

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.

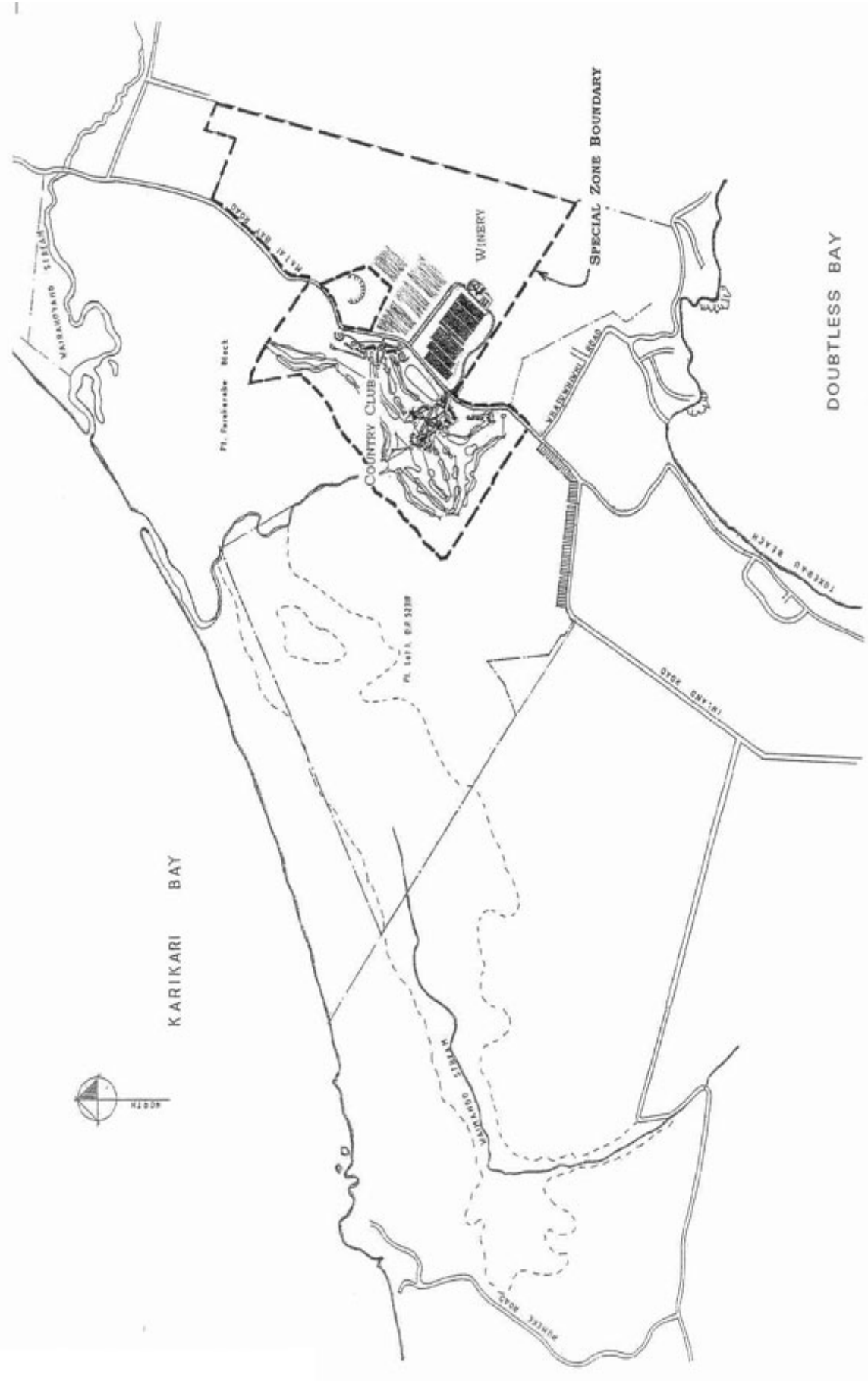


Table 1: CARRINGTON ESTATE DEVELOPMENT PLAN PARKING PROVISIONS

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.

