicant will need to be aware of possible thermal deficiencies that may arise and where the western elevation glazing is exceeded the applicant will need to be aware of potential thermal build up issues

3.8.3 Where increased glazing is incorporated, any internal window treatments will need recessive coloured backing;

3.8.4 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';

3.8.5 Windows and doors should be recessed from the façade, avoiding the flat elevation look of aluminium joinery, to a **minimum** depth of 40mm;



3.8.6 Facing boards to face fixed joinery are acceptable to a minimum width of 125mm when used to create a minimum recess under 3.8.5, note the 40mm minimum depth is required for doors and windows;

3.8.7 Where aluminium joinery is used, a dark colour is preferred;

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

3.8.9 Projecting wing-wall dimensions shall be a minimum of depth 600mm and a minimum width of 240mm and singular fascia material; any material or colour change to occur to internal corners only.

3.8.10 The width of the barge needs to be consistent with the width of the wing-walls where wing-walls are being utilised.

3.9 EXTERNAL WALL MATERIALS

3.9.1 Exterior wall cladding shall be either:

- Cedar weatherboard, or similar approved; or
- Vertical Cedar, 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 (Note: this option may require more

maintenance by way of periodical re-staining); or

- 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 in both quantity and colour (cannot be black)
- 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.

3.9.2 *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;*

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

3.9.4 *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;*

3.9.5 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;

3.9.6 *Any visible foundations are to be plastered and painted black or to match the wall cladding;*

3.9.7 Any painted soffits are to be painted in a recessive colour.



✓ Material change to internal corner



✓ Material relating to form



✗ Material not relating to form

3.10 EXTERIOR COLOUR & APPLIED FINISHES

3.10.1 *Colours are to relate to surrounding environment;*

3.10.2 Paint colours are to be recessive with a maximum LRV of 30%;

3.10.3 *Paint is to be a matt finish;*

3.10.4 Bright coloured doors are generally not acceptable and will only be considered on a case by case basis, with a major determinant being whether it is discrete. No bright coloured doors will be approved if visible from any public realm or directly in the line of sight with a neighbours outdoor living area;

3.10.5 *Stain colours shall be of a natural hue or dark charcoal, browns or greys rather than with a coloured hue. Redwood type stains are not acceptable.*

Note: Examples of stains to be used are to be provided to the DRB on the material to which they are to be applied. The range of browns that will be approved by the DRB exclude the orange and red tones.



Stone used in the landscape to promote a rural aesthetic

3.11 ROOFING MATERIAL

3.11.1 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
- Black zinc tray; or
- Corten steel. Note: not permitted in Highway Landscape Protection Zone; or
- 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 or charcoals.
- Metal claddings contained within the Coneburn Development controls for residential neighbourhoods where no houses have been built and are included under a master plan concept for 10 or more lots that are adjoining;

- Membrane roofing systems only for flat roofs in dark grey to black tones;
- Overflashings from ridge line to any penetrations (i.e. skylights) are not permitted.

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

3.12 ROOF DETAILS

- 3.12.1 *All roofing details i.e. gutters, downpipes and flashings shall be of material and colour to complement the roof or wall materials. No PVC material shall be used;*
- 3.12.2 Soffits shall be timber ideally with flat soffits to be finished with a recessive colour. It is encouraged to have soffits that rake with the pitch of the roof and are of a minimum width of 300mm.

3.13 ROOF PENETRATIONS

- 3.13.1 *Roof penetrations, including aerials or dishes to be discretely located or screened from public view and of a colour to match the roof;*
- 3.13.2 Chimneys are permitted to exceed the maximum height of buildings by 1.5m provided they do not exceed 1.2m width.

3.14 GARAGES, ON-SITE PARKING & ACCESSORY BUILDINGS

- 3.14.1 All homes in neighbourhoods 1, 2B, 3, 4, 5 and 6 are required to have a minimum two car garage. Homes in neighbourhoods 2A and 7 are permitted to utilise a single car garage in conjunction with a second screened carpark;

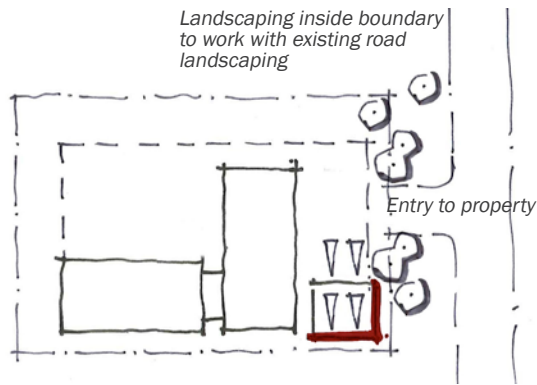
Note: Jack's Point bylaws require that all vehicles, trailers or boats that are to be kept at the property be parked in a garage.

