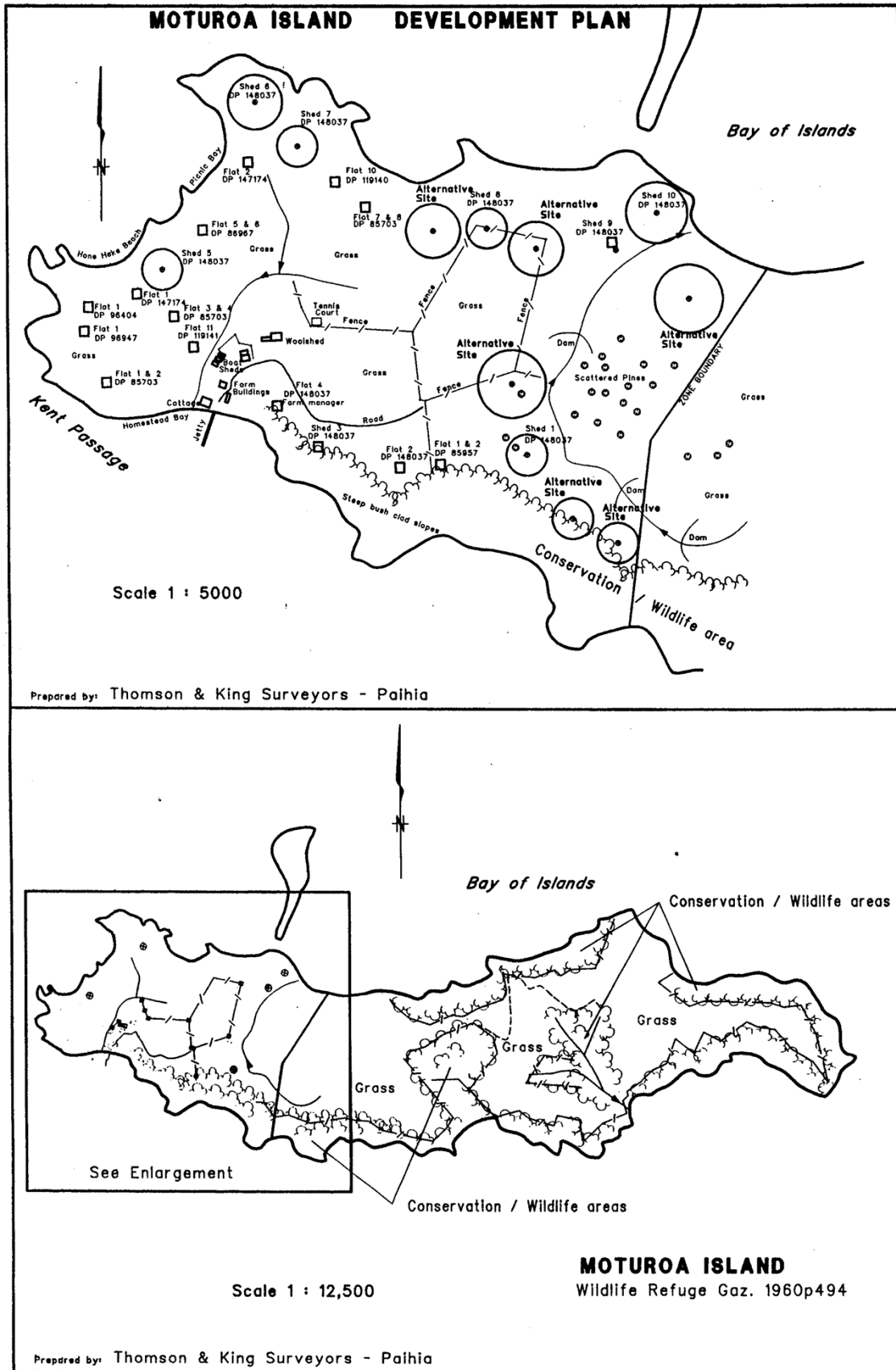
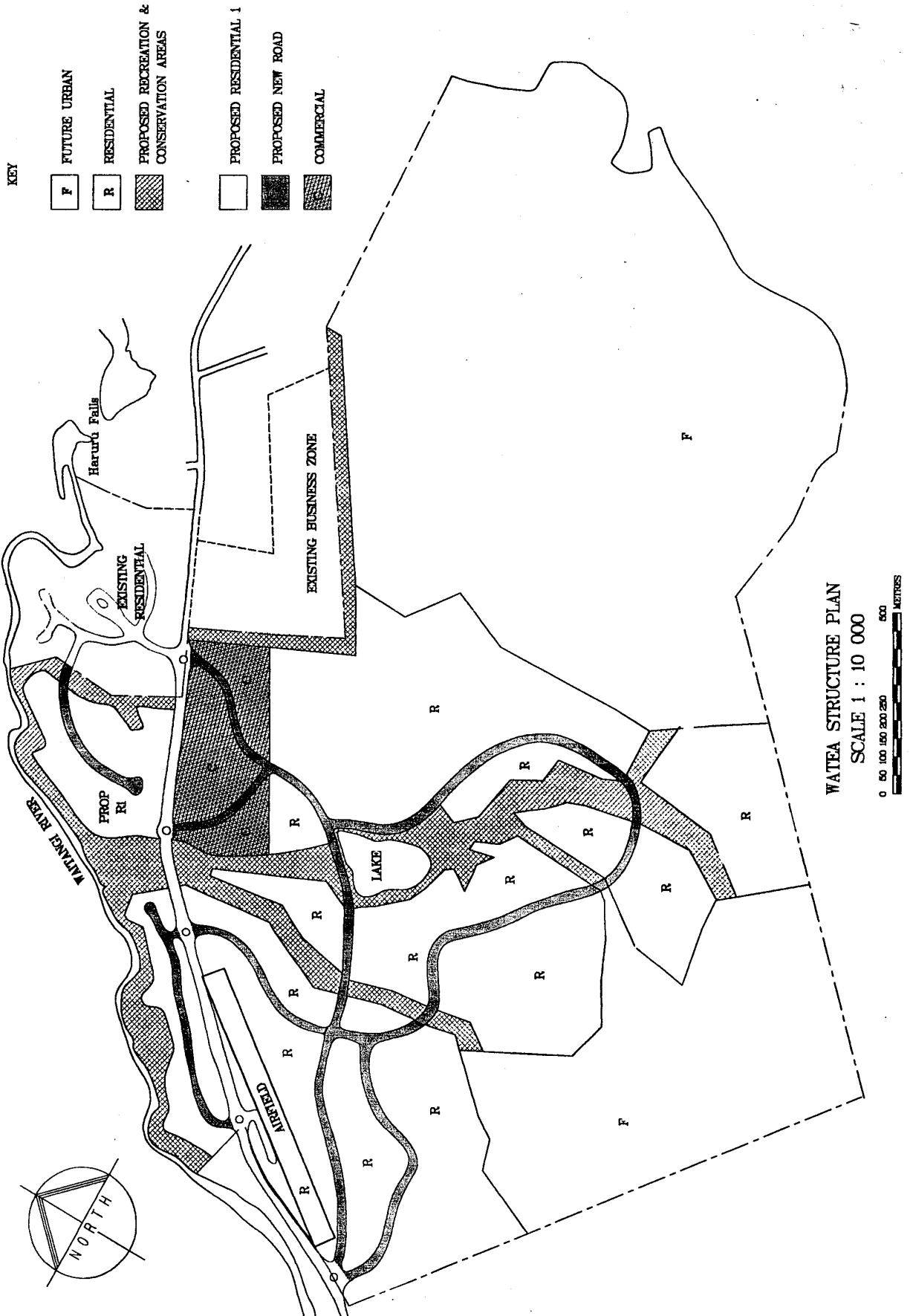


