



GIBBSTON VILLAGE MASTERPLAN

FAST TRACK PROJECT APPLICATION

3 MAY 2024
PROJECT NO. 2024_020
REVISION A



ACKNOWLEDGEMENT OF CONSULTANTS

DCM Urban has been commissioned by Gibbston Valley Station to collaborate on and produce an Urban Growth Strategy supporting a fast track concept process.

This document represents the collaborative effort of a dedicated team of consultants who have contributed their expertise to the Gibbston Village project:

- Legal:** Todd and Walker
- Planners:** Town Planning
- Civil/Survey:** Crang Civil
- Architect:** Condon Scott
- Economist:** Benje Patterson
- Traffic Engineer:** Carrigeway Consulting

Their invaluable contributions have been instrumental in shaping the vision and feasibility of this project, ensuring that Gibbston Village will be a model of sustainable, well-planned urban development.



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CONTENTS

INTRODUCTION	5
INTRODUCTION	6
THE VISION	8
THE PRINCIPLES	9
PRINCIPLE 1 - SUSTAINABILITY, ENVIRONMENT AND COMMUNITY SUSTAINABILITY	10
PRINCIPLE 2 - DISTINCT LOCAL CHARACTER, DESIGN GUIDANCE	11
PRINCIPLE 3 - SELF SUSTAINED VILLAGE, EDUCATION	12
PRINCIPLE 3 - SELF SUSTAINED VILLAGE, VINTNERS VILLAGE	13
PRINCIPLE 4 - CONNECTIVITY, CONNECTIVITY NETWORK	14
PRINCIPLE 5 - ECOLOGICAL PRESERVATION AND REGENERATION, HYDROLOGY, ECOLOGY & GREEN SPACES	16
BACKGROUND	18
EXISTING GIBBSTON VALLEY RESORT MASTER PLAN	20
EXISTING GIBBSTON VALLEY RESORT STRUCTURE PLAN	22
GIBBSTON VILLAGE LOCATION PLAN	23
MASTERPLANS	24
GIBBSTON VILLAGE OVERALL MASTER PLAN	26
GIBBSTON VILLAGE MASTER PLAN - THE VINES & THE ORCHARD	28
GIBBSTON VILLAGE MASTER PLAN - VINTNERS VILLAGE & GIBBSTON COMMONS	30
GIBBSTON VILLAGE STAGING PLAN	32
DESIGN GUIDANCE	34
VINTNERS VILLAGE	36
SCHOOL OR COMMUNITY SITE	38
DESIGN GUIDANCE - RESIDENTIAL	40
DESIGN CONTROL DIAGRAMS - STANDALONE	42
DESIGN CONTROL DIAGRAMS - DUPLEX	43
DESIGN CONTROL DIAGRAMS - TERRACE	44
HOUSE TYPOLOGY - STANDALONE	46
HOUSE TYPOLOGY - DUPLEX	47
HOUSE TYPOLOGY - TERRACE	48
PLANTING STRATEGY	50
FENCING TYPES	54
ROAD CROSS SECTION - 20 METER ROAD	56
ROAD CROSS SECTION - 15 METER ROAD	57
ROAD CROSS SECTION - 12 METER ROAD	58

Drone image taken on 3rd of May 2024 looking over stages 1A and 1B of Gibbston Village. The photo shows the recently constructed accesway from State Highway 6, the landscape mounds and planting running along the road edge and the Toms Creek Road (internal road) which provides access to 250 houses. The earthworks have been completed for stage 1A, making this section of Gibbston Village shovel ready.







INTRODUCTION



INTRODUCTION

PURPOSE OF THIS URBAN DESIGN EVALUATION

Gibbston Valley Station is making an application under the Fast Track Approvals Bill for 'Gibbston Village' which seeks to establish 900 new residential allotments alongside a commercial area, school, pedestrian accessways, open space and amenity areas, ecological enhancement and landscaping, and connections with the existing recreation trails.

OVERVIEW

The landholding is conveniently located in Gibbston, within 30 minutes' drive of downtown Queenstown and Cromwell, while there is closer access to Arrowtown (16 minutes) and Frankton (23 minutes).

The design philosophy utilises the underlying zoned and consented development of the Gibbston Valley Resort Zone in the QLDC Proposed District Plan (PDP) to create a development with a diverse range of housing options for people of all demographics (including 5% retained affordable housing). As set out in 45.1.1 of the PDP, the Structure Plan for the Resort Zone ensures that development is carried out in an integrated and planned manner, and that buildings and activities occur where the landscape can absorb change. Consolidating development in a location that can absorb change is the underlying design philosophy for the project.

Given its strategic location and the pressing demand for housing supply in the District, the Gibbston Village project is ideally located for consolidated and more intensive urban development. The project represents a recalibration of the GVS vision, to more efficiently and effectively use the Site to increase the supply of housing, and address housing needs, for the benefit of the District. Notably, the project is not seeking to establish additional visitor accommodation and is rather promoting a higher yielding residential land use to better align the development with urgent community needs and the purpose of the Fast Track Bill.

The proposal establishes a Well-Functioning Urban Environment and is consistent with the National Policy Statement for Urban Development, as is addressed in the separate urban design assessment.

PROPOSAL OVERVIEW

- The development proposes 900 units of varying densities to provide diverse housing options for people of all demographics, including dedicating 5% retained affordable housing.
- The development includes establishment of a local commercial center (the Vintners Village) and school to serve as a hub for amenities and community activities, as well as to provide educational facilities.
- The design of the development will focus on integrating with the working pastoral landscape of Gibbston, consolidating development in a location that can absorb built form and activity and is already zoned and partially consented for large scale resort development.
- The architectural style of the development will be tailored to reflect the character and identity of Gibbston's cultural heritage.
- Residents will have access to a range of amenities and activities, including the Gibbston Walking / Cycle Trails, to promote an active and healthy lifestyle and to provide connections to the centres of Arrowtown and Frankton.

WHY GIBBSTON VILLAGE?

- **Natural Beauty:** Gibbston is renowned for its stunning natural landscapes, including vineyards, mountains, and the Kawarau River, making it an attractive location for residential use.
- **Tourism Potential:** The area's popularity with tourists, especially for wine tourism, offers opportunities for businesses and amenities to cater to visitors and residents alike by establishing in the Vintners Village.
- **Proximity to Queenstown and Cromwell:** Being close to Queenstown, Frankton, Arrowtown and Cromwell, provides access to a wide range of services, employment opportunities, and recreational activities.
- **Growing Demand:** With Queenstown experiencing population growth, there is a need for additional housing and amenities, which Gibbston Village can help meet.
- **Community Benefits:** A development in Gibbston Village can enhance the local community by providing new housing options, schools, and other essential services.
- **Connectivity:** The development will not only contribute to the growth and sustainability of Queenstown but also provide wider connections within the region, particularly Cromwell and Wanaka.
- **Vineyards and Orchards:** Integrating vineyards and orchards throughout the development will add to the cultural fabric and sustainability, and bring economic benefits through tourism and local wine production.



Gibbston Village is a harmonious blend of natural beauty, vibrant community, and sustainable living. It is a place where residents are not just neighbors, but active participants in a connected community. Through thoughtful design and a commitment to preserving the unique character of Gibbston, we are creating more than just a place to live—we are building a thriving and sustainable community for generations to come.

THE VISION



Principle 1:

SUSTAINABILITY

Sustainability is at the core of Gibbston Village's design and principles. Each of the subsequent four principles contributes to sustainability, from ecological revegetation to self-sufficiency, connectivity, and celebrating the local character and culture. By integrating these principles, Gibbston Village aims to be a model of sustainable development.



Principle 2:

DISTINCTIVE LOCAL CHARACTER

Every aspect of Gibbston Village, from its architecture to its community spaces, will embody and celebrate the unique identity of Gibbston. Vineyards, orchards, and distinctive architecture will contribute to a strong sense of place.



Principle 3:

SELF SUSTAINED VILLAGE

Gibbston Village aims to be a self-sustaining community, with amenities such as the Vintner's Village and the proposed school site ensuring that residents' daily needs can primarily be met within the village itself. This reduces the reliance on external services and promotes a sustainable lifestyle.



Principle 4:

CONNECTIVITY

The development will not only provide housing but also establish connections within and beyond Gibbston, contributing to the broader sustainability and growth of Queenstown. It will feature pedestrian and cycling-friendly design, connecting residents to active transport trails and the surrounding landscape. As the Village develops, so will its integration to public infrastructure as the network expands to cater for growth in Queenstown.



Principle 5:

ECOLOGICAL PRESERVATION AND REGENERATION

Gibbston Village is committed to enhancing the natural environment. Through extensive revegetation and indigenous planting and sustainable land management practices throughout the wider site, plus the creation of orchard and amenity planting within the Village, the development will contribute to ecological health and enhanced biodiversity.

Overall, the collection of the above 5 principles underpinning a design philosophy for the Gibbston Village are aimed at achieving a Well-Functioning Urban Environment in accordance with the NPS-Urban Development 2020. A detailed assessment in respect of the project's achievement of a well-functioning urban environment is contained within the urban design assessment.

THE PRINCIPLES



Principle 1:

SUSTAINABILITY

ENVIRONMENT AND COMMUNITY SUSTAINABILITY

Gibbston Village is designed to be more than just a collection of houses; it's a community that embodies the principle of sustainability in every aspect of its design and function. Sustainability here means more than just environmental stewardship; it encompasses a holistic approach to living that promotes well-being, economic resilience, and a deep connection to the environment.

At the heart of Gibbston Village's sustainability ethos is its commitment to ecological preservation and regeneration (Principle 5). The village incorporates large areas of revegetation planting located to the south of Gibbston Commons, an area roughly 45 hectares. This will not only enhance Gibbston Village's natural beauty but also promote biodiversity and help restore the ecosystem. This focus on regenerative practices aligns with the village's vision of being a self-sustaining community that gives back to the environment.

In terms of transportation, Gibbston Village prioritizes pedestrian and cycling infrastructure (Principle 4), reducing the reliance on cars and promoting active, sustainable modes of transport. The village's

connectivity to surrounding areas encourages the use of active transport links already available, and as the Village is developed, so will its integration to public infrastructure as the network expands to cater for growth in Queenstown

Community engagement is fundamental to being a self-sustained community in Gibbston Village (Principle 3). Residents are encouraged to adopt sustainable practices such as recycling, composting, and water conservation. The village offers various communal spaces for residents to gather and interact, fostering a sense of community and promoting sustainable living.

Gibbston Village's commitment to sustainability is integral to its identity as a vibrant, resilient community. The master planning aims to provide for the most efficient use of land by achieving a density of development through standalone, duplex, and terraced housing. This approach allows for the creation of larger areas of intervening green spaces, active transport connections, and community spaces.

Principle 2:

DISTINCTIVE LOCAL CHARACTER

DESIGN GUIDANCE

The site is currently zoned for comprehensive resort development, and the proposal builds upon the existing resort footprint to foster a commensurate form of urban development that best aligns with the site context and wider district needs. Furthermore, the site features pockets of land which are visually discreet from the wider receiving landscape (through changes in elevation and planting). This paired with the mitigation measures will ensure that the effects of the Gibbston Village proposal on visual amenity or landscape character of Gibbston Valley are considered to be low-moderate and at most, fall into the minor category in terms of Resource Management Act (RMA) considerations. The mitigation measures ensure that the proposed development integrates into its surroundings while preserving the scenic qualities and visual amenity of the area for both residents and passersby along SH6.

Coupled with this is its commitment to working with the character of Gibbston, which is deeply rooted in its design guidance. Central to this commitment is the incorporation of vineyards and orchards, which not only honor the area's rich viticultural heritage but also serve as focal points that define the village's identity. These elements not only enhance the visual appeal of the village but also contribute to its unique sense of place, fostering a strong connection between residents and their surroundings.

The village's design guidelines, emphasize the creation of an active and engaging streetscape that respects the visual sensitivity of a village located in a scenic area. Buildings are designed to establish a distinct building line along the street edge, with

prominent and easily recognizable entrances that harmonize with the village's aesthetic (Principle 2). This approach ensures that the village maintains its unique character while offering a vibrant and diverse range of activities along its street frontage, enhancing the area's vitality and charm.

In addition to vineyards and orchards, the village's design guidelines encourage the placement of retail, hospitality, and commercial spaces on ground floors facing the street, integrating them seamlessly into the village's charm. This mix of uses adds to the vibrancy of the village while reflecting its character as a self-contained community where residents can live, work, and play in close proximity.

To further enhance the distinct local character of Gibbston Village, the design guidelines for residential development emphasize visually engaging elements that avoid blank or uninspired walls or facades. Buildings are designed to facilitate natural surveillance of public spaces, offer a diverse range of housing options, and foster positive relationships with neighboring properties (Residential Development - Design Principles). These design principles ensure that the residential areas of the village contribute to its overall charm and character, creating a cohesive and visually appealing environment for residents and visitors alike.

While ensuring high-quality aesthetic design, the density and mix of typology and built form in Gibbston Village are also planned to facilitate the development of affordable housing and a diverse mix of residential opportunities.





Principle 3:

SELF SUSTAINED VILLAGE

EDUCATION

To assist with the growth of the Village, land has been set aside for future education purposes, with the land being used as public open space until demand is established. The school site adjacent to Vintners Village will represent a significant step towards addressing the high levels of student

growth in the Wakatipu Basin as urban development pressures evolve over time. Its strategic location minimizes the need for car travel, promoting a greener lifestyle, and fosters a close-knit community ethos by providing quality education close to home.

BENEFITS OF THE EDUCATION HUB:

- **Accessibility and Sustainability:** Situated on a 3-hectare site, the school would cater to 350 students or up to 1000 families within the Gibbston Valley catchment area. Its proximity to future amenities and residential neighborhoods minimizes the need for car travel, promoting sustainable and accessible education.
- **Design Principles:** The Master Plan includes design principles to ensure that the school integrates harmoniously with the surrounding landscape of Gibbston. This approach not only enhances the aesthetic appeal of the school but also promotes environmental sustainability.
- **Community Integration:** By providing a local school, the project fosters a sense of community and belonging among residents. Students will have access to quality education close to home, reducing the need for long commutes to schools in Arrowtown, Shotover County, or Frankton.

Principle 3:

SELF SUSTAINED VILLAGE

VINTNER'S VILLAGE

The Vintner's Village is a proposed 2.4-hectare lot designed to be a vibrant commercial and community hub. With a maximum building height of 8 metres and up to 8,000m² Ground Floor Area of small-scale commercial and convenience retail, office, and community space, the Vintner's Village will serve as a key component of Gibbston Village, catering to the day-to-day needs of future residents and the wider community.

BENEFITS OF VINTNER'S VILLAGE:

- **Community Integration:** The Vintner's Village will serve as a focal point for social interaction and community engagement. By providing a range of amenities and services within walking distance of residential areas, it will foster a strong sense of belonging and community cohesion among residents.
- **Convenience and Accessibility:** With its diverse mix of commercial and retail spaces, including convenience stores, cafes, and office spaces, the Vintner's Village will offer residents and visitors easy access to essential services and amenities. This accessibility promotes a convenient and sustainable lifestyle, reducing the need for long-distance travel and supporting local businesses.
- **Sustainable Development:** The design of the Vintner's Village incorporates principles of sustainability, including energy efficiency, green building practices, and pedestrian-friendly infrastructure. By promoting sustainable transportation options and minimizing environmental impact, the village contributes to the overall sustainability and resilience of Gibbston Village and the surrounding area.