- 3.14.2 *Comprehensive (multi-dwelling) sites must also provide on-site allowance for 1 visitor carpark for every 2 dwellings;*
- 3.14.3 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. Garages are excluded from this control when over 6 metres back from the street and turning space has been provided for vehicles to exit forward facing and/or when consideration is 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.



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



3.14.4 Vehicles are preferred to exit all sites forward facing;

Note: Applicants will exit the site forward facing. If forward facing cannot be achieved, then the applicant will need to demonstrate what is possible. Where any vehicle crossing is bisected by a footpath then vehicles leaving the site need to be forward facing as a safety precaution to footpath users.

3.14.5 Accessory buildings including garages located within the setbacks are to be clad in locally sourced schist stone, bagged schist with <60% plaster, cedar (where more than a metre off the boundary), or a continuation of the main form cladding at the discretion of the DRB. The area of the building located in the setback is not permitted to contain windows;

3.14.6 Garages should be subservient to the principle residential form;

3.14.7 Maximum garage height of a standalone

garage or accessory building is to be 3.5 metres and not exceed 7.5m in length when parallel to the boundary. If a garage is to be located within a metre of the boundary then the maximum garage height is to be 3 metres;

3.14.8 Standalone garages will be assessed on height to width proportions and their relationship to neighbouring properties and the public realm;

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

3.14.10 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 metres 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 metres in height;
- all metal trims are finished in recessive colours.





4.1 PHASING OF PROJECTS

- 4.1.1 Projects may be phased where appropriate. Owners are to have all phases of the project approved in their initial DRB approval or otherwise can treat future phases as alterations to an existing dwelling. Stages must be clearly demonstrated on the plans. The first phase shall meet all 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;*
- 4.1.3 No building materials, site sheds or containers are to be left on site at completion of initial stage.

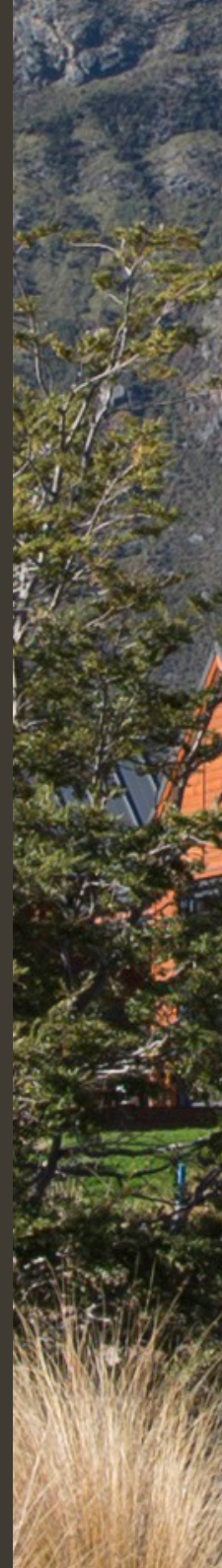
4.2 IMPLEMENTATION STANDARDS

- 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 Working drawings need to reflect all detail approved as part of the DRB concept. Any departure from the approved detail will require 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 of stain colour to natural (no stain), 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);
- 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);



AMENDMENTS TO THE DESIGN GUIDELINES

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 – 2015;
- 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 Sir 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 meets the objectives of 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 but a site response layout and indicative building forms in a 3D sketch are considered a minimum for DRB members to give worthy feedback to property owners and design teams.

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 to demonstrate effect on neighbouring property and amenity.

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. 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.

QUEENSTOWN LAKES DISTRICT COUNCIL (QLDC) CONSENTING

Once DRB approval is issued the applicant can continue to progress with any other required Queenstown Lakes District Council (QLDC) consenting. It is the sole responsibility of the applicant to confirm any further consents required.

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.