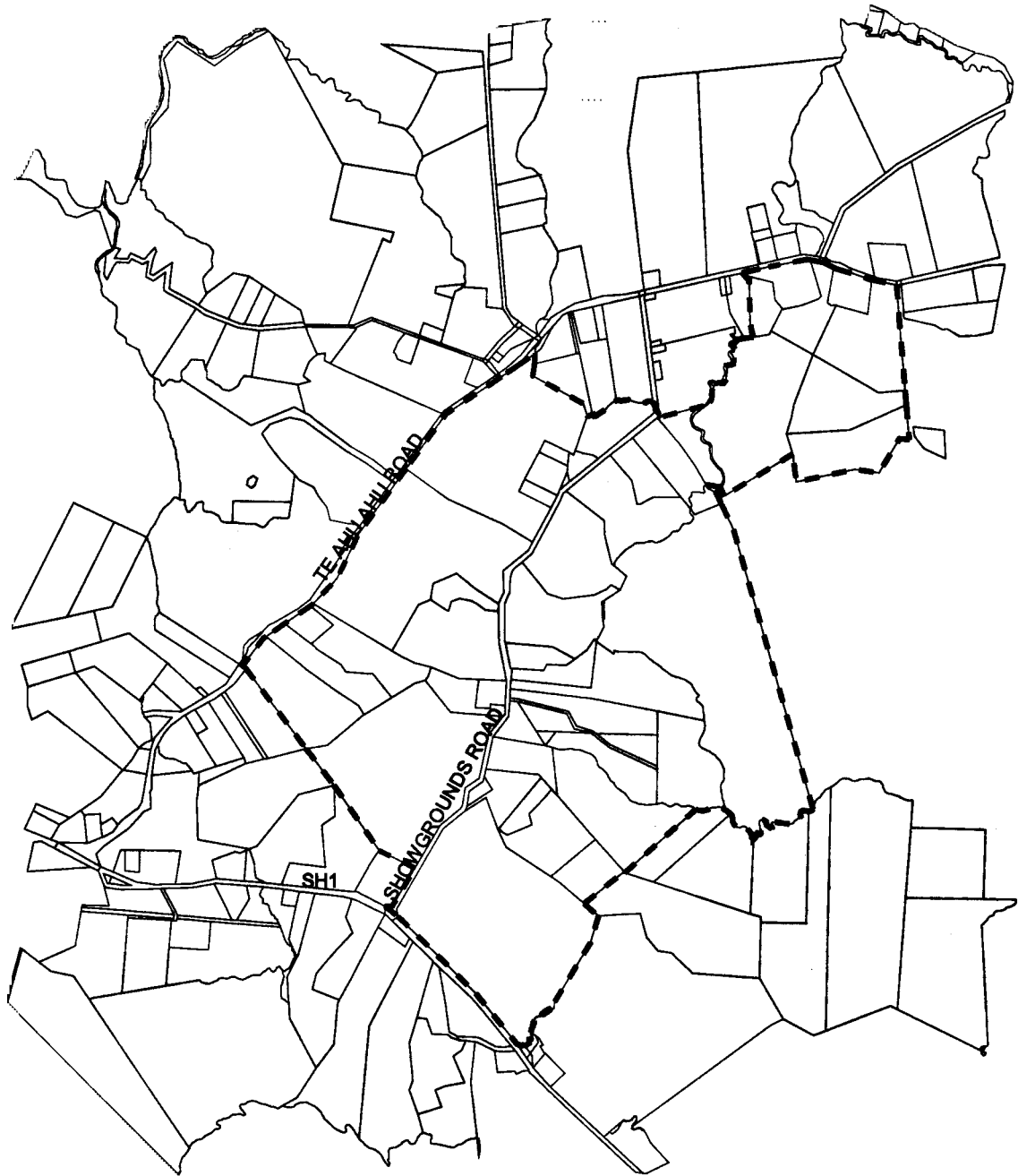
APPENDIX 6A: MOTUROA ISLAND DEVELOPMENT PLAN



