THE PRESERVE
DESIGN GUIDELINES 2008

Version 2.0 September 2008

Jacks Point

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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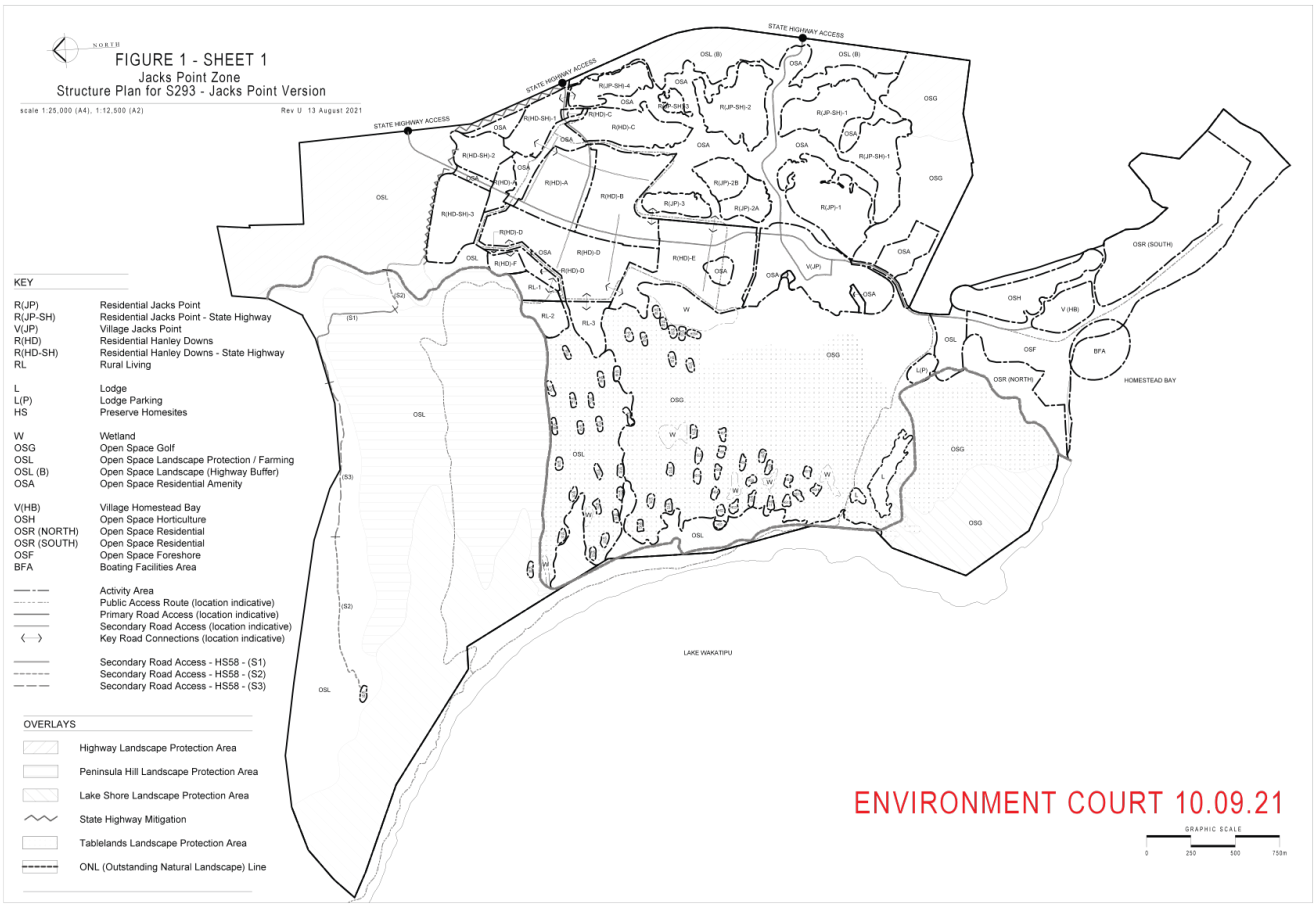
1. SITE DESIGN CONTROLS

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 predesignated area within the allotment and covenanted on the title. All built improvements, except the access driveway, underground services and wastewater disposal systems, must be located entirely within the Homesite. The Homesites are shown on the Structure Plan (Figure 3) and located to ensure the building and landscape modifications are appropriately sited in respect to local landform and vegetation.