Principle 4:

CONNECTIVITY

CONNECTIVITY NETWORK

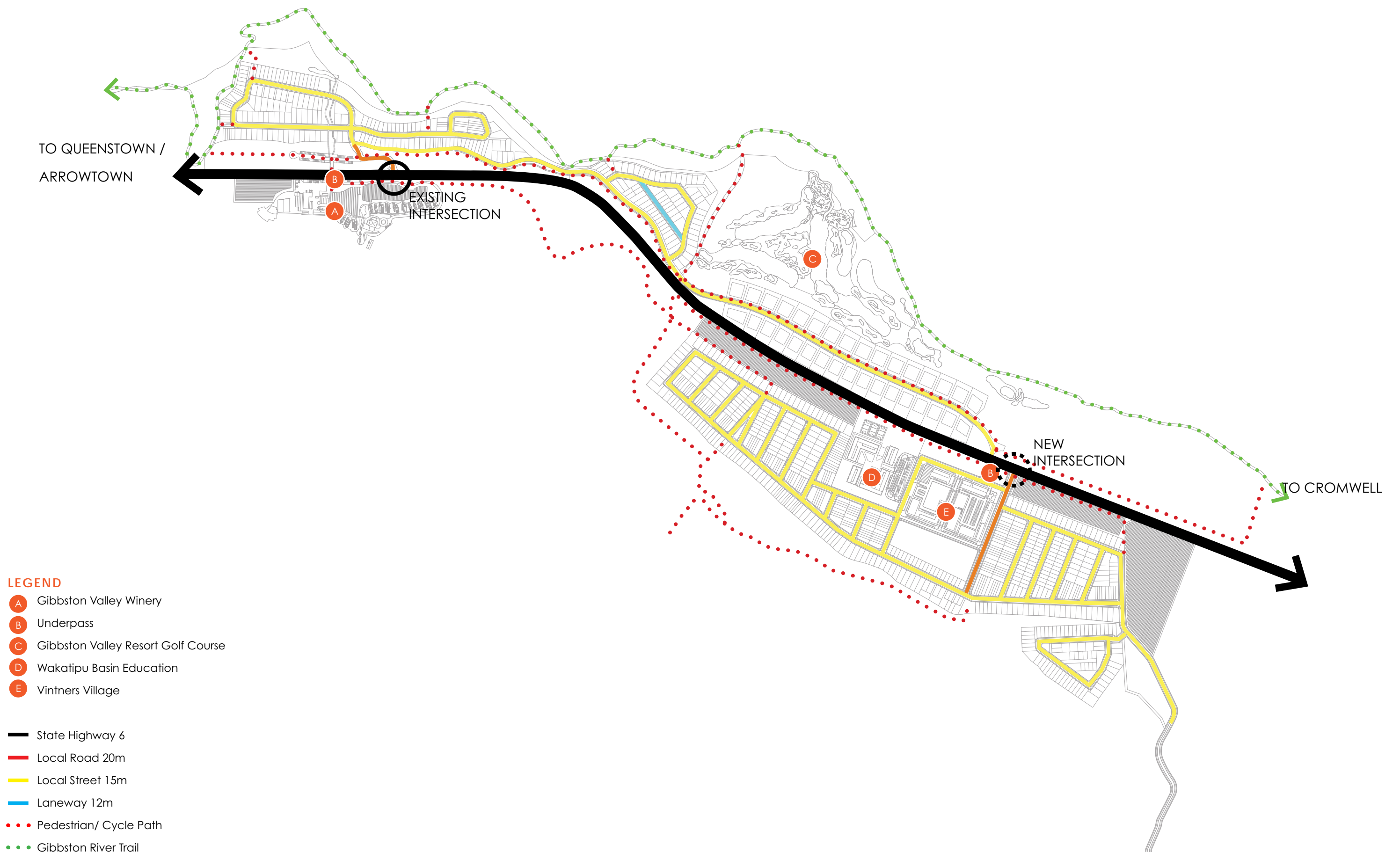
The proposal for connectivity in Gibbston Valley articulates a strategic integration of transportation networks, enhancing accessibility and fostering a sense of cohesion within the landscape. At the centre of this plan lies State Highway 6, an existing artery that not only serves as the primary link to nearby towns such as Queenstown, Arrowtown, Cromwell, and Frankton but also acts as the pivotal connector, interlinking all other roads within the area.

Branching off from State Highway 6 is a network of local roads, designed with careful consideration to blend seamlessly into the rural surroundings. These roads facilitate access to various points of interest while ensuring fluid movement within the Village and wider transport network. Nestled

within this network are smaller local streets, characterised by their intimate scale and low traffic volume, catering primarily to residential needs while maintaining the serene ambiance of the area.

Complementing the vehicular infrastructure are pathways tailored for pedestrians and cyclists, weaving through green spaces and public trails, offering an alternative to motorised transport. Among these is the renowned Gibbston River Trail, an existing gem that beckons adventurers to explore the picturesque landscape.

The overall integration of these elements of connectivity, the proposal not only ensures efficient transportation but also celebrates the distinct character of Gibbston.



GIBBSTON VILLAGE CONNECTIVITY PLAN



Principle 5:

ECOLOGICAL PRESERVATION AND REGENERATION

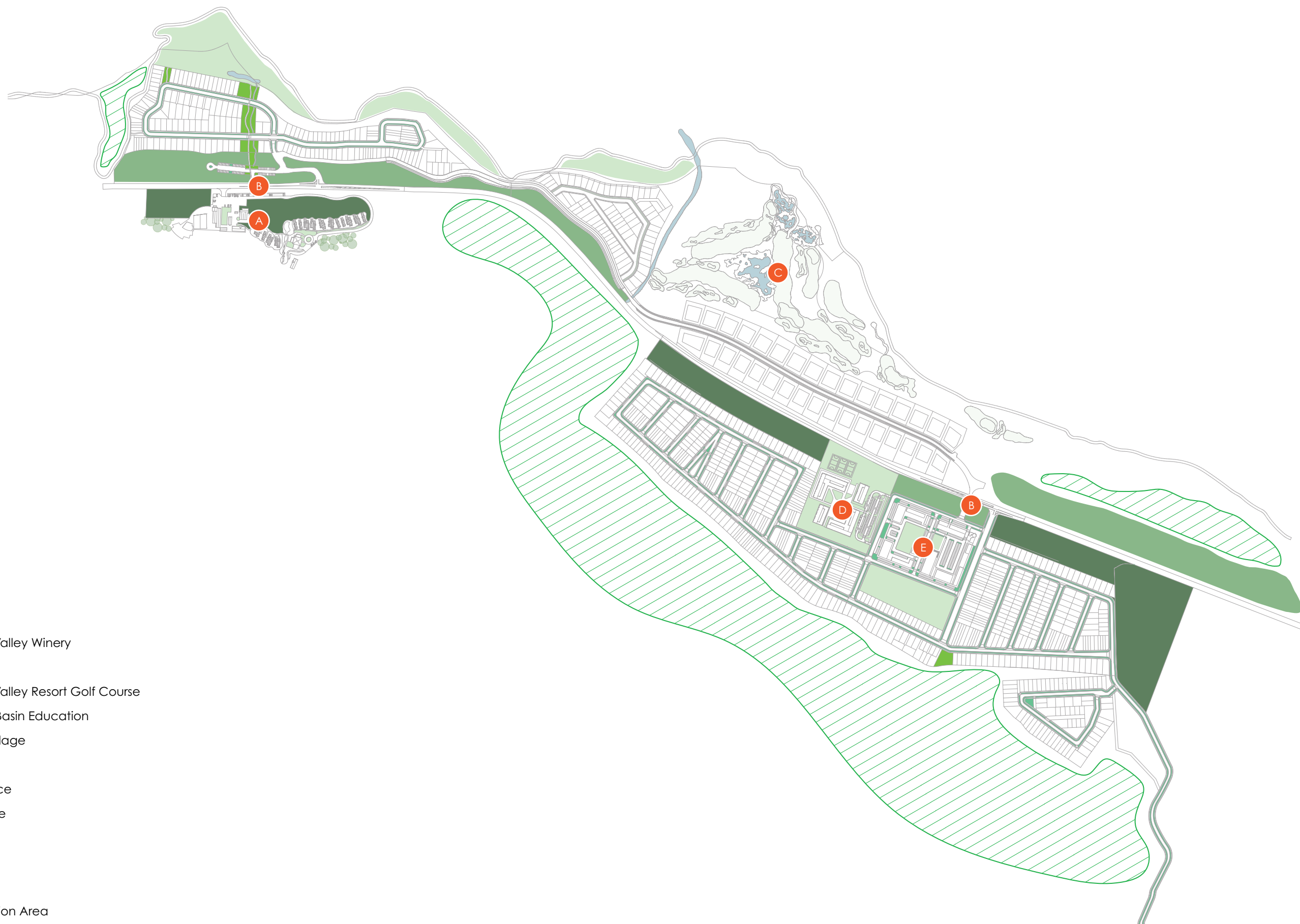
HYDROLOGY, ECOLOGY & GREEN SPACES

The site features a valley floor used for farming and vineyards, with a cohesive rural landscape derived from a former river terrace. The vegetation on the valley floor is characterized by clusters of exotic amenity and shelter trees around buildings, contributing to the predominantly open landscape character. In contrast, the hillslopes beyond the zone exhibit low-intensity pastoral farming, lacking fencing and featuring steep bluffs, rocky outcrops, and active natural processes. These hillslopes also host indigenous vegetation, including grey shrubland and remnant kowhai within a Significant Natural Area.

The site also includes an indigenous revegetation area behind residential development, adding to its ecological diversity. The topography, color, and texture of the hillslopes create a stark contrast between the valley floor and partially developed Resort Zone and the untamed character of the hillslopes.

From State Highway 6, a steep bluff on the southern side and the deeply incised waterbody of Toms Creek visually divides the zone into two catchments. The hydrology of the site is influenced by Toms Creek and its tributaries, which play a crucial role in the local ecosystem, providing habitat for aquatic species and supporting plant growth.

Features of the site, such as Tom's Creek, are undergoing restoration and enhancement through a comprehensive green space network. This initiative includes the revegetation of areas behind the development, aimed at preserving and enhancing the natural habitat. Additionally, internal vegetation, including grape vines, orchards and olive planting, further contributes to the ecological sustainability of the site. These efforts not only restore natural ecosystems but also create a harmonious balance between development and the environment, ensuring the preservation of Gibbston Village's unique ecological character.



LEGEND

- A Gibbston Valley Winery
- B Underpass
- C Gibbston Valley Resort Golf Course
- D Wakatipu Basin Education
- E Vintners Village

- Open Space
- Road Verge
- Green Link
- Orchard
- Vines
- ▨ Revegetation Area

GIBBSTON VILLAGE ECOLOGY PLAN





BACKGROUND



EXISTING GIBBSTON RESORT MASTER PLAN

NTS

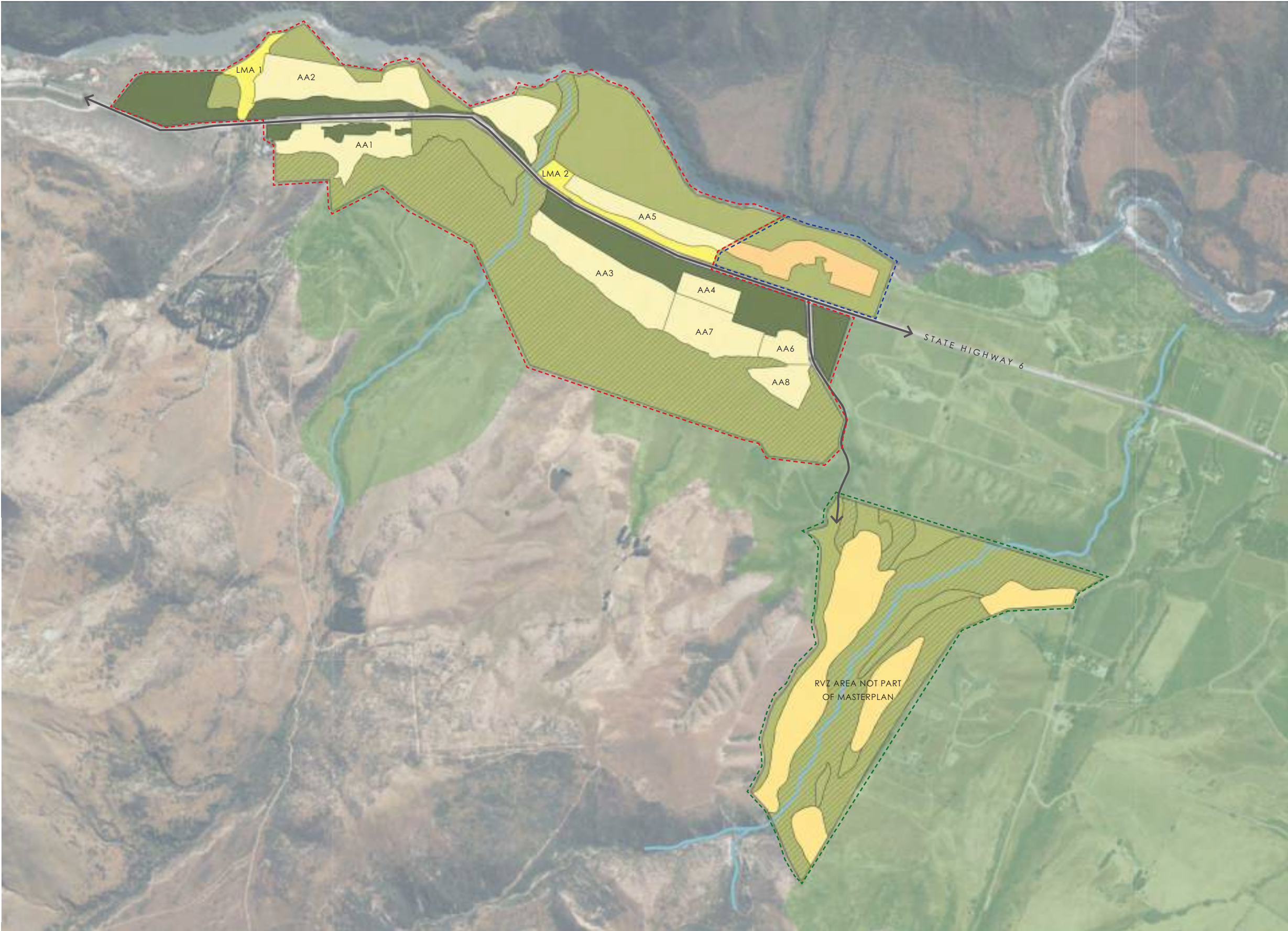


LEGEND

- | | |
|--|---|
| A Resort Facilities (AA1) | L Gibbston Valley Winery and Restaurant |
| B Pool and Spa | M The Rockery |
| C Turf Tennis Court and Concrete Basketball Half Court | N Country Club |
| D Playground | O Playground and Sportsfield |
| E Kitchen Garden and Glasshouse | P The Glenlee (AA3) |
| F The Vines (AA2) | Q The Vintners Village (AA4) |
| G Lodge and Spa | R The Reserve (AA5) |
| H Vineyard | S Hotel Site (AA6) |
| I Orchard | T Concert Site (AA7) |
| J Underpass | U Staff Accommodation and Workshop Area (AA8) |
| K Cycleway | |

LEGEND

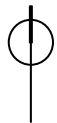
-  Gibbston Resort Zone Boundary
-  Rural Visitor Zone Boundary
-  The Rockery Boundary
-  Creeks
-  Existing Road Network
-  Activity Area
-  Developable Area (Rural Visitor Zone)
-  Developable Area (The Rockery)
-  Landscape Management Area
-  Productive Landscape Planting
-  Open Space and/or Recreation Area
-  No Build Area
-  Gibbston Character Area

