

DESIGN GUIDELINES

VERSION 4.1 | November 2020



MILLBROOK
QUEENSTOWN | NEW ZEALAND



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1 Introduction

1.1 Overview

Millbrook Resort was formally opened in 1993. The original site was developed to include the golf course, residential areas, hotel operations, and the central facilities. In 2007 Millbrook commenced development of what was then known as 'Millbrook West', being a staged development draped around the new Turner Macpherson designed Coronet Nine golf course.

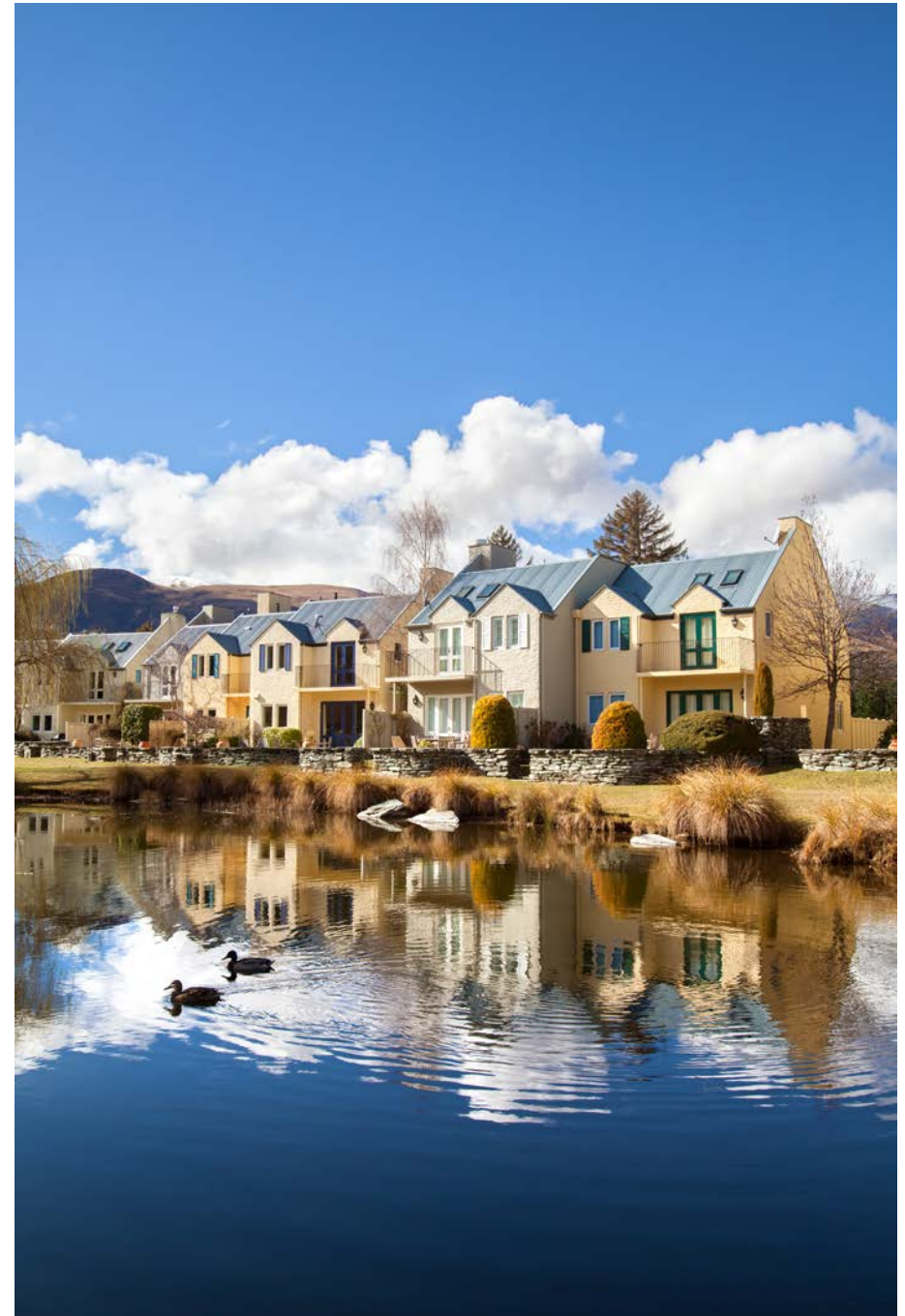
Millbrook purchased the adjacent Dalglish Farm (now known as Mill Farm) in 2015 and from 2016–2018 worked through the plan change process required to change the zoning of that land from Rural General to Millbrook Resort Zone (MRZ). The objective of purchasing the Mill Farm land, being to extend the resort's golf offering to two full 18- hole courses and associated residential development.

Development within the MRZ is guided by a 'Structure Plan' which sits within the Queenstown Lakes District Council (QLDC) District Plan. Through the plan change process a new Structure Plan was developed to encompass the original MRZ land and the Mill Farm land. The new Structure Plan (which sits within the Proposed District Plan) is shown in Appendix B. Development in the MRZ is guided by the Structure Plan which includes several 'Activity Areas' including Residential, Village, Golf Open Space, Facilities, Helipad, Services and Landscape Protection. Importantly, each of the Residential Activity Areas is now numbered R1 to R18.

This Design Guideline document sets out the design philosophy and Design Guidelines for Millbrook's western development (Activity Areas R8 to R18) and in doing so seeks to preserve and enhance the unique character of Millbrook. The controls listed in this document are seen as important measures in protecting the amenity of Millbrook and the investment made by Millbrook Resort and by its Members.

This document is also referenced by the Design Review Panel (DRP) when considering residential applications in other locations within the resort. In all circumstances the DRP shall have regard to the existing and surrounding development. Malaghans Ridge and Orchard Hill have a separate and specific Design Guideline document for those neighbourhoods.

Reference is also made within this document to the relevant planning requirements. Purchasers should be aware of the need to comply with these in



parallel with the Design Guidelines outlined in this document. This includes the rules under the Queenstown Lakes District Council District Plan, the Building Act and any other relevant statutory documents.

1.2 Context

Millbrook Country Club Limited is the registered Encumbrancee in the Encumbrance Instrument as registered (or to be registered) on each of the Millbrook residential titles, and as referenced in each individual sale & purchase agreement. As such Millbrook is required to approve plans and specifications for owners of Millbrook properties. These Design Guidelines have been created as a framework for Millbrook's discretion and approval decisions to be made from.

Millbrook has the authority under the Encumbrance Instrument and these Design Guidelines to approve and decline applications in accordance with the Design Guidelines. Millbrook has engaged and will maintain the services of a Design Review Panel (DRP) made up of external professionals and Millbrook management to consider and process lot owner's applications submitted to Millbrook.

1.3 Master Plan & Philosophy

The character of Millbrook is strongly based on the history of the area, where the architecture and the landscape express the rural tranquillity of the site and hold a strong connection to the traditional vernacular architecture of Arrowtown and Central Otago. The western development continues that standard by promoting a set of design controls that is unified but still diverse, creating architecture and landscapes that celebrate and enrich the ongoing history of this region. Integral to this concept is the objective to create complimentary architectural and landscaping design around a common theme. In doing so Millbrook acknowledges the importance of the site and the structures within the site and the necessity of maintaining a continuity of design and appearance.

That theme includes the following:

- a. Small scale buildings with steep pitched roofs, reminiscent of the historic rural connections of the site, with thick walls, either plastered or clad in local stone, in repeating tones of recessive colours, deep recesses to vertically proportioned window and door openings, traditional square profiled chimneys, timber clad annexures which break up the mass of the forms and a consistent patterning of window proportions, all of which leave an impression of an architecture that blends into the surroundings.

- b. A local landscape response, typical of a rural homestead amenity, with a consistency in tree planting, rock walling, garden colour, wall and paving elements producing an amenity and character that continues the Millbrook landscape tradition.
- c. A relationship with the golf course that celebrates the open rolling character of the landscape and produces a residential/ golf course interface that is uncluttered and consistent in appearance, avoiding an 'urban' appearance.

The intent of the Design Guidelines is to develop a series of homogeneous and complimentary neighbourhoods, acknowledging that variation may occur between neighbourhoods. The DRP will encourage buildings that are design responses to the same set of prevailing regional and local conditions, the climatic, cultural and physical determinants that dictate eventual architectural style.

1.4 The Site

The land subject to these controls includes that land to the west of the existing Millbrook 'Village' area including the Mill Farm land. The land is characterised by:

- a. Mill Creek running from west to east, defining the lowest point of the landscape.
- b. A largely open landscape, without the established woodland and avenue character that typifies the eastern half of Millbrook.
- c. Open views to the Wakatipu basin, with largely north facing dwelling sites overlooking the course and the dramatic landscape of the Wakatipu basin.

The upper plateau of the Mill Farm land and its rolling contours, deeply incised gullies and surrounding hillocks with the latter forming a natural geographic end to the south western edge of the resort.

1.5 The Masterplan

The masterplan is an evolving process, responding to the landform, with dwellings overlooking the extended golf course and located on landforms that present exceptional opportunities for views and the rural experience.

Access to the site is via Millbrook's western entry gate, allowing for ease of access via Malaghans Road. A network of roads and cart paths enables access to the full amenities of Millbrook and all its facilities.

Open fields and golf course is maintained on the lower central and eastern areas, ensuring that all dwellings enjoy a vista of scale and rural amenity.



Large areas of Mill Farm will continue to be grazed creating a seamless interface and contrast between farmland character and the more manicured amenity areas Millbrook is renowned for.

1.6 Objectives & Design Outcomes

The principle objective behind the Design Guidelines is to maintain a consistency of architecture and landscape that upholds property values and the living environment.

The protection of site and landscape are seen as critical to the ongoing success of Millbrook Resort. The original Millbrook philosophy used the existing natural features such as Mill Creek, the undulating landscape, the mature trees and the historic farm buildings to form the character of the resort. The Millbrook West land seeks the same outcome, utilising existing landform to maintain the resort character.

The controls listed in this document are seen as important measures in protecting the amenity of Millbrook and the investments made by Millbrook Resort and its Members. Within these Design Guidelines excellence in architectural design is encouraged. All residential design must follow these Design Guidelines and exotic forms, colours and finishes are not acceptable.

Whilst a variety of plans, layouts and configurations are expected to satisfy individual owners particular requirements, any development outside these guidelines may detract from the established and continuing Millbrook character. The following Design Guidelines are intended to encourage owners and architects to design individual buildings that blend in with the neighbouring homes and further enhance the well-established character of Millbrook Resort.

Within Millbrook's western development two types of products are being developed:

Land Only Packages: All dwellings, except for external hard landscaping features such as pergolas, gazebos, courtyards etc, must be located entirely within the Building Platform as depicted on the relevant Neighbourhood Design Plan and shall be subject to the DRP's discretion under section 2.2.1 herein. Construction of dwellings on these lots is subject to design and landscape controls. Building platforms have been carefully designed to maximise views, privacy and sunlight. Landscape controls shall ensure that privacy and outlook are maintained between lots.

The overall consideration for the development is to ensure that each house focuses on the home's context within the golf course design and open space, and in turn with the natural environment. Generously sized building platforms ensure adequate separation between houses and the Design Guidelines ensure that the house styles will retain the well-recognised Millbrook architectural brand.

The Building Platforms are sufficiently large to encourage dwellings to be appropriately designed and to take advantage of the differing views, and encourage larger dwellings to be broken up into smaller scale interconnecting forms, enabling the architect to use the dwelling to create interesting outside living areas.

House & Land Packages: These lots are to be presented by Millbrook to purchasers as a package that includes both dwelling and landscape. The layout of these homes has been carefully considered to enjoy the surrounding landscapes, to maximise privacy and to provide an overall 'village' amenity. Once designed, Millbrook will amend the relevant Neighbourhood Design Plan to reflect the design of these homes and any anticipated future extension to them. Any alterations to these homes by land owners will require DRP approval subject to the Design Guidelines.

1.7 Relevant Plans

The following plans are attached to this document in Appendix's A to J and are intended to be read in conjunction with the Design Guidelines*:

- Appendix A - Millbrook Site Masterplan
- Appendix B - Millbrook Resort Zone – Structure Plan
- Appendix C - Stage 1 Neighbourhood Design Plan (covers Ayrburn Ridge, Tarama Lane, Torea Lane and McEntyre's Lane)
- Appendix D - Stage 2B (Mill Green) Neighbourhood Design Plan
- Appendix E - Stage 3A Neighbourhood Design Plan (covers Mica Ridge and Rocky Gully Lane)
- Appendix F - Stage 3B (Pioneer Terraces) Neighbourhood Design Plan (covers Ishii Lane, Owen Marshall Lane, Ogilvie Lane, Jack Dagg Lane, Heenan Lane and Campbell Lane)
- Appendix G - Stage 3C Neighbourhood Design Plan (covers Harvest Lane and part of Dalgleish Lane)
- Appendix H - Stage 3D Neighbourhood Design Plan (covers part of Dalgleish Lane, Wheatsheaf Lane, Barley Court and Ploughmans Lane)
- Appendix I - Mill Farm (Willow Glen) Neighbourhood Design Plan
- Appendix J - Mill Farm (Grand Terrace) Neighbourhood Design Plan
- Future and/or amended Neighbourhood Design Plan(s) as they are confirmed by Millbrook.

* The plans listed below are subject to change so designers should check in with the DRP Convenor before commencing design work to ensure they have the correct plan.

2 Site Development & Landscape Guidelines

2.1 General Considerations

Millbrook Resort regards planting and landscape as key elements in the overall coordination of the resort character and appearance. It is therefore strongly recommended that a professional Landscape Architect undertake the design of landscape works and that that person is familiar with the guidelines outlined in this document. Millbrook reserves the right to reject any plans that are not professionally presented or that fail to provide the necessary detail that Millbrook requires.