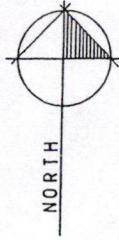
LANDSCAPING:

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.

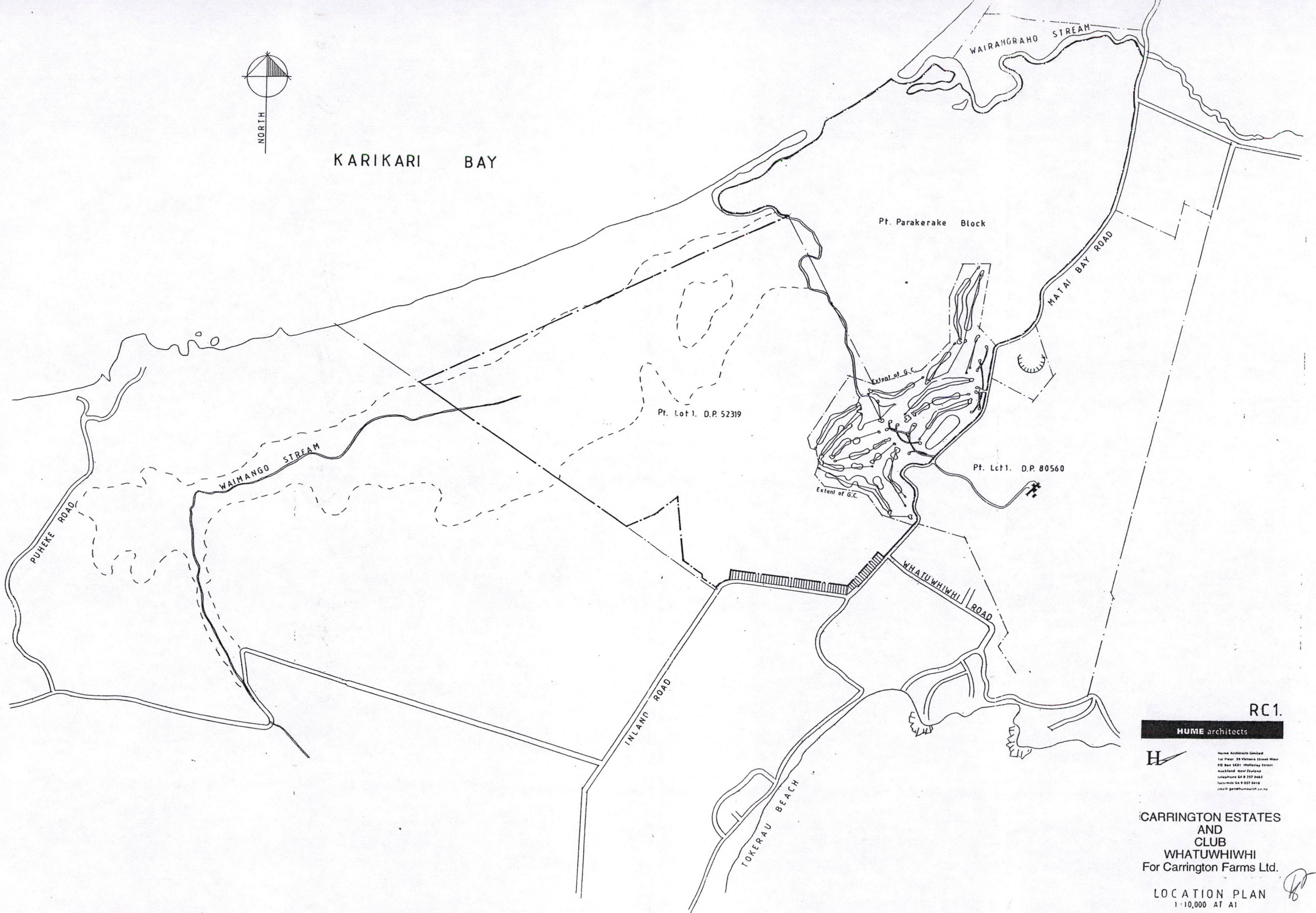
Natural watercourses will be enhanced to provide a natural landscape setting. Existing mature trees have been retained in the golf course layout and will be supplemented by both native and exotic planting.