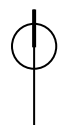
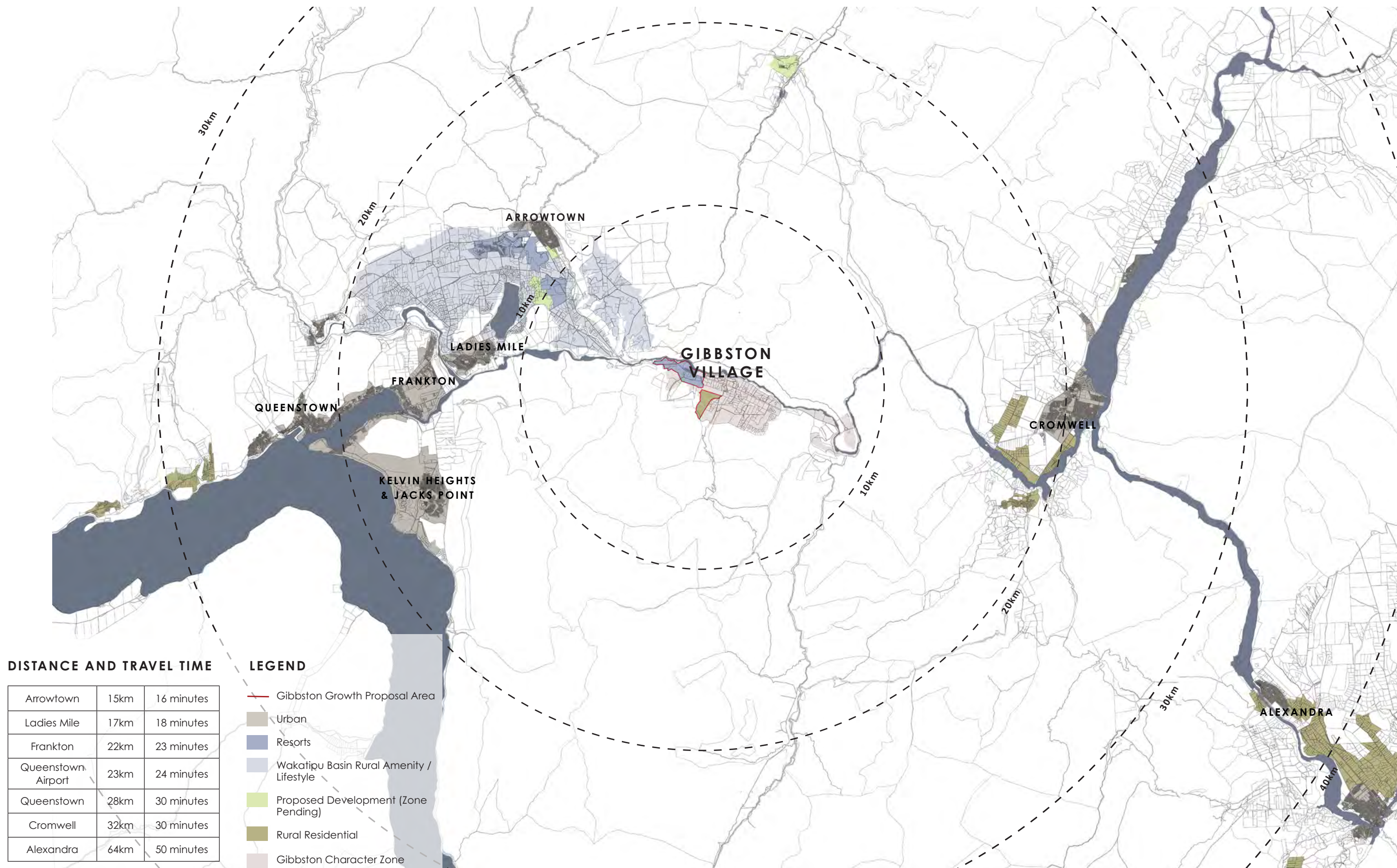


Map / aerial image source: Queenstown Lakes District Council

EXISTING GIBBSTON RESORT STRUCTURE PLAN

1:15,000 @ A3





GIBBSTON VILLAGE LOCATION PLAN

1:20000 @ A3





MASTERPLANS



GIBBSTON VILLAGE OVERALL MASTER PLAN




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DEVELOPMENT AREA	NO.
THE VINES	175
THE ORCHARD	75
GIBBSTON COMMONS	650
TOTAL	900

HOUSE TYPOLOGIES	
TYPE 1 - STANDALONE	366
TYPE 2 - DUPLEX	326
TYPE 3 - TERRACE	232
TOTAL	900

COMMUNITY	
OPEN SPACE	>3.0HA
SCHOOL SITE	3.0HA
VINTNERS VILLAGE (GFA 8,000m ²)	2.0HA

-  Orchard Trees
-  Grape Vines
-  Gibbston River trail / public walkway



GIBBSTON VILLAGE MASTER PLAN - THE VINES & THE ORCHARD

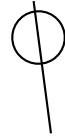
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DEVELOPMENT AREA	THE VINES	AVERAGE LOT SIZE
TOTAL AREA	16.2ha	
NO. OF LOTS	175	312m ²
HOUSING TYPOLOGIES		MINIMUM LOT SIZE
TYPE 1 - STANDALONE	74	300m ²
TYPE 2 - DUPLEX	56	180m ²
TYPE 3 - TERRACE	45	122.5m ²
- 4 UNITS	16	
- 5 UNITS	5	
- 6 UNITS	24	

DEVELOPMENT AREA	THE ORCHARD	AVERAGE LOT SIZE
TOTAL AREA	3.3ha	
NO. OF LOTS	75	332m ²
HOUSING TYPOLOGIES		MINIMUM LOT SIZE
TYPE 1 - STANDALONE	55	300m ²
TYPE 2 - DUPLEX	20	180m ²
TYPE 3 - TERRACE	0	
- 4 UNITS		
- 5 UNITS		
- 6 UNITS		

- A** Underpass
- B** Golf Course
- Orchard Trees
- Grape Vines
- Gibbston River trail / public walkway





GIBBSTON VILLAGE MASTER PLAN - VINTNERS VILLAGE & GIBBSTON COMMONS






1:2000 @ A3



DEVELOPMENT AREA	GIBBSTON COMMONS	AVERAGE LOT SIZE
TOTAL AREA	23.5ha	
NO. OF LOTS	650	250m ²
HOUSING TYPOLOGIES		MINIMUM LOT SIZE
TYPE 1 - STANDALONE	207	300m ²
TYPE 2 - DUPLEX	250	180m ²
TYPE 3 - TERRACE	193	122.5m ²
- 4 UNITS	84	
- 5 UNITS	25	
- 6 UNITS	84	
GREEN SPACE	2266m ²	

DEVELOPMENT AREA - VINTNERS VILLAGE

	BUILDING FLOOR AREA	LOT SIZE
Total Area	8000m ²	2.4 ha
INDICATIVE AMENITIES / ACTIVITIES		
GROCERY STORE / MARKET	1500m ²	5000m ²
CHILDCARE (50 KIDS)	500m ²	1500m ²
SERVICE STATION	500m ²	2500m ²
COMMUNITY CENTRE	500m ²	1000m ²
RESTAURANTS	350m ²	1000m ²
FOOD OUTLETS	350m ²	1000m ²
HAIRDRESSER	100m ²	200m ²
GARDEN CENTRE	500m ²	1500m ²
BARBER	50m ²	100m ²
ART GALLERY / ARTIST RESIDENCE	200m ²	300m ²
OFFICE SPACE	500m ²	1500m ²
COMMERCIAL RECREATION OUTLET	200m ²	600m ²
CELLAR DOOR - WINE RELATED ACTIVITY	1950m ²	5000m ²
BOUTIQUE RETAIL (X10 SHOPS)	800m ²	2800m ²

-  Underpass
-  Orchard Trees
-  Grape Vines
-  Gibbston River trail / public walkway
-  Zone Boundary





GIBBSTON VILLAGE STAGING PLAN

1:4000 @ A3







DESIGN GUIDANCE

vintners village

The Vintner's Village is a proposed 2.4ha lot with up to 8,000m2 of small scale commercial and convenience retail, office and community space with a maximum building height of 8m. The village is to be designed to be a key component of the village providing for day-to-day amenities for future residents as well as to the wider community. Any building, including any structure larger than 5m², that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following consent controls:

- a. All roofs shall have a reflectance value not greater than 30%.*
 - b. All other surface** finishes except for schist, must have a light reflectance value of not greater than 40%, with the exception of Spanish Quarter White which has a light reflectance value of 84%.
- * Excludes soffits, windows and skylights.
- ** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the effect as achieving a light reflectance value of 30%.

The following list is an **Indicative List** of possible future tenants/ activities that could form part of the Village's composition:

ACTIVITY	GFA (m²)	LOT SIZE (m²)
Grocery/ market	1,500	5,000
Childcare	500	1,500
Service Station	500	2,500
Community Centre	500	1,000
Restaurants	350	1,000
Food Outlets	350	1,000
Haridresser / Barber / Beauty	150	300
Garden Centre	500	1,500
Art Gallery / Artist Residence	200	300
Office Space	500	1,500
Commercial Recreation Outlet	200	600
Cellar Door - Wine / Viticulture / Horticulture / Brewery related activity	1,950	5,000
Boutique Retail (10x shops)	800	2,800



VINTNERS VILLAGE - DESIGN PRINCIPLES

- A** Create an active, engaging streetscape that respects the visual sensitivity of a village located in a scenic area. Establish a distinct building line along the street edge, ensuring buildings are placed as close to the street boundary as possible within existing or planned frontage patterns. Design entrances to be prominent and easily recognizable as integral elements of the building, harmonizing with the village's aesthetic.
- B** Ensure that each type of use within a building has its own separate entrance, distinguishing between public and private entries. This includes separate entries for residential and commercial areas, as well as for pedestrian and vehicular access. Incorporate direct ground floor unit entries and designate areas for recycling, waste collection, and disposal discreetly.
- C** Promote a diverse range of activities along the street frontage to enhance the area's vitality and diversity while respecting the village's character. Encourage the placement of retail, hospitality, and commercial spaces on ground floors facing the street, integrating them seamlessly into the village's charm.
- D** Avoid excessively wide frontages for single-use purposes, particularly if they have limited hours of occupancy or low activity levels, such as commercial office foyers or exclusively office spaces without street activation.
- E** Maintain an active street frontage by avoiding blank walls and using transparent glazing that complements the village's aesthetics. This facilitates natural surveillance of the street and public spaces, enabling occupants to observe and interact with people in these areas informally without compromising the visual appeal of the village.
- F** Ensure that buildings align with the street and extend to the front boundaries, providing verandas and canopies for weather protection that blend harmoniously with the village's ambience. Install clear and appropriate wayfinding signage that complements the building's design and context without detracting from the village's visual sensitivity.
- G** Design entrances to be safe and secure, minimizing any visual disruptions to the village's scenic beauty. Establish direct physical and visual connections between the street and building entrances, maintaining a clear line of sight throughout circulation areas while preserving the village's picturesque atmosphere. Create well-lit, sheltered, and visually discreet spaces for entering the building, respecting the village's unique character.



school or community site

Immediately adjacent to the Vintners village, the proposed school site will minimise car travel for local residents who would otherwise rely on buses or private vehicles. Built over an approximate 3-hectare site, the school caters to the needs for 350 students within the Gibbston Village catchment area.

Set against the backdrop of vineyards and majestic mountains, the school's design will embrace eco-friendly design principles, blending seamlessly with the natural surroundings. Warm earthy tones and sustainable features characterize our campus, reflecting our commitment to environmental responsibility and reducing our carbon footprint.

The school grounds will be designed to encourage active modes of transportation, with safe walking and cycling paths connecting the campus to nearby residential areas. Modern facilities, including energy-efficient classrooms and outdoor spaces, will be geared towards providing a holistic and engaging learning experience while fostering a sense of environmental consciousness among students.



SCHOOL SITE - DESIGN PRINCIPLES

- A** Ensure that the school's design harmonizes seamlessly with the surrounding natural environment, respecting the visual sensitivity of the area. Use earthy tones, natural materials, and landscaping that complement rather than compete with the scenic beauty of the site.
- B** Design buildings and facilities with a low visual impact, opting for sustainable and aesthetically pleasing architectural elements. Minimise the use of large, imposing structures that may detract from the natural landscape's charm.
- C** Preserve key views and vistas within and around the school site to enhance the overall visual experience. Consider the placement of buildings and landscaping features to frame and highlight scenic viewpoints, fostering a sense of connection to the surrounding environment.
- D** Implement lighting solutions that are sensitive to the visual environment, minimising light pollution and glare. Use shielded fixtures and strategic placement to create a comfortable and visually appealing nighttime ambiance without compromising the natural darkness of the area.
- E** Utilize native plants and vegetation in landscaping designs to maintain the site's ecological integrity and visual harmony. Incorporate natural features such as meadows, wetlands, or rock outcroppings into the design, enhancing the site's natural beauty while providing educational opportunities for students.
- F** Involve the local community in the design process to ensure that the school's visual impact is positively received and aligned with community values. Seek input from residents, stakeholders, and environmental experts to inform design decisions that enhance the visual sensitivity of the school site.
- G** Integrate sustainable design principles throughout the school site, including energy-efficient buildings, water conservation measures, and waste reduction strategies. Showcase these sustainable practices as educational opportunities for students, highlighting the importance of environmental stewardship in a visually sensitive environment.
- H** Incorporate artistic and cultural elements into the design that celebrate the heritage and identity of the local community. Install public art installations, interpretive signage, or outdoor learning spaces that reflect the area's unique character and contribute to a visually enriching experience for students and visitors alike.



design guidance - residential

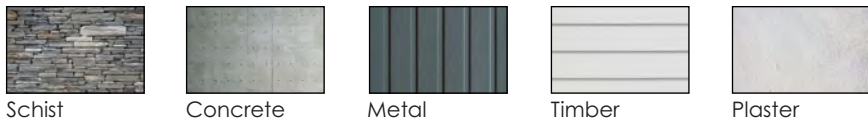
Gibbston Village allows for a broad range of housing options which appeal to a wide range of the community. Anticipated housing types include terraces, semi-detached (duplex) and standalone houses. These dwellings will be designed to high standards that align with the intended character of Gibbston Village while also considering the surrounding area's form, materials, color schemes, setbacks, and landscaping.

Well-designed residential buildings can enhance urban environments when adhering to Design Principles. The buildings should feature visually engaging elements, avoiding blank or uninspired walls or facades. The dwellings will also facilitate natural surveillance of public spaces, offer a diverse range of housing options, and foster positive relationships with neighbouring properties.

Gibbston Village will consist of approximately 900 dwellings, all within a 800m radius of the proposed Vinters Village and will be connected through a series of walkways and a new street network with a focus on active transportation modes.

At least 85% of the exterior cladding of the Dwelling should consist of the following materials:

- Glazing (joinery shall be timber, aluminium or steel)
- Local schist stone
- Flat surface solid plaster
- Metal claddings (corrugated or pan profiled, zinc or corten)
- Cedar or similar timber weatherboard, stained or naturally weathered



With the exception of naturally occurring materials such as stone, textured unfinished concrete and naturally weathered timber cladding, external colours should be coloured in the range of browns, greens or greys as provided for in Rule 45.5.8 of the District Plan, pre-painted steel and all roofs shall have a reflectance value of no greater than 30%.

Roof cladding should be factory pre-finished coloursteel corrugated iron or pan profile metal. Flat roofs shall be a torch on membrane or similar in a dark charcoal or stone chip.



