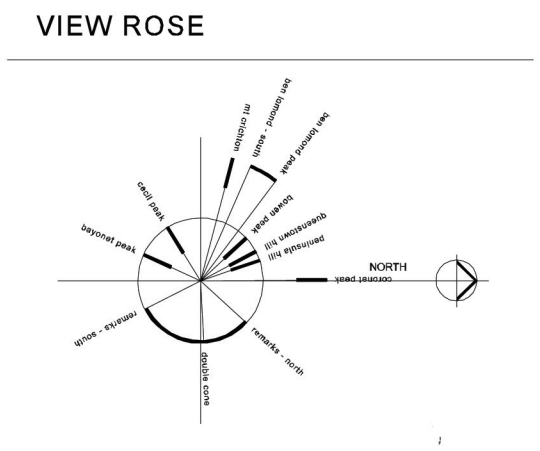


**KEY**

	Pedestrian Network
	Village Centre
	Prime Road
	Secondary Road
	Parking
	Bus & Taxi drop off / pick up
	On Street Parking
	Village Boundry
	Existing Title Boundry



**DARBY PARTNERS LIMITED**  
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 P.O. Box 184, Queensway, New Zealand  
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**GRAPHIC SCALE**  
 0 20 40 60m

**NORTH**

**jacks point**  
**OUTLINE DEVELOPMENT STRUCTURE PLAN**  
 Scale 1:1000 (A1), 1:2000 (A3)  
 Option Q Revision H, 10 March 2008



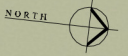
# JACK'S POINT VILLAGE RFI 1

REVISION A

PREPARED BY DARBY PARTNERS 16 JULY 2008

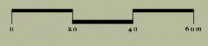
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KEY

- 1 Clubhouse
- 2 Clubhouse Carpark
- 3 Club Residence
- 4 Lake Residence
- 5 Carports
- 6 Boat Sheds
- 7 Barn Lofts
- 8 Beach
- 9 Pool
- 10 Village Hotel
- 11 Village Hotel/Golf Club Overflow Parking
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 **jack's point**  
 Village Development Plan - Phase One

Scale 1:1250 (A1), 1:2500 (A3)

MDP, Rev R, 21 May 2008

  
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Lake Tewa

Commercial Core

Village Green

Indicative road connection to Henley Downs village

To Homestead Bay + Lake Wakatipu

Indicative road connection to Henley Downs residential area

To State Highway 6



jack's point®

SCHEMATIC PLAN  
Village Building Footprint and Roding Pattern

Scale 1:1000 (A1), 1:2500 (A3)



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Indicative road connection to Henley Downs village

- KEY
- PRLIMINARY ROADING
  - SECONDARY ROADING
  - TERTIARY ROADING
  - TERTIARY ROADING (PEDESTRIAN CIRCULATION)

To Homestead Bay + Lake Wakatipu

Indicative road connection to Henley Downs residential area

To State Highway 6





**jack's point**  
 SCHEMATIC PLAN  
 Village Road Hierarchy

Scale 1:1000 (A1), 1:2500 (A3)





KEY

	PUBLIC SPACE
	PUBLIC AMENITY
	PROPOSED PUBLIC PARKING
	PEDESTRIAN LINKS

To Homestead Bay + Lake Wakatipu

Indicative road connection to Henley Downs village

Indicative road connection to Henley Downs residential area

To State Highway 6

 **jack's point**  
 SCHEMATIC PLAN  
 Village Public Space and Amenity

Scale 1:1000 (A1), 1:2500 (A3)

  
 DARBY PARTNERS LIMITED  
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





Lake Tewa

Indicative road connection to Henley Downs village

To Homestead Bay + Lake Wakatipu

KEY

-  DESIGNATED PARKING AREAS (340)
-  ROADSIDE PARKING (75)
-  OVERFLOW PARKING AREAS (129)
-  HOTEL PARKING (SLEEVED) (92)
-  BUS PARKING AREA

Commercial Core

Village Green

Indicative road connection to Henley Downs residential area

 **jack's point**  
SCHEMATIC PLAN  
Village Parking Strategy





Scale 1:1000 (A1), 1:2500 (A3)

To State Highway 6

  
DAVY PARTNERS LIMITED  
Level 1, 100000 Road, 100000 Road, Christchurch  
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KEY

-  STAGE 1 PUBLIC TRANSPORT ROUTE
-  STAGE 1 BUS STOP
-  STAGE 2 PUBLIC TRANSPORT ROUTE
-  STAGE 2 BUS STOP

To Homestead Bay + Lake Wakatipu

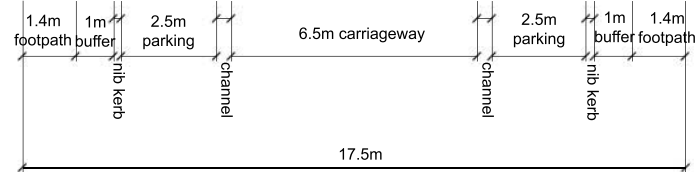
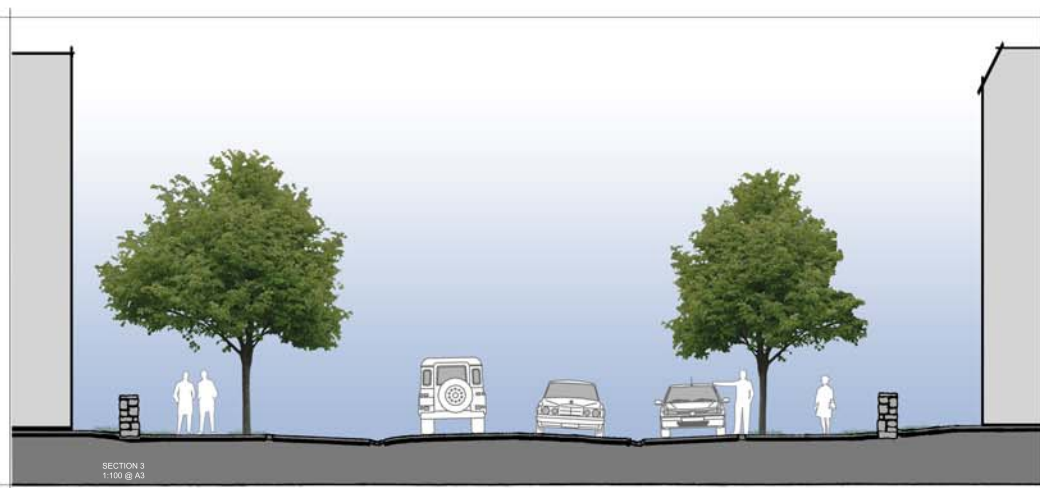
Indicative road connection to Henley Downs village