APPENDIX 6B: WATEA STRUCTURE PLAN



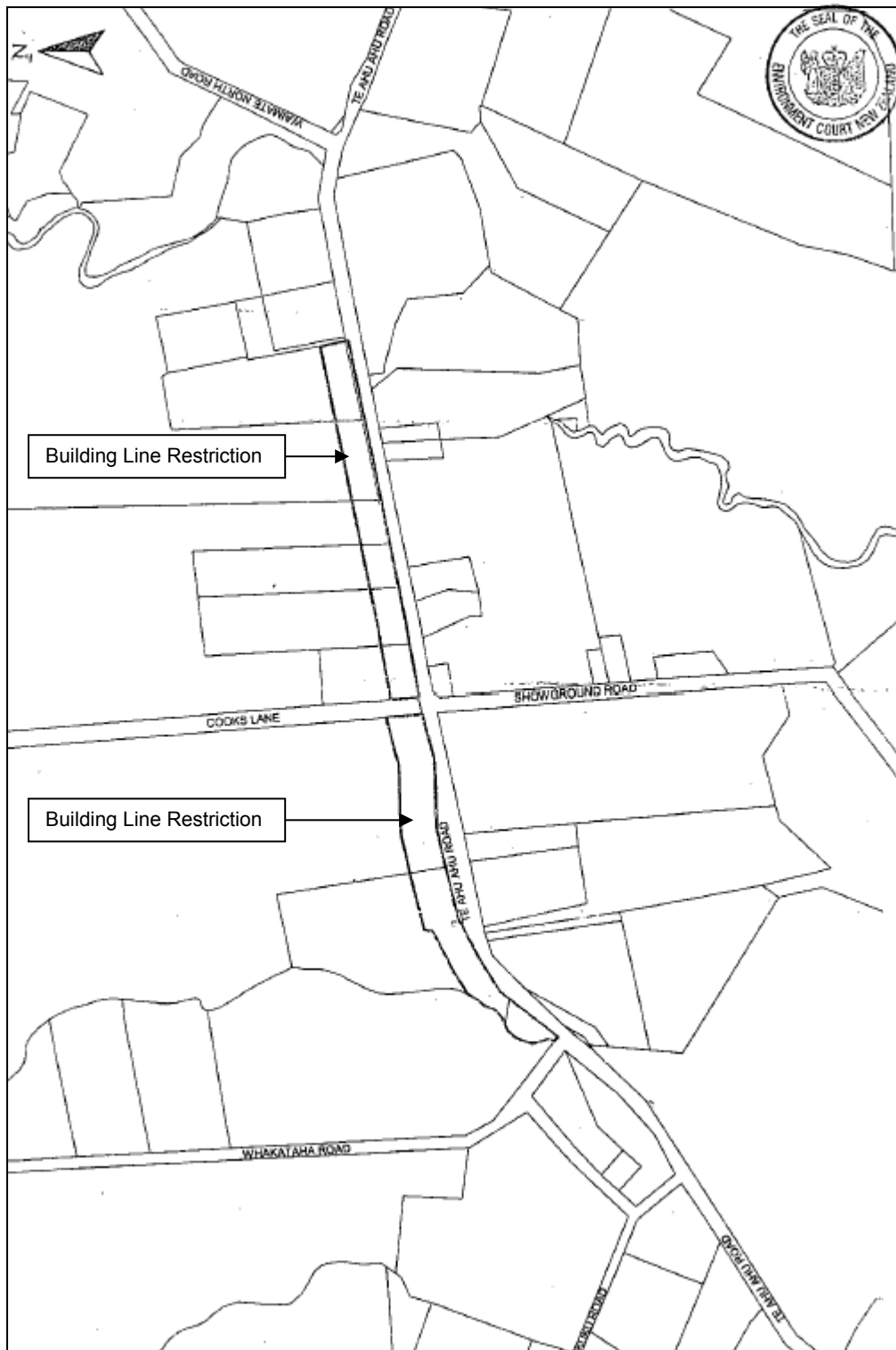
APPENDIX 6C: WAIMATE NORTH ZONE



WAIMATE NORTH ZONE

SCALE 1:30000

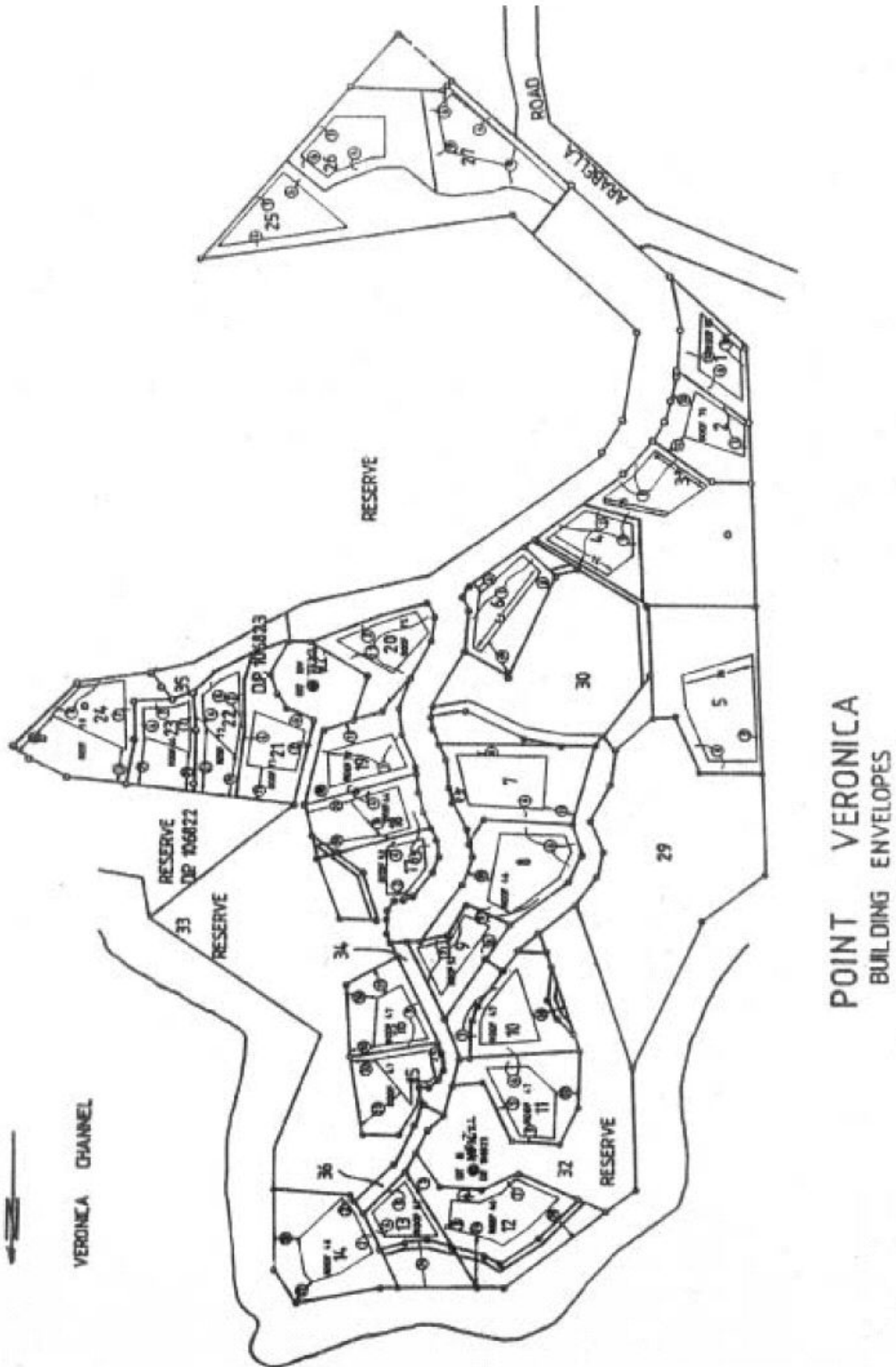
DATE: 06/12/99



Waimate North – Building Line Restriction

Scale 1:5,000

APPENDIX 6D: POINT VERONICA ZONE



APPENDIX 6E: CARRINGTON ESTATE DEVELOPMENT PLAN AND SCHEDULE

The following Development Plan and Schedule identify the contents and extent of the Carrington Estate Zone. They are based on the development approved under Resource Consent Applications RC 1990480, RC 1990480/A and RC 1990481 (the consents). Council's decisions on these applications and the material contained in the applications, in particular Drawings RC1 to RC8 (Country Club) and RC3 (Winery) contained in the applicant's Design Report, are relevant to this Schedule. These are public documents and inspection can be arranged through Council's offices.

The development comprises two main elements, the Carrington Estate Golf Course and associated Country Club on the west side of Matai Bay Road and the vineyard and winery on the eastern site. The boundaries of the zone and the sites together with the layout of the development are shown on the Development Plan.