To assist with the development of the plan, the landscape architect should be aware of the following:

- a. A landscape plan is required to be forwarded for approval in conjunction with the architectural plans
- b. The landscape plans must show all those elements listed under the Design Approval Process outlined later in this document in section 5.2.
- c. The primary purpose of the landscape plan is to ensure the following design considerations (refer 2.2 below) are incorporated into the design.
- d. Maintaining views in and around Millbrook Resort is an important objective for all residents. Proposed walls, fences and hedges will be considered on the basis of protecting these views and vistas. This applies to all views and in particular the views from the golf course to properties and from adjacent dwellings.
- e. Guidance for all landscape works within the private areas is shown on the relevant Neighbourhood Design Plans. All planting undertaken within the areas shown on that Neighbourhood Design Plan shall be as prescribed on the plan. All other planting undertaken on the lots including within the building platform shall be subject to the lists set out in section 2.2.3.

2.2 Site Development & Landscape Guidelines & Controls

2.2.1 Building Platforms

Each of the sites being sold on a 'land only' basis has a clearly defined building platform on the relevant 'Neighbourhood Design Plan'. These Building Platforms have been carefully placed so that each dwelling can achieve a sense of privacy, ensuring that each house focuses on the home's relationship with the surrounding landscape.





All dwellings must be located entirely within the Building Platform. Landscaping outside the Building Platform, where permitted under the Neighbourhood Design Plan, may include structures such as decks, , gazebos, pools, shelters, outdoor fires (see specific rules for wood burning outdoor fires in section 3.8), garden sculptures, water features, follies and playground equipment. These elements are to be designed to appear as an extension of buildings or building components. These structures shall be subject to the Architectural colour and material guidelines and shall be screened from neighbour and golf course views where it is considered that the appearance may compromise the character of the surrounding neighbourhood. The location, scale and appearance of these structures shall be shown on the Landscape Plan and shall be subject to approval from the DRP.

Should a homeowner wish to alter the position of their building platform or have some part of the building or landscape structure protrude outside of the designated area, the DRP may consider giving a dispensation, with such dispensation entirely at the discretion of the DRP. Changes to or breaches of a building platform will also trigger the requirement for resource consent from QLDC.

2.2.2 Fencing & Gates

Objective: To avoid a suburban response to marking territories and lot boundaries, in particular along or near fairway or reserve frontages, and to achieve a blurred and seamless integration of common to private property boundaries.

Controls:

- a. Fences are generally not permitted except at the DRP's discretion where owners wish to fence off, for example, utility areas or to contain pets or a pool.
- b. Fences must be designed as courtyard walls as an extension of the house
- c. All fences if required and at the discretion of the DRP are to be contained within the building platform and/or located within the zones shown on the Neighbourhood Design Plan as 'no planting over 3m' and/or 'unrestricted planting and approved landscape structures'.
- d. Gates if required are at the discretion of the DRP and are to be built in timber and/or steel, no greater than 1.8m in height for pedestrian gates. Vehicle gates are not permitted except at the discretion of the DRP to properties at the end of lanes where not having a gate may impact on the lot owner's privacy. Fences if required and at the discretion of the DRP are to be no higher than 1.8m in height, and if doubling as a retaining wall shall be measured from the lower side of such fence/wall.

e. Where a permitted fence is located on a road, reserve or unsold lot boundary then the Fencing Act 1978 will not apply and Millbrook will not be required to contribute to any such boundary fence construction or maintenance costs.

2.2.3 Landscape Planting

Objective: The objective of the landscape planting controls is to create a consistent approach to planting that avoids an urban ‘peppercorn’ planting pattern and instead produces a contiguous scale of planting more in line with that expected of a large rural homestead. Generally the controls encourage the use of species that are tolerant of the local climate, exhibit good seasonal colour and already form part of the established Millbrook palette.

Controls: Preferred plant species to be used within private landscaping areas are as follows:

Trees

Plant Code	Botanical Name	Common Name
Ace.spp	Acer species	Maple
Aln.spp	Alnus species	Alder
Ari.ser	Aristotelia serrata	Wineberry
Bet.jac	Betula utilis var. jacquemontii	Himalayan Birch
Cor.aus	Cordyline australis	Cabbage Tree
Cot.spp	Cotinus species	Smoke Bush
Cor.spp	Cornus species	Dogwood
Fra.spp	Fraxinus species	Ash
Fru.spp	Fruit Trees (orchard)	
Fuc.spp	Fuchsia species	Fuchsia
Gin.bil	Ginkgo biloba	Ginkgo
Gle.spp	Gleditsia species	Gleditsia
Hoh.spp	Hoheria species	Lacebark
Lep.spp	Leptospermum species	Manuka, Tea tree
Lir.tul	Liriodendron tulipifera	Tulip Tree
Mag.spp	Magnolia species	Magnolia
Not.spp	Nothofagus species	Native Beech
Pla.spp	Plagianthus species	Ribbonwood
Pru.spp	Prunus species	Flowering Cherry
Pyr.sal	Pyrus salicifolia	Silver Pear
Que.spp	Quercus species	Oak
Sch.mol	Schinus molle	Pepper Tree
Sor.spp	Sorbus species	Rowan

Shrubs, Grasses, Groundcovers

Plant Code	Botanical Name	Common Name	
Poly.spp	Polystichum	Vestitum Fern	✓
Ast.spp	Astelia species	Astelia	
Aza.spp	Azalea species	Azalea	
Ble.spp	Blechnum species	Fern	✓
Bra.cpp	Brachyglottis species	Daisy	
Bux.sem	Buxus sempervirens	Box Hedge	
Cam.spp	Camellia species	Camellia	
Car.spp	Carex species	Tussock	✓
Car.ros	Carpet Rose species	Carpet Rose	
Chi.rub	Chionochloa rubra	Red Tussock	✓
Cho.ter	Choisya ternata	Mexican Orange Blossom	
Dap.spp	Daphne species	Daphne	
Gri.spp	Griselinia species	Kapuka	
Heb.spp	Hebe species	Hebe	
Lav.spp	Lavandula species	Lavender	
Lib.spp	Libertia species	NZ Iris	
Pho.spp	Phormium species	Flax	✓
Pho.rr	Photinia “red robin”	Photinia	
Pit.spp	Pittosporum species	Pittosporum	
Poa.cit	Poa cita	Silver Tussock	✓
Poa.col	Poa colensoi	Blue Fescue	✓
Pse.spp	Pseudopanax species	Five Finger, Lancewood	
Rh.spp	Rhododendron species	Rhododendron	
Ros.spp	Rosa species	Rose	
Teu.spp	Teucrium species	Germander	
Vib.spp	Viburnum species	Viburnum	

✓ Grasses to be used in restricted ‘grasses and tussock planting’ zone only.

Note: The above list is not final. Other species may be included subject to DRP approval.

Prohibited Species: The following plant types are not to be used on individual lots at Millbrook: Douglas Fir, European Larch, Sycamore, Hawthorne and Silver Birch.

In general the use of Conifer and variegated evergreen species is not encouraged and is not considered to be an appropriate part of the Millbrook character. Native planting, using New Zealand natives endemic to the Wakatipu basin, is encouraged.

Preferred hedge species are Buxus, Laurel, Lonicera, Escallonia or Viburnum on hedging boundaries or feature. Clipped hedging is encouraged as a means of demarcating private areas and spaces (please note however that hedges are not permitted in the zone marked 'grasses and tussock planting...' on the Neighbourhood Design Plan).

Lot owners are encouraged to have trees of scale to break the visible form of dwellings on the lot and to impart a wide treed amenity across residential neighbourhoods over time. The DRP reserves the right to reject any designs that do not provide sufficient planting for this purpose. Lot owners are also strongly encouraged to use plants of a larger specimen size at the time of planting (e.g. > 80 litre for specimen trees). The DRP reserves the right to withhold its approval if in its opinion the species and or PB sizes selected will not meet the wider neighbourhood landscape objectives.



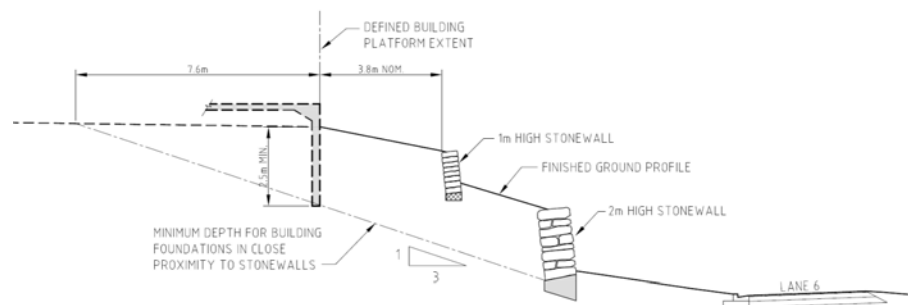
2.2.4 Irrigation

The installation of reticulated and electronically controlled irrigation systems is strongly encouraged and is compulsory where Millbrook's landscape department is or will be engaged for landscape maintenance of an individual owners property. Efficiency in irrigation systems is encouraged to avoid water wastage.

2.2.5 Retaining Walls

All retaining walls that are visible from off site and outside the building platform are to be built of approved Millbrook laid schist stone or schist rocks, stacked in traditional approved horizontal patterns, reinforced and/or backed with concrete where required.

The retaining walls constructed as part of the subdivision works by Millbrook have been designed on the basis that no loading from houses above them is to be borne by these walls. The diagram below (typical) shows how the bottom of the foundations for any building to be erected on the property need to be seated below the 1 in 3 incline line taken from the bottom of the walls. The Purchaser shall ensure that the foundation design of any dwelling to be constructed on the property complies with these requirements (which can be achieved for example by using augered piles) and will provide documentary evidence of those matters when applying for approval from the DRP and following completion of any construction.



FOUNDATION CLEARANCE AND DEPTH RELATIVE TO ADJACENT STONEWALL - LOT 15

2.2.6 Mounding & Landforms

All mounding is at the discretion of the DRP and owners are encouraged to use planting for screening purposes as an alternative. All mounding and landforms contained within the lot are to be of a natural shape and contour and avoiding a "flat top". Where approved private mounding meets common area mounding,

landform shall be seamlessly integrated. Mounding in the areas noted on the Neighbourhood Design Plan key as 'grasses and tussock planting only' will be permitted only at the discretion of the DRP.

2.2.7 Access Driveways & Parking

The vehicle crossings throughout the development have been designed so that the entries into the sites are as discreet as possible. Deviation from the road crossing positions as shown on the Neighbourhood Design Plan is at the discretion of the DRP.

Parking on streets or accessways is not permitted except in designated and formed visitor carparking areas. Visitors parking and parking forecourts must be contained within the site. Driveway and forecourt designs must allow for on-site turning where lots are accessed from thoroughfare roads.

Millbrook shall provide sealed driveways to lot boundaries. Lot owners are required to use asphalt on their driveways. Lot owners are encouraged to use asphalt in forecourts or dark coloured natural materials at the discretion of the DRP (schist flagstones, basalt, exposed aggregate or local gravels are acceptable).

Specific indoor parking and charging areas for a golf cart(s) is a prerequisite to approval for members to own and store a cart on their property.

A minimum of two car garaging is to be provided except at the discretion of the DRP on smaller scale House and Land packages. Oversized garage areas for storage are encouraged.

2.2.8 Paving & Drainage

A wide range of paving materials is acceptable for courtyard paving that is in keeping with the overall landscape objectives. Courtyard paving materials shall be restricted however to shades of mid to dark grey 'natural materials, such as schist paving, asphalt, exposed aggregate, granites, bluestone or similar. No coloured concrete paving in colours other than the range described above shall be permitted other than creamy colours approved at the discretion of the DRP. Stormwater shall be contained within each site to the degree possible to avoid excessive run off onto neighbouring properties and common areas. Sites built up using engineered hard fill are often less free draining and so the use of subsoil drainage is encouraged. Mud tanks or other forms of sediment catchment shall be used where appropriate and reasonably required.

2.2.9 Sculptures & Garden Art

All garden art and sculptures are at the discretion of the DRP. The DRP shall take into consideration the appropriateness of their size, finish, form and colour within the Millbrook setting. All such sculptures or artworks shall be kept clear of the zones designated for 'grasses and tussock planting only' (fairway side) on the Neighbourhood Design Plans except where permitted by the DRP. Sculptures with the following attributes are not appropriate at Millbrook:

- Highly reflective materials
- Bright primary colours
- Culturally offensive shapes, forms or references
- Kinetic sculptures visible from off site views

For sculptures in positions that are highly visible from other neighbouring properties the DRP in their discretion may consult with or seek the approval of those affected neighbours. The final decision shall be entirely at the discretion of the DRP.

2.2.10 Swimming & Spa Pools

Swimming pools and spa pools are permitted at the discretion of the DRP. Pools must be located within the building platform or in the landscape area where landscape structures are permitted. The design of the dwelling must make consideration for the pool plant to be housed inside the house or garage and be acoustically insulated to meet the DRP's acoustic standards of 35dba at the lot boundaries. Pool fencing must comply with the general fencing objectives and controls within these guidelines. Retractable and lockable covers in lieu of fencing will only be permitted where the DRP is comfortable that neighbouring dwellings are suitably separated from the pool area and that the risk of children straying to the pool is minimal. The owner must also obtain all necessary permits from the local authority as they relate to the Fencing of Swimming Pools Act.

2.2.11 Exterior Lighting & Glare

Exterior lighting is permitted but shall be restricted to down lighting and for the purpose of lighting private areas. Up lighting into vegetation will be permitted provided the total illumination is not excessive and restricted to the relevant lot. Sources are to be incandescent, halogen or other "white light", not sodium vapour or other coloured light, except for temporary holiday decorations.

The following Rules from the District Plan are to be adhered to:

- All fixed lighting shall be directed away from adjacent roads and properties.

- No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.
- Any building or fence constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish.
- External Lighting shall be limited to down lighting only, not more than 1.5 metres above the finished floor level of the dwelling with the light source shielded from horizontal view

2.2.12 Site Utilities & Exterior Service Areas

Meter boxes for electricity and gas are to be flush mounted into walls with suitable covers over them having regard to the surrounding cladding and hidden as much as possible from off site views, whilst still being easily accessible for reading.