Indicative road connection to Henley Downs residential area

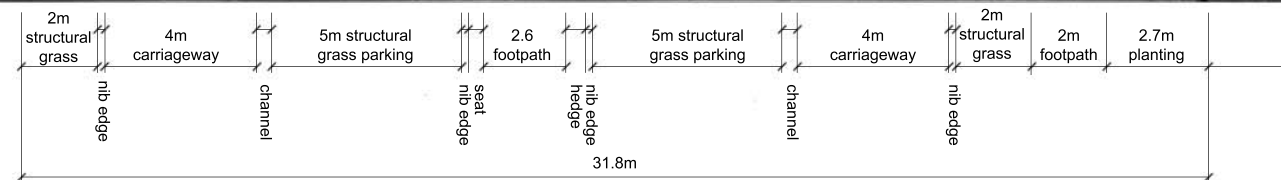
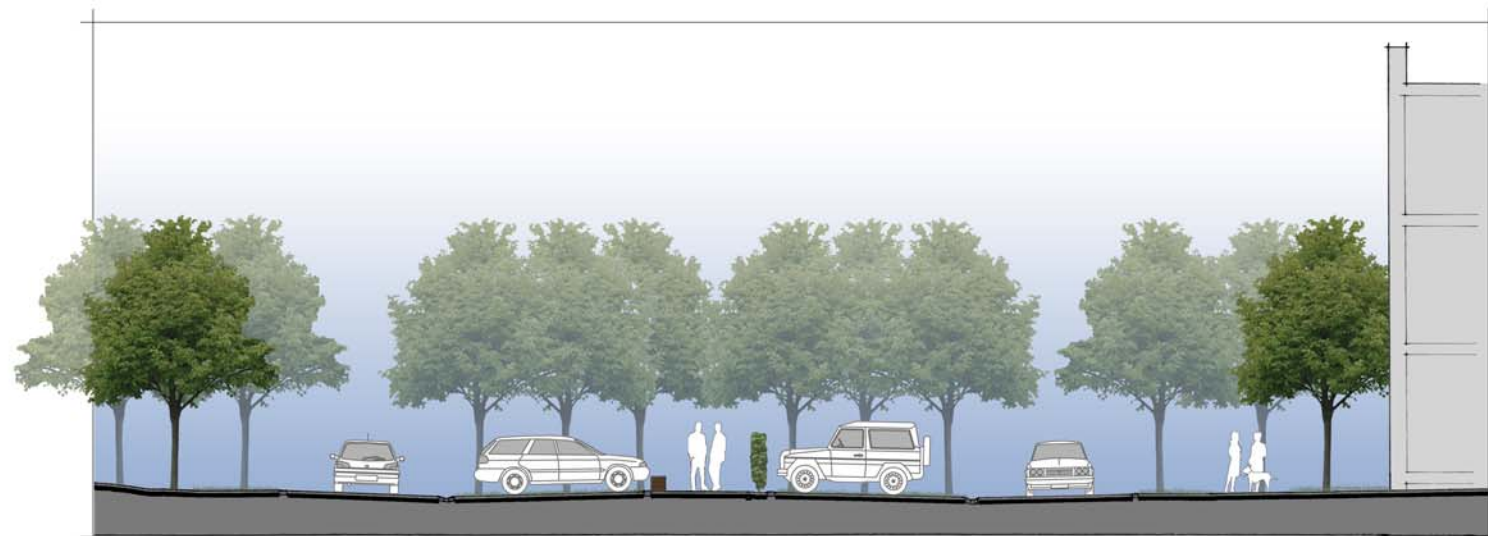
To State Highway 6

**jack's point**  
 SCHEMATIC PLAN  
 Village Public Transportation Network

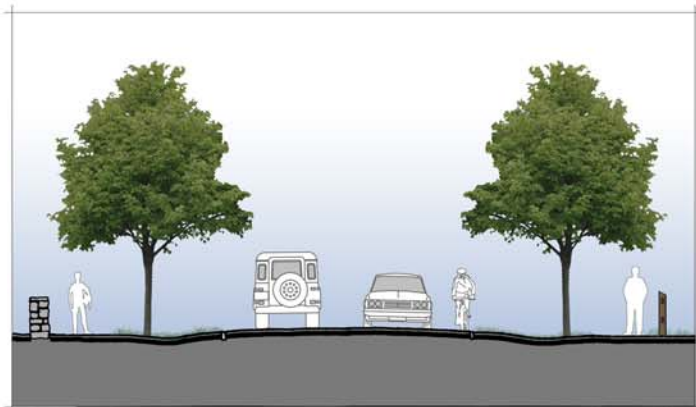
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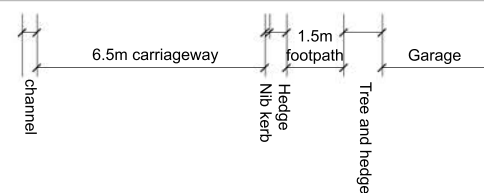
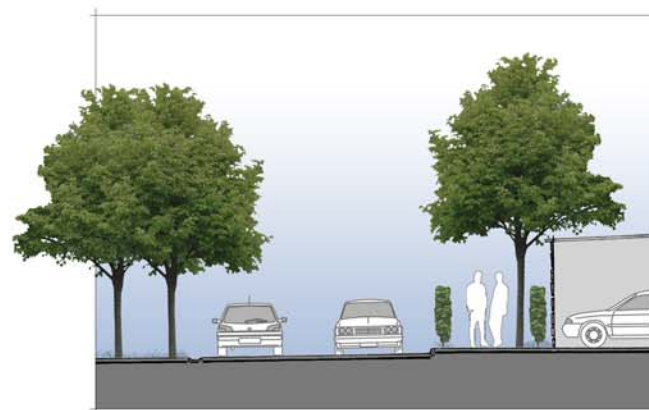
VILLAGE ROAD  
SECONDARY ROAD  
SECTION aa'



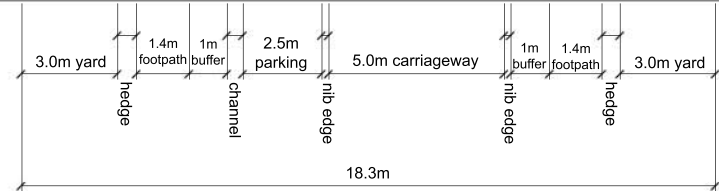
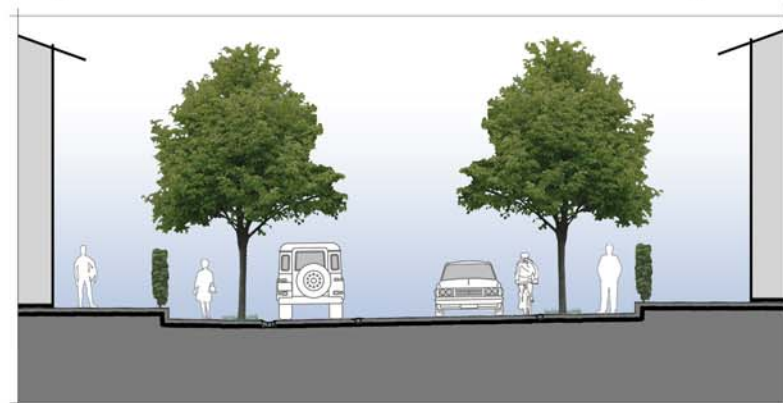
EASTERN END CLUBHOUSE ROAD  
SECONDARY ROAD  
SECTION bb'