RESIDENTIAL DEVELOPMENT - DESIGN PRINCIPLES

- A** Make sure that entrances are easily noticeable from the street. Garages can either have windows added or be set back behind the front facade to prevent them from visually dominating the streetscape.
- B** Opt for simple and straightforward roof designs, such as gables, hips, or mono-pitches, as they tend to blend well with the overall aesthetic.
- C** Consider incorporating gates and minimizing fencing to foster positive community interactions, reduce travel distances, and encourage social engagement among residents.
- D** Each residence should have access to a north or west-facing outdoor living space, ideally directly connected to internal living areas.
- E** Design garages and parking areas to minimize visual impacts on the streetscape and the building facade by positioning them behind the front door. This arrangement also allows for on-site parking convenience.
- F** For lower density developments, it's advisable to have individual bin storage areas that are screened from public and neighboring properties.
- G** Ensure that windows, balconies, and outdoor spaces provide privacy between dwellings while offering views over public areas to promote natural surveillance. Avoid large blank walls that can detract from the overall visual appeal.
- H** Incorporate locally sourced materials, such as schist, into the design to reflect the region's unique character and promote sustainable practices. Utilising indigenous materials not only enhances the visual harmony with the surroundings but also supports the local economy and reduces environmental impact associated with transportation.
- I** Integrating schist or other native materials into building facades, landscaping features, and hardscaping elements can add a sense of authenticity and rootedness to the village's streetscape, contributing to its visual appeal and cultural identity.



DESIGN CONTROL DIAGRAMS - STANDALONE (DETACHED DWELLINGS)

The following diagrams outline a series of different 'lot' scenarios for the standalone sections and their relevant design standards.

- A STANDARD SITE** - Site fronting any street, a garage can directly front the street but must be positioned 5.5m back from the street boundary.
- B CORNER SITE** - fronting two streets, one street is 'nominated' as the primary street with a side yard setback applied to the secondary street.
- C GREENWAY / OPEN SPACE** - Where a site adjoins a greenway or open space, open style fencing is required to retain a positive relationship between the open space and the dwelling.

LOT STANDARDS

Minimum lot size	300m²
Maximum site coverage	55%
Maximum building height	7m (+1m for gable roof form)

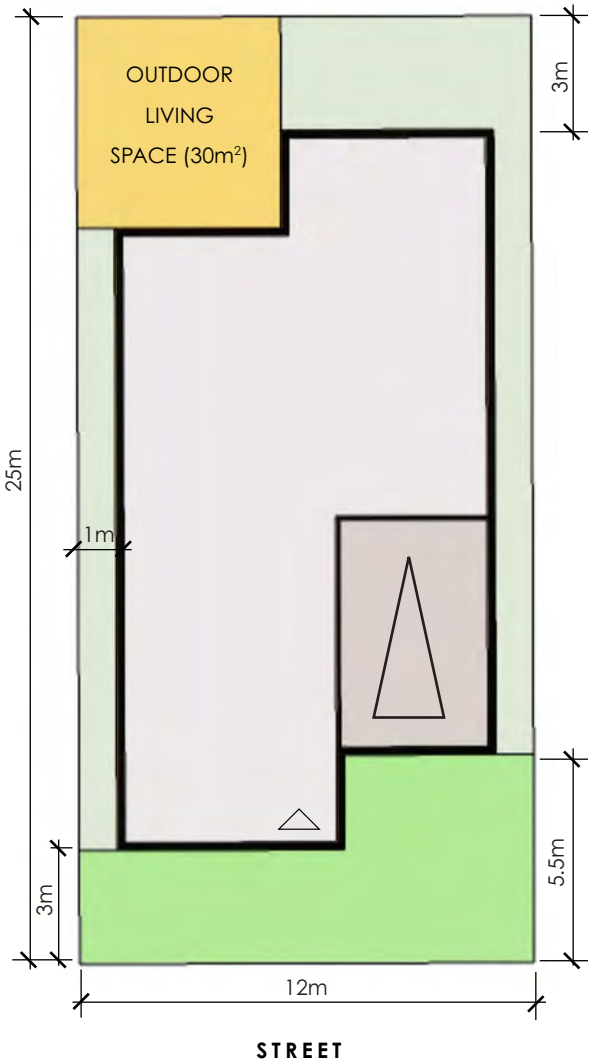
Front yard	3m
Side yard	1m
Rear yard	3m
Garage / carport	- maximum length in side or rear yard - 6.0m

△ Front door visible from the street

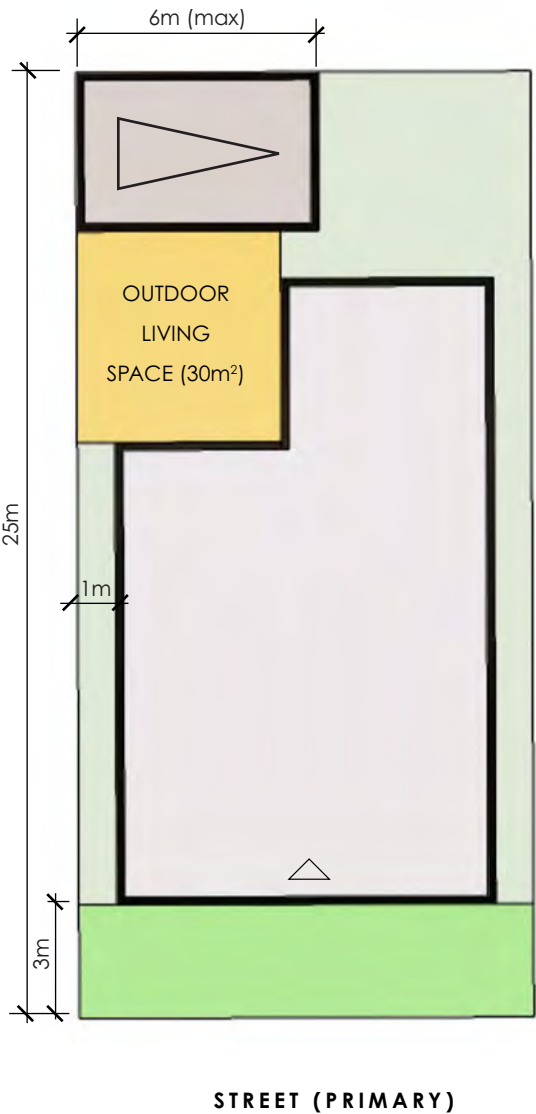
Outdoor living space directly accessible from indoor living area - minimum of 30m² required with a minimum dimension of 4m.

NOTE:
Lot dimensions are indicative only and vary across Gibbston Village

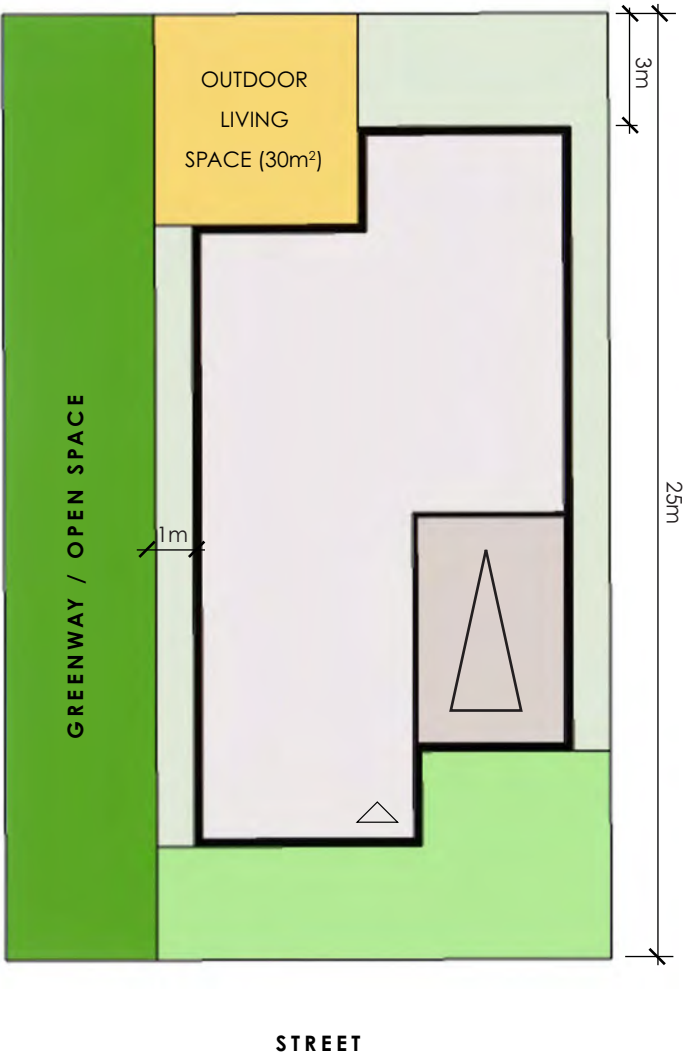
A STANDARD SITE (1:200)



B CORNER SITE (1:200)



C GREENWAY/OPEN SPACE SITE (1:200)



DESIGN CONTROL DIAGRAMS - DUPLEX

The following diagrams outline a series of different 'lot' scenarios for the duplex sections and their relevant design standards.

- A STANDARD SITE** - Site fronting any street, a garage can directly front the street but must be positioned 5.5m back from the street boundary.
- B CORNER SITE** - fronting two streets, one street is 'nominated' as the primary street with a side yard setback applied to the secondary street.
- C GREENWAY / OPEN SPACE** - Where a site adjoins a greenway or open space, open style fencing is required to retain a positive relationship between the open space and the dwelling.

LEGEND / STANDARDS

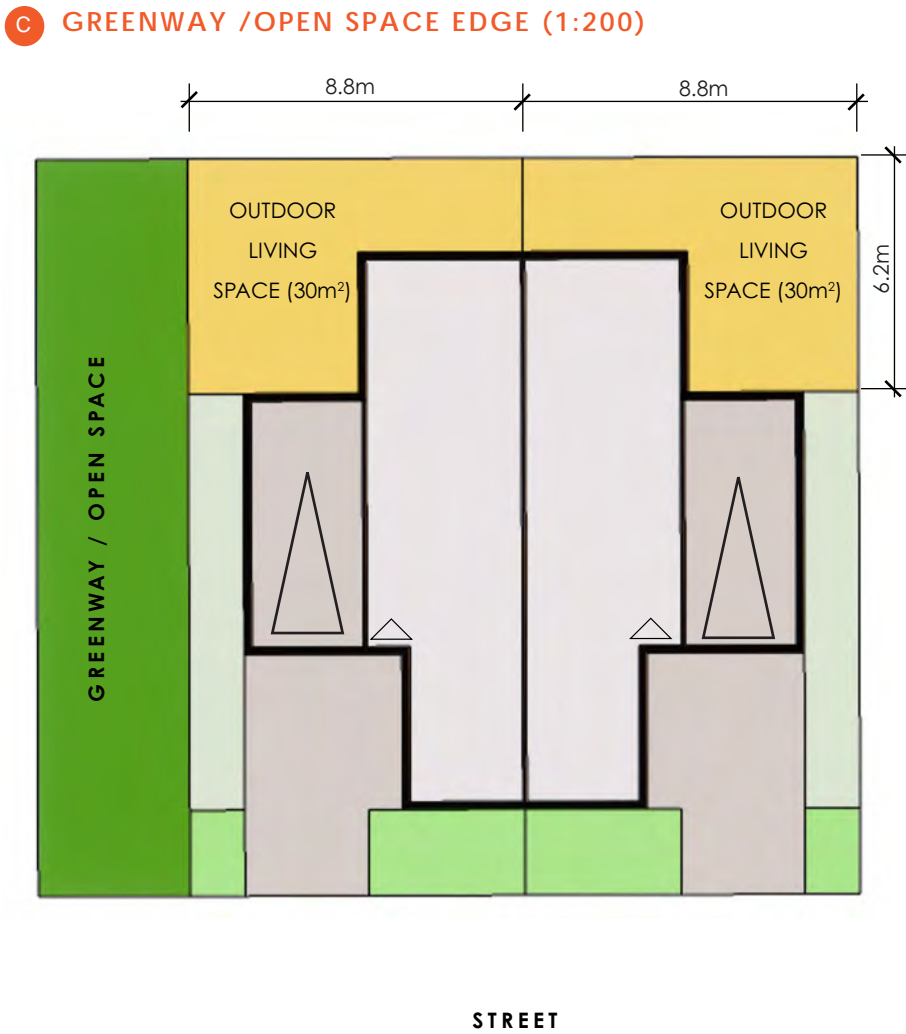
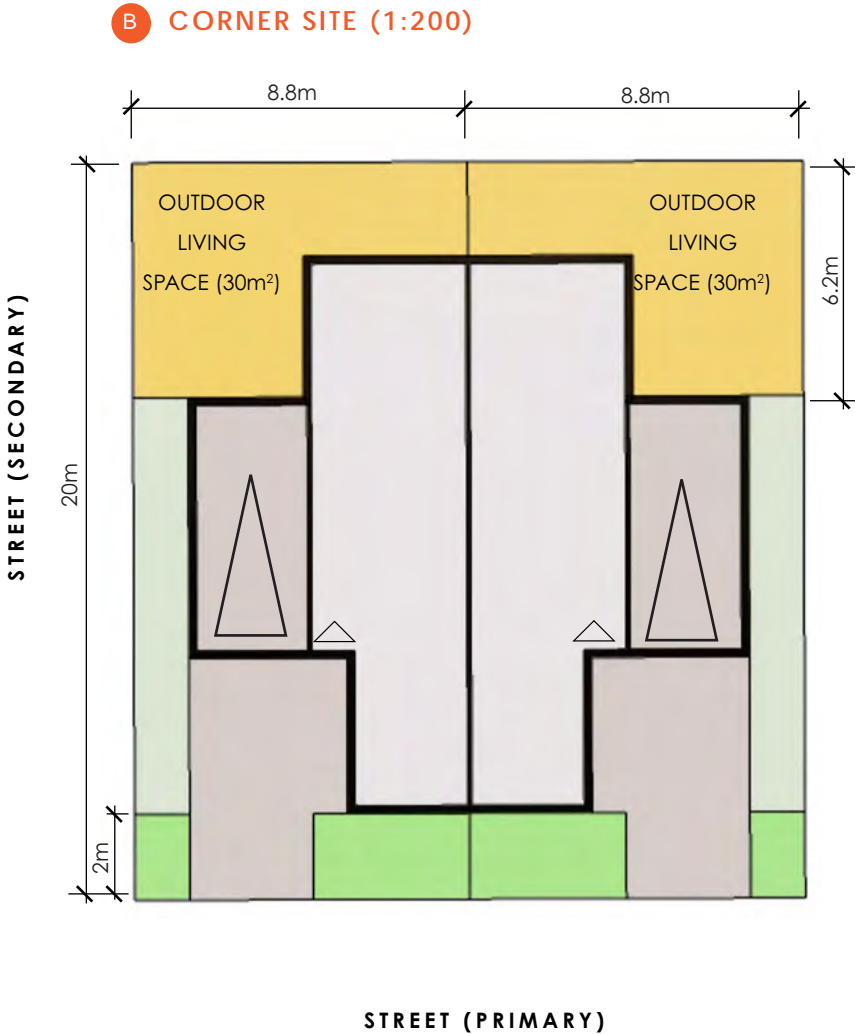
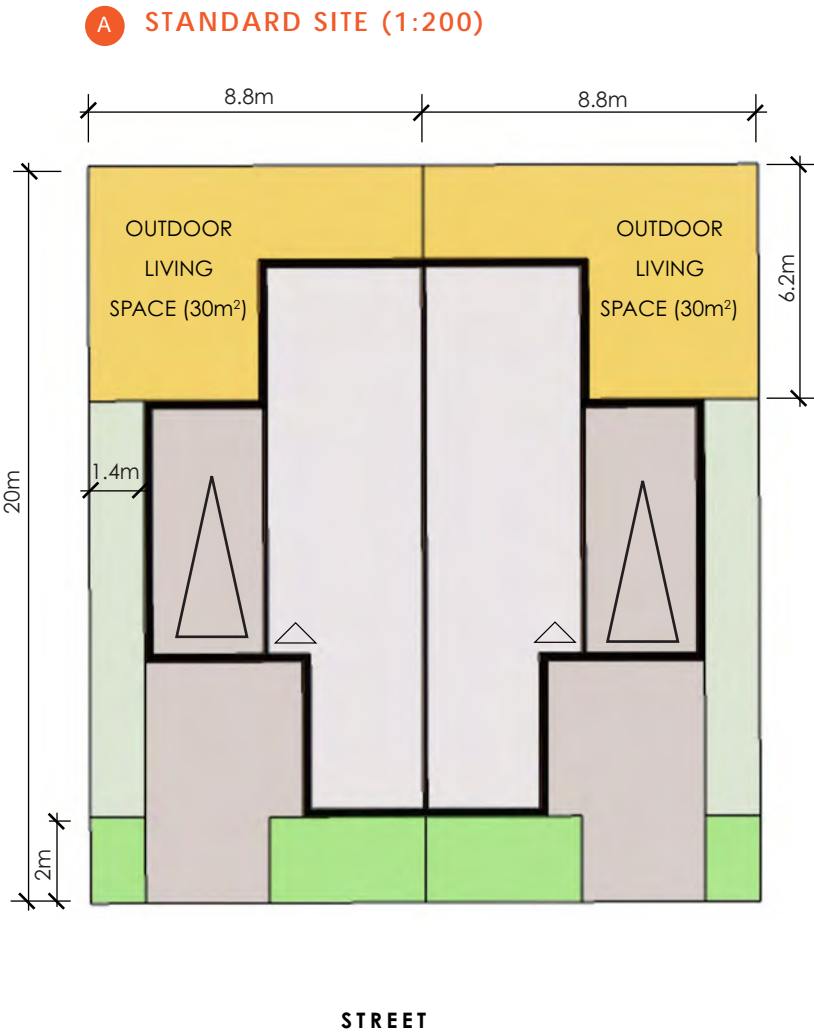
Minimum lot size	180m ²
Maximum site coverage	65%
Maximum building height	7m (+1m for gable roof form)

Front yard	2m
Side yard	1m
Rear yard	3m

Front door visible from the street

Outdoor living space directly accessible from indoor living area - minimum of 30m² required with a minimum dimension of 4m.