All service and utility areas such as diesel tanks, storage depots, wheelie bin stores, clothes lines, play equipment and kennels approved by the DRP are to be

screened from view from any neighbouring lot, access lot, part of the golf course or reserve areas, and if not located within the building platform may be located within the zones shown on the Neighbourhood Design Plan as 'no planting over 3m' and/or 'unrestricted planting and approved landscape structures'.

Provision of wheelie bin enclosures that are not within the locked garage/dwelling are encouraged to allow the bin contractor the opportunity to put the bin away without requiring access to a locked dwelling should the owner be absent.

All utilities on site including gas supply, electrical supply, storm water piping, foul sewer and telecommunications, shall be underground or contained within the buildings structure.

2.2.13 Street Numbers & Mailboxes

Street Numbers shall be shown on flat 200 x 180mm steel in black powder coat finish, with numbers in white or such other generic design developed by Millbrook.

Millbrook has available for Millbrook West lot owners a limited number of mailboxes at it's western entrance. The allocation of these will be at Millbrook's discretion but generally limited to more permanent residents.

Mailboxes on individual lots are at the discretion of the DRP and must be designed to be integral to a wall or landscape structure so that a mail slot is the only part of the mailbox showing. Proprietary boxes mounted on a post will not be permitted. Please note NZ Post do not currently deliver into the resort but does deliver to the western entrance.

2.2.14 Outdoor Furniture

Brightly coloured exterior, reflective or shiny furniture that is visible from off-site is not permitted.

2.3 Specific Landscape Controls for R14–R16 (The Grand Terrace at Mill Farm)

The Grand Terrace landscape at Mill Farm (Activity Areas R14-R16 of the Structure Plan shown in Appendix B) occupies a distinct landform, separated both physically and visibly from the rest of Millbrook. This is recognised in the District Plan provisions and is reflected in the site specific design controls set out below:

- Tree, shrub and ground cover planting shall all be of native species aside from vegetable plants, herbs and fragrant plants under 1m high.



3 Architectural Design Guidelines

3.1 General Design Considerations

The intent of these architectural guidelines is to encourage a diversity of design solutions and at the same time produce a unified and harmonious continuity that reflects:

- The rural character and setting of Millbrook
- Respect for the landscape and landforms
- Privacy between dwellings
- Local climate
- Continuity with the characteristics, forms and materials of the established Central Otago and 'Millbrook' styles of architecture

Many examples of buildings that incorporate elements of the design can be found in the Central Otago region including the historic buildings within Millbrook. Millbrook's

western development will extend this architectural history into a new setting for contemporary ways of life, offering contemporary responses to the same set of prevailing regional and local conditions, the climatic, cultural and physical.

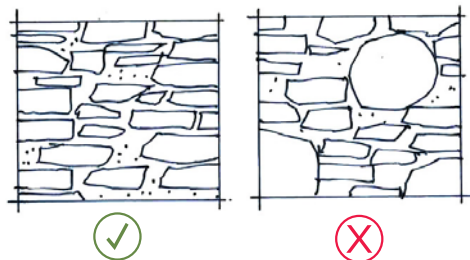
It is a requirement that an Approved Architect (see section 5.2 for the approval process) be retained by each lot owner to prepare plans for submission to the DRP in accordance with the review process.

A picture tells a thousand words and the DRP have selected the images below to help illustrate features of the Millbrook style of architecture.

3.2 Building Mass

Objective: To ensure a consistency in scale and form is achieved, as envisaged in the Master Plan and to bring design unity to each neighbourhood. To acknowledge that each lot forms part of a neighbourhood and to ensure that individual houses are not designed in isolation to their relationship to other surrounding houses.

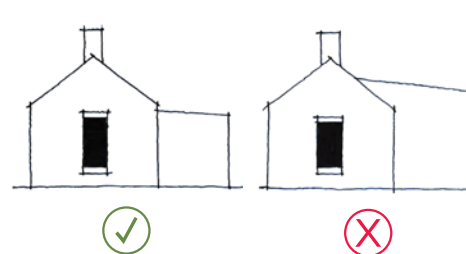
Millbrook quarry schist laid horizontally



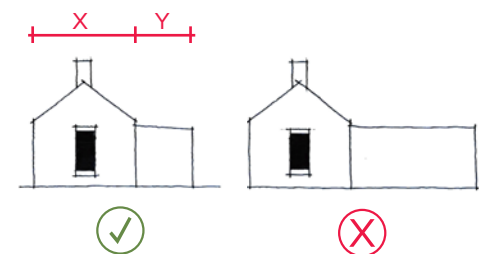
No eaves to gabled pavilions



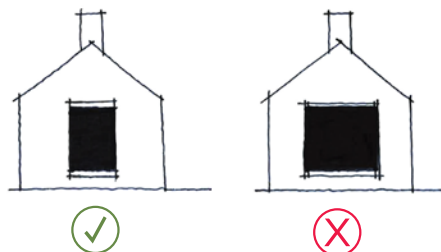
Lean-to connections under gutter line



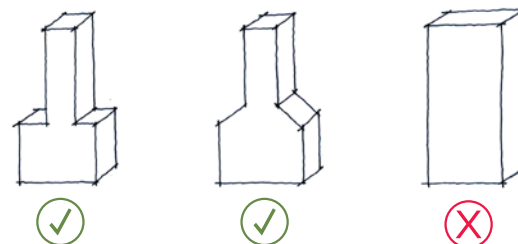
Lean-to proportions
 $Y = \max 60\% \text{ of } X$



Window proportions
Min ratio height = 1.5 x width



Square profile chimneys



Gable height to width ratio
width = max 110% of height





Controls:

- a. Buildings are to be contained within the building platforms as prescribed in the relevant Neighbourhood Design Plans and as described in section 2.2.1 (refer Appendices C to J pages 30 to 37).
- b. The minimum house size including garages will be 250m² or 300m² on sites that have an area greater than 1,500m². The DRP may also approve smaller homes in comprehensive home and land developments at their sole discretion.
- c. The maximum site coverage will be 30%. The DRP may also approve higher coverage in comprehensive home and land developments at their sole discretion.
- d. Adequate consideration must be given to breaking the mass of building forms in excess of 16m in length, by way of example, gable end projections, chimney's, balconies, pergola's, stepping in or out etc.
- e. Care will be taken to keep gable ends in the traditional Millbrook proportion which are generally taller than they are wide (the maximum gable end horizontal width shall be no greater than 110% of its height) with any adjacent lean-to or flat roof connections set back from the gable end and generally connected at or below the gutter height of the adjacent pavilion.
- f. The garage design must be of a similar design and materials as the main dwelling. Garages that do not directly face the road are encouraged.

3.3 Building Height

Objective: To minimise the visual impact of the dwellings, to ensure that they are subordinate to, and blend in with the surrounding landscape. Building heights have been limited in strategic areas to allow improved views from all properties.

Controls:

- a. The maximum building height of each dwelling will be as per the table shown on each relevant Neighbourhood Design Plan and measured from the noted finished floor level (FFL) or such other FFL as finally determined by Millbrook at the completion of the subdivision works. Basements are permitted but must be below the nominated FFL. Minor breaches of the designated height planes may be permitted at the sole discretion of the DRP but may require resource consent from QLDC.
- b. There are other site specific height restrictions noted on the relevant Neighbourhood Design Plans key.

3.4 Roofs

Objective: To ensure that a unified roofscape in varying tones of grey and with a richness in gable rhythms is achieved.

Controls:

- a. All buildings will follow a design theme based on the gable roof form of 37.5° in pitch.
- b. No eaves or overhangs are permitted except on linking flat roof structures where an eave of up to 300mm is permitted.
- c. Roof claddings are limited to one finish selected from - Corrugated colour steel in either 'Grey Friars' or 'Sandstone Grey' or alternatively in a traditional natural grey slate (sample to be approved by the DRP).
- d. The DRP may allow, at their discretion, a second roof finish to a secondary form (i.e. garage) where they are satisfied that the overall design would benefit from this feature, for example where the garage has been designed as a separate 'Barn' structure.
- e. Flat roofs that connect and link pitched roofed pavilions are permitted but shall not exceed 25% of the total roof area (verandah areas shall be excluded from this calculation). Flat roof structures that do not link pavilion forms may be approved at the discretion of the DRP but their depth shall be no greater than 60% of the width of the adjoining pavilion. The flat roofs are to generally sit below the gutter line of the connecting pavilions and shall be covered in an approved membrane of a colour consistent with the main roof colour.
- f. Lean-to structures are permitted at the discretion of the DRP and shall, not exceed 60% of the width of the adjoining structure and shall have a minimum roof pitch of 10° and a maximum pitch of 37.5°. The scale and depth of the lean-to shall be appropriate to the pavilion that it adjoins.
- g. Barge and fascia boards shall be kept as fine as possible and shall be painted or stained to match the adjacent facades.
- h. All down pipes and gutters are to be in a colour matching the roof. Copper down pipes and gutters are permitted only when used with 'Grey Friars' coloured iron or with a slate roof. PVC downpipes and gutters are not permitted.
- i. All roof flashing and penetrations shall be in a colour and material consistent with the roof (no PVC is permitted). Penetrations are to be avoided where possible (i.e. vented out walls instead) and if used are to be mitigated by using custom built caps to follow the roof pitch and located on the more hidden side of the roof in order to avoid the 'mushroom' effect. Any roof flue taller than 600mm shall be treated as a chimney and be subject to the chimney rules herein.

- j. No plant or equipment is permitted to be positioned on the roof except for TV aerials and sky dishes, which are to be screened to the maximum intent possible.
- k. Solar panels are permitted at the discretion of the DRP. They must be designed and integrated into the structure to be as flush and unobtrusive as possible, in colours that match the roof to the maximum extent possible, and on a roof slope(s) that have minimal visibility and glare from neighbouring properties, golf courses and common areas. Ground level solar panels that are not visible from off-site views may be considered by the DRP and approved at their discretion, but must be located within the building platform or be located in the curtilage area designated for landscape structures.
- l. Dormers are permitted but must have 37.5° pitched roofs and shall be in keeping with traditional dormer formats as used at the resort with dormer ridges set down from the main ridge of the pavilion they are located. Narrow dormers (max 1.4m external width dimension) with flat roofs may be permitted at the discretion of the DRP and must be capped with a sheet metal or membrane to match the main roof. Both flat topped and pitched dormers shall not be permitted on the same dwelling.
- m. Pitched roof forms must be gabled, no hip type roofs are permitted. The ridges of secondary gable forms that are perpendicular to and connected to primary gables must be set down a minimum of 300 mm from the ridge of the primary gable form that they adjoin so they appear as a secondary form to the principle gable. No parapet gable end walls are permitted.

- n. Where skylights are contemplated the architect shall ensure that the flashing kits do not protrude above the roof plane unnecessarily.

3.5 External Wall Materials

Objective: To ensure that dwellings complement the surroundings and landscape and help to blend the buildings and the new improvements with the site. Materials should be natural or in recessive colours with a limited number and variation in finishes.

Controls:

- a. All external above ground cladding materials shall be limited to Millbrook quarry stone laid horizontally (pattern and finish to be approved by the DRP prior to work commencing), painted plaster rendered with a stone like appearance or wood float finish (other patterned plaster finishes are not acceptable), horizontal dressed timber weatherboards painted/stained red cedar in an approved colour/stain, vertical red cedar shiplap boards in an approved stain/paint and vertical red cedar board and batten in an approved stain (dimensions to be approved by DRP).
- b. Vertical board and batten and vertical shiplap board finishes are only permitted to secondary architectural forms and on the “street side” of the lot, and finished in natural approved stains. Boards shall run full height without horizontal joints. Shiplap boards to be a consistent width of between 150 and 200mm.



- c. Weatherboards shall be dressed or finely band sawn in either bevel backed or rusticated profiles with a board size of 150mm to 200mm and shall be either painted, in natural unfinished red cedar or in red cedar with an approved stain finish. Stained or natural red cedar weatherboard (vertical or horizontal) finishes are only permitted to secondary architectural forms and on the “street side” of the lot.
- d. The DRP may consider at their discretion alternative timber types such as Abodo or similar.
- e. Vertical and horizontal timber cladding shall not be used on the same house.
- f. Painted and stained timber claddings shall not be used on the same house.
- g. Individual pavilions shall be clad in a single cladding i.e. no changes of materials on different walls of a pavilion.
- h. Claddings are not to be mixed on any wall i.e. one cladding low down and another in the upper triangle of a gable end.
- i. Blackened steel, zinc sheeting board form concrete may be permitted at the discretion of the DRP to minor building elements but not as a mainstream cladding element.
- j. Exterior paint colours shall be one of the following Resene colours, or a colour within the same earthy tones as approved by the DRP. Other good quality brand paints shall be permitted by the DRP (that match the Resene colours). No trim or highlight colours are permitted.

Pravada	Pavlova	Stonewall
Akaroa	Half Stonewall	Bison Hide
Arrowtown	Double Bison Hide	Half Arrowtown
Quarter Mondo	Napa	Half Mondo
Half Masala		
- k. Exterior timber stains shall be limited to those with a natural colour finish, which must be approved by the DRP prior to application (a sample must be submitted to the DRP). Full black stains are not permitted. Examples of approved stain colours are:
 - Black Ash (on a dressed board) and Smokey Grey from the CD50 range
 - Stone, Lite Oak, Dryhills, Driftwood, Barque, Midnight (on a dressed board) and Slate from the Dryden’s Wood Oil Range.
 - Other similar tones in alternative brands may be approved at the sole discretion of the DRP. Slightly darker tones may be considered if being applied to a dressed board as they tend to retain less pigment than a rough sawn board.