The contents of the development, as approved under the consents are:

RC 1990481: COUNTRY CLUB

- golf course and practice range;
- lodge complex consisting of a club house, reception, licensed restaurant, café bar, 150 accommodation rooms (hotel), function and conference facilities and service facilities;
- 384 accommodation units;
- ancillary buildings, being gymnasium, swimming pool, multi-activity room, storage buildings, and squash courts;
- helicopter pad;
- excavation, land clearance, and roading works associated with the development of the site.

RC 1990480: CARRINGTON ESTATE WINERY

Vineyard/winery complex comprising:

- viticulture;
- commercial winery with cellar sales;
- storage;
- licensed restaurant;
- travellers' accommodation (20 bed spaces);
- manager's accommodation unit;
- accessory buildings;
- parking;
- associated site and roading works [including earthworks] and landscaping.

The size of the components and the parking rates and requirements are as shown in Table 1. In addition, two loading zones are to be located adjoining the club house and lodge complex.

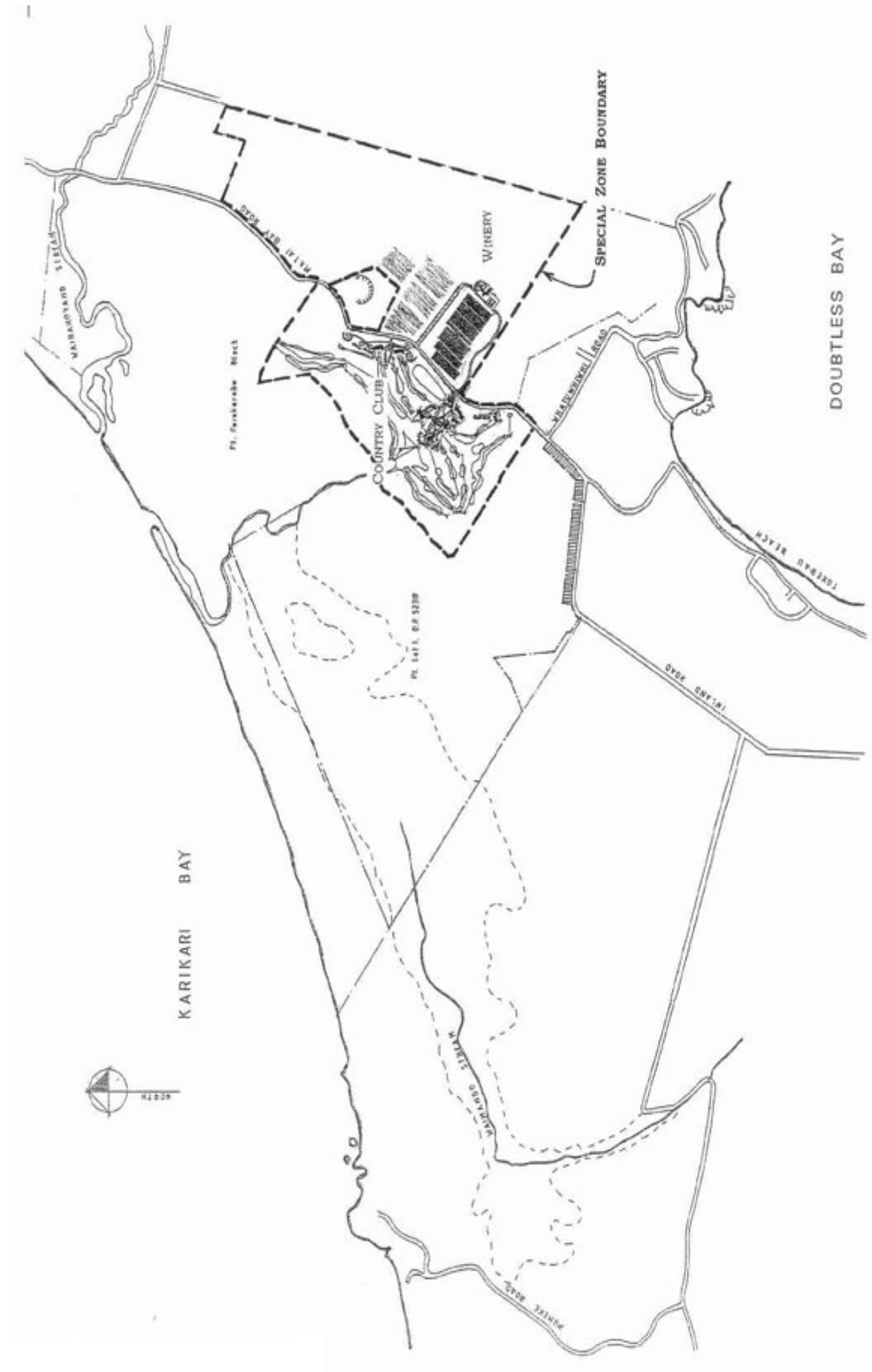


Table 1: CARRINGTON ESTATE DEVELOPMENT PLAN PARKING PROVISIONS

Facility/Activity	Size/Quantity	Parking Rate Used	Parking Requirement
COUNTRY CLUB:			
Club house, function area, pro shop, excluding toilets / changing rooms and cart storage	600m ²	20 spaces per 100m ²	120
Restaurant including kitchen, excluding toilets	480m ²	1 space per 6m ²	80
Café bar	100m ²	1 space per 4m ²	25
Hotel accommodation	150 rooms	1 space per 2 guest rooms	75
Accommodation units	384 units	1 space per unit	384
Staff parking	18 staff	1 space per 6 full time staff	3
Sub total			687
WINERY COMPLEX:			
Winery complex comprising:		1.5 spaces per 100m ² GFA	16
• winery/processing			
• cellar/storage	378m ²		
• sales / office / lab.	624m ²		
Total	84m ²		
	1,086m ²		
Restaurant including kitchen, excluding toilets	267m ²	1 space per 6m ²	46
Travellers' accommodation	20 bed spaces	1 space per 4 bed spaces	5
Manager's residence	1	1 space	1
Sub total			68
TOTAL REQUIREMENT:			755
TOTAL PROVIDED ON DEVELOPMENT PLAN:			758

DESIGN GUIDELINES

MATERIALS AND FINISHES:

The materials and finishes to be used are notated in more detail on Drawings RC1 to RC8, RCW2 and RCW3. The overall design principle is however the use of natural materials and colours which reflect the surrounding environment.

The predominant cladding of the buildings will be a solid plaster finish with low reflectivity paint. Colours will relate to surrounding earth tones ranging from the off-white colour of the sand dunes to the buffs and tans found in the rocks of the nearby quarry. Stone from the latter will be used as landscaping features on the golf course and as limited feature cladding on walls.

The plaster cladding will be complemented by natural timber weatherboards, trellis louvers and pergolas. Corrugated profile roofing with large eave overhangs and gables echo traditional forms. Colour coated aluminium joinery in natural colours will be set back within external walls.