NOTE:
Lot dimensions are indicative only and vary across Gibbston Village



DESIGN CONTROL DIAGRAMS - TERRACE

The following diagrams outline a series of different 'lot' scenarios for the terrace sections and their relevant design standards.

- A STANDARD SITE** - Site fronting any street, a garage can directly front the street but must be positioned 5.5m back from the street boundary.
- B CORNER SITE** - fronting two streets, one street is 'nominated' as the primary street with a side yard setback applied to the secondary street.

LOT STANDARDS

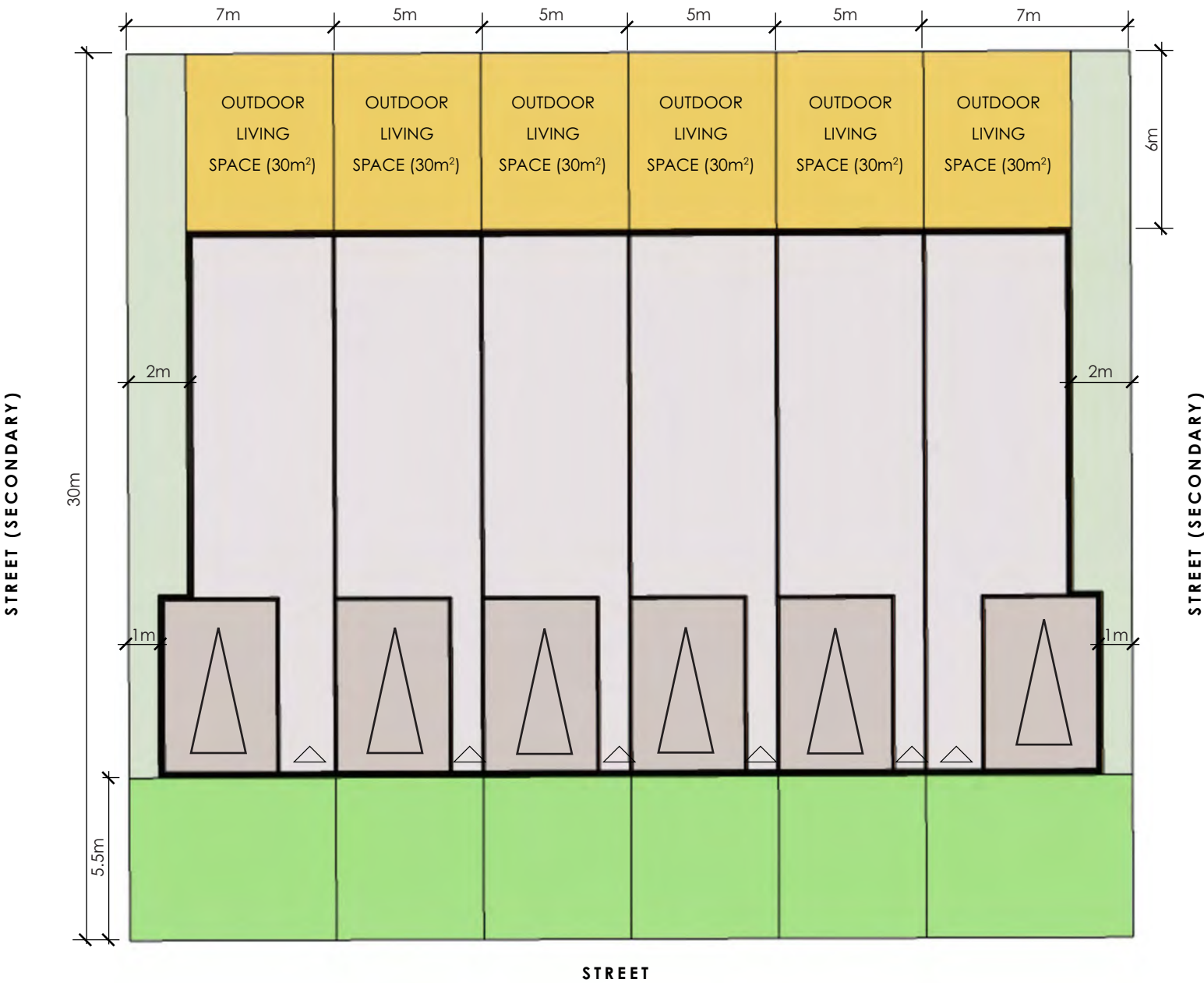
Minimum lot size	180m²
Maximum site coverage	70%
Maximum building height (gable roof form)	7m (+1m for

Front yard	1m
Side yard	1m
Rear yard	6m

Outdoor living space directly accessible from indoor living area - minimum of 30m² required with a minimum dimension of 4m.

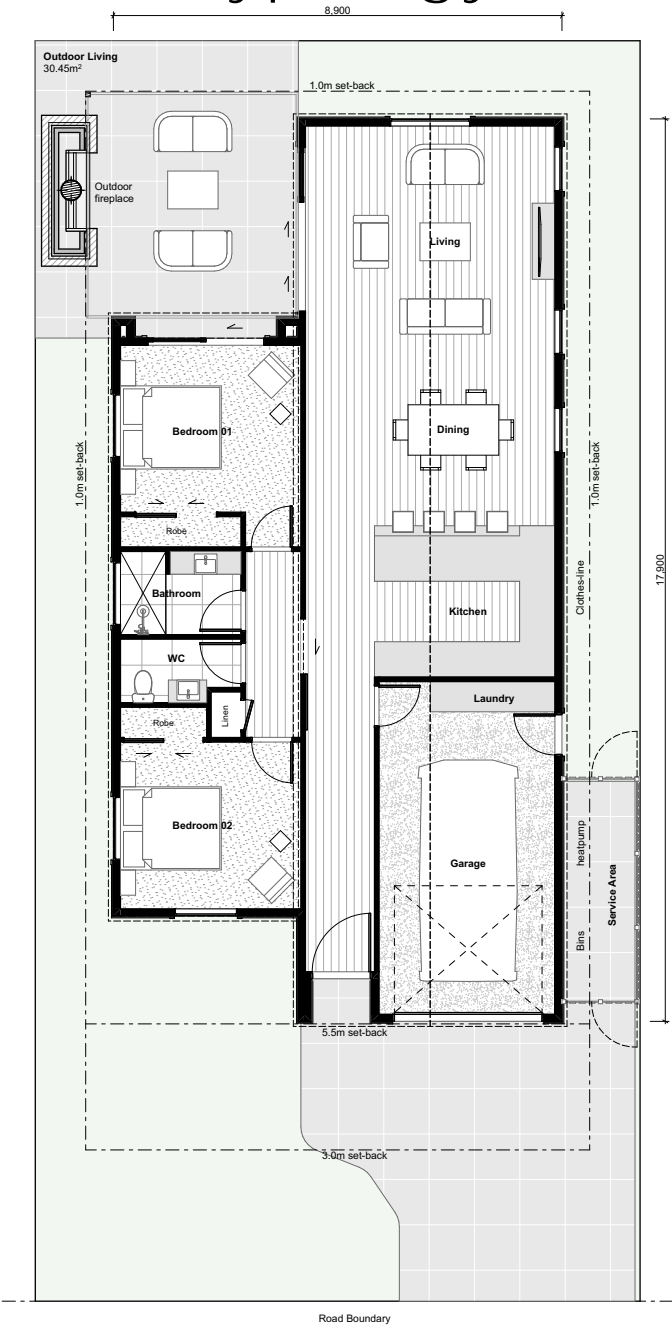
NOTE:
Lot dimensions are indicative only and vary across Gibbston Village

A STANDARD SITE/ CORNER SITE (1:200)

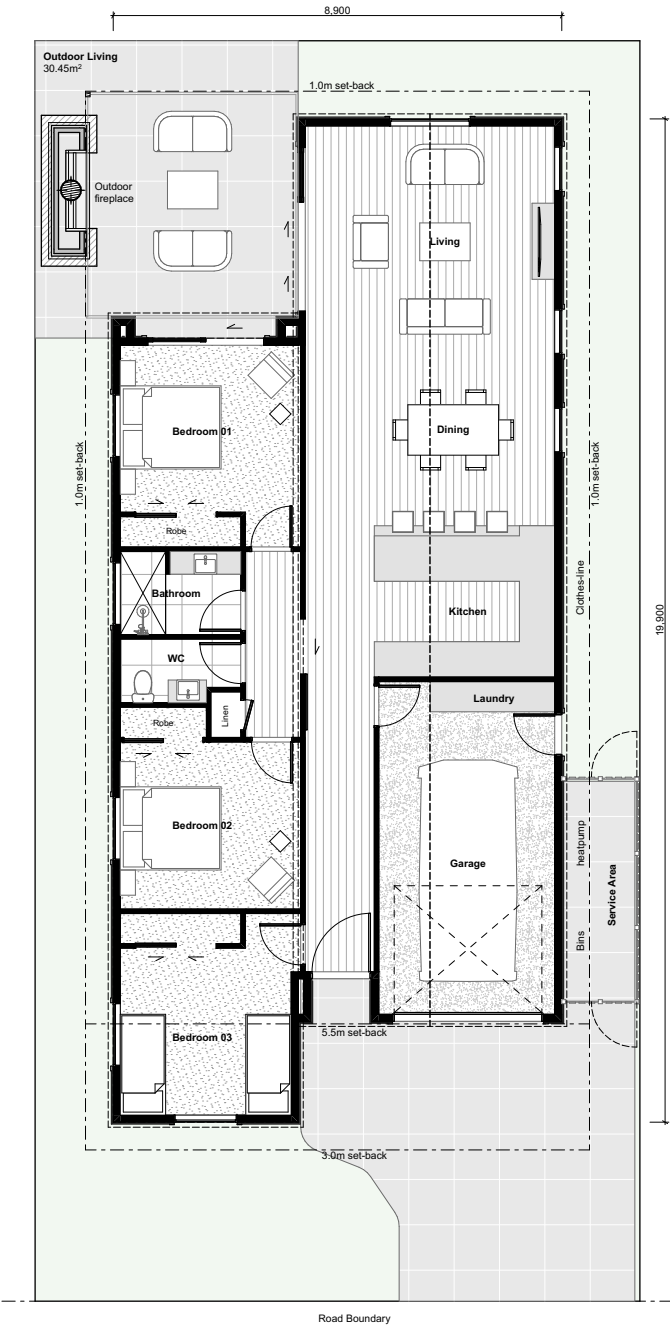




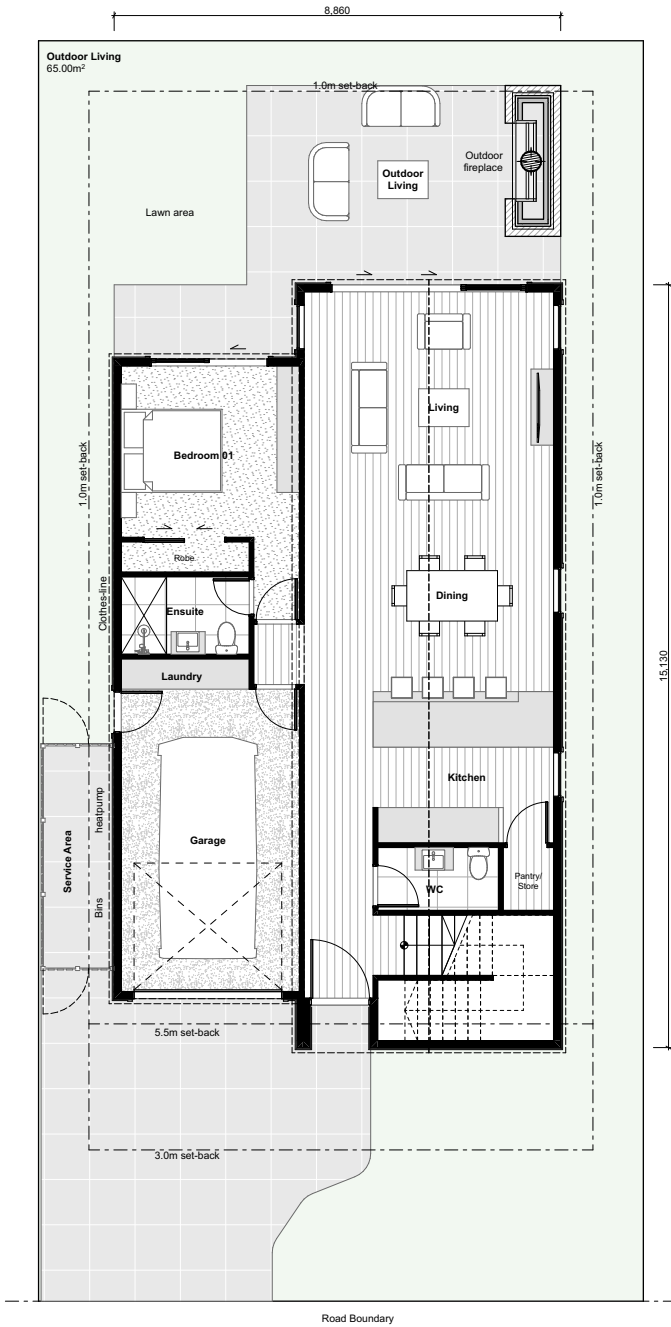
house typology - standalone



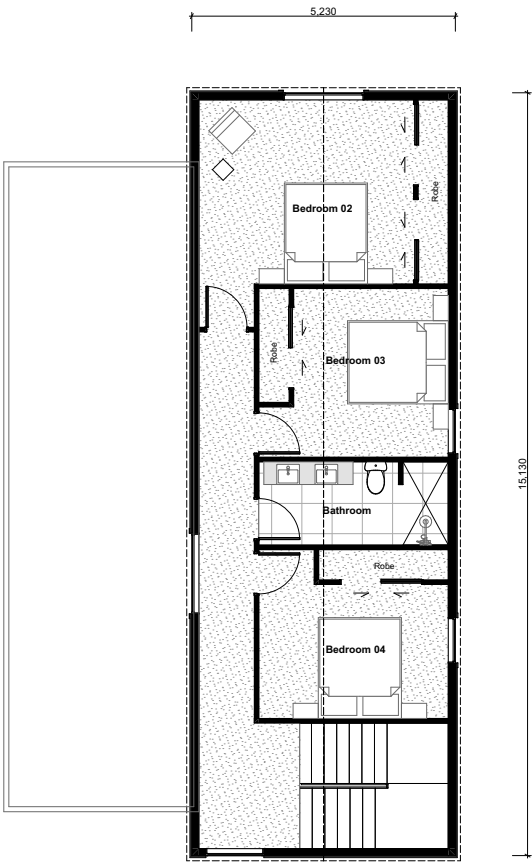
Ground Floor Plan
Standalone Site
Single Level - Two Bedroom 135m²