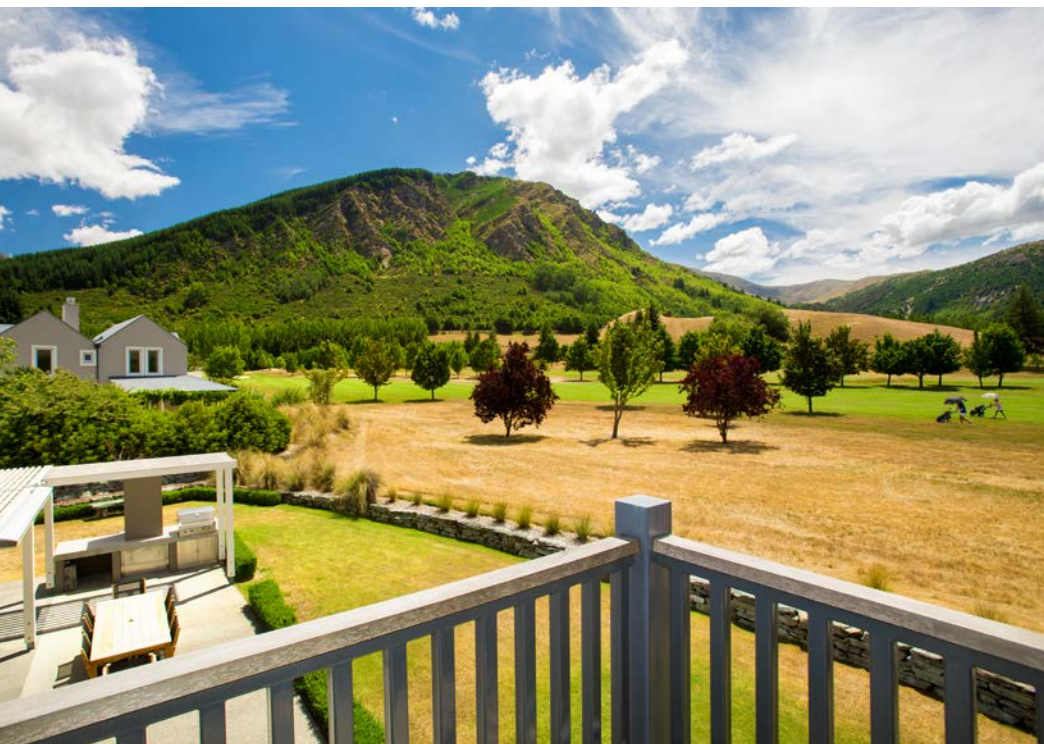
3.6 Doors & Windows

Objective: To ensure that a traditional approach to window sizes and details is maintained whereby smaller windows of vertical proportions were punched into gable ends and side walls with deep reveals.

Controls:

- a. Joinery finishes permitted in natural or stained cedar, painted timber, powder coated steel, powder coated aluminium or anodised aluminium. All colours to be in keeping with the other exterior finishes and to be approved by the DRP.
- b. The shape, proportions and details of all openings are to be appropriate to the structural expression of the walls within which they are located. Windows shall be vertical in proportion, with oversized glass areas permitted only at the discretion of the DRP and where approved broken up with mullions and transoms to the approval of the DRP.
- c. The DRP’s attention will have heightened focus on windows particularly on masonry/stone gable ends. Classic vertically proportioned openings in these ends are required. The maximum width of a single centrally positioned window (with no mullions) shall be 1/3rd of the pavilion width or 2m whichever is the lesser. The aesthetic logic of masonry structures derives its strength from the external corners and so window openings should not get too close to external corners (fully glazed gables being the exception to the rule).
- d. Window openings within gabled forms, regardless of how they are broken up should generally be taller than they are wide. The acceptable ratio is height = 1.5 times the width and no less. Where windows occupy a glazed mass that does not comply with this 1.5/1.0 ratio, this is acceptable at the DRP’s discretion if the window mass is expressed to ground level (refer to the sketch on page 11). The DRP may exercise discretion on window proportions where windows are located within internal courtyards, under the shadow line of a verandah, or in other locations not visible from off- site views
- e. The DRP is open to greater flexibility on the use of more expansive sections of glass in the walls of flat roofed connecting structures albeit with mullions to maintain appropriate vertical proportions.
- f. All windows to be at a minimum double-glazed. Windows in line with the golf course should be in toughened glass.
- g. Only clear glass permitted except where bathroom windows are required to be in opaque or frosted glass. Non-reflective glass to be used where large expanses of glass face onto any fairway or where required by QLDC. No tinted glass is permitted.

- h. Care should be taken with the positioning of windows to minimise privacy issues and 'overlooking'.
- i. Curtain glass walling to gable ends is only permitted at the discretion of the DRP and shall be limited to one pavilion per dwelling and where that pavilion has a height of no greater than 6.5m and the glass expanse is broken up horizontally and vertically to the approval of the DRP with mullions/transoms. No half glass / half solid walls shall be permitted (i.e. glass to the upper triangle and solid to the lower portion of the gable end). The DRP may consider more than one such glazed gable end where those gables are not on the same elevation.
- j. All windows set into masonry, plastered or stone walls are to be recessed to the degree possible but to a minimum of 200mm. Windows set in timber clad walls shall be either recessed or 'plant on' timber window facings used.
- k. Garage doors shall be timber and in either paint or cedar finished to complement the dwelling colour scheme. Powder coated steel doors may also be permitted at the discretion of the DRP.
- l. Window treatment backing colours will be in neutral tones only.



3.7 Building Projections

Porches, verandas, pergolas, loggias, outdoor fires, and patios for climate control and/or outdoor living and circulation are encouraged. All of these building projections should be designed as integral elements of the building forms.

Controls:

- a. All roof projections including chimneys, flues and vents shall be compatible in height and material with the structure from which they project. Chimneys, where they are deemed to be a strong design feature, may exceed the height control by up to maximum of 2m.
- b. Chimneys are to be square in profile except at the breast where a variety of traditional treatments can be used that are appropriate to Millbrook. Protruding flues are to be capped and or screened with powder coated steel frame to match the chimney proportion. Lower profile chimneys to outdoor fires located in discrete positions may be permitted, at the sole discretion of the DRP to have a round steel chimney in an approved finish.
- c. All structures on any one site are to be designed as integral parts or extensions of the main building in terms of materials and colours, even if physically separated from it.
- d. Pergolas are to be of a scale and proportion to suit the house. Heavy timbers such as bridge beams are generally not acceptable.
- e. Balconies and bay windows are permitted. Balconies are to be of a traditional format with traditional vertical balustrading (glass balustrading is not permitted) and posts.
- f. Operable louvres and retractable covers may be permitted at the discretion of the DRP to the tops of pergola structures provided that a ribbon board screens the working mechanism's from view.
- g. Retractable vinyl or canvass screens are generally prohibited except at the sole discretion of the DRP in concealed locations.

3.8 Other Controls

- a. Open fires or log burners within dwellings are not permitted (other than Millbrook approved gas appliances)
- b. With respect to outdoor fires, open wood burning fires may be permitted at the discretion of the DRP and are subject to any relevant local authority rules or by-laws. As a guideline to the DRP's discretion, wood burning outdoor fires are appropriate on lots >1,250m² with such fire being set back a minimum 10m from any neighbouring lot boundary and such fire shall comply with other local/regional authority rules (cooking appliance) and such fire being of a modest kilowatt output i.e. 1,200mm wide fire box.

- c. Air-conditioning units are only permitted if they are designed as an integral part of the building and screened acoustically and visually to the satisfaction of the DRP.
- d. Sound from all electrical and mechanical equipment (including heat pumps and spa pools) measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any time:
 - (i) at any point within any other residential section 35 dB LAeq(15 min)
 - (ii) at any other point within the Millbrook Resort 45 dB LAeq(15 min)
- e. No pile type foundation construction is permitted

3.9 Specific Architectural Controls for R14–R16 (The Grand Terrace, Mill Farm)

The Grand Terrace landscape at Mill Farm (Activity Areas R14–R16 of the Structure Plan shown in Appendix B) occupies a distinct landform, separated both physically and visibly from the rest of Millbrook. This is recognised in the District Plan provisions and is reflected in the site specific design controls set out below. All architectural Design Guidelines set out in 3.1-3.8 in this document apply to dwellings in Activity Areas R14–R16 with the following amendments:

Roofing Materials – Tray profile roofing is allowed in addition to those listed in 3.4

Flat Roof Areas - The flat roof component of the dwelling may be extended to 35% of the total roof area at the discretion of the DRP.

Roof Colours - shall be limited to the following Colorsteel colours: ‘Grey Friars’, ‘Ironsand’, ‘Flaxpod’ and ‘Slate’. In addition natural copper (left to weather) may be used when using tray profile roofing. Gutters and downpipes shall match the roof colour.

External Wall Materials -

- a. Sheet metal and textured concrete finishes may be permitted at the discretion of the DRP in addition to those materials listed in 3.5 provided they are in recessive colours.
 - ‘Sheet Metal’ is described as steel in a weathered finish (i.e. Corten or mild rusted) or mild steel with a clear finish, or weathered zinc.
 - ‘Sheet Metal’ cannot be used as a principal pavilion cladding but may be used on secondary forms such as lean-to’s, bay windows, chimneys, dormers, conservatories and as wall claddings on flat roofed connecting structures.
 - Paint finish on ‘Sheet Metal’ is generally not acceptable. Only dark matt finish powder coated finishes on ‘Sheet Metal’ may be permitted at the discretion of the DRP

- Only dark coloured zinc is permitted at the discretion of the DRP
- b. Textured structural concrete may be permitted as an external material. Texture must be ‘rough’ in texture i.e. from a ‘board form’ or ‘off-form’ finish. Smooth concrete is generally not permitted. The texture finish remains at the discretion of the DRP and the lot owner must provide a sample or photograph for approval. Architectural drawings must also include any panel or control joint locations/details for approval by the DRP. Where a concrete form is deemed to be in a highly visible location, especially from ‘off resort views’, the DRP may require a tint to be utilised in the concrete to avoid whitening through age.
- c. The DRP acknowledges that there are other ‘black’ products/finishes on the market (‘burnt larch’ by way of example). The use of other such products is entirely at the discretion of the DRP.

External Paint and Stain Colours – In general exterior colours for Activity Areas R14-R16 are darker and more recessive than the rest of Millbrook

- a. External Paint Colours – All colours shall be at the discretion of the DRP and shall be in natural earthy tones with a maximum light reflectivity value of 25% (note - black paint is not permitted)
- b. External Stain Colours – All stain colours shall be at the discretion of the DRP and shall be in dark colours (black included), and in silver and greys. Wood stains that weather/age to yellow and orange hues are not permitted.

Joinery Colours – Joinery colours shall be in the same/similar colours as the surrounding cladding or darker.

3.10 Specific Architectural Controls for R18 (Lot 34 at Mill Farm)

The R18 Activity Area contains an historic cottage being Heritage Item 71 within the QLDC District Plan. To provide appropriate protection to the heritage building and to provide controls that will ensure that any future building addition does not dominate the existing heritage cottage and is linked to it in a sympathetic way the following additional controls are required:

- a. Any major changes to the existing building will require the stone cottage to be repaired and improved. This work could include, for example, the removal of the existing 1980’s rear extension and the creation of a new extension that is sympathetic to the architectural values of the original historic cottage in form and proportion, retaining the legibility of the cottage.



4 General Guidelines & Controls

4.1 Overview & Memorandum of Encumbrance

A memorandum of encumbrance is or is to be registered against all Lots within Millbrook. The memorandum of encumbrance contains formal land use controls, which must be adhered to as well as the land use, and site management controls contained in clause 4.2 and 4.3. The relationship between the Design Guidelines and the memorandum of encumbrance is complimentary. Where a control or guideline is more restrictive in either the Design Guidelines or the encumbrance the interpretation of such provision shall not be fettered or restricted by the wording of the other.

4.2 Land Use Controls

- a. No site works, building work or landscaping work on any lot shall commence without first obtaining the written approval of the DRP to the plans and specifications for the intended residential dwelling, any other buildings and landscaping.
- b. Any future additions or external decoration (including re-painting) or alterations to dwellings or substantial landscaping or any other permitted building on the lot must also be approved by the DRP prior to commencing any work.
- c. Site owners must also obtain all necessary Land Use Consents and Building Consents from QLDC before commencement of any work on site.
- d. Residences may not be occupied until a code of compliance certificate is issued in accordance with Building Act 2004 requirements. Millbrook may request a copy of such certificate as proof of issue.
- e. Construction of residences including any fencing must be completed within five (5) years of the initial title issue date of each new lot. Landscaping is to be completed within three (3) months of completion of the residence. Construction of the residence must be continuous and once started must be completed within twelve (12) months of breaking ground (the DRP may allow longer at their discretion for large homes).
- f. No second hand or relocatable buildings may be brought onto the property

- g. Boats, trailers, caravans, additional cars may not be parked on the property unless garaged.
- h. No commercial use of a property is permitted other than a home office.
- i. The land will not be further subdivided.
- j. A single residential dwelling only may be erected on the property except that the following (subject to any Resource Consent/Consent Notice) may be attached or detached from the main dwelling but within the building platform:
(a) a guest house up to a maximum of 60m² or (b) Caretaker Unit that shall not exceed 100m² or (c) an additional fully equipped living unit for senior or handicapped residents that shall not exceed 100m². An additional enclosed parking space shall be provided for any of those additional uses described in this sub-clause. It should also be noted that the lot owner is responsible for any additional headwork's or development contributions payable to QLDC (if any) for any of these additional uses.

4.3 Site Management Controls

During construction of their Millbrook home it will be the responsibility of the lot owner to ensure builders, subcontractors, workmen and suppliers comply with these Design Guidelines and minimise disturbance to other Members and residents.

- a. A pre-construction conference between the DRP convenor and the lot owner's contractor is required to discuss the contractors work plan, establish the location of services, site buildings, delivery routes and these site management controls etc.
- b. Prior to commencing construction of the dwelling, and in order that Millbrook has surety that:
 - i. damage (that may occur to any of Millbrook's property/land during construction) will be rectified satisfactorily, in a proper workmanlike and timely manner; and
 - ii. the dwelling constructed on the land is built in accordance with these aesthetic Design Guidelines and the memorandum of encumbrance registered against the title to the land; and

- iii. the Land Use and Site Management Controls within the Millbrook Design Guidelines have and are being adhered to; and
- iv. the lot owner has complied with all required local authority consents and/or approvals, all conditions of consent and obtained all required certifications of all consents issued pursuant to the Building Act 2004;

the lot owner shall deposit with Millbrook a monetary bond that Millbrook reasonably deems to be suitable, based on the location and size of construction to be undertaken but in any event no less than NZD\$5,000.00 and, enter into a deed of covenant with Millbrook which (amongst other things) secures the lot owner's obligations in terms of the matters set out above.