LANDSCAPING:

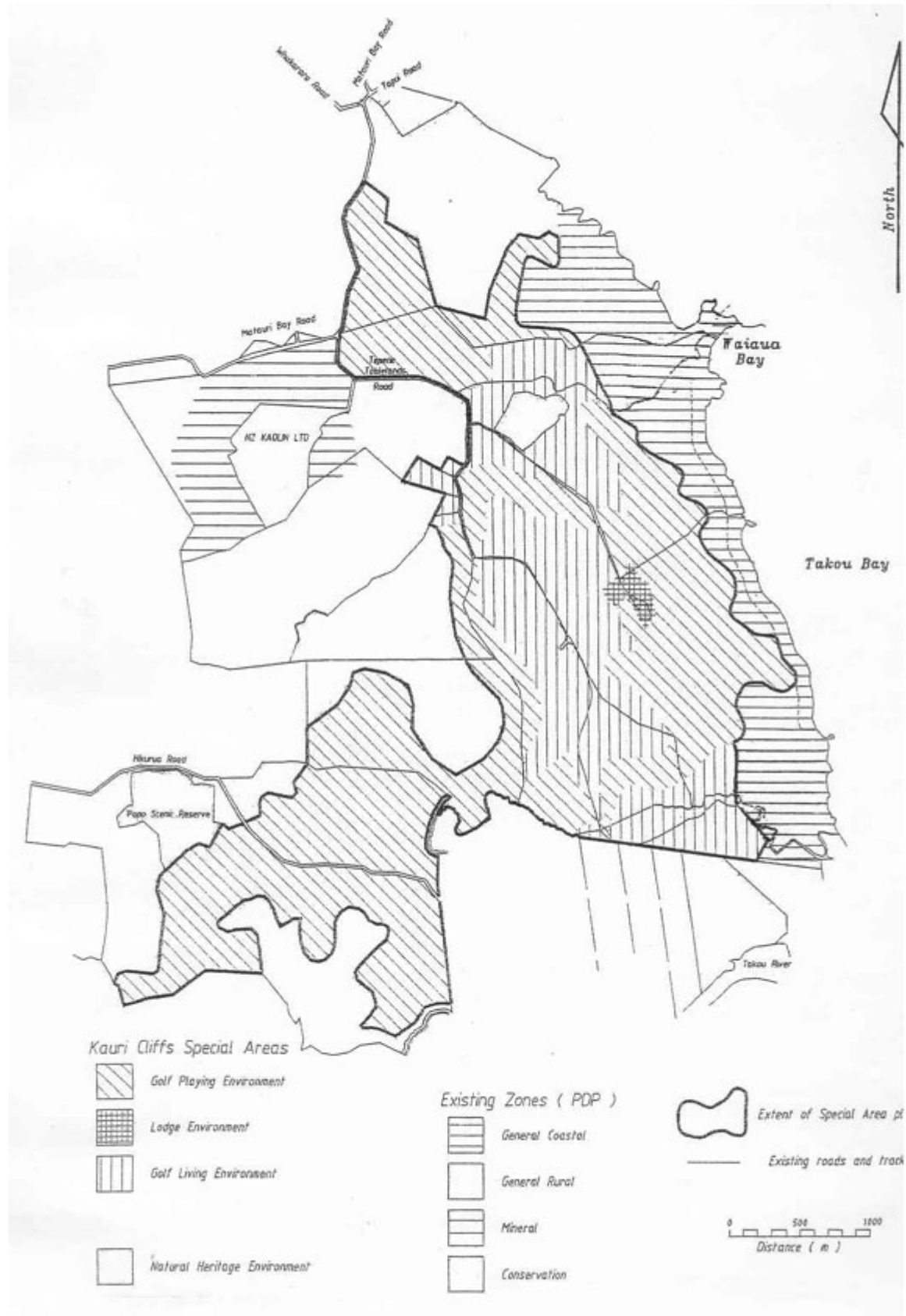
The overall principle for landscaping and planting of the development is the reinstatement of a natural setting and environment within which native flora and fauna can flourish.

Natural watercourses will be enhanced to provide a natural landscape setting. Existing mature trees have been retained in the golf course layout and will be supplemented by both native and exotic planting.

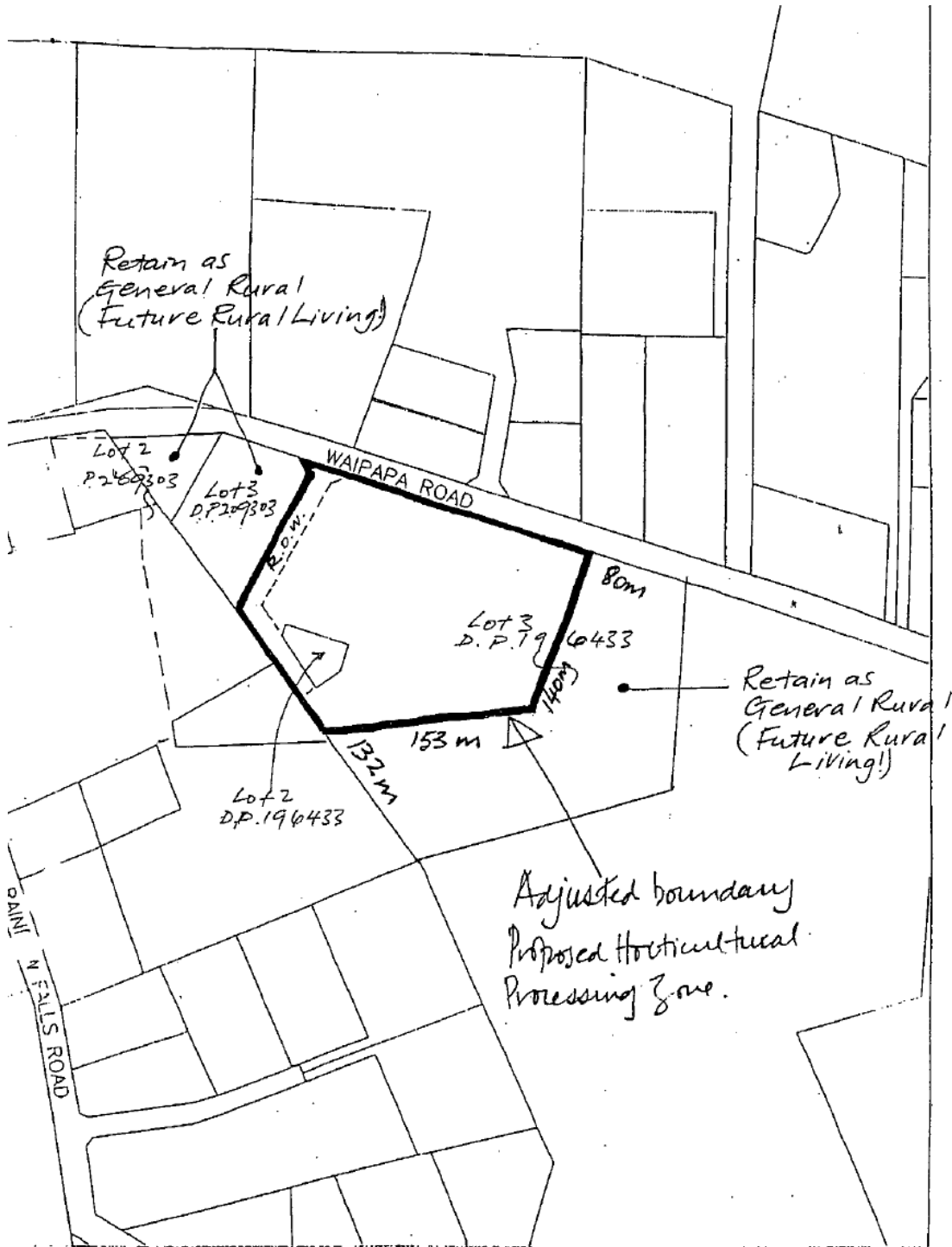
The design and layout of the parking areas allows specimen trees to be interspersed with parking spaces to reduce any visual dominance of the hard surface areas. Specimen planting will also be used to formally define access roads and public areas.