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.



KARIKARI BAY



RC1.

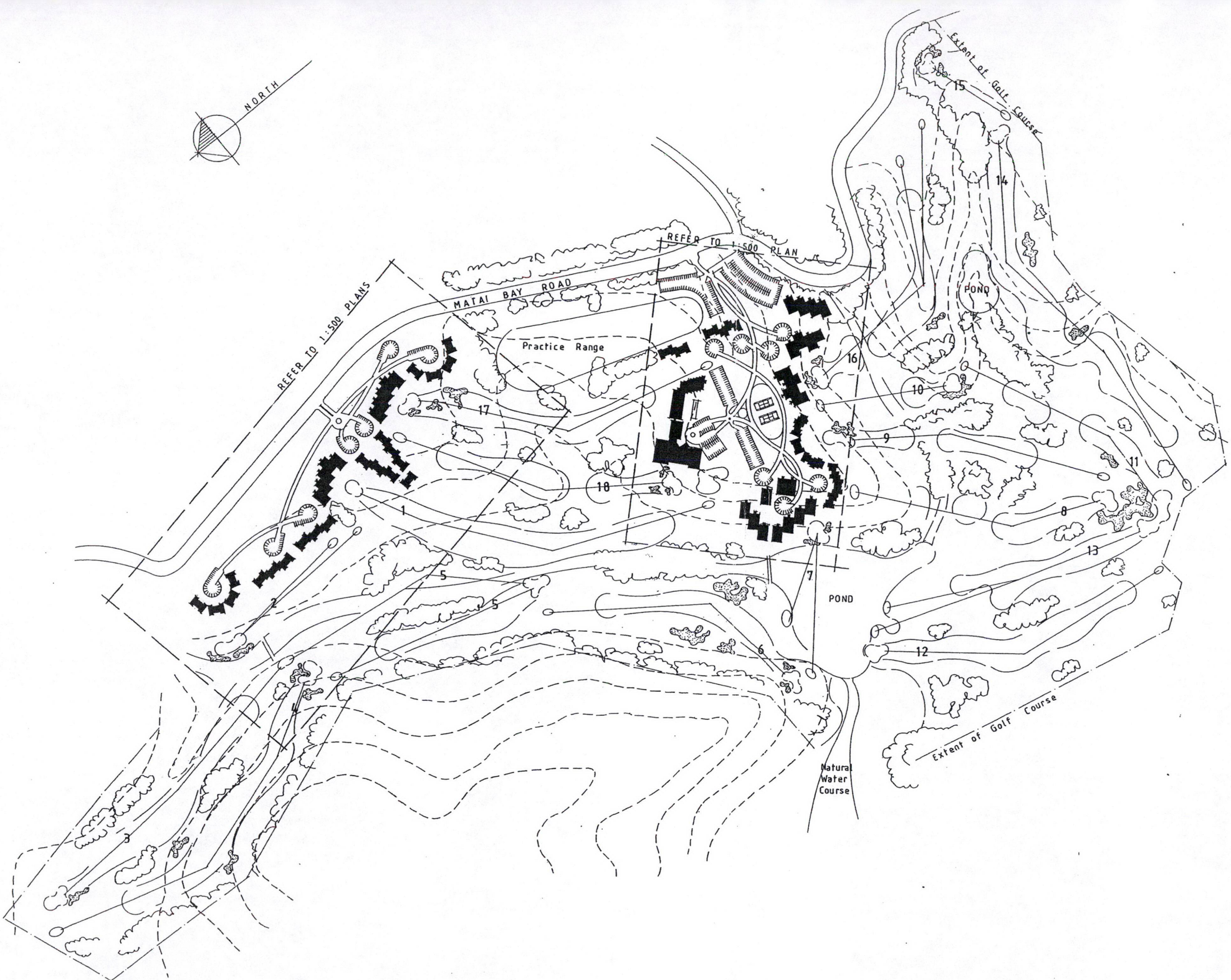
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CARRINGTON ESTATES
AND
CLUB
WHATUWHIWHI
For Carrington Farms Ltd.