The bonded sum will be applied against all costs incurred by Millbrook in respect of the matters set out above (in the event of owner default) and all incidental costs as set out more particularly in the deed of covenant. Any unexpended sum will be returned to the lot owner upon completion of all required works, compliance with all required local authority consents and/or approvals, all conditions of consent and provision of all certifications of all consents issued pursuant to the Building Act 2004.

In the event that bonded sum is insufficient to meet all costs incurred by Millbrook pursuant to the matters set out above and the deed of covenant, the lot owner shall be liable for such excess costs and Millbrook reserves the right to recover such excess costs from the lot owner.

For the avoidance of doubt, road crossing bonds are not payable to QLDC for houses within Millbrook Resort.

- c. Access to construction areas must be via the western entrance or as directed by Millbrook. Access through Middlerigg Lane or via the Millbrook Village Centre is prohibited. Contractors and owners shall ensure where possible, that smaller delivery trucks are used. Where deliveries are made by larger semis or B-trains that require greater turning distances than are available within the residential areas, then contractors shall arrange for goods to be first de-cantered onto smaller trucks and then delivered to site. The lot owner's contractor will immediately repair any damage caused by oversized trucks inappropriately brought onto the site, or if repaired by Millbrook, the costs recovered from the construction bond and/or site owner.
- d. Contractors and suppliers must adhere to the 30km/hr speed limits within Millbrook.

- e. All trade vehicles are to be parked on the lot or in such other position as agreed by Millbrook or agreed by a neighbouring lot owner. Trade vehicles are not to be parked on the roads or on the grass swales or reserve areas.
- f. Temporary buildings associated with construction are permitted but must be in a tidy condition and located on the lot.
- g. Sites must be fenced to a minimum height of 1,200mm with such fence to include green or black wind netting to prevent windblown debris escaping the site. No branded shade cloth is permitted to be used.
- h. The dwelling will be constructed on site. No kitset, pre-built transportable or relocatable house, caravan, shed or garage may be erected or permitted for permanent or temporary accommodation.
- i. Only one construction sign is permitted on site – no larger than 900x600mm. The sign must be fixed and is permitted only within the lot boundaries.
- j. The use of fixed tower cranes is entirely at the discretion of the DRP
- k. Hours of work on site are restricted to: 1st November to 31st March 8am to 8pm Monday to Saturday and 1st April to 31st October 8am to 5.30pm Monday to Saturday, however under no circumstances should there be any construction noise emanating from the site after 5.30pm.
- l. Noise: All care is to be taken to keep noise levels to a minimum. Contractors are not permitted to have radios or music playing on site.
- m. Health & Safety: Owners shall ensure that all contractors on site have an up to date Health & Safety policy and comply with all current legislation relating to work place health & safety at all times.
- n. All buildings must be constructed in accordance with the current Building Act and Building Code and must be built in a good and tradesmenlike manner. All construction must be carried out by a current member of the Master Builders Association or such other contractor as approved by Millbrook.
- o. During construction:
 - i. No building material or waste may be placed on any adjoining lot, community area or any part of the Millbrook Resort.
 - ii. The Building Contractor must carry full contract insurance and public liability cover for an amount deemed adequate by the DRP.
 - iii. The DRP reserves the right to enter on to any building site for the purpose of inspecting the building to ensure that design and building standards and site maintenance requirements are observed.



- p. No builder's waste or rubbish may be allowed to accumulate on the property. A refuse skip must be used during construction and kept sheeted. Windblown material is to be promptly retrieved.
- q. All building materials and equipment brought onto the property during construction must be contained within the perimeter of the section.
- r. Contractors and sub-contractors are not permitted to have dogs or pets on site.
- s. Contractors or sub-contractors are not permitted to have rubbish fires on site.
- t. Grass and other groundcover on the lot will be maintained so as not to exceed 100 mm in height. Millbrook may enter the property and cut grass and groundcover at the cost of the owner if this site maintenance requirement is not observed or remedied upon request.

4.4 Codes of Practice

- a. All dwelling plans, exterior finishes and landscape works are to be approved by Millbrook as per the process outlined in section 5.2.
- b. The DRP has the right to enforce all protective covenants, design guidelines and codes of practice applying to the property from time to time and if the breach is of a serious nature or is not rectified promptly then Millbrook reserves its rights to enforce the rent charge provisions of the Memorandum of Encumbrance.
- c. The DRP reserves the right to make reasonable changes to these design guidelines and to determine the placing of adjacent buildings and codes of practice from time to time as the DRP considers practical and necessary without unreasonably interfering with the integrity of the overall objectives of the Millbrook Design Guidelines. Where a neighbour's property may be affected by any proposed decision, the DRP shall not be required to consult with any neighbour and the DRP's decision will be final.
- d. In applying these covenants the DRP shall act in the best interests of Millbrook and the owners at all times. All decisions shall be made to ensure high design and building standards.
- e. In the event of resale of the property the owner must make these guidelines known to the purchaser to ensure the purchaser understands these requirements and that no misunderstandings arise which could involve the owner, the DRP or any other party in legal proceedings.
- f. In exercising its rights under these guidelines Millbrook shall act reasonably in all respects.

4.5 Architect Approval

For each project the Lot owner is required to submit the name and CV of their proposed Architect or graduate architect for approval by the DRP prior to commencing design work. To ensure the Objectives and Design Outcomes outlined in section 1.6 of these Design Guidelines are achieved the DRP is extremely reluctant (in the case of new homes) to approve any individual or company that is not an Architect (registered with the Architects Registration Board) or a graduate architect (those who hold a Bachelor of Architectural Studies from a New Zealand University, or similar degree from a different country to the satisfaction of the DRP). The DRP reserves the right to approve or reject any Architect or graduate architect if in the DRP's opinion they do not have the relevant experience or skills or who have, in the opinion of the DRP, breached the Millbrook Design Protocol Agreement in the past.

The DRP may consider approving, on a case by case basis and at its sole discretion, after assessing their experience and reputation, an architectural designer for the design of a new home at Millbrook. In principle, the DRP is prepared to accept the use of an architectural designer who is a licensed designer, for alterations and additions to existing homes where the DRP is satisfied that the architecture of the home is already established and the alterations, in DRP's opinion, are a modest component of the dwelling. Such architectural designers and/or draftspersons are still required to be approved by the DRP prior to commencing design.

Each Architect, graduate architect or architectural designer appointed by a lot owner and approved by the DRP must first complete an induction process and commit to the Millbrook Design Protocol Agreement using the form attached in Appendix I. Millbrook reserves the right to reject any such design consultant who does not agree to be bound by, or who has breached, the Millbrook Design Protocol Agreement in the past.



5 Design Review

5.1 Design Review Panel Organisation

5.1.1 Design Review Panel Membership

The DRP will consist of 3 to 4 members namely an Architect, Landscape Architect and one to two Millbrook representatives. If and when an Owners Association is formed then a representative of that group may, at Millbrook's discretion, be included from time to time. Each person will hold office until such time as he/she has resigned, or has been removed by Millbrook, or his/ her successor has been appointed.

5.1.2 DRP Convenor

The DRP Convenor is responsible for the design review process and administration and shall have the authority to agree more minor queries or submissions (at Millbrook's discretion) that comply with the Design Guidelines without calling for a full meeting.

5.1.3 Appointment of Members

Millbrook will appoint the DRP members. Millbrook will also have the power to remove and replace DRP members. At such time as Millbrook as Developer no longer owns any of the lots within the Development and after all the lots have been fully developed, and all dwellings have been completed, the power of appointment and removal in respect of membership of the DRP may, at Millbrook's discretion temporarily or permanently, be handed to the Home Owners Association or Residents Association if such exists.

5.1.4 Resignation of Members

Any member of the DRP may at any time resign from the DRP upon written notice stating the effective date of the member's resignation to the DRP. Millbrook will thereafter appoint new members to the DRP.

5.1.5 Functions of the DRP

It shall be the duty of the DRP to consider and act upon such proposals or plans from time to time submitted to it in accordance with the design review procedures established by these Design Guidelines; to amend the Design



Guidelines as deemed necessary; and to perform any duties assigned to it by Millbrook.

5.1.6 Right of Waiver

The DRP recognizes that each lot has its own characteristics and that each Owner has their own individual needs and desires. For this reason the DRP has the authority to approve deviations from any of the Design Guidelines or Regulations contained within this document. It should be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the DRP, and that the approval of the deviations will be limited to only the most creative design solutions to unique situations. Prior to the DRP approving any deviation from a Design Guideline, it must be demonstrated that the proposal is consistent with the overall vision of the development, the objectives of the Design Guidelines, and will not adversely affect adjoining lots or the Development as a whole.

The DRP also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Owner demonstrates there is good cause.



5.1.7 Non-liability

Provided that DRP members act in good faith and with due diligence, neither the DRP nor any member shall be liable to Millbrook or any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

1. Approving or disapproving any plans, specifications and other materials, whether or not defective.
2. Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within the development.
4. Executing or recording a form of approval or disapproval, whether or not facts stated therein are correct.
5. Performing any other function pursuant to the provisions of the Design Guidelines.

The approvals provided by the DRP relate to the aesthetic appearance of the building(s) and landscape as assessed against the Millbrook Design Guidelines only. The DRP is not qualified to, nor does it make any assessments, warranty, assurance or representation as to any structural or weathertightness matters in respect of the building(s), or as to compliance with the NZ Building Code or any other legislation, regulation, rule, by-law or local or territorial authority requirements. In that regard it is expressly acknowledged and agreed that the applicant must obtain a building consent at their sole cost in all things prior to commencing construction of any building(s) and upon completion obtain a Code Compliance Certificate and the DRP shall have no obligation in these respects whatsoever.

5.2 Design Review Process

Drawings of the site development and dwelling will be carefully reviewed by the DRP to ensure that the proposed design is compatible with the overall development as a whole, is responsive to the particular site, and is in compliance with the “resource consent(s)” issued to Millbrook by QLDC for the development in general and complies with the Design Guidelines. This design review process must be followed for any of the following improvements to residential and visitor accommodation properties:

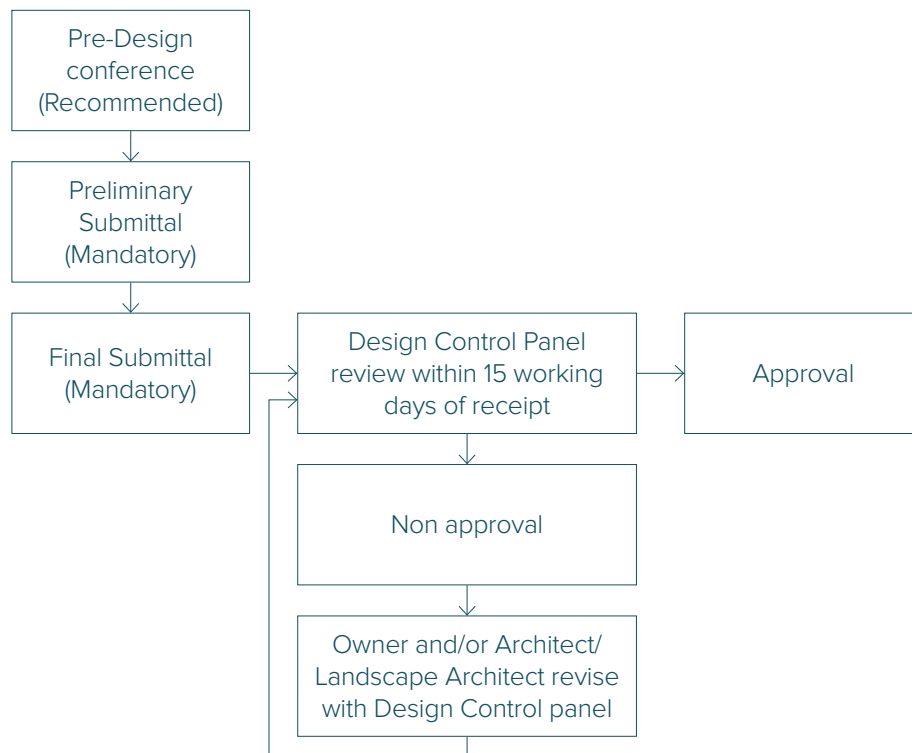
- Construction of all new buildings;
- The renovation, expansion or refinishing of the exterior of any existing building;

- Major site and /or landscape improvements; and
- Construction of, or additions to fencing or enclosure structures

The DRP evaluates all development proposals on the basis of the Design Guidelines. Most of the guidelines outlined in this document are written in relative terms. The interpretation of these standards is left up to the discretion of the DRP. Other guidelines such as building height, roof and exterior wall materials are more definite, or absolute design parameters.

Any Improvements as described above shall require and be preceded by the submission of plans, and specifications describing the proposed improvements and be accompanied by the noted application fee. The Owner shall retain competent assistance from an Architect, and Landscape Architect. The Owner shall carefully review the relevant Neighbourhood Design Plan, and these Design Guidelines and any other documents pertaining to this development issued from time to time prior to commencing the design process.

Having secured final design approval from the DRP, the Owner is also required to meet all relevant Consents from QLDC. The review process takes place in four steps:



5.2.1 Pre-design Conference (recommended)

Prior to the preparation of any material for formal DRP review it is strongly recommended that the Owner and/or Owners Consultant(s) meet with the DRP Convenor for a pre-design conference. The purpose of this meeting will be for the DRP Convenor to answer any questions the Owners and/or Consultant(s) may have and to discuss the particular characteristics and restrictions on the site, its access, the Building Platform, etc and the requirements, fees, and the design review process.