Planting will also be used to provide privacy between accommodation units and public areas; enhance the outdoor connection to decks, terraces and the golf course; and integrate the built forms with the landscape.

APPENDIX 6F: KAURI CLIFFS ZONE



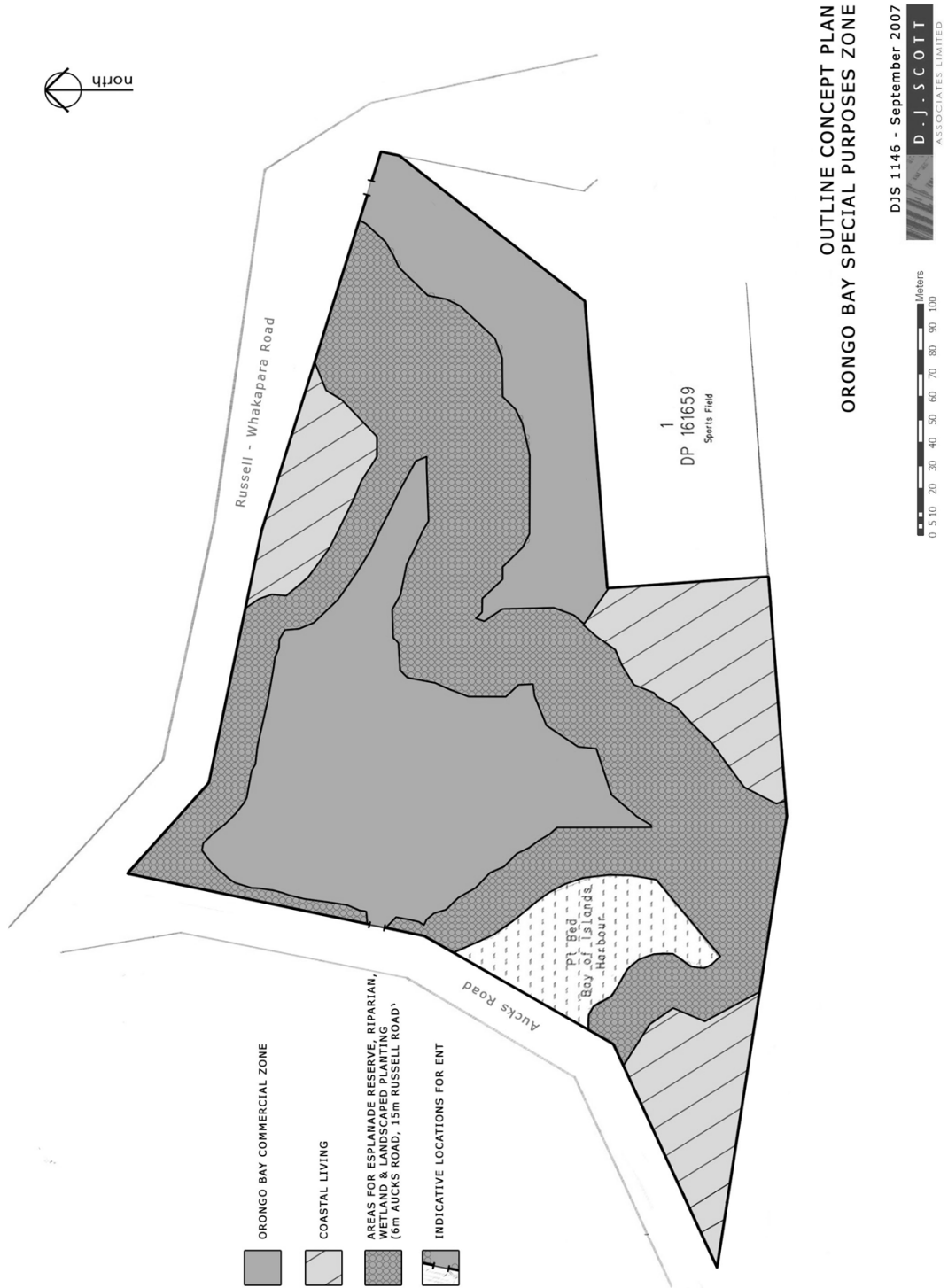
APPENDIX 6G: HORTICULTURAL PROCESSING ZONE