LOCATION PLAN
1:10,000 AT A1



RC2.

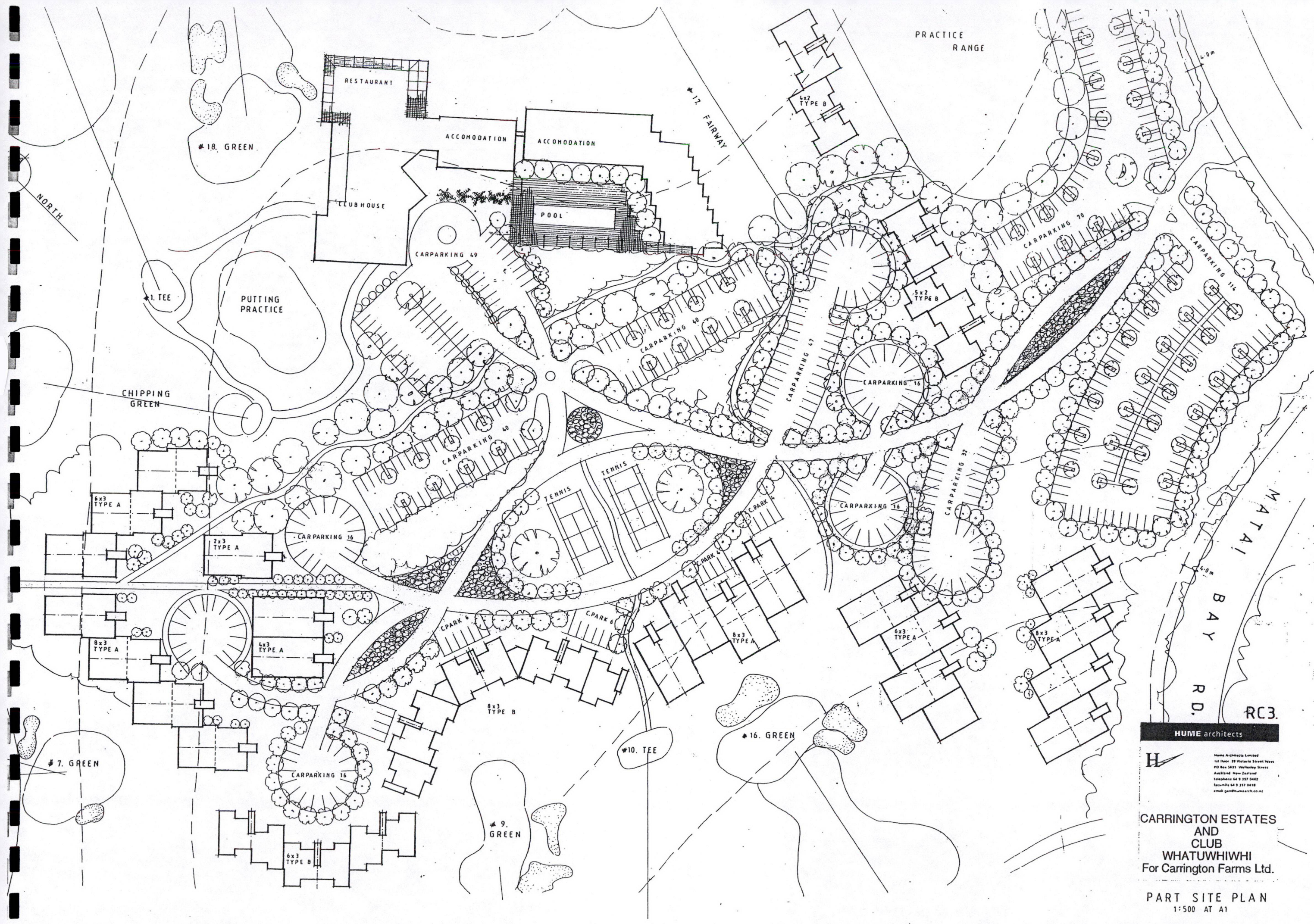
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**CARRINGTON ESTATES
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**SITE PLAN
 1:2500 AT A1**