5.2.2 Preliminary Review (Mandatory)

In order to continue the process after the pre-design conference, the Owner or their consultant shall submit a written application accompanied with their Preliminary Design (PD) documents and the appropriate fee. A checklist of what is required to be contained in the PD and an application form will be made available from the DRP convenor. This step is intended to avoid wasted time and professional fees that result from pursuing a design solution that is in conflict with the standards expected from the DRP. Note: for ease of interpretation a scale model or 3D images are required at this stage of the review process.

Upon receipt of these documents, the DRP will liaise with the Owner to schedule a meeting to review the PD documents. The Owner and /or Consultants are encouraged to be present at the meeting. The DRP will review and comment on the application at the meeting, allow time for discussion with the Owner and/ or Consultant(s) if present, and subsequently provide the Owner with the conclusion of the meeting in writing.

A second review meeting may be necessary to review corrected and/or any new submission.

5.2.3 Final Submittal (Mandatory)

The final submittal documents are to include.

- Landscape/Site Plan(s) (1:200 scale in A3)
 - Sidewalks, stairways, parking, driveways, decks, patios, courtyards, swimming pools, tennis courts, awnings, fences and walls, garages, other accessory buildings
 - Any fencing, location, height, appearance
 - All finished grades, contour and wall levels
 - Location of plants, lawn area, trees, ground cover areas and shrubs
 - Plant list including species, PB size and height at maturity

- A landscape plan showing the relevant Neighbourhood Design Plan overlaid on the lot. This plan shall be supplied in CAD format if requested by the DRP

b. Building Plans (1:100 scale in A3)

- Site Plan of works including levels & building platform
- Plans, sections, elevations (including hidden elevations)
- Cross Sections
- Barge and fascia details
- Roof plan to include slope, building height and any penetrations
- Colours and materials identified
- Any rooftop equipment, chimneys, exterior lighting
- Window details
- Any external plant or equipment including evidence of compliance with the noise standards
- Scale model or 3D renderings
- Any other plans/graphics that may assist the DRP

c. Specifications

- Samples and colours of roof, window joinery and wall materials, and of other special features

Upon receipt of these documents, the DRP may if necessary liaise with the Owner or Owners Architect to schedule a meeting to review the FD documents. The owner and/or consultants may attend the meeting. The DRP shall review and comment on the application at the meeting, allow time for discussion with the Owner and/of Consultant(s) if present, and subsequently provide the Owner approval or conclusive recommendations in writing for refinements to the design. A second review meeting may be to review corrected and or new submission. Once the plans have been prepared to the DRP's satisfaction the DRP Convenor shall issue a formal approval letter which shall include the approved plans.

5.2.4 Observation

During construction the DRP may check on the progress to ensure compliance with the approved Final Design. Notwithstanding these procedures, the onus is on the Owner to ensure the construction complies with the Final Design documents. The DRP must not be seen as policemen, but rather as a body,

which is acting in the best interest of the development for the benefit of all the Homeowners. If changes or alterations have found not to be approved, the DRP shall issue a Notice to Comply.

5.2.5 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended improvements that differ from approved final design documents must be submitted in writing to the DRP for review and approval prior to making such changes.

5.2.6 Notice to Comply

When as a result of a construction observation the DRP finds changes and/or alterations that have not been approved, the DRP will issue a Notice to Comply. The DRP will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

5.2.7 Meeting Frequency and Approval Times

The DRP will make every reasonable effort to comply with this time schedule for the design review process. However the DRP will not be liable for delays that are caused by circumstances beyond their control. The DRP will meet depending on the demand of reviews required. It is expected that during high demand periods that the DRP will meet regularly on a monthly basis. Where the demand reduces the DRP will meet on an as needed basis. Notwithstanding the above the DRP's objective is to meet within 15 working days of a submission and respond within 5 working days of a meeting. The DRP convenor will also be available between meetings to offer feedback and/or decisions where he/she can.

5.2.8 Application Fees

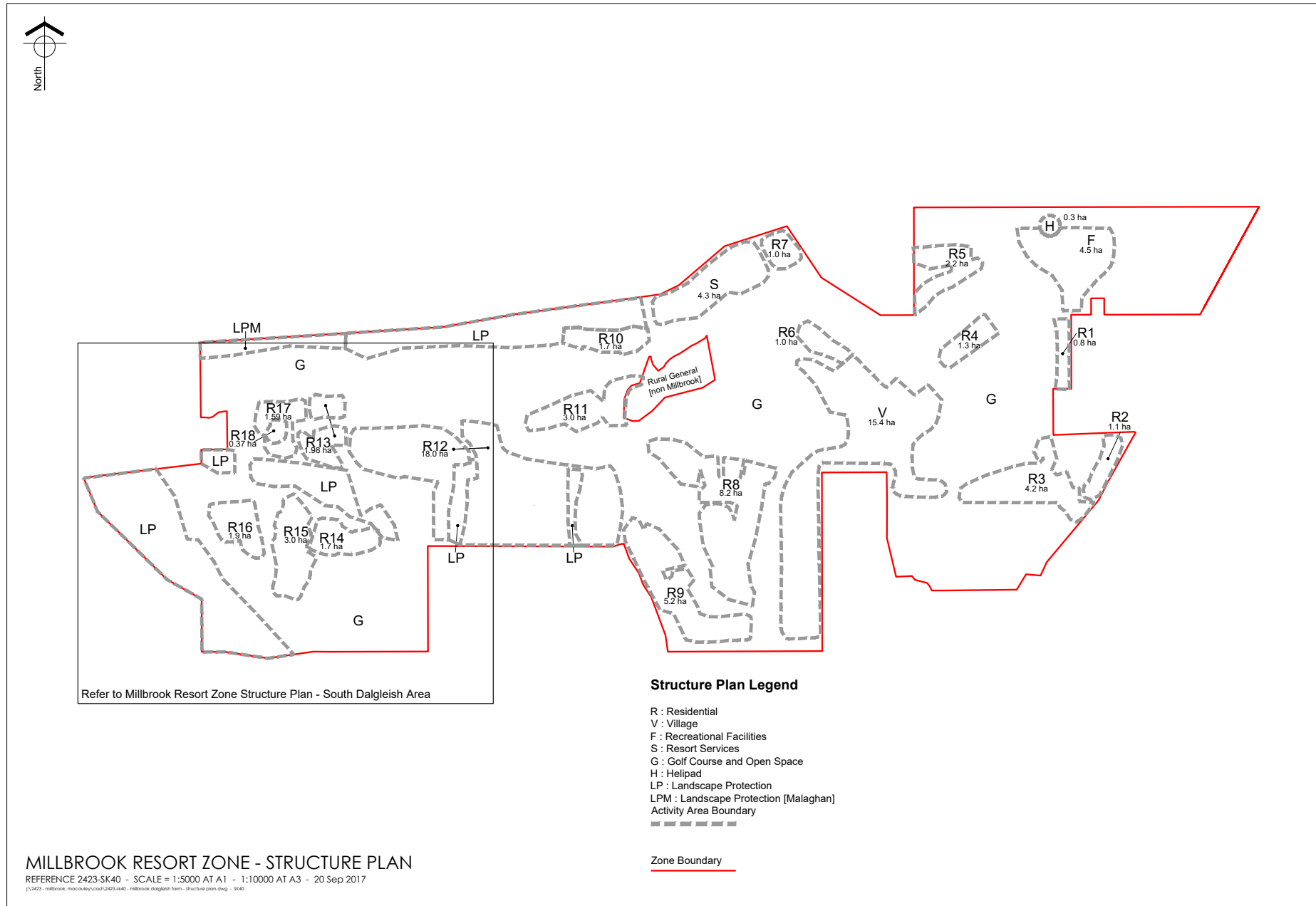
The costs of reviewing/approving plans, induction and bond procedures, any progress/completion inspections and any enforcement measures shall be invoiced on a time charge basis. On new projects and alteration projects an initial deposit shall be paid at the outset of the review process. Any additional fees required will be invoiced as required and any unused fees returned at the end of the project.

- Deposits:
 - New houses \$2,000 + GST
 - Renovations and alterations (minor) \$500 + GST
 - Renovations and alterations (major) \$1,200 + GST
- The DRP reserves the right to amend these charges in the future.

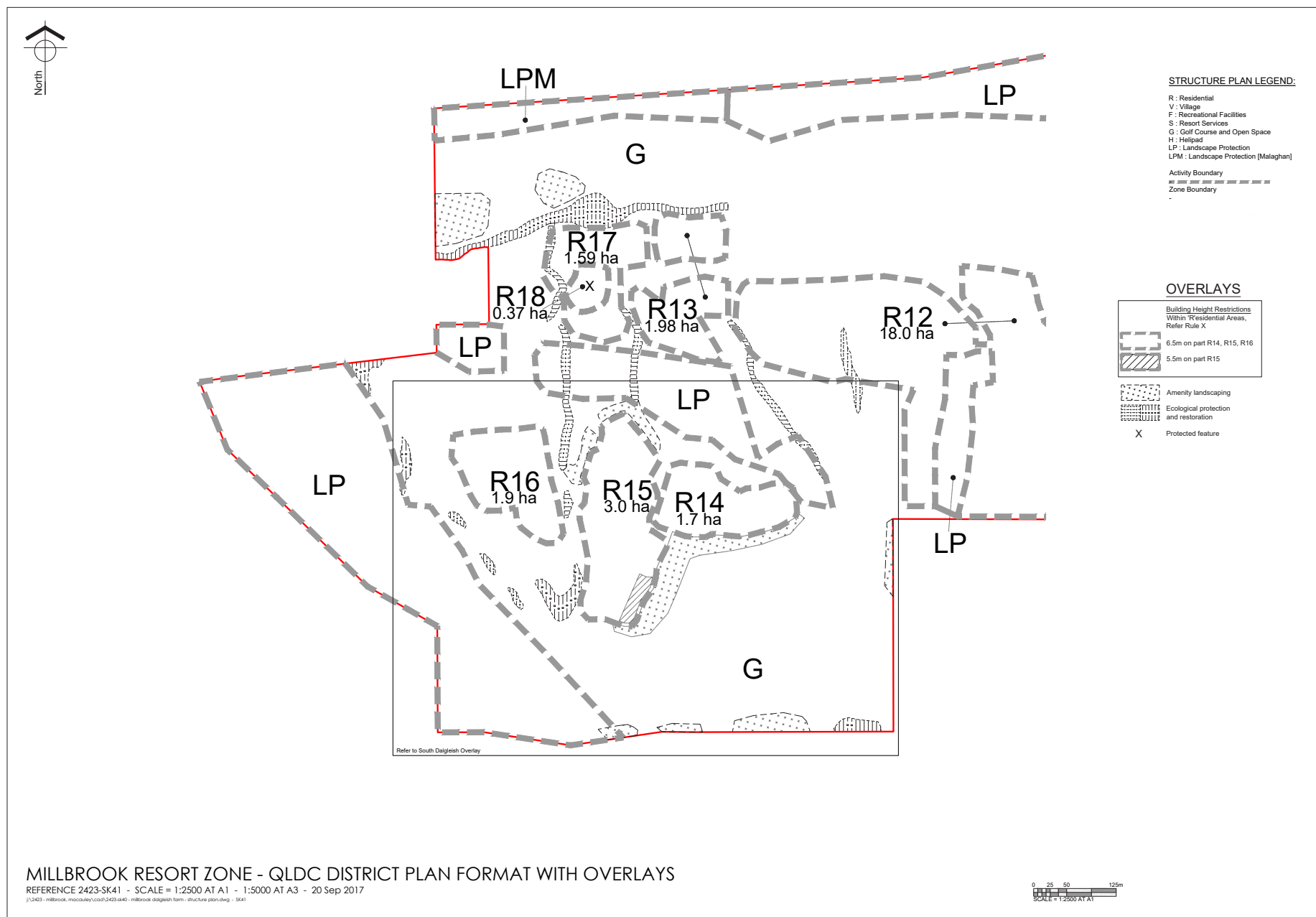
5.3 Appendix A • Site Masterplan



5.4 Appendix B • Millbrook Resort Zone – Structure Plan



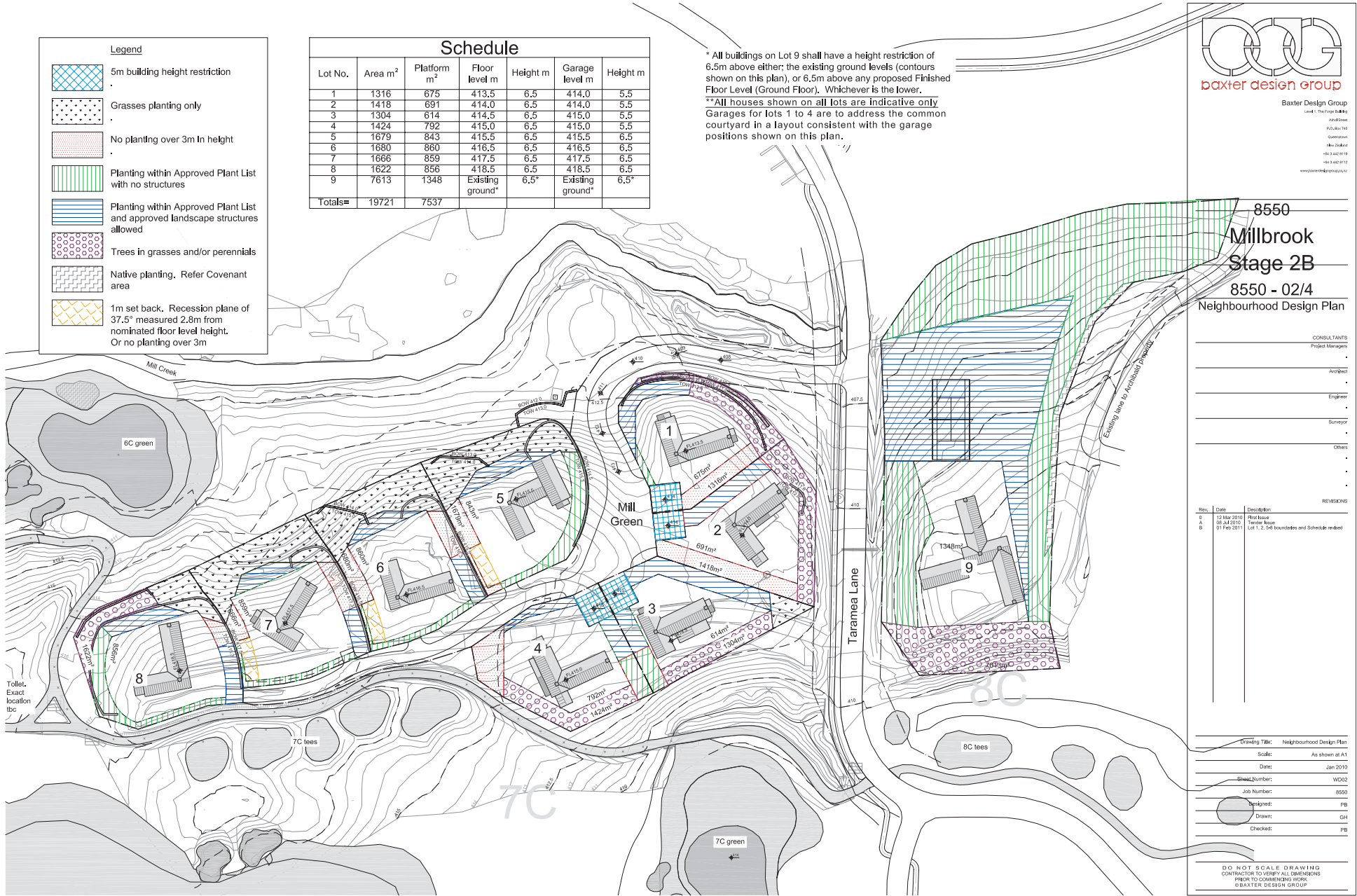
5.4 Appendix B • Millbrook Resort Zone – Structure Plan