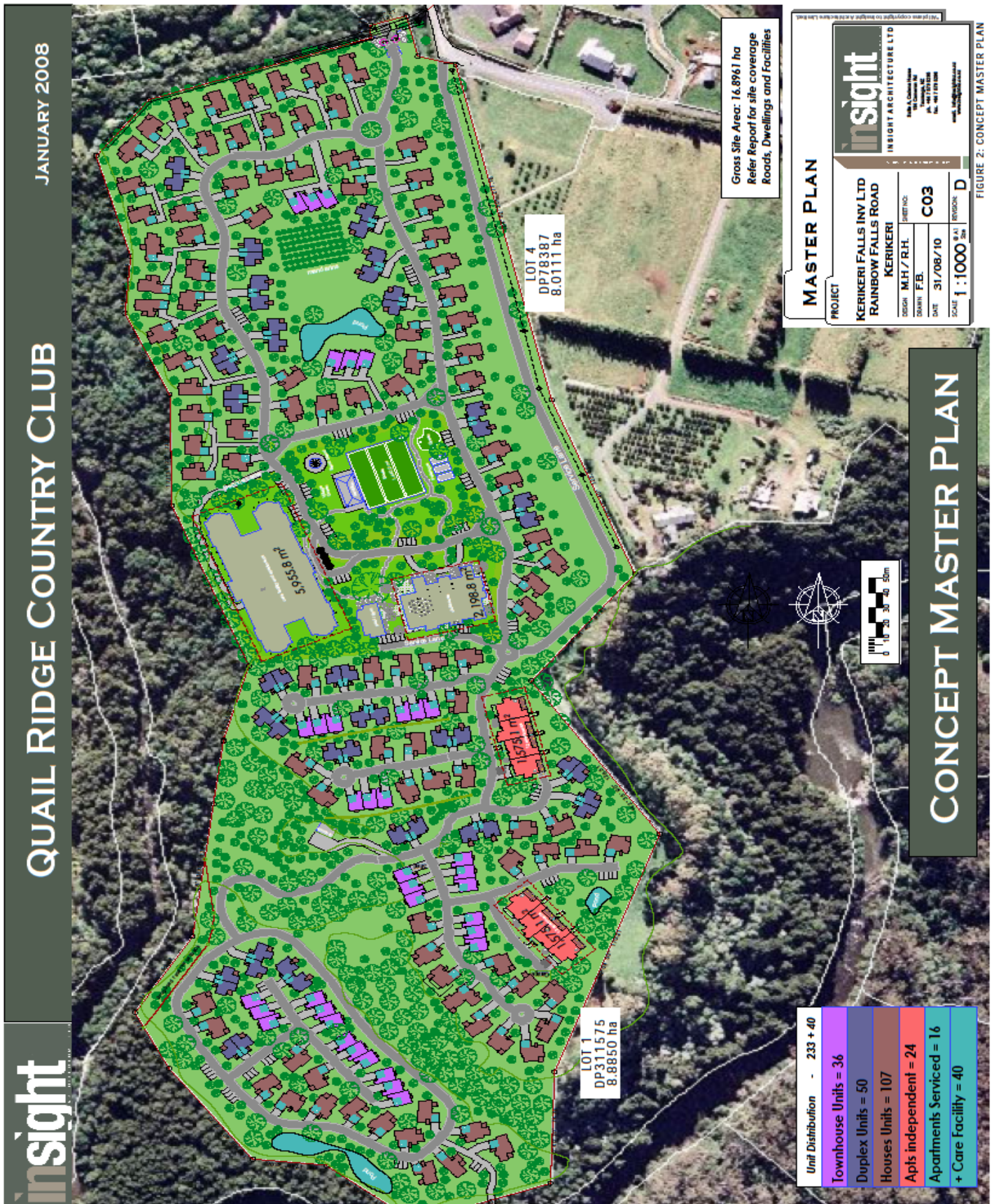
Scale 1:4000
0 50 100 150 200 250 300 350 400 450 500m
WAIPAPA ROAD (FAR NORTH DISTRICT)
TERRALINK NZ LTD (Terraviva) - DCDB Data as at .09.2001 Title & Valuation data as at .09.2001 Geodetic data as at 11.10.97.
Cadastral information from LINZ Digital Cadastral Database (DCDB). CROWN COPYRIGHT RESERVED.



APPENDIX 6H: ORONGO BAY SPECIAL PURPOSE ZONE



APPENDIX 6I QUAIL RIDGE COUNTRY CLUB ZONE

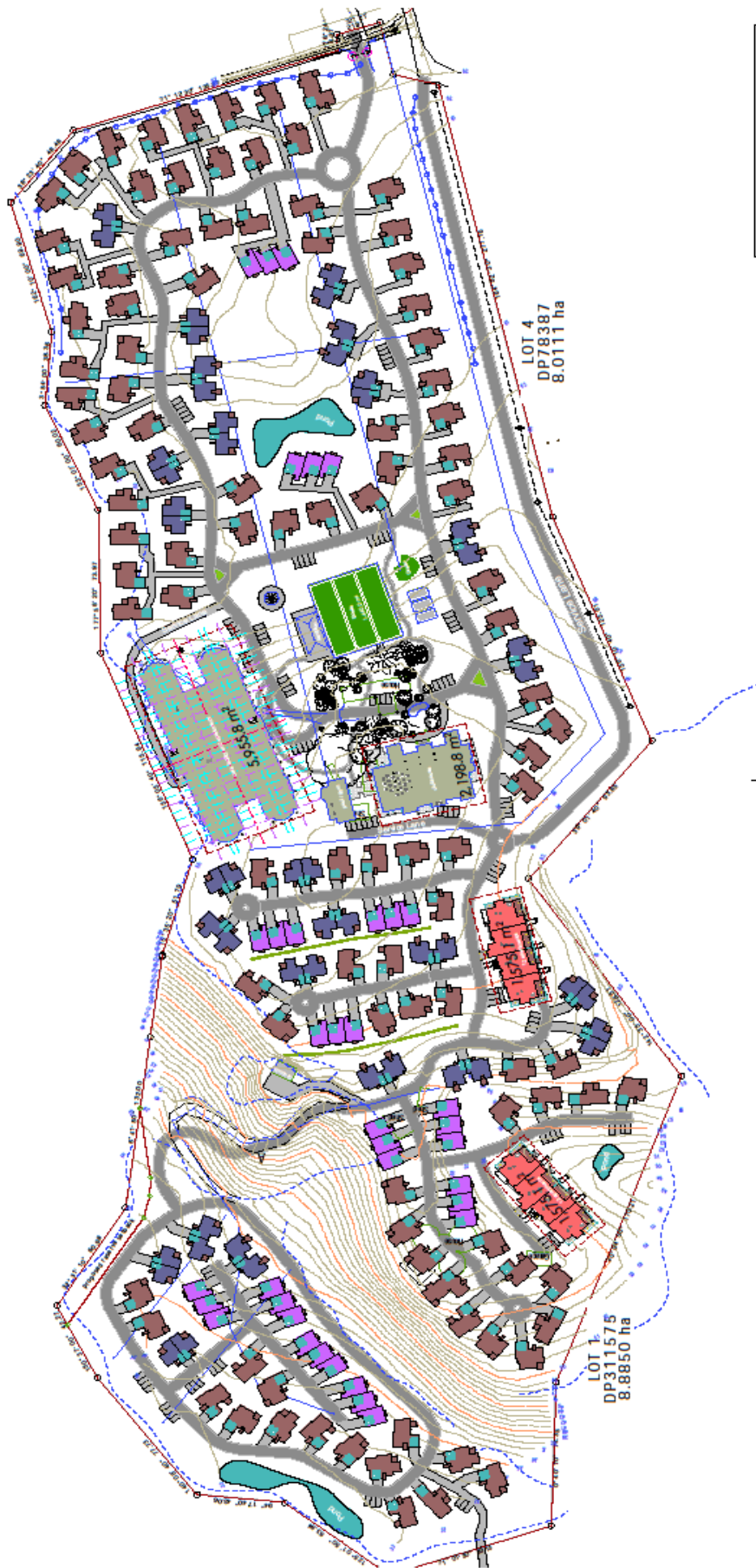


APPENDIX 6I QUAIL RIDGE COUNTRY CLUB ZONE



APPENDIX 6I QUAIL RIDGE COUNTRY CLUB ZONE

insight QUAIL RIDGE COUNTRY CLUB JANUARY 2008



Gross Site Area: 16,8961 ha
 Refer Report for site coverage
 Roads, Dwellings and Facilities