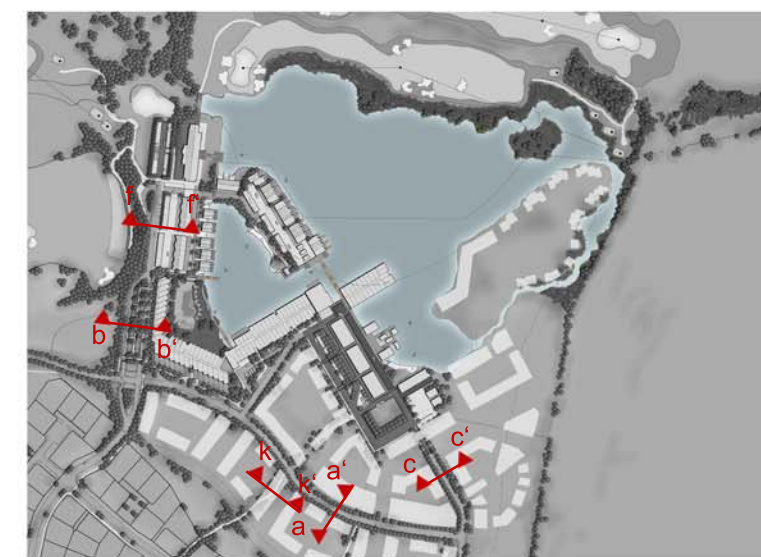
VILLAGE ENTRANCE ROAD  
PRIMARY ROAD  
SECTION cc'



WESTERN END CLUBHOUSE ROAD  
SECONDARY ROAD  
SECTION ff'



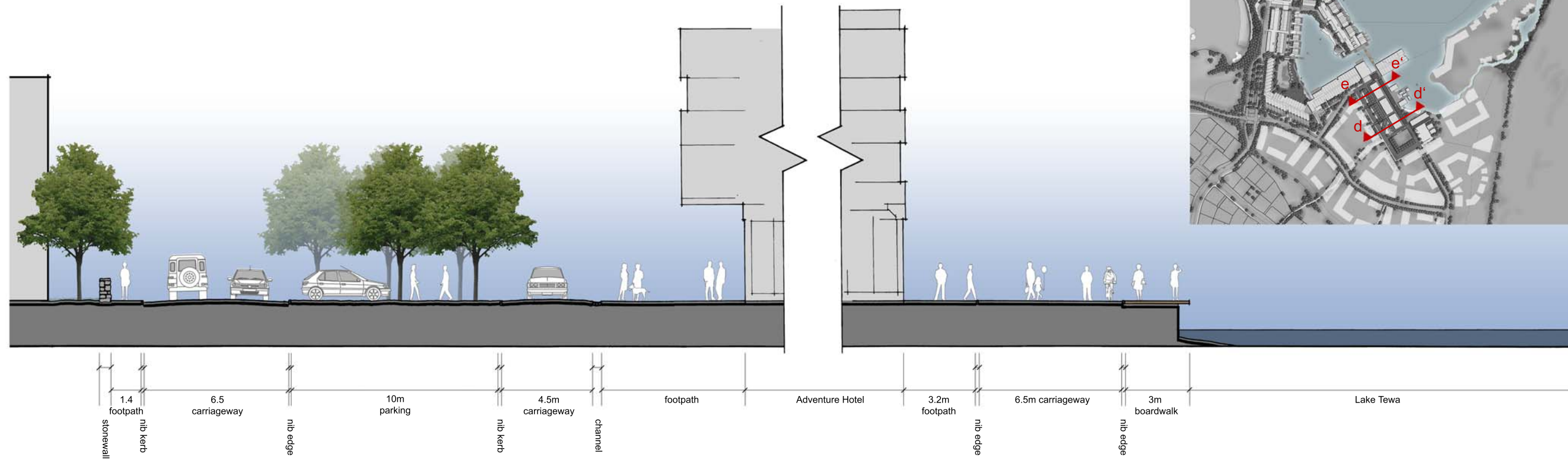
LOCAL LIVING ROAD  
TERTIARY ROAD  
SECTION kk'



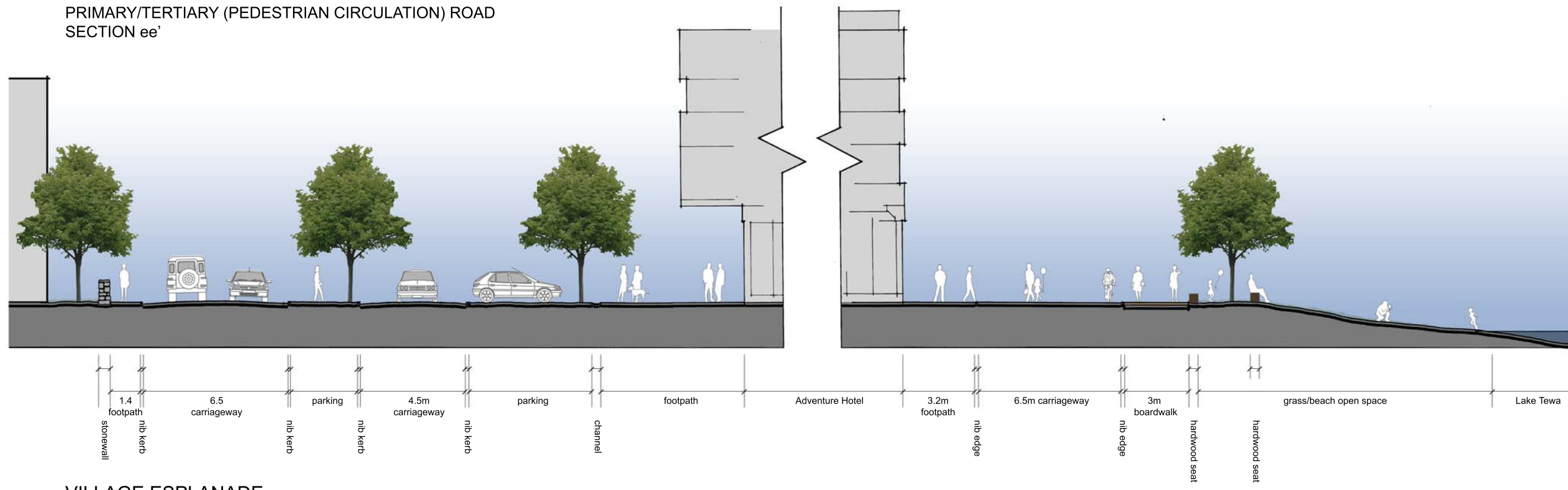
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QLDC Variation 16 Decision Structures Plan
NZ Local Circuit Geodetic Datum 1949