Openspace

The remaining area within the allotment is covenanted as 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.

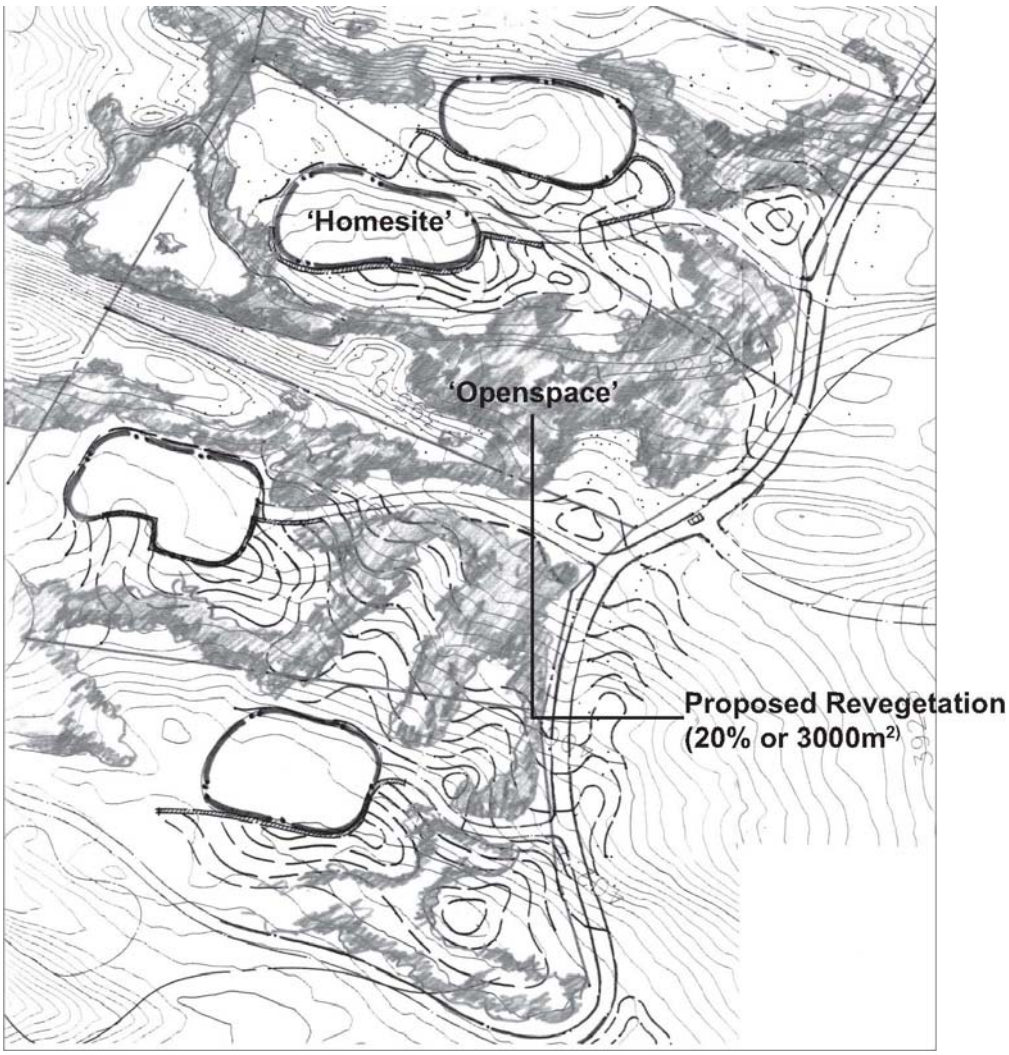


Figure 2 - 'Homesite' and 'Openspace' Concept

(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 50% local natural stone.
- North Elevation: no restriction.
- West Elevation: not less than 50% local natural stone.
- The stone elevation may have up to 50% 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 Roading / 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.
- Roading material to be precoated chip seal with edge restraint.
- No sections of road to be built with a gradient of greater than 1:7, except for rises of less than 20m.
- Pavement thresholds may be included and will be constructed of local natural stone.