5.5 Appendix C • Stage 1 Neighbourhood Design Plan



5.6 Appendix D • Stage 2B (Mill Green) Neighbourhood Design Plan



5.7 Appendix E • Stage 3A (Mica Ridge) Neighbourhood Design Plan

Lot Number	Lot Area m ²	Building Platform m ²	Finished Floor Level (FFL) m	Max. Building Height Above FFL m
1	2029	1018	412.8/414.3	6.0 / 6.5 **
2	1772	921	417.8	6.0 / 6.5 **
3	1502	844	418.3	6.0 / 6.5 **
4	1512	881	418.8	6.0 / 6.5 **
5	1264	785	419.3	6.5
6	1303	708	419.3	6.0 / 6.5 **
7	1457	760	423.3	6.0 / 6.5 **
8	1877	777	From 426.3	6.5 to max ridge height of 432.8
9	1187	445	412.0 +413.0	6.0 / 6.5 **
10	958	500	412.5 +413.5	6.0 / 6.5 **
11	958	496	413.5 +414.5	6.0 / 6.5 **
12	996	496	414.5 +415.5	6.0 / 6.5 **
13	1078	497	415.5 +416.5	6.0 / 6.5 **
14	1464	542	417.5 +418.5	6.0 / 6.5 **
15	1261	722	416.8	6.0 / 6.5 **
16	1232	665	418.5	6.0 / 6.5 **
17	1146	598	420.2	6.0 / 6.5 **
18	1102	556	421.9	6.0 / 6.5 **
19	3260	1200	From contours shown	7.5 to max ridge height of 431.3
Totals	27357			

* Maximum building height for lots 9-14 to be 6.8m above ground level (contours as depicted on this plan)

** Maximum building height to be 6.0m above the FFL's stipulated in the table above. In addition, up to 85m² of the building footprint can be to a height not exceeding 6.5m.

Contour and heights stated are derived from Clark Fortune McDonald & Associates drawings using the "Mt Nic 2000 & MSL" Datum

Neighbourhood Design Legend

Building platforms

Lot boundaries

Retaining wall

Proposed contours and associated proposed levels

Grasses and tussock planting or other low level <1m high planting or landscape structures permitted at the discretion of the DRB

No planting over 3m in height

Unrestricted planting within approved plant list

Unrestricted planting within approved plant list and approved landscape structures allowed

Trees in grasses and/or perennials



1 Neighbourhood Design
Scale: 1:500 at A1 / 1:1000 at A3



60 Stanley Street
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Glenview 1608
New Zealand
T +64 3 445 8110
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MILLBROOK

Stage 3A
Neighbourhood Design Plan
1725-WD02

CONSULTANTS

Project Managers
Signal Management Group

Architect
Mason And Wales

Engineer
MWH

Owner
Clark Fortune McDonald And Assoc.

Others
John Edmonds And Assoc.

Rev

Date

Description

REVISIONS

0

30 Apr 2012

Final issue

A

1

12 Jun 2012

Lot 8 & 9 to be updated

B

2

15 Jun 2012

Updated per client comments

C

3

25 Sep 2012

Lot 14 building platform revised

D

4

18 Oct 2012

Plan incorporated into job no. 1725 from 1718

E

5

20 Oct 2012

Lot 1 pond wall levels revised

F

6

10 Nov 2012

Plan revised to include lot 9-14 final wall

G

7

23 Nov 2012

Signage and material revised

H

8

28 Nov 2012

Lot 6 and 7 restrictions and platforms revised

I

9

11 Jan 2013

Lot 6 and 7 revised, Lot 22 updated

J

10

04 Feb 2013

Additional service court rotation added to Lot 9

K

11

08 May 2013

Lot 19 and 20 revised

L

12

04 Feb 2013

Lot 9-14 revised

M

13

30 May 2013

Construction issue

N

Drawing Title:

Neighbourhood Design Plan

Scale:

As shown

Date:

Jun 2012

Sheet Number:

WD02

Job Number:

1725

Designed:

PB

Drawn:

GH

Checked:

PB

DO NOT SCALE DRAWING
CONTRACTOR TO VERIFY ALL DIMENSIONS
PRIOR TO COMMENCING WORK
BAXTER DESIGN GROUP

CONSTRUCTION

30 May 2014 17:02: Millbrook Stage 3A Development 1725-WD02 - Millbrook Stage 3 - Neighbourhood Design Plan

32 | MILLBROOK DESIGN GUIDELINES | VERSION 4.1 | NOVEMBER 2020

5.8 Appendix F • Stage 3B (Pioneer Terraces) Neighbourhood Design Plan



50 Stanley Street
2nd Floor
Queenstown 9300
P.O. Box 740
Queenstown 9348
New Zealand
054 3 442 8119
www.baxterdesign.nz

MILLBROOK Stage 3B RC 1944-WD02 Neighbourhood Design Plan

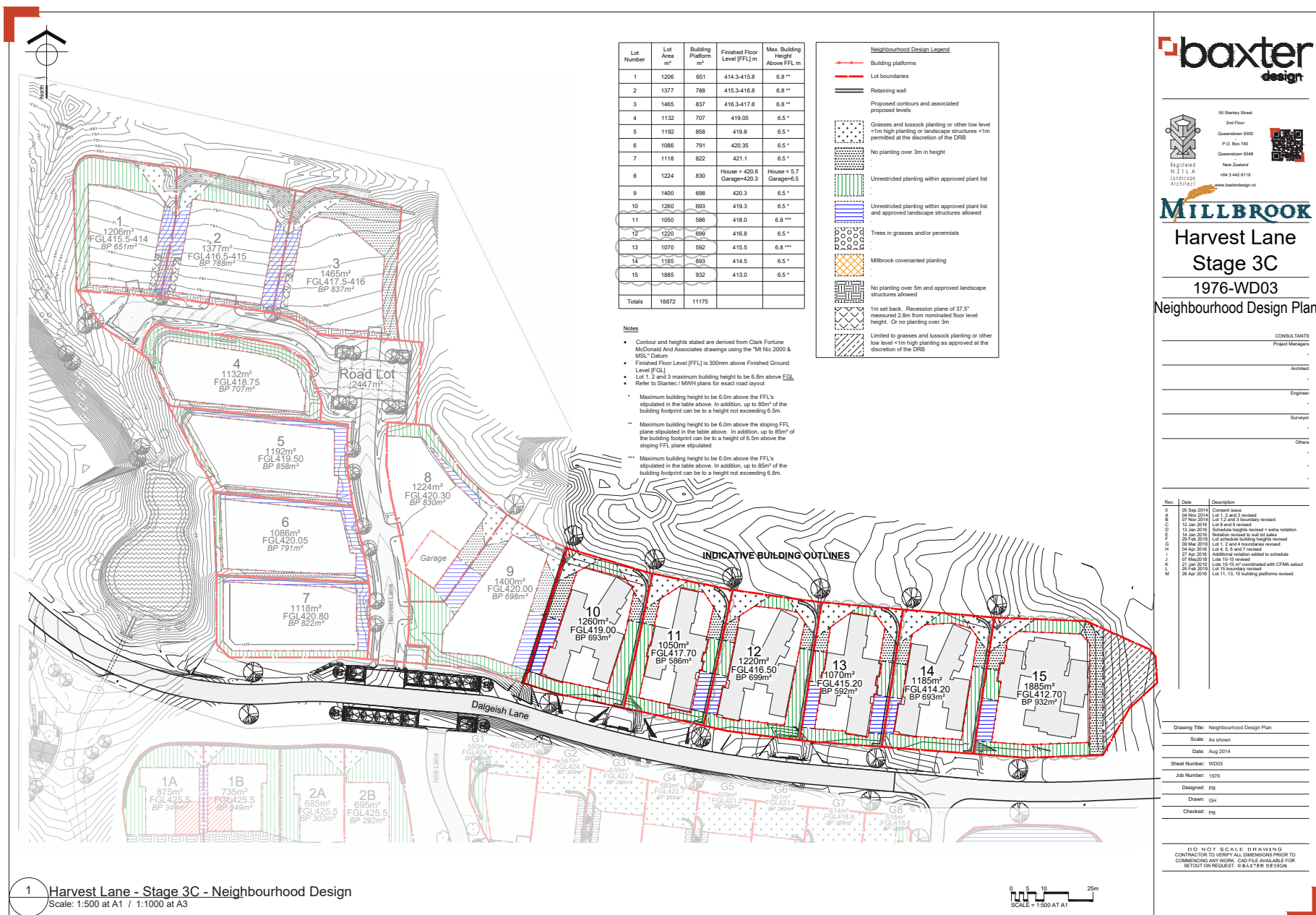
CONSULTANTS
Project Manager
Signal Management Group
Architect
Mason And Wales
Engineer
MWVH
Surveyor
Clark Fortune McDonald And Assoc.
Others
John Edmonds And Assoc.

Rev	Date	Description
0	19 Jul 2013	Final Issue
1	20 Jul 2013	Let 15 rotation and area G revised
2	22 Oct 2013	Landscape and tree rotation revised
3	02 Dec 2013	Setback and let 15 rotation revised
4	05 May 2015	Area G revised and highlighted
5	05 Jun 2017	Let 15 area 2 subdivided

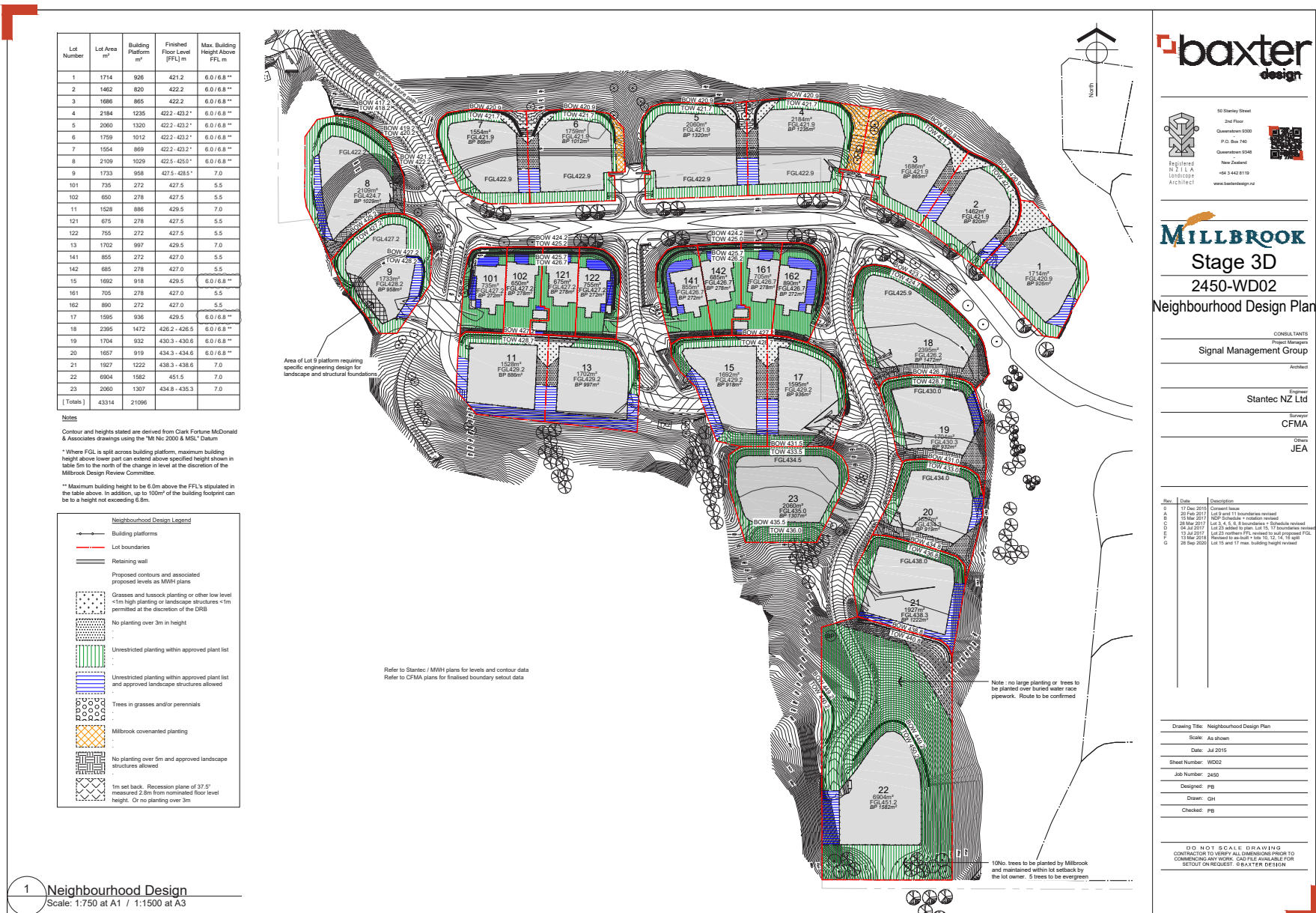
Drawing Title:	Neighbourhood Design Plan
Scale:	As shown
Date:	Jun 2013
Sheet Number:	WD02
Job Number:	1944
Designed:	JPB
Drawn:	GH
Checked:	JPB