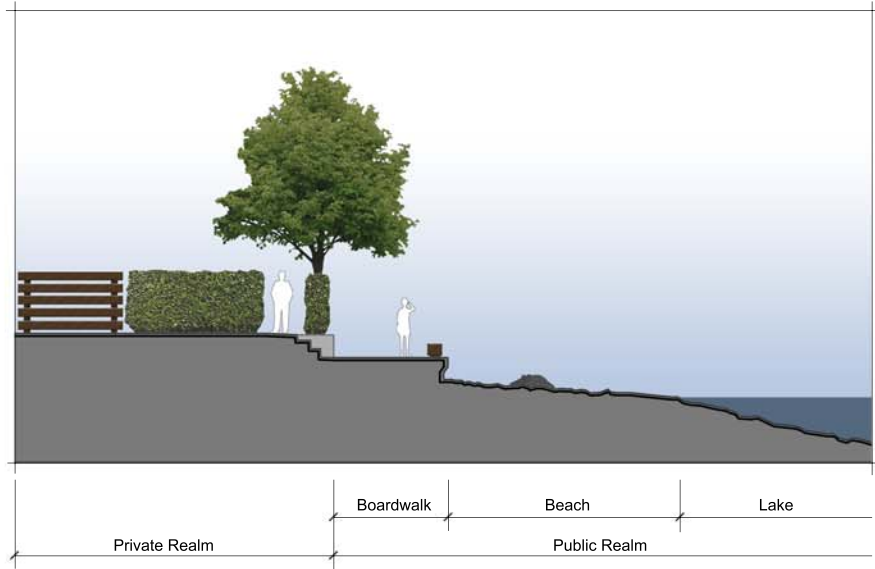


VILLAGE ESPLANADE  
PRIMARY/TERTIARY (PEDESTRIAN CIRCULATION) ROAD  
SECTION ee'

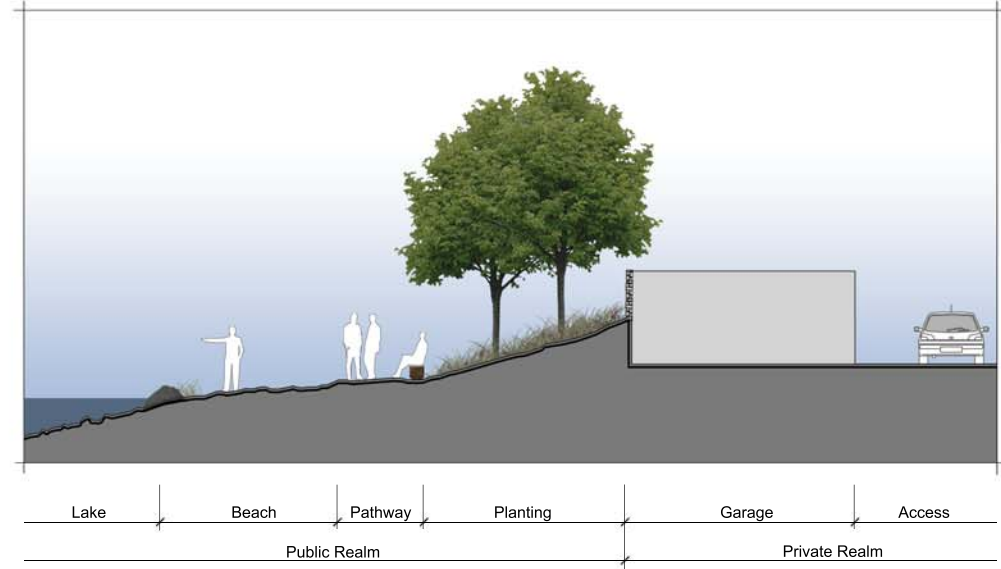


VILLAGE ESPLANADE  
PRIMARY/TERTIARY (PEDESTRIAN CIRCULATION) ROAD  
SECTION dd'

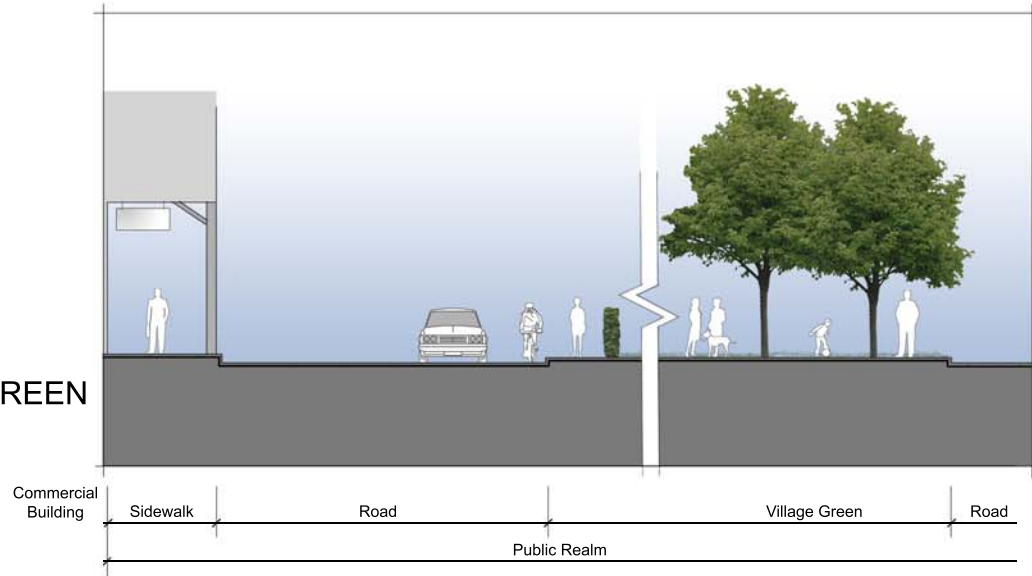
BOARDWALK SECTION gg'



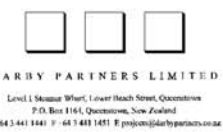
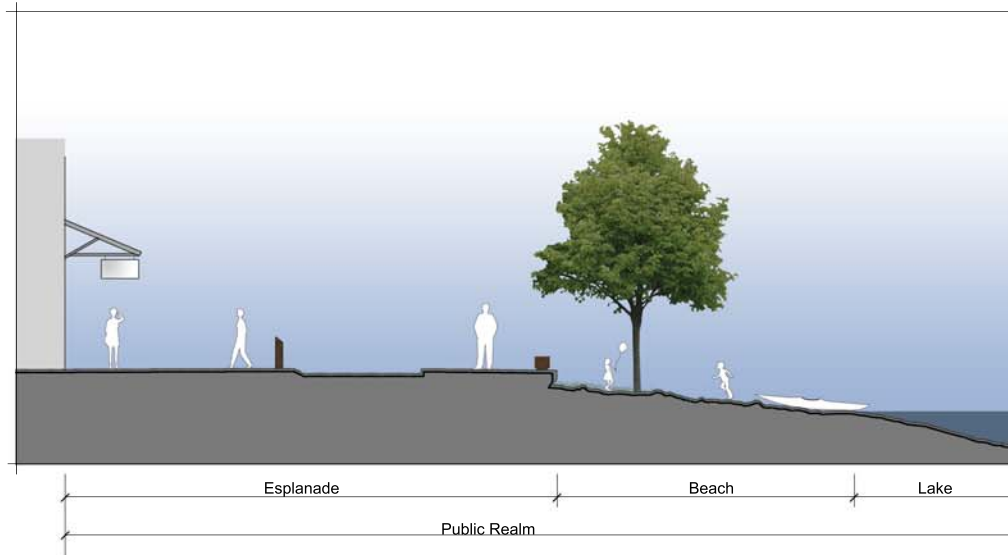
BACK BEACH SECTION hh'