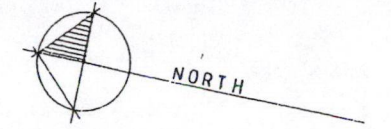
RC3.

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PART SITE PLAN
 1:500 AT A1

MATAI BAY ROAD



PRACTICE FAIRWAY

RC4.

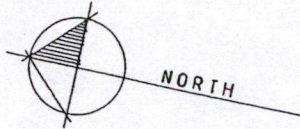
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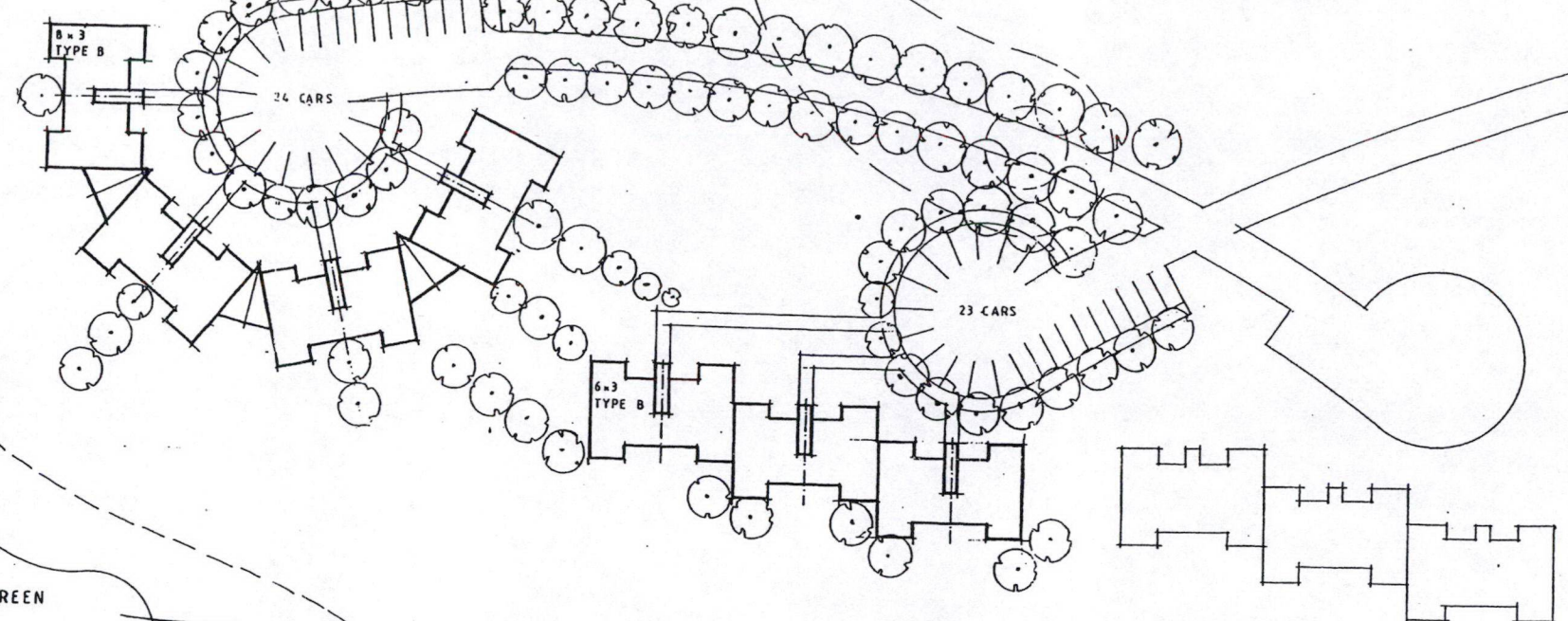
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PART SITE PLAN
1:500 AT A1