Ground Floor Plan
Standalone Site
Single Level - Three Bedroom 150m²



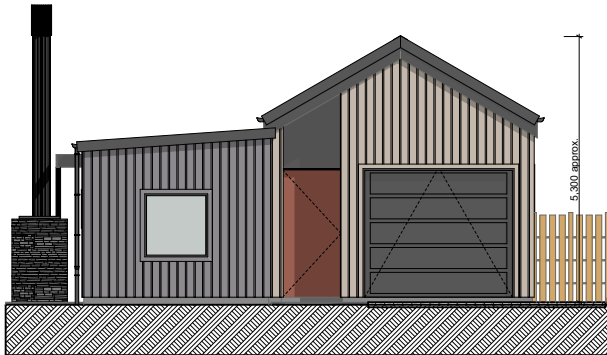
Ground Floor Plan
Standalone Site
Two Level - Four Bedroom 195m²



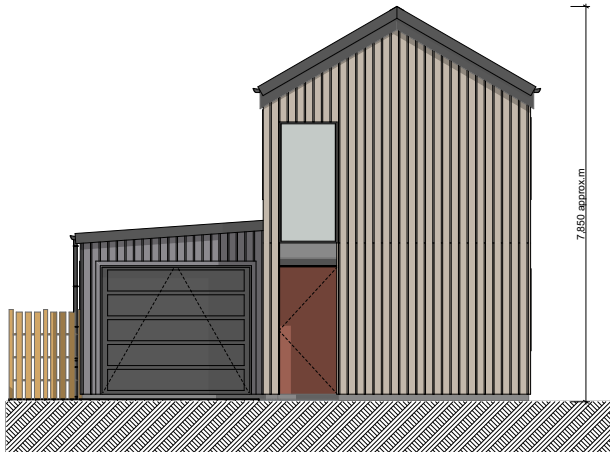
First Floor Plan



Street Elevation



Street Elevation



Street Elevation

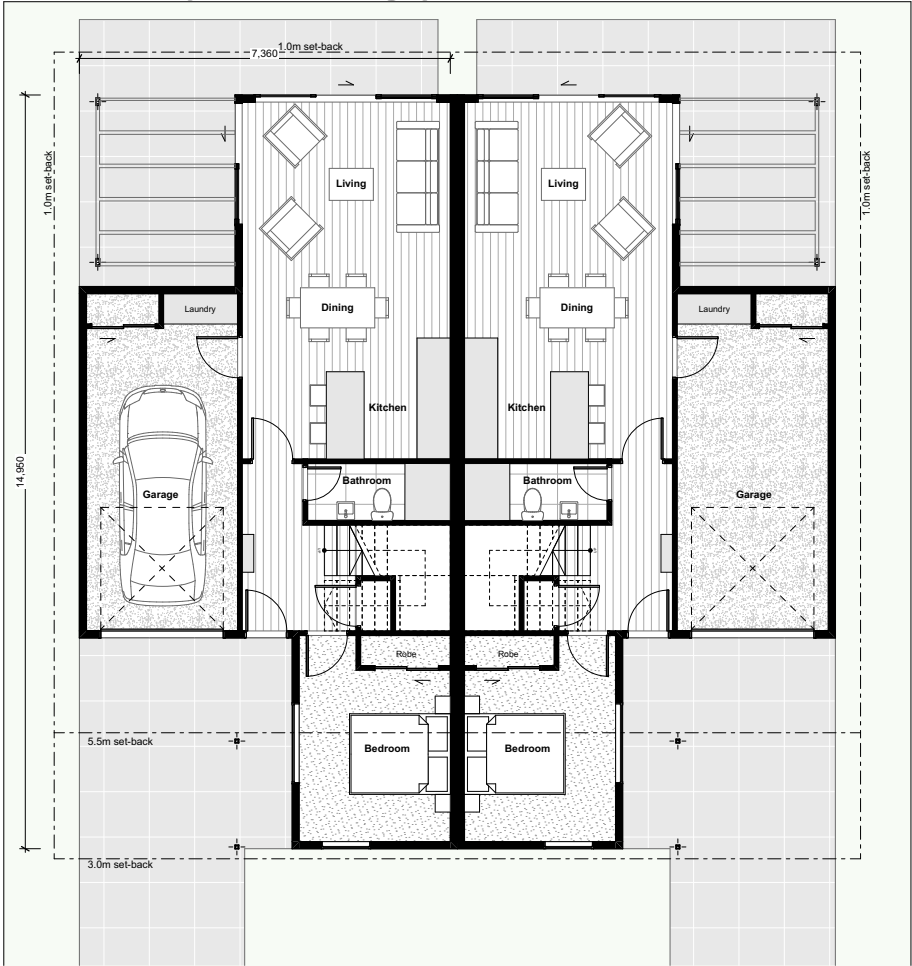
External roof and wall cladding design specification

At least 85% of the exterior cladding of the Dwelling should consist of the following materials:

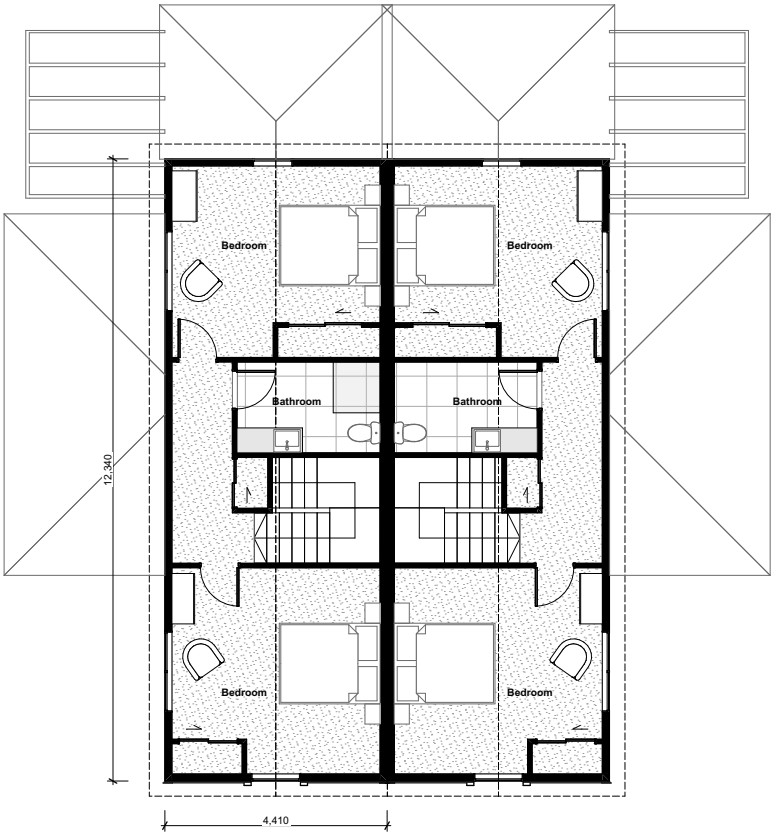
- glazing (joinery shall be timber, aluminium or steel);
- local schist stone;
- flat surface solid plaster;
- metal claddings (corrugated or pan profiled, zinc or corten);
- cedar or other similar timber weatherboards, natural stain



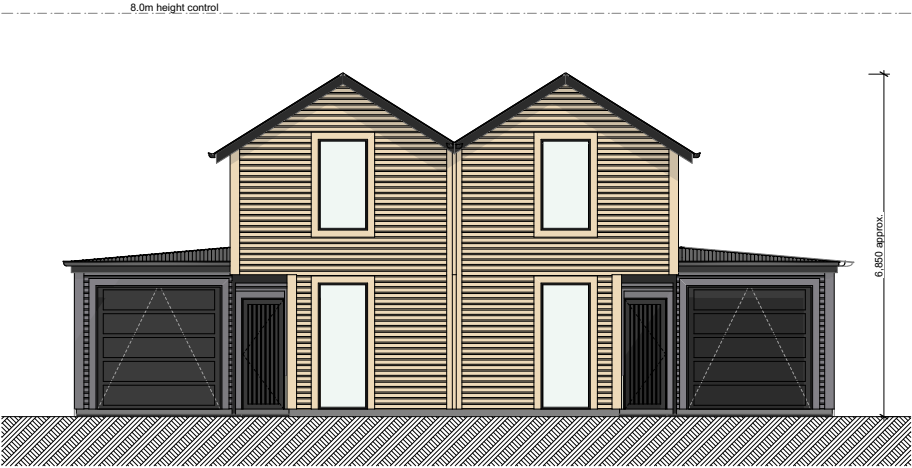
house typology - duplex



Ground Floor Plan



First Floor Plan

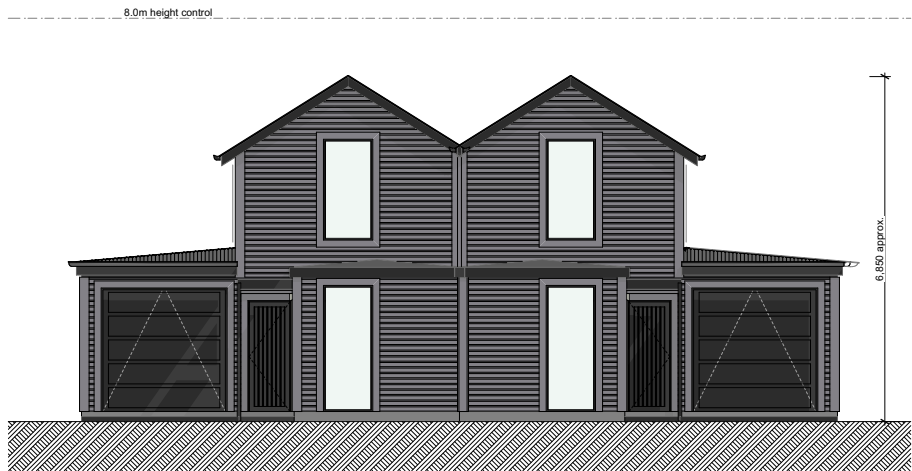


Street Elevation
Duplex Site
Two Level - Three Bedroom 133m²

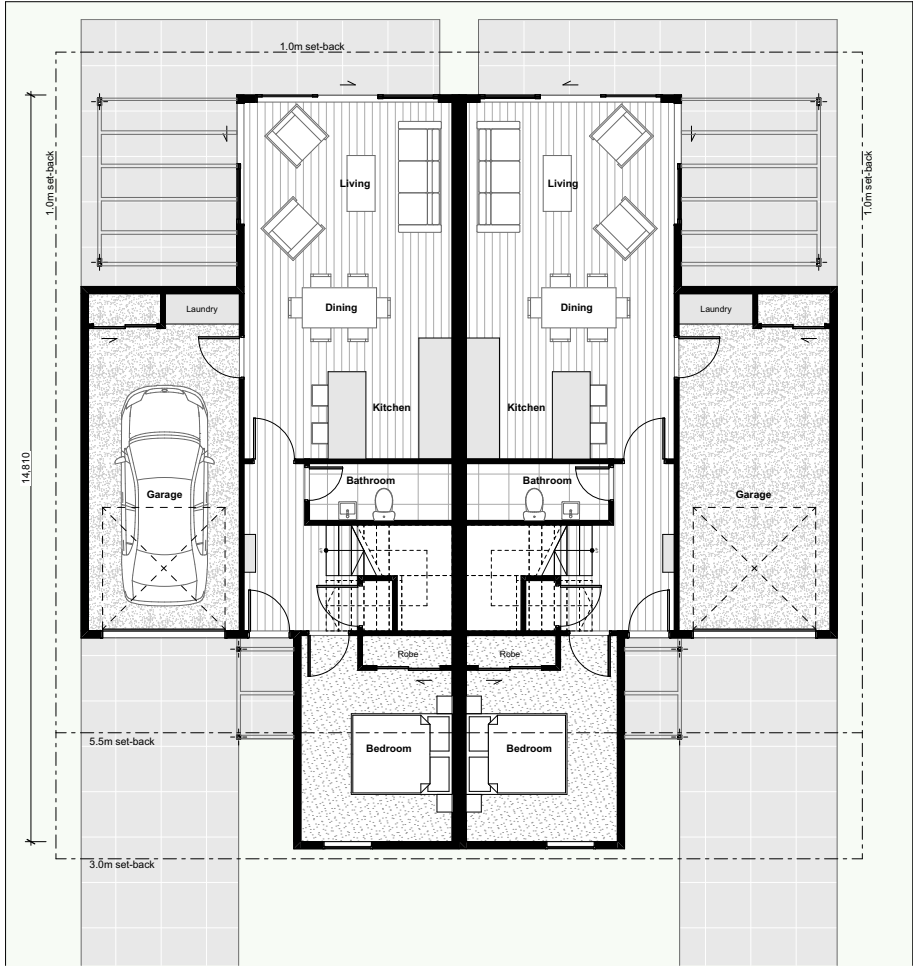
External roof and wall cladding design specification

At least 85% of the exterior cladding of the Dwelling should consist of the following materials:

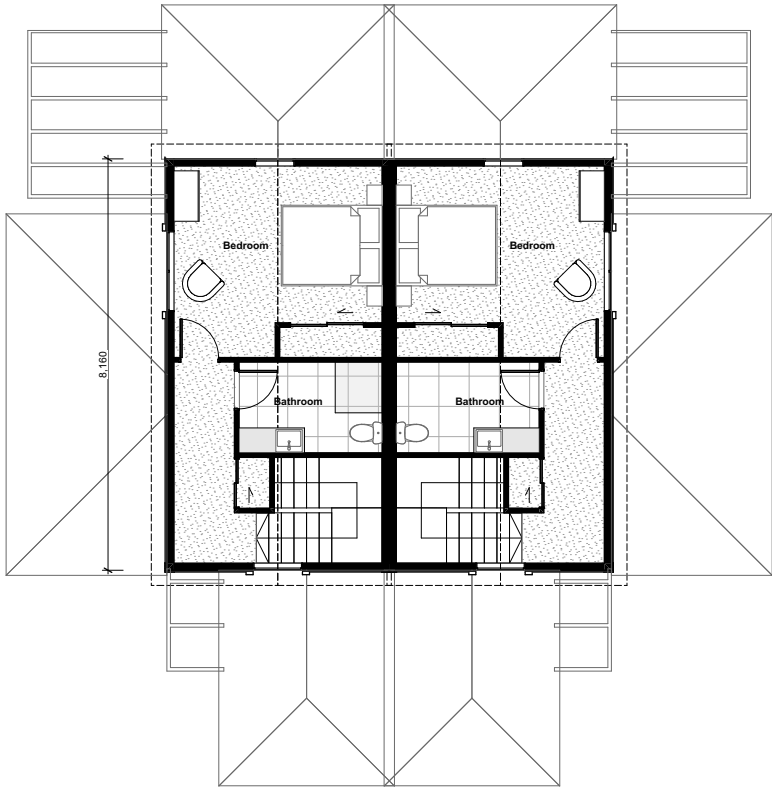
- glazing (joinery shall be timber, aluminium or steel);
- local schist stone;
- flat surface solid plaster;
- metal claddings (corrugated or pan profiled, zinc or corten);
- cedar or other similar timber weatherboards, natural stain