Earthworks – Grading & Drainage

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

Exterior Lighting

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

Planting - 'Openspace'

- 20% or 3,000m^2 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 muriata, 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 OPENSPACE ('O / S') AND OPENSPACE 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
Pseudopanax crassifolius	lancewood	√	√	√					√			
Pennantia corymbosa	kaikomako	√	√	√					√			
Hebe rakaiensis		√	√	√		√					√	
Coprosma linariifolia		√	√		√				√			
Dracophyllum longifolium	inaka	√	√		√		√				√	
Nothofagus fusca	red beech	√	√					√				
N. solandri var. *cliffortioides*	mountain beech	√	√					√				
Elaeocarpus hookerianus	pokaka	√	√						√			
Griselinia littoralis	kapuka / broadleaf	√	√			√			√			
Pseudopanax colensoi var. *ternatus*	mountain three finger	√	√			√				√		
Astelia nervosa		√	√			√						√
Hoheria lyallii	mountain ribbonwood	√	√			√			√			
Olearia avicenniifolia		√	√			√				√		
Myrsine divaricata	weeping mapou	√	√			√					√	
Carex maorica		√		√								√
Pittosporum tenuifolium	kohuhu	√		√		√			√			
Aristotelia fruticosa	mountain wineberry	√			√	√					√	
Podocarpus hallii	Hall's totara	√			√				√			
Olearia fragrantissima		√			√					√		
Prumnopitys taxifolius	matai	√						√				
Schelfflera digitata	seven finger	√										
Aristotelia serrata	wineberry	√							√			
Carpodetus serratus	putaputaweta / marbleleaf	√				√			√			
Cordyline australis	ti kouka / cabbage tree	√				√			√			
Fuchsia excorticata	kotukutuku / tree fuchsia	√				√			√			
Melicytus lanceolatus	mahoe wao	√							√			
Melicytus ramiflorus	mahoe / whiteywood	√				√			√			
Metrosideros umbellata	southern rata	√							√			
Myrsine australis	red matipo	√							√			
Pittosporum eugenioides	tarata / lemonwood	√				√			√			
Sophora microphylla	kowhai	√				√			√			
Coprosma lucida	shining leaf Coprosma	√								√		
Olearia arborescens		√								√		
Astelia fragrans	bush lily	√				√						√
Olearia cymbifolia			√	√		√					√	
Coprosma propinqua	mingimingi		√		√	√					√	
Coprosma crassifolius			√		√	√					√	

		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
Olearia hectorii			√		√					√		
Cyathodes juniperina	mingimingi		√		√	√					√	
Hebe odora			√			√	√				√	
Coprosma rugosa			√								√	
Gaultheria antipoda	tall snowberry		√								√	
Leptospermum scoparium	manuka			√	√					√		
Olearia lineata				√	√	√				√		
Olearia nummularia				√	√	√					√	
Olearia bullata					√					√		
Hebe salicifolia	willow-leaved Hebe			√		√					√	
Aciphylla glaucescens	blue speargrass			√								√
Carex coriacea	NZ swamp sedge			√			√					√
Carex secta	pukio			√		√						√
Juncus distegus	wiwi			√								√
Juncus gregiflorus	NZ soft rush			√								√
Juncus sarophorus	wiwi			√								√
Schoenus pauciflorus	bog rush			√								√
Chionochloa conspicua	bush tussock			√		√	√					√
Cortaderia richardii	toi toi			√		√	√					√
Typha orientalis	raupo / bullrush			√								√
Phormium tenax	harakeke/swamp flax			√		√	√					√
Phormium cookianum	mountain flax			√		√	√					√
Olearia odorata					√	√					√	
Discaria toumatou	matagouri				√	√				√		
Melicytus alpinus	porcupine shrub				√		√				√	
Corokia cotoneaster	korokia				√	√					√	
Carmichaelia petriei	NZ broom				√	√	√				√	
Ozothamnus sp.	cottonwood				√	√	√				√	
Hebe cupressoides					√		√				√	
Aciphylla aurea	golden speargrass				√		√					√
Chionochloa rigida	narrow-leaved snow tussock				√		√					√
Festuca novae zelandiae	hard tussock				√		√					√
Poa cita	silver tussock				√	√	√					√
Dracophyllum uniflorum	turpentine shrub				√		√				√	
Hebe subalpina						√	√				√	
Pimelia aridula	NZ daphne						√				√	