VILLAGE GREEN SECTION ii'



ESPLANADE SECTION jj'



jack's point  
VILLAGE PUBLIC/PRIVATE REALMS SECTIONS

consultant:	Contractors to verify all dimensions on site prior to commencing work. Figured dimensions to be taken in preference to scaled dimensions. The copyright of this drawing remains with Darby Partners Limited.			graphic scale: Scale 1:100 (A1) 1:200 (A3) 0 2.5 5.0 7.5m
revision:	designed/drawn:	approved:	date:	data:
No. Description Date	BT/JS		01.07.08	Verified Data: CFM Survey Base, Orthophotography and Contouring QLDC Variation 16 Decision Structure Plan NZ Local Circuit Geosetic Datum 1949
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darby partners limited



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

APPROVED 25 JULY 2008



File: RM080410  
Valuation Number: 2913100900

25 July 2008

Jacks Point Limited  
C/- John Edmonds and Associates  
PO Box 95  
QUEENSTOWN

Dear Sir

**DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**  
**RESOURCE MANAGEMENT ACT 1991**  
**JACKS POINT LIMITED – RM080410**

I refer to your application for land use consent under Section 88 of the Resource Management Act 1991 to establish an Outline Development Plan for future development of the Village (V) Activity Area of the Jacks Point Special Zone. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 24 July 2008. This decision was made and its issue authorised by Jane Sinclair, Independent Commissioner, as delegate for the Council.

The subject site is located at 495 Kingston Road, Wakatipu Basin and is legally described as Lot 14 DP 364700 (Certificate of Title 262754).

Under the Partially Operative District Plan the subject site is zoned Jacks Point Special Zone and the proposed activity requires:

1. A **controlled** activity resource consent pursuant to Rule 12.2.3.2(xii) *Outline Development Plan – Village Activity Area*, whereby Council retains control in respect to the following matters:
  - (a) Roading Pattern;
  - (b) Indicative subdivision design and lot configuration and allotment sizes;
  - (c) Proposed setbacks from roads and internal boundaries;
  - (d) Pedestrian links through the (V) Activity Area to connect with surrounding or adjoining (G) and/or (O/P) Activity Areas;
  - (e) The identification of areas for visitor parking, which have regard to the amenity values of the Zone;
  - (f) Proposed landscaping to be situated on any road reserve or other land intended to be accessible to the public
  - (g) The maintenance of viewshafts;
  - (h) The Design Guidelines which will apply to all buildings erected within the area subject to the Outline Development Plan.

2. A **restricted discretionary** activity consent pursuant to Rule 12.2.3.4(iv) whereby the proposed activity does not meet Site Standard 12.2.5.1(i) with respect to the Structure Plan, whereby areas of the Village ODP are proposed outside of the Village Activity Area. As such, future village activity will be located within the adjoining (G) golf course and open space activity area to the north of the village. Council's discretion is with respect to this matter.

Overall, the application is considered to be a **restricted discretionary** activity.

The application was considered on a non-notified basis in terms of Section 93(1)(b) whereby the consent authority were satisfied that the adverse effects of the activity on the environment will be minor and in terms of Section 94(2) whereby no persons were, in the opinion of the consent authority considered to be adversely affected by the activity.

**Decision**

Consent is GRANTED pursuant to Section 104 of the Act, subject to the following conditions imposed pursuant to Section 108 of the Act:

General Conditions

- 1 That future development within the Jacks Point Village (V) area of the Jacks Point Zone and within all land legally described as Lot 14 DP 364700 and as illustrated on plans stamped approved by way of this decision, be carried out in accordance with the application as submitted and, in particular, in general accordance with the following plans of that application (stamped approved and dated 25 July 2008), with the exception of the amendments required by the following conditions of consent:

- Village Building Footprint and Roading Pattern
- Village Road Hierarchy
- Village Public Space and Amenity
- Village Parking Strategy
- Village Public Transportation Network
- Village Streetscape Section Elevations (aa-aa to kk-kk)
- Village Public/Private Realms Sections.
- Jacks Point Village Design Guidelines dated 25 July 2008

Note: The Outline Development Plan is essentially a living document. Any amendments or additions to the above appendices will require a further assessment in accordance with the provisions of the Plan. Accordingly, any such amendments or additions will require an application for a variation to the conditions of this consent to be made, pursuant to section 127 of the Act.

Note: This condition is binding on the land and any future owners of the land as a comprehensive Outline Development Plan for the area.

- 2 That unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement imposed by this consent shall be at the consent holder's own expense.

- 3 Within six months of this consent commencing, the consent holder shall submit to the Council's Landscape Architect for approval, a full and complete schedule of indigenous and exotic plant species to be permitted within the approved Outline Development Plan. This schedule shall be incorporated into Appendix 2 of the Jacks Point Village Design Guidelines.
- 4 Upon the submission to Council of an application for resource consent for any building within the Jacks Point Village, the application shall include a table which identifies the overall site coverage of the Village both existing and resulting from the addition of that building within the village. This table shall provide an on-going record of the site coverage as a result of buildings granted consent in the Jacks Point Village in accordance with Rule 12.2.5.1(x) of the Partially Operative District Plan. This information should also include the floor area proposed for residential living or commercial purposes.
- Note: for the purpose of site coverage assessment, the village area is to be calculated on the basis of that area of the village within the Village Activity Area of the Jacks Point Structure Plan.
- 5 All roads and public spaces within the Village as identified in approved plans shall be landscaped (street trees / road reserves / hard landscaping) in accordance with the Jacks Point Village Design Guidelines.
- 6 At any stage after an application for a building in the Jacks Point Village, having been through both the Jacks Point Design Review Board and Council assessment under s104 of the Act, the Council may, in accordance with Sections 128 & 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the Jacks Point Village Design Guidelines which form part of the Outline Development Plan approved under RM080410, for the following purposes:
- To assess whether the wording and content of the Design Guidelines is effective in providing adequate direction by which to submit and assess applications for development within the Jacks Point Village to achieve the stated objectives of the Design Guidelines.
  - To include best practice examples or guidelines to assist in achieving good urban design outcomes.
- 7 Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
- (a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
  - (b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.
  - (c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

## Advice Notes:

- i) Attention is drawn to the following as a legal obligation of Jacks Point Limited under the Jacks Point Stakeholder's Deed:

*At the time of preparation of the Outline Development Plan for either Village (V) area which is adjacent to the Public Domain referred in clause 12(c), the developer preparing that Outline Development Plan shall also prepare a concept plan for that part of the Public Domain which is situation on that developer's land.*

Note that the pedestrian / bridle linkages shown on the stakeholder's deed as requiring to be formed in this location (along the northern boundary of the village) have not been illustrated on approved plans as part of the Village Outline Development Plan however are necessary as a legal obligation under that deed.