Street Elevation
Duplex Site
Two Level - Two Bedroom 120m²

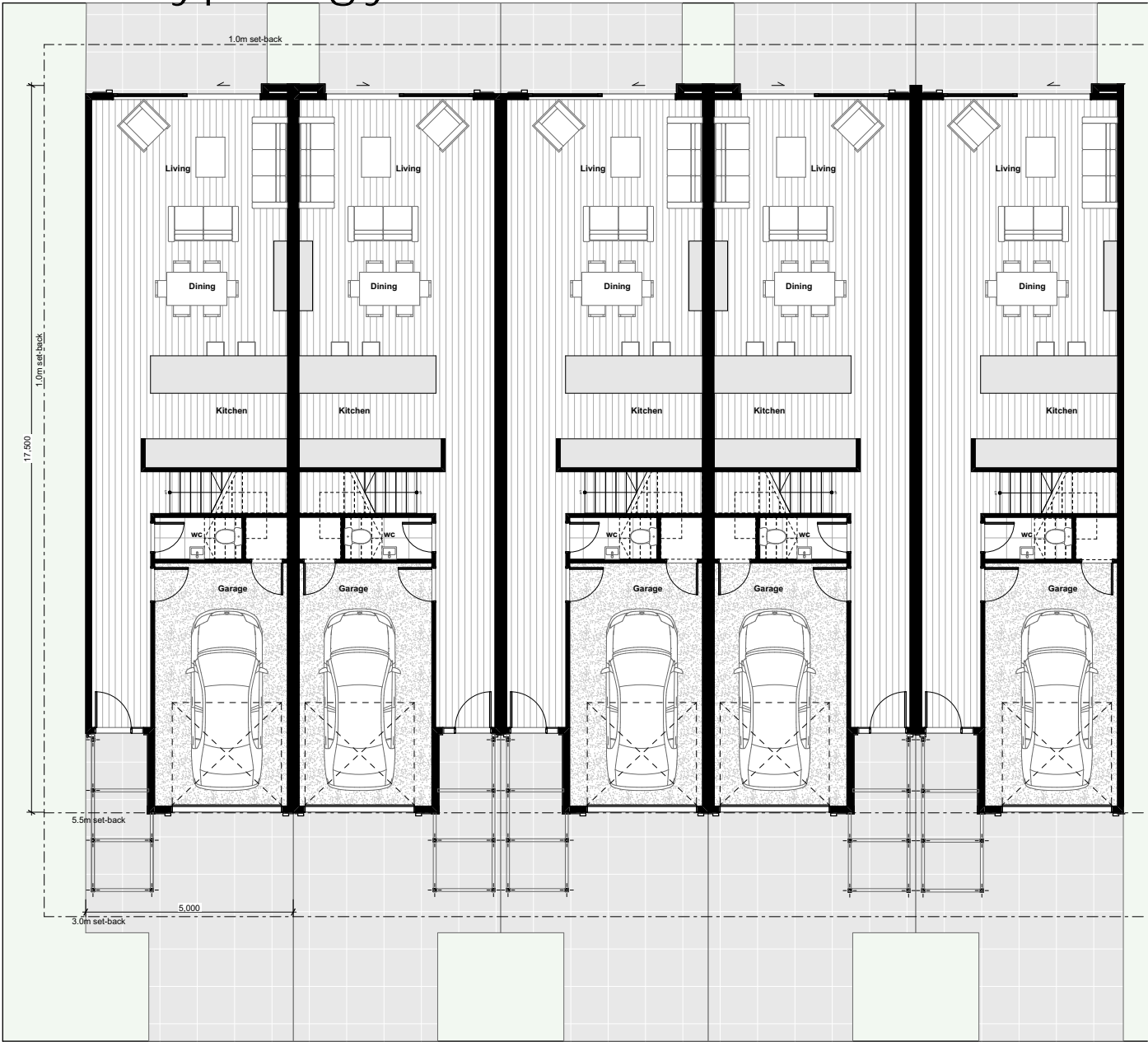


Ground Floor Plan



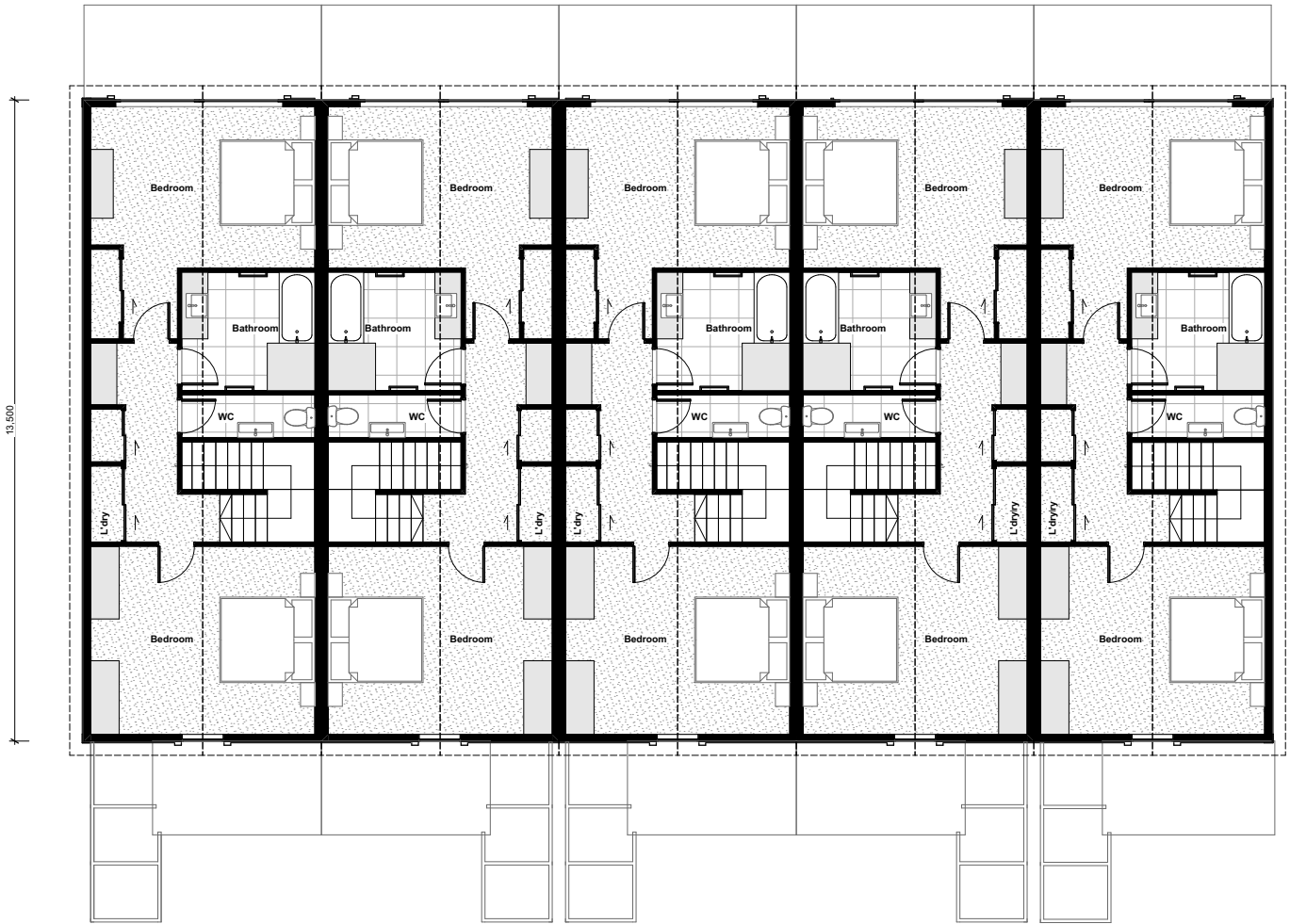
First Floor Plan

house typology - terrace



Ground Floor Plan

Terrace Site
Two Level - Two Bedroom 152m²



First Floor Plan



South Elevation

External roof and wall cladding **design specification**

At least 85% of the exterior cladding of the Dwelling should consist of the following materials:

- glazing (joinery shall be timber, aluminium or steel);
- local schist stone;
- flat surface solid plaster;
- metal claddings (corrugated or pan profiled, zinc or corten);
- cedar or other similar timber weatherboards, natural stain



Planting Strategy

The primary focus of planting will be using a mix of species which are well-suited to the character and growing conditions of Gibbston. Species will be carefully selected to ensure that they are not likely to pose a threat to the ecological values of adjacent native and riparian areas. Plant mixes will be appropriately sited to minimise shading and canopy overhang on surrounding residential properties while assisting with providing privacy between dwellings. All species will be planted at suitable densities to reduce maintenance/weed issues. Further plant species can be added to the list, which share similar attributes and growing conditions as outlined in this planting palette.

The following pages demonstrate a selection of possible, suitable species, their proposed grade at time of planting and their growing height potential.



Olive and fruit orchards have been established along the interface between the state highway, and the Vines, the Orchard and the Reserves. It is intended that the use of an assortment of fruit trees is continued to not only enhance amenity but provide opportunities for community connection.

Residential Hedges



Bay Tree
(*Laurus nobilis*)
10L (1.3-1.4m+)
Max height: 8m



Tarata / Lemonwood
(*Pittosporum eugenioides*)
6L (01-1.2m+)
Max height: 12m



Green Corokia
(*Corokia 'Geenty's Green'*)
6L (01-1.2m+)
Max height: 2m



Copper Beech
(*Fagus sylvatica 'Purpurea'*)
10L (0.7-0.8m+)
Max height: 25m

Central Otago Orchard Planting



Fruiting Apricot
(*Apricot 'Trevatt'*)
10L (Min height of 1.5m)
Max height: 5m



Fruiting Apricot
(*Apricot 'Clutha Gold'*)
10L (Min height of 1.5m)
Max height: 6m



Fruiting Apricot
(*Apricot 'Moorpark'*)
10L (Min height of 1.5m)
Max height: 5m



Prune Plum
(*Prune Plum 'Stanley'*)
10L (Min height of 1.5m)
Max height: 6m



Fruiting Cherry
(*Cherry 'Stella'*)
10L (Min height of 1.5m)
Max height: 5m



Fruiting Cherry
(*Cherry 'Dawson'*)
10L (Min height of 1.5m)
Max height: 3m



Fruiting Peach
(*Peach 'Golden Queen'*)
10L (Min height of 1.5m)
Max height: 5m



Fruiting Pear
(*Pear 'Williams Bon Chretien'*)
10L (Min height of 1.5m)
Max height: 6m







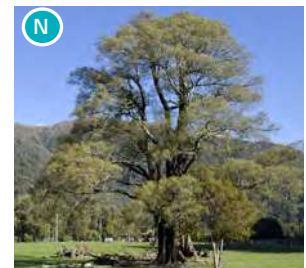



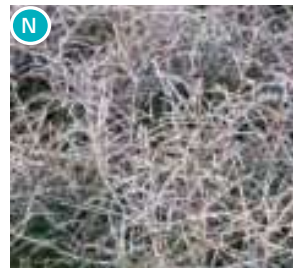
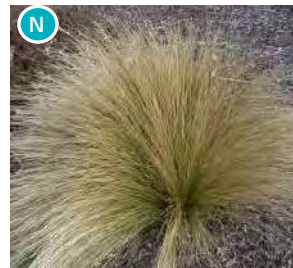




Fruiting Pear
(*Pear 'Doyenne du Comice'*)
10L (Min height of 1.5m)
Max height: 4.5m

Street Trees

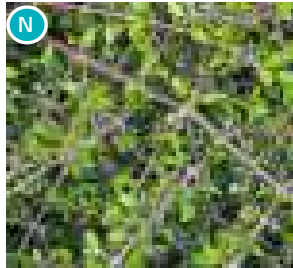
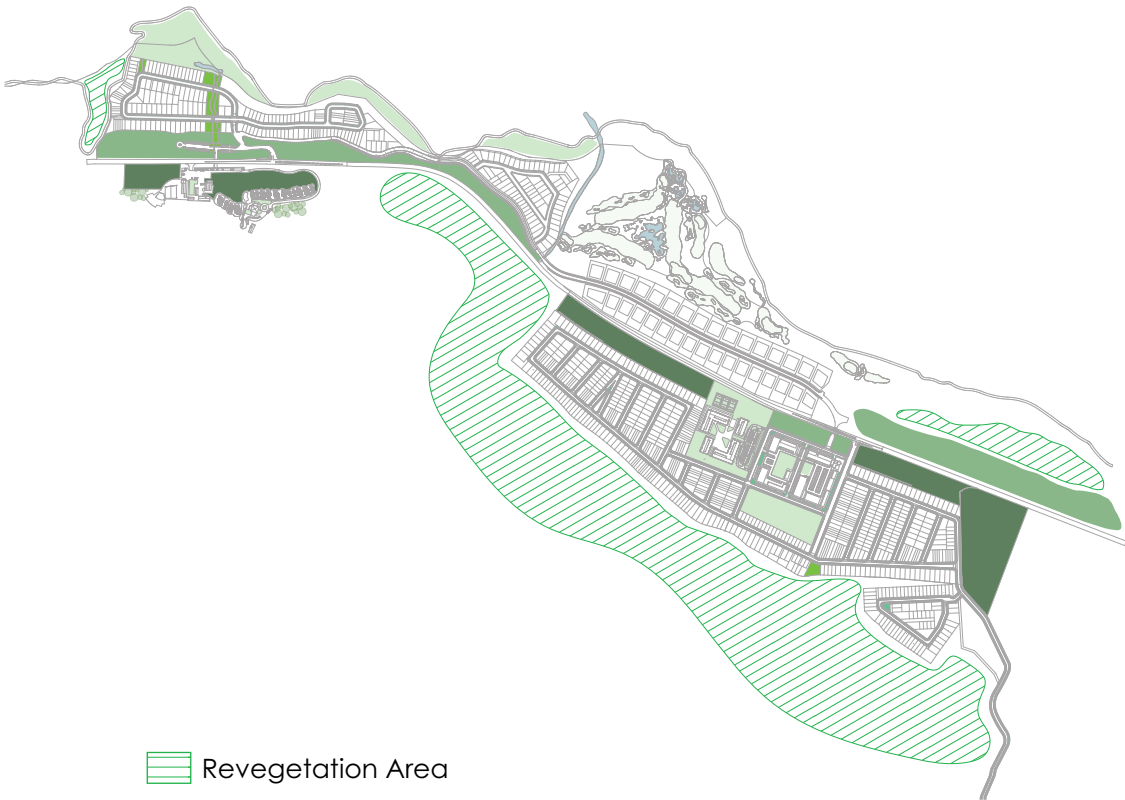
					
					
Upright Tulip Tree (<i>Liriodendron tulipifera</i> 'Fastigiata') 45L (Min. height of 2m) Height x width: 20m x 6m	Shad bush (<i>Amelanchier canadensis</i>) 45L (Min. height of 2m) Height x width: 7m x 3m	Evergreen magnolia (<i>Magnolia grandiflora</i> 'Blanchard') 45L (Min. height of 2m) Height x width: 5m x 4m	Upright hornbeam (<i>Carpinus betulus</i> 'Fastigiata') 45L (Min. height of 2m) Height x width: 12m x 4m	Red japanese maple (<i>Acer palmatum</i> 'Red Emperor') 45L (Min. height of 2m) Height x width: 4m x 3m	European beech (<i>Fagus sylvatica</i> 'Dawyck Green') 45L (Min. height of 2m) Height x width: 20m x 4m