MATAI BAY ROAD

REFER SHEET RC4. FOR CONTINUATION



2. GREEN

2. FAIRWAY

2. TEE

BRIDGE

3. FAIRWAY

3. TEE

5. TEE

STREAM

5. FAIRWAY

4. GREEN

5. TEE

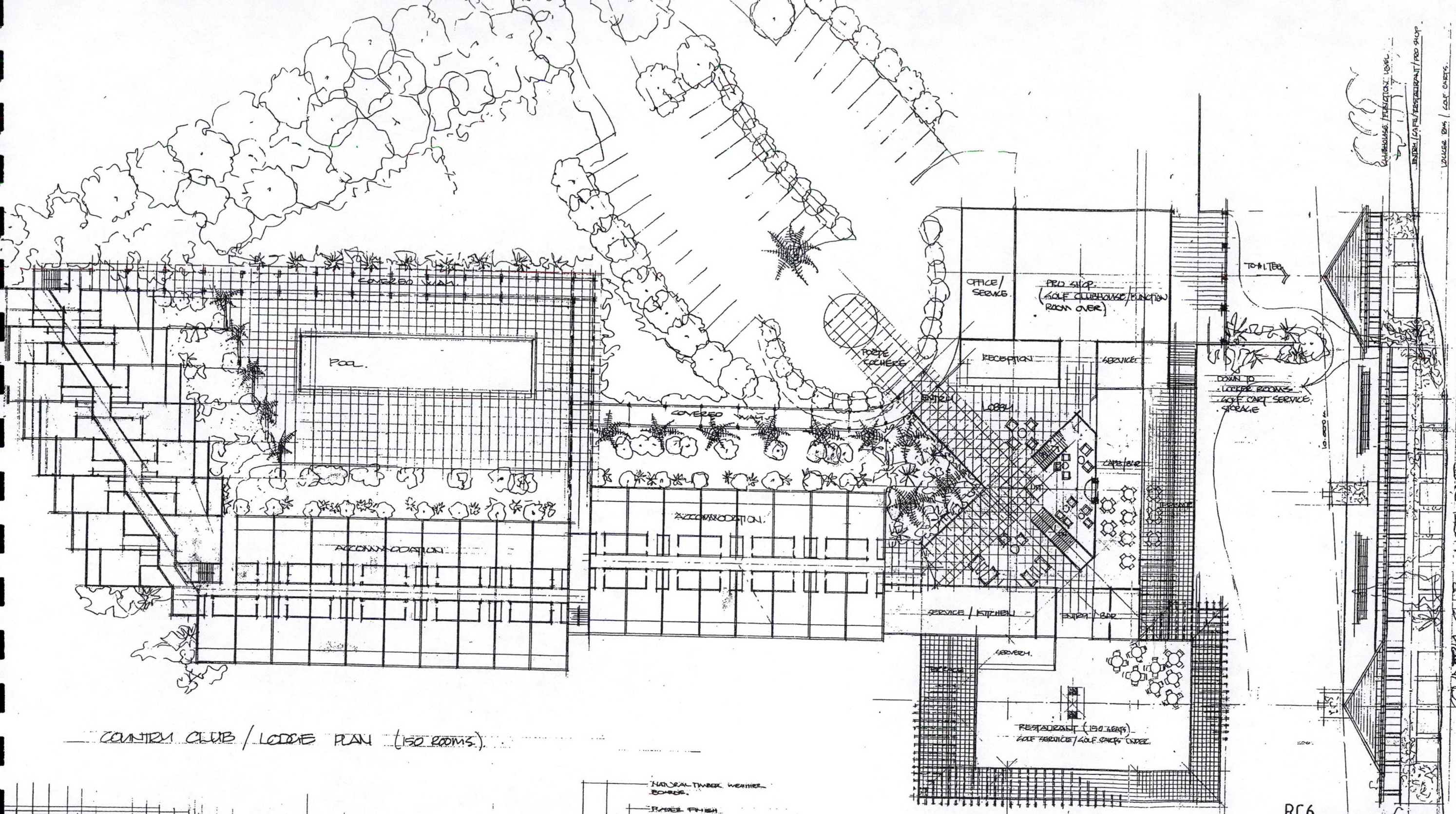
RC5.