- ii) The Council may elect to exercise its functions and duties through the employment of independent consultants

**Reasons for the Decision***The Proposal*

Consent is sought for the approval of an Outline Development Plan (ODP) for the development of the Village within the Jacks Point area of the Jacks Point Zone.

Locality and Site Description

Jacks Point is located approximately five kilometers to the south of Frankton along State Highway 6 and at the base of the Remarkables, approximately 12 kilometers from Queenstown. The Mountains of the Remarkables form a backdrop to the east that rises steeply from the relatively flat and undulating valley floor. To the west, the valley is flanked by the isolated mountain of Peninsula Hill and the glacial form of the tablelands that terminate in the knoll of Jacks Point. The wider landscape surrounding the Jacks Point Zone is commonly known as the Coneburn Downs area.

The subject site has a varying landform, comprising hummocky to channelled topography in the east by State Highway 6, a central valley that is predominantly flat, an area known as the Tablelands that is flat to slightly undulating and slopes up to an elevated schist ridge adjacent to Lake Wakatipu, the highest point of which is known as Jacks Point.

The area of land subject to this consent is located primarily within the flat central valley of the Zone, and adjacent to Lake Tewa which has recently been created in this area. Within this area is the (V) Village Activity Area referred to within the Jacks Point Zone provisions of the Partially Operative District Plan.

The central valley is a broad open valley floor running north south and contained on either side by gentle slopes (the hummocky landscape to the east within which residential subdivisions have been developed and the tablelands to the west upon which the golf course is predominant), leading to a sense of enclosure. The valley was previously characterised by pasture and farming practices and now contains a large lake and Golf Course Clubhouse. The middle of the central valley is not particularly visible from either the State Highway or Lake Wakatipu, while further to the north visibility from the State Highway is increased and to the south, visibility from the lake is increased.

It is important to note here that the applicant's proposal only relates to that part of the Jacks Point Zone referred to as the Jacks Point land on the relevant structure plans within Part 12 of the Plan. The application does not relate to the Henley Downs or Woolshed Bay zones, as depicted on the relevant structure plans. Henley Downs and the future village of Henley



Downs is located immediately to the north of the proposed Village area, separated by a 'Public Domain' area required to be formed under the Jacks Point Stakeholder's Deed.

#### Planning History

In 1993 the Queenstown Lakes District Council commissioned the preparation of a Settlement Strategy to assist in decision making related to urban growth issues. The Settlement Strategy identified two areas outside the Queenstown urban boundaries as having 'considerable potential' for future residential development. One of those areas was the Coneburn Downs area.

On the 6 October 2001 the Queenstown Lakes District Council notified Variation 16 – *Jacks Point Resort Zone*.

The final outcome of the variation process was the introduction of the Jacks Point Zone into the Partially Operative District Plan. With a comprehensive suite of objectives, policies, anticipated outcomes, rules and assessment matters, the purpose of the Zone has been defined as follows:

*"The purpose of the Jacks Point Zone is to provide for residential and visitor accommodation in a high quality sustainable environment comprising of two villages, a variety of recreation opportunities and community benefits, including access to public open space and amenities.*

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

*In addition, the zoning anticipates an 18-hole championship golf course, a luxury lodge, small-scale commercial activities, provision for educational and medical facilities, craft and winery activities, outdoor recreation and enhanced access to and enjoyment of Lake Wakatipu."*<sup>1</sup>

In making its final decisions in regard to the Jacks Point Zone, the Council sought to ensure that the purpose of the Zone would come to fruition. One of the methods for ensuring this was to establish provisions within the District Plan that would require the developer of the land to establish an outline development plan and then bind any future development to be in accordance with the approved ODP.

#### The Outline Development Plan

The purpose of the ODP is to show that the Jacks Point Village is to be developed comprehensively and cohesively – including aspects such as roading, parking, pedestrian links, landscaping, and design guidelines to ensure a high standard of development and achieve a successful 'village' or town centre environment. The ODP deals specifically with the Village area located within the central valley area of the Jacks Point section of the Jacks Point Zone.

It is important to note here that the ODP forms an integral part of future planning within the Village of the Jacks Point Zone. The District Plan requires the ODP be submitted and approved by Council prior to any subdivision and/or development occurring within the Zone. And only then, may subdivision and development occur as of right (as a controlled activity) where it is in accordance with the approved ODP (including Design Guidelines).

<sup>1</sup> Partially Operative District Plan 12.2.1 Zone Purpose

The following assessment of the proposal, along with an assessment of potential adverse effects on the environment, is essentially a summary of the outcomes of the final ODP resulting from liaison between the developer's consultants and Council planning, landscape architecture and urban design staff.

#### *Assessment of the Proposal and Potential Effects on the Environment*

To assist in the assessment of the Applicant's proposal, the Section 12.5.2(xv)(a) of the Plan contains a comprehensive suite of assessment matters in relation to the establishment of an ODP for the Residential Activity Areas within the Jacks Point Zone. Each of these assessment matters (highlighted in bold) is discussed in turn hereafter.

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

The relevant objectives and policies of the Partially Operative District Plan are contained in Part 12 - *Resort Zones*. A full assessment of those provisions is undertaken in this decision.

It is considered that where the ODP identifies a cohesive structure for the village to be followed in the future for the result of a comprehensively designed village centre with a strong sense of place, connections to the remainder of the zone and public amenity, that the proposal achieves the policies of the zone.

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

In general, no setbacks are proposed for buildings within the village area. This is considered appropriate in a town centre environment and design guidelines are established to require consideration in the placement and design of buildings, of privacy, sunlight, and viewshafts. This is considered appropriate to guide development in a town centre environment. In particular the design guidelines encourage buildings to front the street and create a positive interaction with the public realm. It is also noted that the ODP sets out building block layouts which are required to be adhered to, which illustrate that there will be separation provided for between buildings.

The exception to this is provision in the design guidelines for setbacks required from residential boundaries. This occurs only in one location where the village abuts Neighbourhood 1 in the south-eastern corner of the village. For this situation the design guidelines specify a required setback of 8m from any residential boundary and a recession plane of 30 degrees from 3m above that boundary. This is considered appropriate to avoid adverse effects on residential properties in terms of sunlight, dominance, and access to views.

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

As above there is no specific requirement for spaces around buildings with the exception of the overall site coverage restriction in the Village set by the PODP of 60% and the design guidelines which require the consideration of spaces and relationships to public spaces. Additionally, landscape design guidelines are provided for within the Design Guidelines which provide direction on the landscaping to be established. Furthermore, street and public realm landscaping will be established within the village. This will provide an appropriate town centre environment in terms of landscaping. As set out in the design guidelines, buildings will vary in terms of if they will have space for landscaping or if they will achieve 100% site coverage however overall a maximum of 60% of site coverage will be achieved in the village and supporting 'public realm' landscaping on streets etc. will provide an appropriate level of amenity.