DO NOT SCALE DRAWING
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO
COMMENCING ANY WORK. CDT/FE AVAILABLE FOR
SETOUT ON REQUEST. © BAXTER DESIGN

5.9 Appendix G • Stage 3C (Harvest Lane) Neighbourhood Design Plan



5.10 Appendix H • Stage 3D Neighbourhood Design Plan



5.8 Appendix I • Mill Farm (Willow Glen) Neighbourhood Design Plan



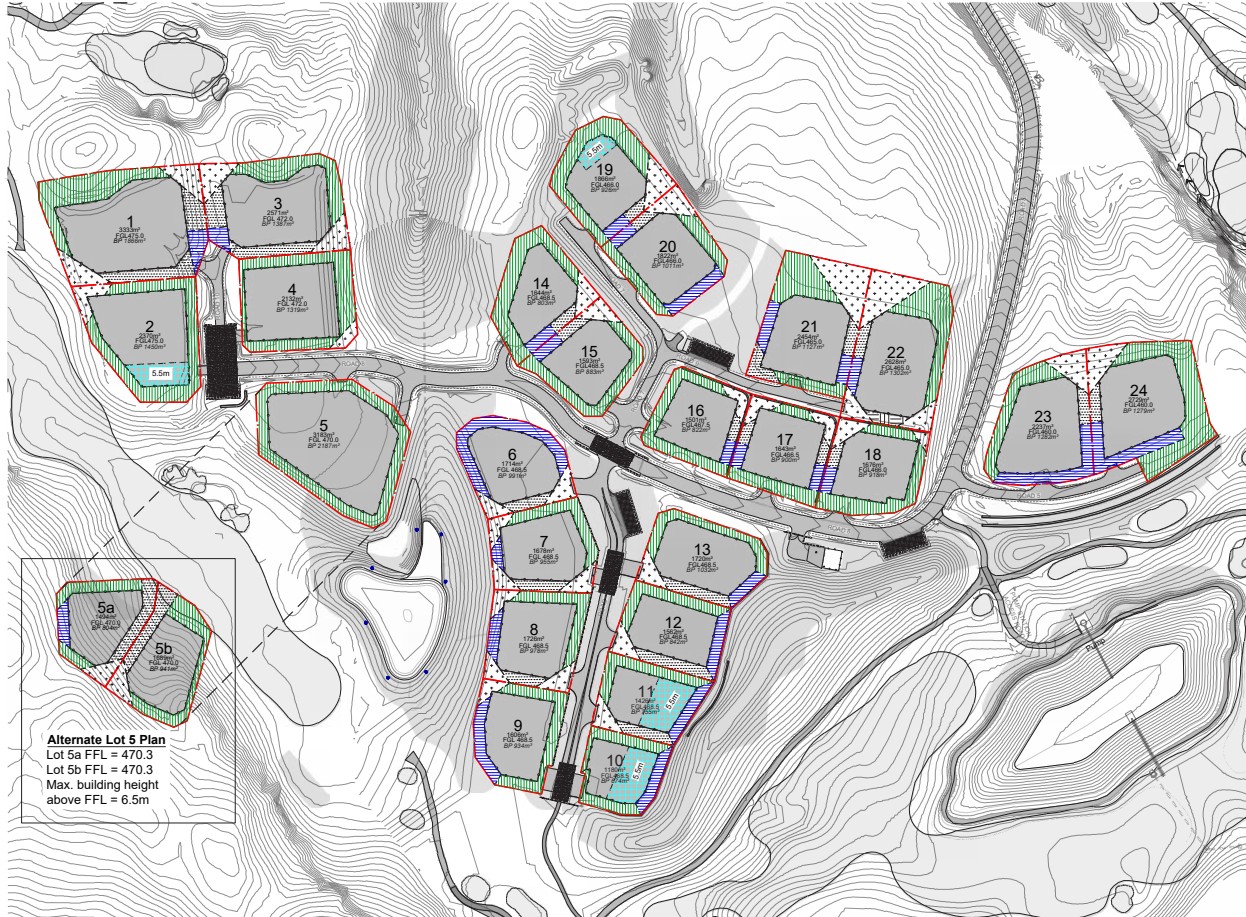
Legend				
Lot Number	Lot Area m ²	Building Platform m ²	Finished Floor Level FFL m	Max Building Height Above FFL m
1	3333	1866	475.3	6.5 ***
2	2370	1450	475.3	6.5 6.5
3	2571	1387	473.3	6.5 ***
4	2132	1319	472.3	6.5
5	3183	2187	470.3	6.5
6	1714	991	468.8	6.5 **
7	1678	955	468.8	6.5 **
8	1726	978	468.8	6.5 **
9	1606	934	468.8	6.5
10	1180	674	468.8	6.5 6.5
11	1426	755	468.8	6.5 6.5
12	1582	842	468.8	6.5 **
13	1720	1032	468.8	6.5 **
14	1544	803	468.8	6.5
15	1593	883	468.8	6.5
16	1501	822	467.8	6.5
17	1643	900	468.8	6.5
18	1676	918	466.3	6.5
19	1886	926	466.3	6.5 6.5
20	1822	1011	466.3	6.5 **
21	2454	1127	465.3	6.5 **
22	2628	1352	465.3	6.5 **
23	2237	1282	460.3	6.5
24	2729	1279	460.3	6.5
25	1194	745	423.3 - 425.3	7.0 *
26	1391	877	421.05	6.5 **
27	1432	773	421.05	6.5 **
28	746	537	426.3 - 429.3	7.0 *
29	977	743	423.3 - 427.3	7.0 *
30	1091	826	423.3 - 425.3	7.0 *
31	803	548	417.3 - 420.3	7.0 *
32	1687	978	N/A	5.5
33	1813	811	N/A	5.5
34	3929	N/A	N/A	N/A
35	1696	1049	412.1 - 411.8	5.5 *
36	2308	1002	405.75 - 410.35	5.5 *
37	1337	793	405.05	5.5
38	1447	749	405.05	5.5
39	1509	794	405.05	5.5
40	1553	826	405.05	7.5
41	1585	847	405.05	7.5
42	1574	933	405.05	7.5
(Totals)	76425	40553		

NOTES

- Contours and heights stated are derived from Clark Fortune McDonald & Associates drawings using the "M No 2000 & M2" datum.
- Lot 34 subject to separate Consent application.
- Represents a sloping site. Maximum building height is as noted in the table and taken from a sloping datum taken from the top FFL as noted in the table.
- Maximum building height to be 8.0m above the FFL as stipulated in the table above. In addition, up to 100m² of the building footprint can be to a height not exceeding 6.5m.
- Recession Plane Rule: No part of a building on lot 1 and lot 3 shall protrude through a recession plane running due south at a angle of 30° commencing at the boundary of the lot and as measured from following heights above sea level datums. Using the "M No 2000 & M2" datum: Lot 1= 476.0 MABL, lot 3 = 475.0 MABL.

Neighbourhood Design Legend	
	Building platforms
	Lot boundaries
	Retaining wall
Proposed contours and associated proposed levels as shown on plan	
	Grass and low-lying plants or other low level <1m high planting or landscape structures <1m permitted at the discretion of the DGB
	No planting over 3m in height
	Unrestricted planting within approved plant list
	Unrestricted planting within approved plant list and approved landscape structures allowed
	Trees in grasses and/or perennials
	Millbrook covenanted planting
	No planting over 5m and approved landscape structures allowed
	1m set back - Recession plane of 37.5° measured 2.5m from nominated floor level height. Or no planting over 3m
	Building height restriction above the FFL as noted in the table and on each lot

5.9 Appendix J • Mill Farm (Grand Terrace) Neighbourhood Design Plan



Legend				
Lot Number	Lot Area m ²	Building Platform m ²	Finished Floor Level FFL m	Max. Building Height Above FFL m
1	3333	1988	475.3	6.5 ***
2	2370	1450	475.3	6.5 1-6.5
3	2571	1387	472.3	6.5 ***
4	2132	1319	472.3	6.5
5	3183	2187	470.3	6.5
6	1714	991	468.8	6.5 **
7	1678	955	468.8	6.5 **
8	1726	978	468.8	6.5 **
9	1808	104	468.8	6.5
10	1180	874	468.8	6.5 1-6.5
11	1426	755	468.8	6.5 1-6.5
12	1582	842	468.8	6.5 **
13	1720	1032	468.8	6.5 **
14	1844	1037	468.8	6.5
15	1593	883	468.8	6.5
16	1501	822	467.8	6.5
17	1843	900	468.8	6.5
18	1676	918	468.3	6.5
19	1888	1008	469.3	6.5 1-6.5
20	1822	1011	468.3	6.5 **
21	2454	1127	465.3	6.5 **
22	2628	1302	465.3	6.5 **
23	2237	1382	465.3	6.5
24	2729	1279	460.3	6.5
25	1194	745	423.3 - 425.3	7.0 **
26	1391	877	421.05	6.5 **
27	1432	975	421.05	6.5 **
28	746	537	428.3 - 429.3	7.0 *
29	977	743	426.3 - 427.3	7.0 *
30	1091	826	422.3 - 425.3	7.0 *
31	883	548	417.3 - 420.3	7.0 *
32	1687	978	N/A	6.5
33	1813	811	N/A	6.5
34	3529	N/A	N/A	N/A
35	1956	1049	412.1 - 411.8	6.5 *
36	2308	1002	405.75 - 410.05	6.5 *
37	1337	793	409.05	6.5
38	1447	740	409.05	6.5
39	1509	794	409.05	6.5
40	1553	836	409.05	7.5
41	1585	847	409.05	7.5
42	1674	933	409.05	7.5
[Totals]	75425	40253		

- NOTES**
- Contour and heights stated are derived from Clark Fortune McDonald & Associates drawings using the "Mt Nic 2000 & MSL" Datum.
 - Lot 34 subject to separate Consent application.
 - Represents a sloping site. Maximum building height is as noted in the table and taken from a sloping datum taken from the sea FFL as noted in the table.
 - Maximum building height to be 6.0m above the FFL as indicated in the table above. In addition, up to 150m² of the building footprint can be to a height not exceeding 6.5m.
 - Recession Plane Rule: No part of a building on lot 1 and lot 3 shall protrude through a recession plane running due south at an angle of 30° commencing at the boundary of the lot and as measured from following heights above sea level datum. Using the "Mt Nic 2000 & MSL" datum. Lot 1 = 475.0 MSL, lot 3 = 475.0 MSL.

Neighbourhood Design Legend	
	Building platform
	Lot boundaries
	Retaining wall
	Proposed contours and associated proposed levels as shown on plans
	Grasses and tussock planting or other low level <1m high planting or landscape structures <1m permitted at the discretion of the DMS
	No planting over 3m in height
	Unrestricted planting within approved plant list
	Unrestricted planting within approved plant list and approved landscape structures allowed
	Trees in grasses and/or parentals
	Millbrook cover-planted planting
	No planting over 5m and approved landscape structures allowed
	1m set back. Recession plane of 37.5° measured 2.8m from nominated floor level. Or no planting over 3m
	Building height restriction above the FFL as noted in the table and on each lot

5.11 Appendix K • Millbrook Design Protocol Agreement

Millbrook Design Protocol Agreement

This Agreement made this day of 20

Between ('the Design Consultant').

And Millbrook Country Club Limited ('Millbrook').

Whereas

- a. Millbrook is developing the land on the western side of the resort and has developed an overall Master Plan and established design objectives that it seeks individual lot owners appointed Design Consultants to join in with to achieve the unified design it is seeking ("Millbrook Master Plan")
- b. Millbrook has developed a set of Design Guidelines (version 4.1 as at 1 November 2020 ("the Design Guidelines")).
- c. The Design Consultant has been engaged by

..... ('the Client')

to design their dwelling and/or landscape (strike out where appropriate)

on lot of the Millbrook development.

It is agreed

- 1. The Design Consultant has, or will be, retained by the Client to design the Clients new dwelling and/or landscaping works on the Client's Millbrook lot.
- 2. The Design Consultant shall immediately notify Millbrook in the event that the Design Consultants engagement is terminated or comes to an end at any time prior to the completion of the dwelling/landscaping.
- 3. The Design Consultant acknowledges that they have received, read and understood a copy of the Millbrook Master Plan and the Design Guidelines.
- 4. The Design Consultant acknowledges Millbrook's Master Plan objectives and undertakes to design the Clients Dwelling and/or landscaping so as to be consistent with the Millbrook Master Plan.
- 5. The Design Consultant agrees to design the client's dwelling and landscaping in accordance with the Design Guidelines and to follow the approvals procedure set out therein.

Signed for on behalf of **(the Client)**


Signed for on behalf of

Millbrook Country Club Limited (Millbrook)



For more information

Contact the Ben O'Malley | Design Review Committee Convenor
P +64 (0)21 397 608 | E ben.omalley@millbrook.co.nz

   MILLBROOK.CO.NZ