Amenity and Green Link Planting

						
Dwarf Coprosma (<i>Coprosma acerosa</i>) 2.5L (0.2-0.3m+) Max height: 2m	Hebe (<i>Hebe pimeleoides</i> var. <i>fucicola</i>) 2.5L (0.2-0.25m+) Max height: 0.6m	Everlasting Daisy (<i>Anaphaloides bellidioides</i>) 2L (0.1m+) Max height: 0.15m	Dwarf Coprosma (<i>Coprosma brunnea</i>) 2.5L (0.05-0.1m+) Max height: 0.2m	Kanuka (<i>Kunzea ericoides</i>) 2.5L (0.4-0.6m+) Max height: 8m	Lacebark (<i>Hoheria sexstylosa</i>) 2.5L (1-1.4m+) Max height: 8m	Red Beech / Tawairau (<i>Fuscospora fusca</i>) 2.5L (0.5-1.1m+) Max height: 30m
						
Boxwood hebe (<i>Hebe odora</i>) 2.5L (0.2-0.3m+) Max height: 1.2m	Crab Apple (<i>Malus crabapple</i> 'Arrow Gold') 22L (1.7-2m+) Max height: 3m	Red Tussock (<i>Chionochloa rubra</i>) 2.5L (0.2-0.35m+) Max height: 1m	Needle-leaved Mountain Coprosma (<i>Coprosma rugosa</i>) 2.5L (0.4-0.55m+) Max height: 3m	Silver Tussock (<i>Poa cita</i>) 0.9L (0.15-0.3m+) Max height: 0.7m	Gold Leyland Cypress (<i>Cupresses</i> 'Robinsons gold') 2.5L (0.5-0.9m+) Max height: 30m	Hall's Tōtara / Tōtara kōtukutuku (<i>Podocarpus laetus</i>) 2.5L (0.6-0.9m+) Max height: 12m

Grey Shrubland and Native Tree Revegetation

A substantial area of regenerative planting is planned for Gibbston Valley as shown in the provided image. Native revegetation is an important part of the planting strategy for Gibbston, through reflecting the principles of sustainability, connection with nature and environmental stewardship, which form the foundation of the Gibbston Valley design ethos. The reintroduction of native species through a significant band of planting around the proposed built form offers several considerable benefits. Biodiversity in the area will be meaningfully improved, while providing habitat for a wide range of indigenous fauna, including birds, lizards, and insects. In the face of future climate change, native planting will support resilience and stability in response to environmental stresses. Additionally, native planting forms a valuable link between people and landscape, through acknowledging our natural heritage and the uniqueness of New Zealand's ecosystems, while enhancing amenity and upholding both mental and physical well-being.



Mingimingi
(*Coprosma propinqua*)
2.5L (0.2-0.3m+)
Max height: 5m



Koromiko
(*Hebe salicifolia*)
2.5L (0.35-0.45m+)
Max height: 4m



Manuka
(*Leptospermum scoparium*)
2.5L (0.25-0.5m+)
Max height: 4m



Weeping Mapou
(*Mysine divaricata*)
2.5L (0.25-0.5m+)
Max height: 6m



Red Tussock
(*Chionochloa rubra*)
2.5L (0.3-0.35m+)
Max height: 1m



Mountain Lacebark
(*Hoheria glabrata*)
2.5L (0.6-0.9m+)
Max height: 10m



Hectors Tree Daisy
(*Olearia hectorii*)
2.5L (0.3-0.35m+)
Max height: 9.5m



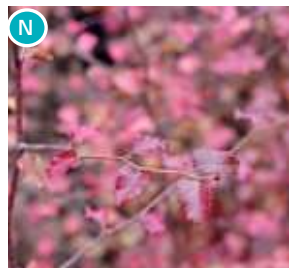
Small-leaved Tree Daisy
(*Olearia lineata*)
2.5L (0.3-0.5m+)
Max height: 5m



Matagouri
(*Discaria toumatou*)
2.5L (0.2-0.3m+)
Max height: 4m



Scented Tree Daisy
(*Olearia odorata*)
1L (0.3-0.5m+)
Max height: 3m



Red Beech / Tawairaunui
(*Fuscospora fusca*)
2.5L (0.5-1.1m+)
Max height: 30m



Kanuka
(*Kunzea ericoides*)
2.5L (0.4-0.6m+)
Max height: 8m



Mountain Beech/ Tawhai
rauriki
(*Fuscospora cliffortioides*)
2.5L (0.3-0.4m+)
Max height: 12m



Hall's Tōtara / Tōtara
kōtukutuku
(*Podocarpus laetus*)
2.5L (0.6-0.9m+)
Max height: 12m



Boxwood Hebe
(*Hebe odora*)
2.5L (0.2-0.3m+)
Max height: 1.2m

Riparian Planting



Makura Sedge
(*Carex secta*)
0.9L (0.15-0.25m+)
Max height: 1.5m



Mountain Flax
(*Phormium cookianum*)
2.5L (0.3-0.45m+)
Max height: 1.5m



South Island Kowhai
(*Sophora microphylla*)
2.5L (0.45-0.6m+)
Max height: 8m



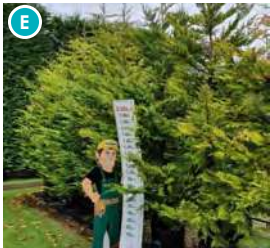
Cabbage tree/ Ti Kouka
(*Cordyline australis*)
2.5L (0.4-0.6m+)
Max height: 10m

Buffer Planting

Extensive landscape planting has been undertaken along the state highway frontage adjacent to the Vines and the Reserves, which has provided a high-amenity edge to the corridor and also enhanced biodiversity. The use of a similar palette of trees, hedging species and shrubs (of various grades) will be continued throughout wider Gibbston Valley wherever a green screen is needed to partition land uses or support environmental comfort.



The image above shows the existing buffer planting between State Highway 6, and the Vines and the Reserves.



Robinsons Gold
(*Cupressus* 'Robinsons Gold')
80L (4m+)
Max height: 30m



Cabbage tree
(*Cordyline australis*)
25L(1.5m+)
Max height: 10m



Cabbage tree
(*Cordyline australis*)
80L (2-2.5m)
Max height: 10m



Lacebark
(*Hoheria augustifolia*)
12L (1.5-1.8m)
Max height: 6m



Kowhai
(*Sophora microphylla*)
25L (2-2.5m+)
Max height: 8m



Kowhai
(*Sophora microphylla*)
80L (2.5-3m)
Max height: 8m



Lacebark
(*Hoheria augustifolia*)
35L (2-2.5m)
Max height: 6m



NZ Broadleaf
(*Griselinia littoralis*)
80L (1.8-2m+)
Max height: 6m



NZ Broadleaf
(*Griselinia littoralis*)
25L (1.3-1.5m+)
Max height: 6m



Kohuhu
(*Pittosporum tenuifolium*)
25L (1.3-1.5m+)
Max height: 6m



Photinia
(*Photinia* spp.)
25L (1.2-1.3m+)
Max height: 4.5m



Porcupine Bush
(*Melicytus alpinus*)
2.5L(0.2-0.3m+)
Max height: 0.8m



Mingimingi
(*Coprosma crassifolia*)
2.5L (0.2-0.3m+)
Max height: 4m



Mingimingi
(*Coprosma propinqua*)
2.5L (0.2-0.3m+)
Max height: 5m



Matagouri
(*Discaria toumatou*)
2.5L (0.2-0.3m+)
Max height: 4m



Weeping Mapou
(*Myrsine divaricata*)
2.5L (0.2-0.3m+)
Max height: 6m



Kohuhu
(*Pittosporum tenuifolium*)
12L (1m+)
Max height: 6m



Pohuehue
(*Muehlenbeckia complexa*)
2.5L (0.2-0.3m+)
Max height: 2m



Small leaf Tree Daisy
(*Olearia frangrantissima*)
1L (0.3-0.5m+)
Max height: 12m



Kaikomako
(*Pennantia corymbosa*)
2.5L (0.3-0.35m+)
Max height: 8m

FENCING TYPES

Fencing styles and their placement are designed to maintain an open character in Gibbston Village while recognising that residents may want to create a secure yard for children and pets or require a degree of privacy for outdoor living areas. There are five different styles of fencing permitted within Gibbston Village as shown on this page. No fencing is permitted in the front yard or forward of the building line of the dwelling in respect of any dwelling (where the building line of the dwelling is 3.0m or more from that boundary). Such boundaries include adjacent to a legal road, an access lot, or open space. No close board timber fences of any height are permitted nor is any other type of solid fence (including hardieplank, hardiflex, corrugated steel, brick or concrete block) permitted, other than as shown on this page.

Owners shall ensure any rubbish or other bins, storage facilities, clothes lines, heat pump units, satellite dishes and aerials are not situated on road, access lot or open space frontages on the Lot and are appropriately screened from public view. No satellite dishes with a diameter greater than 700mm are permitted. Any garden sheds (permanent or temporary) are not to be situated within any road frontage on the Lot.



SOLID WALL - SCHIST

1.2m high schist stone wall. This fence type can be used adjacent to the principle outdoor living space or as front-side fencing immediately adjoining the dwelling. If used as a front-side fence it must include a gate which is visually permeable.



VERTICLE TIMBER SLAT FENCE

1.6m high (stained colour TBC) - This fence can be used as a front-side fence or to screen bin or courtyard areas.



STEEL/WIRE FENCE + HEDGE

1.2m/1.25m kiwipanel, Euromesh greenscreen or similar. This can be used for side fences only where there is an existing griselinia hedge. An alternative option is for chicken wire to be attached to the post and wire fence to create a secure area for pets.



POST AND RAIL FENCE / POOL FENCE + HEDGE

1.2m high post and rail fence. This fence can be used as a front-side and side fence.



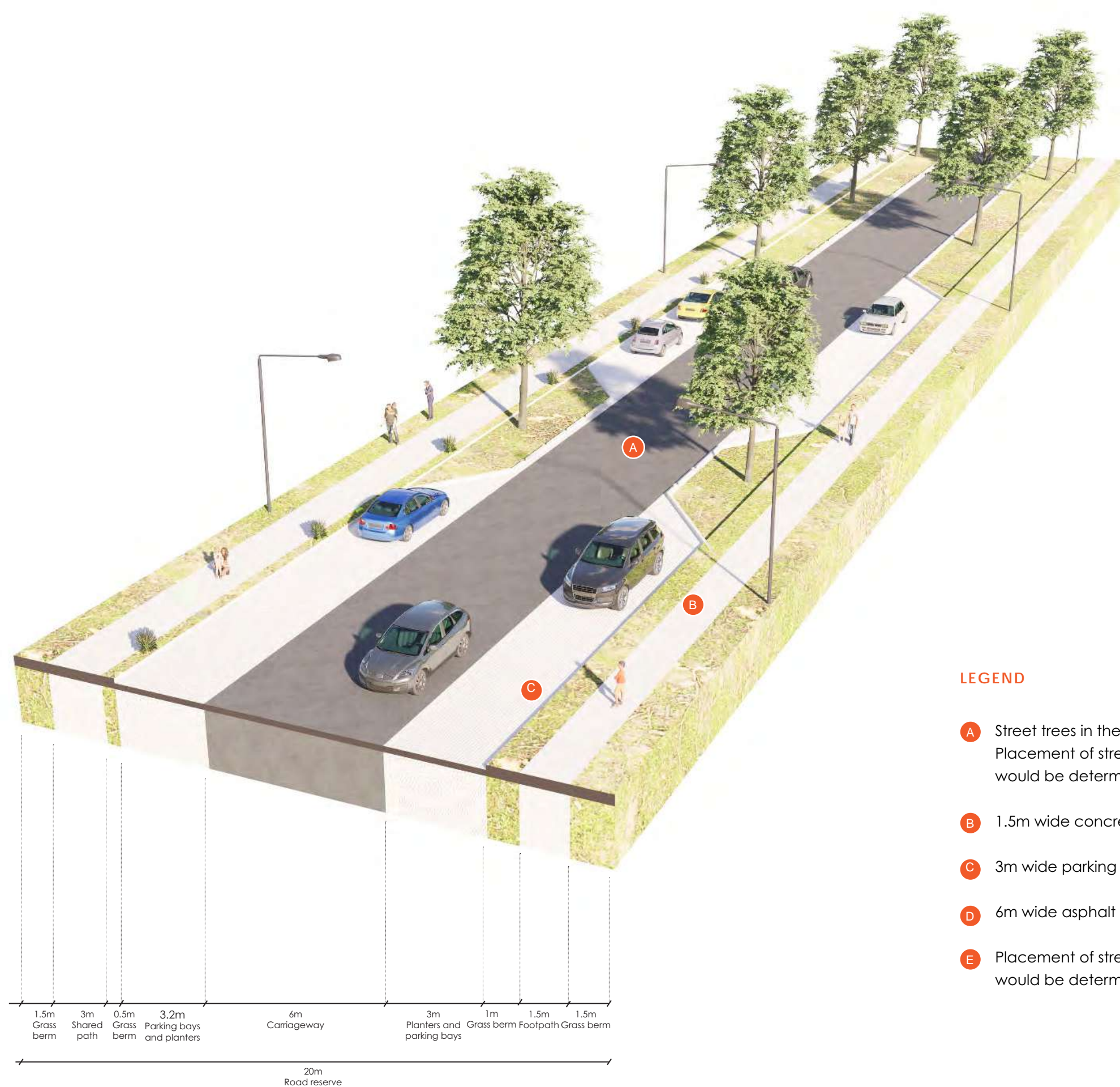
VERTICLE TIMBER SLAT FENCE

2.0m high (stained colour TBC) - This fence can only be used between adjacent townhouses where a dwelling wall is shared. The slats are to be on both sides, alternatively spaced with 10mm gaps.



TYPICAL FENCING APPROACH

- A** Ensure entrances are clearly visible from the street. Windows can be added to garages or garages setback behind the front facade to ensure they do not visually dominate the streetscape.
- B** Simple, uncomplex roof forms are best such as gables, hip or a mono-pitch.
- C** Providing gates and minimising fencing can have positive community outcomes, minimising travel times and encouraging social interaction between residents.
- D** Each dwelling should have access to a north or west facing outdoor living space, ideally directly accessed from internal living areas and which has a degree of privacy from adjoining residences.
- E** Minimising the visual impact of fencing in the front yard to create an open character to the streetscape and provide a high level of passive surveillance over public spaces.
- F** Individual bin storage areas should be screened from public and neighbouring properties.
- G** Ensuring windows, balconies and outdoor spaces are designed to provide privacy between dwellings while allowing views over public areas to encourage natural surveillance. Large blank walls should be avoided.



LEGEND

- A** Street trees in the grass berms at 20m intervals. Placement of street trees indicative only. Exact position would be determined during detailed design.
- B** 1.5m wide concrete footpath
- C** 3m wide parking strip
- D** 6m wide asphalt carriageway
- E** Placement of street lights indicative only. Exact position would be determined during detailed design

CROSS SECTION - 20M ROAD



LEGEND

- A** 1.8m wide concrete footpath
- B** 2.2m wide parking strip
- C** 6m wide asphalt carriageway
- D** Placement of street lights and trees indicative only. Exact position would be determined during detailed design



CROSS SECTION - 15M ROAD



LEGEND

- A** Placement of street trees indicative only. Exact position would be determined during detailed design
- B** 1.5m wide concrete footpath on both sides of the road
- C** 2.5m wide parking lane (not marked)
- D** 6m wide carriageway
- E** Driveway - Placement of driveways indicative only. Exact position would be determined during detailed design

A. 12M NEIGHBOUR STREET (NTS)

CROSS SECTION - 12M ROAD