**(vi) Pedestrian safety.**

Plans approved illustrate the proposed pedestrian networks through the village and linking to surrounding pedestrian access into the open space surrounding the village. Furthermore, the approved cross sections for roading design illustrate that pedestrian footpaths etc in these locations will be provided for in a manner which appropriately separates the pedestrian from vehicle carriageways, as do cross sections of the 'esplanade areas' around the lake which illustrate an attractive pedestrian facility.

The Village network established illustrates areas which, in terms of roading type and widths, seek to provide for a pedestrian friendly village centre. Furthermore, the design guidelines are designed to ensure that buildings, car parks and street paving is all considered with the pedestrian in mind as priority over vehicles. These provisions include the requirement for streetscape detailing on footpaths to have priority over vehicle crossings, car parks to be designed to facilitate safe and attractive pedestrian movement and buildings design to encourage and assist the pedestrian environment.

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

As above, the roading layout is considered to achieve areas of individual themes where, along with public spaces such as the lakefront and village square, create spaces within the village that will be of different character. The central area of the village will, with the design guidelines encouraging built form to contribute, be established as a pedestrian friendly village core, with other areas of the village providing different experiences including waterfront, local living and walkways. This is also defined by the 'land use planning' plan which specifies in what location different uses will be situation, for example Local Living (residential) at the periphery of the village with speciality retail and food and beverage at the lake edge.

Design guidelines encourage that while streetscapes have continuity, the treatment of hard landscaping for example paving can signal a different 'environment' or individual theme for areas within the village.

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

As discussed above, the 'Village Public Space and Amenity' plan illustrates the pedestrian links that will be established through the village whether through footpaths within the street network or otherwise. This plan illustrates that pedestrian links will be provided through the village from surrounding residential areas providing convenient access from residential areas to the village core, and additionally out of the village to both the adjacent golf course, open space and towards the future Henley Downs village.

It is noted that the pedestrian / bridle link required along the northern extent of the village is not illustrated on this plan however is required to be created under the Jacks Point Stakeholder's Deed, and the pedestrian links illustrated within the ODP will conveniently link to this in the future.

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

The adjacent Lake Tewa has been created in the flat area of the central valley in which the Village is located. The ODP proposes to utilise and celebrate this waterbody by providing a town centre which directly relates to this waterbody. The lake will be extended to provide bays, lakeshore and islands on which the village will be established. In this regard the watercourses relating to this lake will be protected and enhanced.

There are no significant wetlands located within the Village area however the wetland area to the north west will be addressed by way of consideration of the public domain, and pedestrian links are provided to connect with this area.

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

Design guidelines will ensure that green streets will be established and stormwater addressed in the street network.

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

The roading layout, built form footprints and design guidelines are established to ensure that the northerly aspect is taken advantage of as much as is possible.

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

As discussed above, it is considered that the pedestrian safety has been adequately addressed by the applicant. In particular, the Village Public Space and Amenity Plan illustrates the provisions of pedestrian links and cross sections illustrate the intended separation of pedestrian and vehicle. Furthermore the visual cues on both roads and public walkways, required by the design guidelines, such as bollards, changes in the path patterns, raised pavement surfaces and so forth will provide for pedestrian safety as will the consideration of the pedestrian within car parking areas required.

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

The Village area is generally flat in topography and the design has taken advantage of the water feature of Lake Tewa and this flat topography to design a village centre around a central core adjacent the lake.

Further to this, any future development is required to consider change in topography if applicable and address such as retaining walls by way of the Design Guidelines.

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

A consideration of this ODP is the proposal to extend the village area to the north and west outside of the Village Activity Area. The applicant proposes village activity (buildings and roading) to the north, with a road bounding the proposed village area. To the west, the applicant seeks to utilise the land formed by a peninsula in Lake Tewa to establish building (visitor accommodation) which is also technically outside of the Village Activity area and within the surrounding (G) golf activity area. This establishes an area of 0.9 of a hectare of land intended to be utilised for Village activity which is outside of the Village Activity Area boundaries as registered on the structure plan.

Therefore, in these locations, the boundary is managed by the extension of the village area outside of the boundaries. It is considered that in these instances the extension is contained, to the north by a proposed boundary road, and to the west by the lake. The 'hard' boundary of the road on the northern and eastern boundaries of the village is considered appropriate whereby open space abounds and development facing the road can provide an active edge to this open space.

To the south a bus parking area will be located at the boundary of the Activity Area; this is considered appropriate considering the transition in this area to the public facilities provided

beyond including the public golf course, courts and driving range. To the east the Lake provides an appropriate transition from the Village area to the (G) golf course.

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

On street parking will be provided within the village streets, however the applicant has also recognised the need for uses to provide on-site car parking in accordance with the Partially Operative District Plan provisions (this is identified in the Design Guidelines as a trigger for consideration in the design of buildings). Therefore car parking areas will be provided on sites or on sites within the village in accordance with the Village Parking Strategy.

The design guidelines required careful consideration is given to any provision of large car parking areas, to avoid the establishment of large hard surfaced car park areas. Solutions for car parking are to include consideration of underground, sleeved or alternative car parking to avoid adverse effects. In general the Village Parking Strategy identifies that no large expanse of car parking will be highly visible within the village. Design guidelines specify that parking shall be provided without compromising the streetscape with overly dominant parking forecourts or garages and garage doors.

It is proposed that coach parking will be provided for 'off-site' for the visitor accommodation hotels in the first stage of the village. This is identified on the ODP as 'Bus Parking Area' in the Village Parking Strategy and the design guidelines will ensure that this area is treated appropriately to avoid adverse amenity effects from the location of this parking. As above the use is considered to not be significantly out of character with this end of the village considering surrounding uses.

An 'overflow' parking area is also identified on the plans; this area is for 'one off' events only such as a golf tournament and in no way are permanent parking areas, rather for event type parking anticipated once or twice per year. Otherwise this area will remain in a natural state and therefore no adverse effects are anticipated.

Overall, it is considered that the applicant has responded appropriately to the above assessment matter.

**(xiv) The extent to which the subdivision layout provides for areas of open space for use by the local community, particularly families and children.**

It is considered that the applicant has addressed this assessment matter adequately. As above, the proposed village use will extend beyond the Activity Area boundary by 0.9 hectares. However, the applicant has illustrated that on an 'unders and overs' approach an area of 1.7 hectares of lake will be provided for within the Village Activity area purely as an amenity feature, compromising for this use outside of the village. This is an example of the open space provided within the village for use by the local community, including the associated 'lakeshore' areas on which pedestrian access will create a positive space for enjoying the lakefront.

Additionally, the primary open space within the village for use for the community is the 'Village Green' which will be located generally in the centre of the village once complete. The pedestrian friendly commercial core will also offer opportunities for enjoyment of the public realm.