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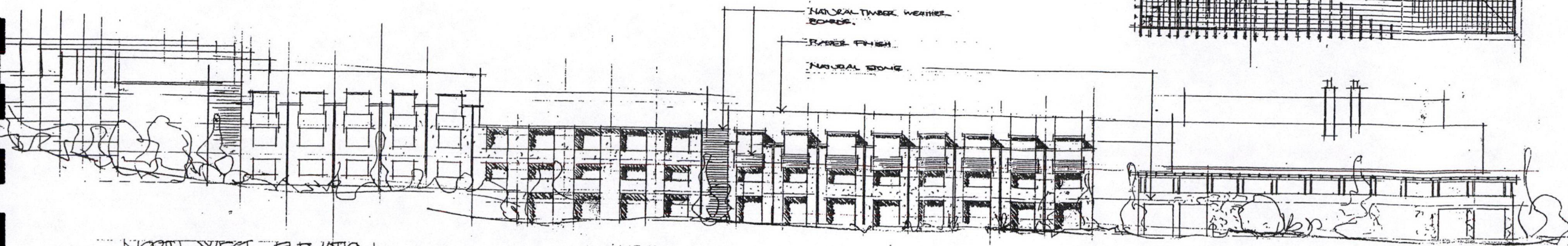
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PART SITE PLAN
 1:500 AT A1



COUNTRY CLUB / LODGE PLAN (150 ROOMS.)



NORTH-WEST ELEVATION.

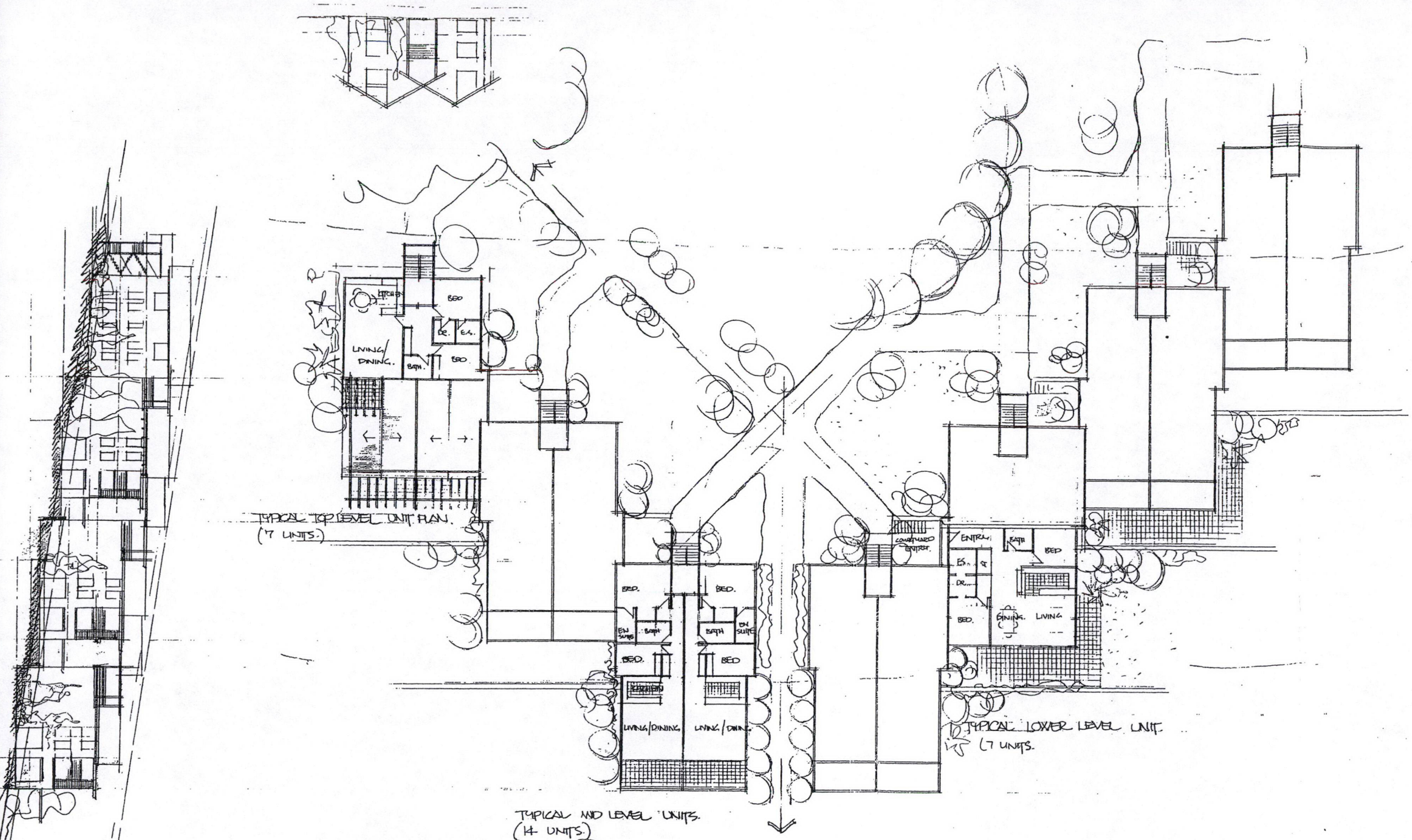
RC6.