SETOUT PLAN

PROJECT
 KERIKERI FALLS INV LTD
 RAINBOW FALLS ROAD
 KERIKERI

DESIGN: M.H./R.H.
 DRAWN: F.B.
 DATE: 31/08/10
 SCALE: 1:10000²⁰
 REVISION: D

insight
 INSIGHT ARCHITECTURE LTD
 100A, A. COLVILLE ST
 NEW ZEALAND
 TEL: 04 839 8000
 WWW.INSIGHTARCHITECTURE.COM

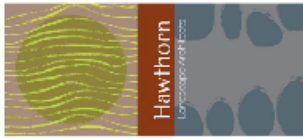


CONCEPT MASTER PLAN

Unit Distribution	- 233 + 40
Townhouse Units	= 36
Duplex Units	= 50
Houses Units	= 107
Apts independent	= 24
Apartments Serviced	= 16
+ Care Facility	= 40

FIGURE 5: SETOUT PLAN

APPENDIX 6I QUAIL RIDGE COUNTRY CLUB ZONE



Hawthorn Landscapes Architects Ltd
 537 Kerikeri Road, RD3
 Kerikeri, New Zealand
 P/F 09 4076 448 M 021 407649
 www.hawthornlandscapes.co.nz

Some of the existing citrus trees on the property will be retained and replanted in a small orchard grove within the heart of the development. This area will also accommodate the main ornamental pond and other amenity plantings. Other fruiting trees such as Fejoa, apples, plums, tamarito, figs and nut trees will be planted around the edge of this area so that the residents can pick their own fruit on their walls.

The large area in front of the clubhouse that contains many of the existing trees will be utilised as a 'Village Green'. The area will be planted with large grade exotic and native feature trees and palms with sweeping lawns areas that provide a park like atmosphere and views from the clubhouse out across the facilities on the Village Green. These include pastoque and bowling courts, a pavilion and brand rounds. The garden areas around the Village Green will have themed garden beds such as Japanese, English, and Californian to provide for the variety of residents and their individual tastes.

The gardens around the care facility will be mostly viewed from within the building or from outside patios. The structure of the garden, colour and fragrance will be the main feature of this garden as it will be important for the residents of the hospital to be able to experience the garden from either their windows or just outside on patios. Two formal water features with courtes at either end of the building will be visible from the main atrium. Large trees around the building will tie into the landscape and softens the built form. Plants used will include palms, shade trees, flowering trees, roses, conifers, lavender, clipped hedges, Daphne, Michelia and other shrubs with fragrant flowers.

The existing mixed native, wattie and eucalyptus bush area on the steep escarpment leading down to the lower southern plateau will be enhanced through the removal of weed species and some of the gum trees. The bare areas will be revegetated with native species. A series of gravel walking tracks and timber board walks and seating areas will provide access for the residents of Quail Ridge to enjoy a native bush experience within the safety and close proximity of the property and its staff. Plants used will include Rimu, Karaka, Pseudotsuga, Totara, Rewarewa, Puriri, Tree ferns, Coprosma, Kokekoke, Kauri, Matai, Ribbonwood, Phormium and Kawakawa.

The southern boundary of the property adjacent to the Kerikeri River will be densely planted with a mix of indigenous species. This planting will protect the walkway experience by providing a wider area of planting between the development and the foot that will filter noise and screen views of the built development. Plants used will include Rewarewa, Puriri, Pseudotsuga, Totara, Karaka, Phormium and Rimu.



The stone entrance gateway into Quail Ridge will be landscaped with large trees and palms to give a sense of maturity and belonging. The trees will be predominantly native species that will link in with the existing native trees adjacent at the Rainbow Falls Walkway car park. Some palms and exotic species will also be used to link in with the lands capping within the development. The planting will be primarily native species and stone walls and provide an arrival point. Garden beds leading along the first stretch of driveway within the development will form a wave with scalloped lawn areas providing grand entrance.

Each of the houses within the development will have a private garden area and parts of the living areas. The landscaped gardens will be designed to provide a sense of arrival and provide an intimate space for occupants. The planting around each house will also form part of the larger landscaping of the development. Each garden will link into the next through the layout and theme of the planting. Local forest trees will be used as a feature at each entrance way with the house number embossed on the roof. The different areas within the village will have the same theme to their residents can easily identify where their house is located. This will produce a development that is set within an extensive landscaped grounds to provide a quality outdoor living environment. Plants used will include a mix of shrubs, perennial grasses, palms and trees of both exotic and native species. No invasive or potentially invasive plants will be used.

The streetscapes within the development will be defined by avenues specimen trees that will provide year round interest through their leaf colour, flowers or berries. The deciduous nature of the trees will ensure that there is no excessive winter shading of the houses. The trees will integrate the built form of the main buildings and houses. They will also shade and soften the hard surfaces of the streets and provide the main structure of planting within the development to produce a unified character. Plants used will include Oak, Caret Ash, Maple, Magnolia, Liquidambar, Gleditsia, and Melia.

The gardens around the Clubhouse will accommodate the existing specimen trees and palms that are present around the present Turkey residence. This theme will be expanded upon with more large grade feature trees, cycads and palms planted to provide a lush subtropical garden. A large pond and water feature with waterfall will provide the focal feature within the parking island that will be viewed upon arrival. The feature will be constructed out of large local scalloped rocks and basalt boulders with shallow ponds and areas for planting. A tropical planting of palms and native ferns and Nikau palms will provide a very naturalistic cooling water feature. Plants used will include a variety of palms, cycads, exotic trees, Nikau, tropical podocarpus, gardenia, orchids, ferns, succulents and groundcovers.

The three ponds within the development will be landscaped using water garden plants for the ornamental pond near the Clubhouse and native marginal plants for the natural ponds at the southern end of the development. The ponds will provide an area for wildlife and a water element that can be appreciated by the residents. The ornamental pond will have an arched bridge with the pond edges retained and lawn right up to the water edge and clustered amenity planting. This will provide a focal feature within the Village Green gardens and next to the Orchard Grove. Plants used will include grasses, ferns, sedges, iris, water lilies, cabbage trees, Wisteria on an archway over the bridge, ferns and tree ferns. No invasive or potentially invasive plants will be used.

The boundary of the development will be fenced for safety and security purposes. The 1.5-metre high timber fence will be planted on both sides to soften the built form. This will screen the view of the fence from neighbouring properties and the Kerikeri River walkway so that the passers by are not aware of the presence of a fence or the development. This will assist with maintaining the walkway experience and stopping residents from wandering off into the bush and unsafe areas. Plants used will include Pigeonwood, Coprosma, Griselinia, Karaka, Phormium and Rimu.

Appendix 6
 Landscape Enhancement Plan
 Date November 2007
 Scale: 1:1000 @ A1