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

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

The proposed Jacks Point Village Design Guidelines are in general accordance with relevant policies of the Partially Operative District Plan, particularly those contained within Part 12 of the Plan, which relate specifically to the Jacks Point Zone. A full assessment of the proposal against the relevant policies is contained within this decision shortly hereafter.

It is considered that the design guidelines put forward for the Village will assist in achieving an integrated character and design theme within the village, however the review of these guidelines by Council's Urban Designer has suggested that they would benefit from a review after 'testing' by applications lodged and assessed against these design guidelines. The suggestion is that the 'open ended question format' of the design guidelines be replaced with a series of recommendations and illustration of both good and bad urban design practice. A review clause will adequately enable this to be undertaken and the design guidelines reviewed after they have been tested in practice.

Overall it is considered that adequate overall guidance has been provided by the Design Guidelines both in streetscape, landscaping, car parking and built form to provide guidance on the outcomes sought for the Jacks Point village and its character, sense of place and themes.

**Summary of Adverse Effects on the Environment**

Subject to appropriate conditions of consent, the adverse effects of the future development proposed in accordance with the ODP, are considered to be no more than minor.

**Policies and Objectives**

Part 12.1.4 of the Partially Operative Plan contains those objectives and policies that are relevant to the applicant's proposal to establish an ODP. An assessment of the proposal against these provisions has been carried out by CivicCorp's planning and landscape architecture staff. A summary of that assessment is contained hereafter.

**Objective 3 - Jacks Point Resort Zone**

**To enable development of an integrated community, incorporating residential activities, visitor accommodation, small-scale commercial activities and outdoor recreation - with appropriate regard for landscape and visual amenity values, servicing and public access issues.**

Given the village centre outcome envisioned, it is considered that the ODP will assist in achieving the above objective of the Plan.

**Policies:**

**3.1 To maintain and protect views into the site when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond when viewed from the State Highway.**

The proposed village is in a location which is not considered highly visible from the Lake or State Highway being in the central village. The proposal is not considered to have any impact on this policy.

**3.3 To require the external appearance, bulk and location of buildings to have regard to the landscape values of the site.**

Development in accordance with the ODP and the Design Guidelines for the Village will ensure that the external appearance, bulk and location of buildings has appropriate regard to the landscape values of the subject site.

Materials and design requirements listed will ensure that buildings within the village have a strong character and sense of place in the Jacks Point environment, with dominance of the surrounding landscape values.

**3.4 To require development to be located in accordance with a Structure Plan to ensure the compatibility of activities and to mitigate the impact on neighbouring activities, the road network and landscape values.**

The proposed future development of the village as proposed by the ODP is not in strict accordance with the relevant structure plan given that village area is proposed outside of the Village Activity area boundaries (and within G Open Space) to an extent of 0.9ha. However given that this policy seeks to ensure the compatibility of activity and mitigate the impact on neighbouring activities, road network and landscape values, the proposal is not considered to be highly offensive to this policy. A high level of public amenity space is set aside within the village activity area by way of the creation of the lake, furthermore the extensions outside of the Village Activity Area are compatible with adjoining activities and do not have any significant effect on landscape values.

**3.6 To provide public access from the State Highway to the lake foreshore and to facilitate increased use and enjoyment of the margin and waters of Lake Wakatipu.**

The Village ODP will assist in this regard by way of providing roading and pedestrian linkages through the village to the roads and access trails that continue to the lake. Furthermore an additional lakeshore is provided in the village environment and the village will provide a centre or core town centre whereby the public may park or enjoy other activities while being able to access Lake Wakatipu on trails or via the golf course.

**3.9 To ensure that development within the sensitive areas of the Zone results in a net environmental gain.**

While the development of the village in this location is not considered to be within a sensitive area of the zone, it is noted that no loss in net environmental benefits is considered to result from the use of land outside of the activity area for village purposes given the above reasons.

**3.11 To ensure that subdivision and development does not compromise those visual amenity values associated with the southern entrance to Queenstown.**

As discussed above the village is not highly visible from the southern entrance to Queenstown and is not considered to offend this policy.

**3.14 To provide for farming and associated activities in appropriate areas, while ensuring that development associated with those activities does not result in over domestication of the landscape.**

The village will not compromise the ability for farming in appropriate areas. The significant majority of the village area is identified for this purpose and those areas outside of the Activity area to be used for village purposes are not considered to result in the loss of land suitable for farming purposes.

Overall, the proposed Outline Development Plan for the Jacks Point Village including approved Design Guidelines is considered to align with the relevant objectives and policies of the Jacks Point Special Zone.

*Conclusion*

The applicant's proposal to establish an ODP has been assessed in terms of potential future adverse effects of development on the environment, and against the relevant objectives and policies of the Partially Operative District Plan.

With the exception of a potential review of the Design Guidelines after testing against built form applications as recommended by Council's urban designer to ensure best outcomes are achieved, it is considered that the proposal will have no more than minor adverse effects on the environment and is in general accordance with the objectives and policies of the plan and the purpose of the Resource Management Act 1991 being sustainable development. The Village ODP will provide the structure for the cohesive and comprehensive development of the Jacks Point Village over time. Any future landowners will be bound by the ODP to ensure that e.g roading links are established as has been approved to provide for a functioning village, and that the Design Guidelines are followed to create an attractive and pedestrian friendly village centre with a strong sense of place.

For these reasons and subject to the conditions stipulated in this decision, it is considered appropriate to grant resource consent.

In making this decision it is important to note that the ODP is a structure document and, as such, it is possible that this consent will be the subject of applications for variation pursuant to Section 127 of the Act, for example the amendment of Design Guidelines should issues in implementation arise. Such variations should be intended to continue to improve the overall standard of development rather than to seek alternatives from the general village structure approved.

*Local Government Act 2002: Development Contributions*

In granting this resource consent reference was made to Part 8 Subpart 5 Schedule 13 of the Local Government Act 2002 and the Council's Policy on Development Contributions contained in Long Term Council Community Plan (adopted by the Council on 25 June 2004).

This proposal is not considered a "Development" in terms of the Local Government Act 2002 as it will not generate a demand for network infrastructure and reserves & community facilities. The ODP will not in itself result in any physical development of the subject site and, hence, will not itself generate any demands on Council's infrastructure. Accordingly, no development contribution is required.

**Other Matters**

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further money is required.

Should you not be satisfied with the decision of the Council, or certain conditions, an objection may be lodged in writing to the Council setting out the reasons for the objection under Section 357 of the Resource Management Act 1991 not later than 15 working days from the date this decision is received.

Please contact the Principal: Monitoring (Lakes Environmental) when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

Development in accordance with this resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the Resource Management Act 1991.

If you have any enquires please contact Paula Costello at paula.costello@lakesenv.co.nz

Prepared by  
**LAKES ENVIRONMENTAL**



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**LAKES ENVIRONMENTAL**



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## 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 to 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 1.5m<sup>2</sup> 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 2m<sup>2</sup> 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, their 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 underestimated 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.