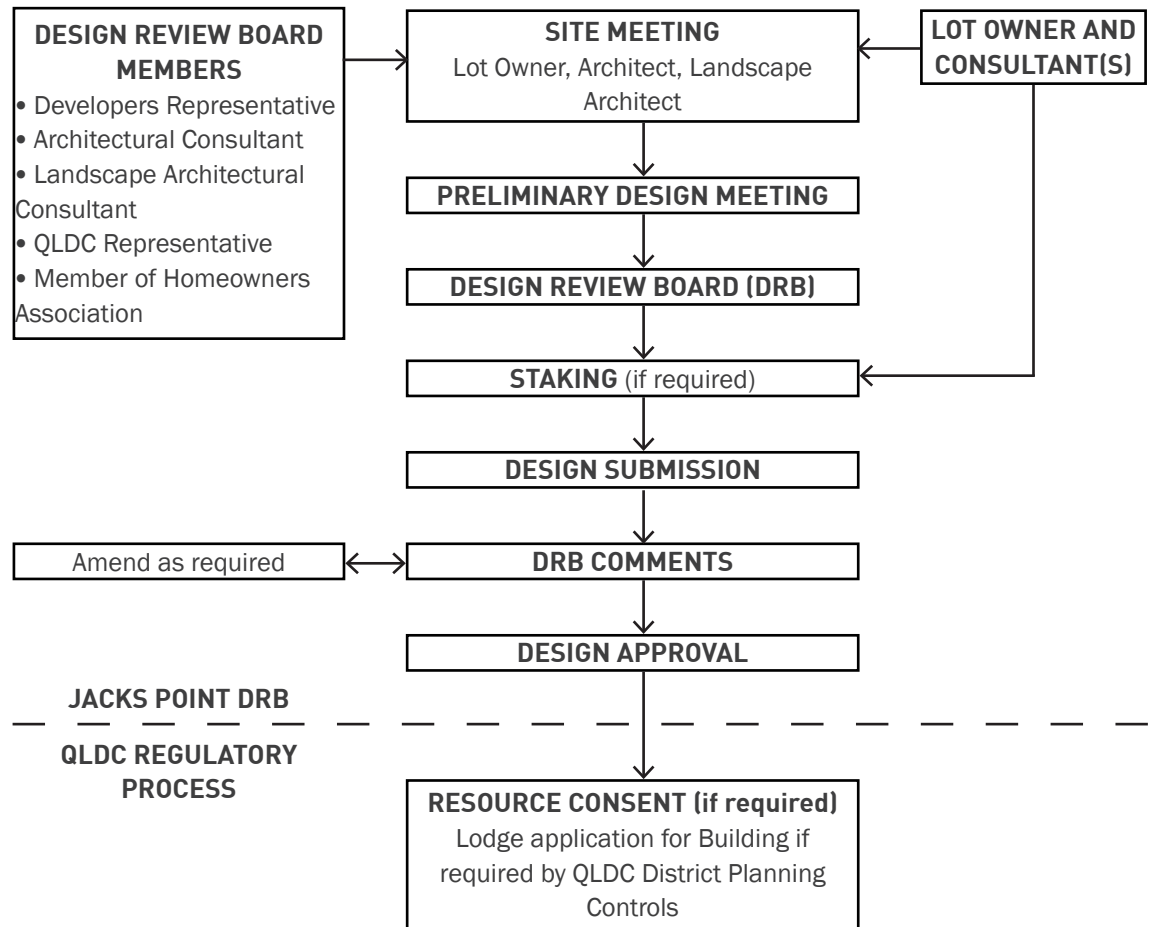
TYPICAL DRB COSTS

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 meets the objectives and complies with 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.

DESIGN REVIEW PROCESS



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 3 designs prepared by them have been successfully completed at Jack's Point and the DRB is satisfied that the completed developments meet the Design Guidelines and are of an acceptable quality.

DRB reserves the right to revoke 'approved' status of any approved designer at their sole discretion.

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.

PREFERRED ROOF CLADDING OPTIONS

Preferred metal tray roofing:

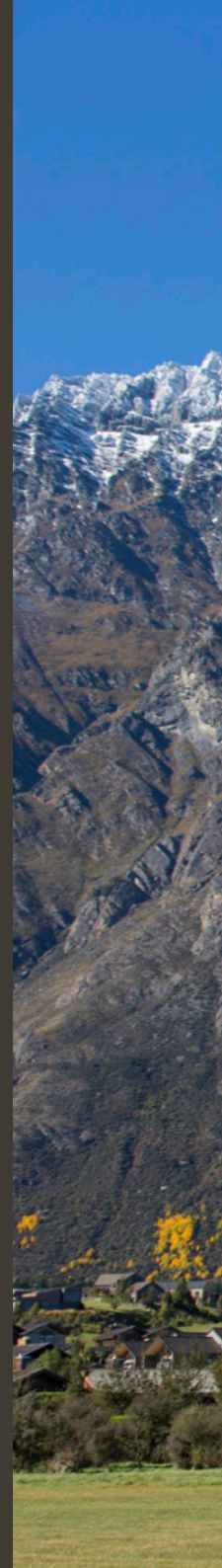
- Alpine Tray (Queenstown Roofing)
- Mini Dek (Dimond Roofing)
- Dimondek 400 (Dimond Roofing)
- Eurotray (Dimond Roofing)
- Heritage Tray (Dimond Roofing)
- Espan (Metalcraft)
- Euroline (Steel & Tube)
- Solar Rib. Acceptable where Photo-Voltaic Laminate (PVL) solar panels are included.

(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 COLOURS FOR METAL ROOFING

- Ironsand
- Flaxpod

Note: The DRB can use discretion to amend the list.



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.

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 construction is ready to commence;
- One sign only per site is permitted at any one time (excluding any legally required safety signage);
- Building containers must be in a tidy condition and 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 is considerate of neighbours and minimizes its dominance; the location of building containers needs be approved by the DRB or the JPROA before the container is moved onto the site.

MAIN SPINE ROADS

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

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
- Details of DRB Deposit and Building Bonds