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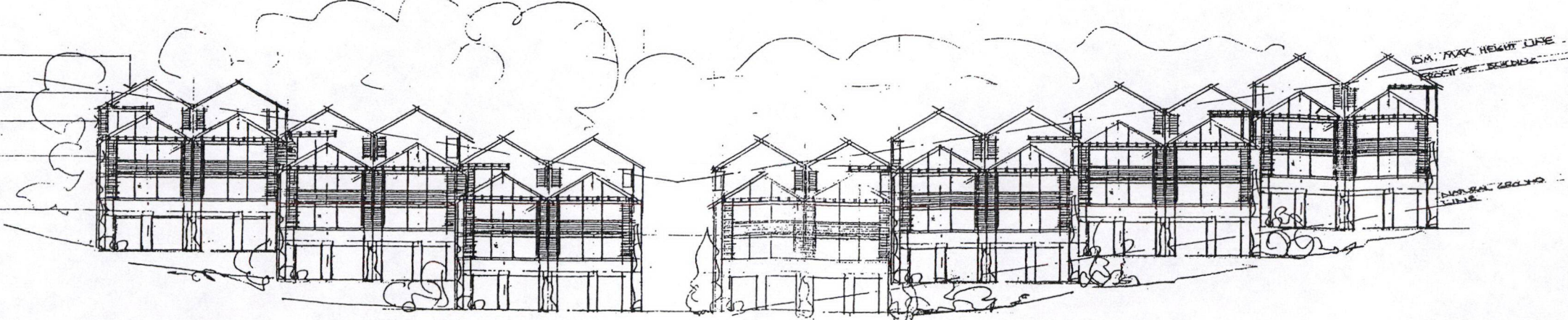
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GOLF CLUBHOUSE
 1:200 AT A1



EXPOSED ROOF BEAMING
 NATURAL TIMBER BRACKETS
 NATURAL TIMBER CORNICES
 NATURAL TIMBER WEATHER BOARDING
 COBBLE FINISH



ELEVATION TO COF COURSES - NORTH

RC7

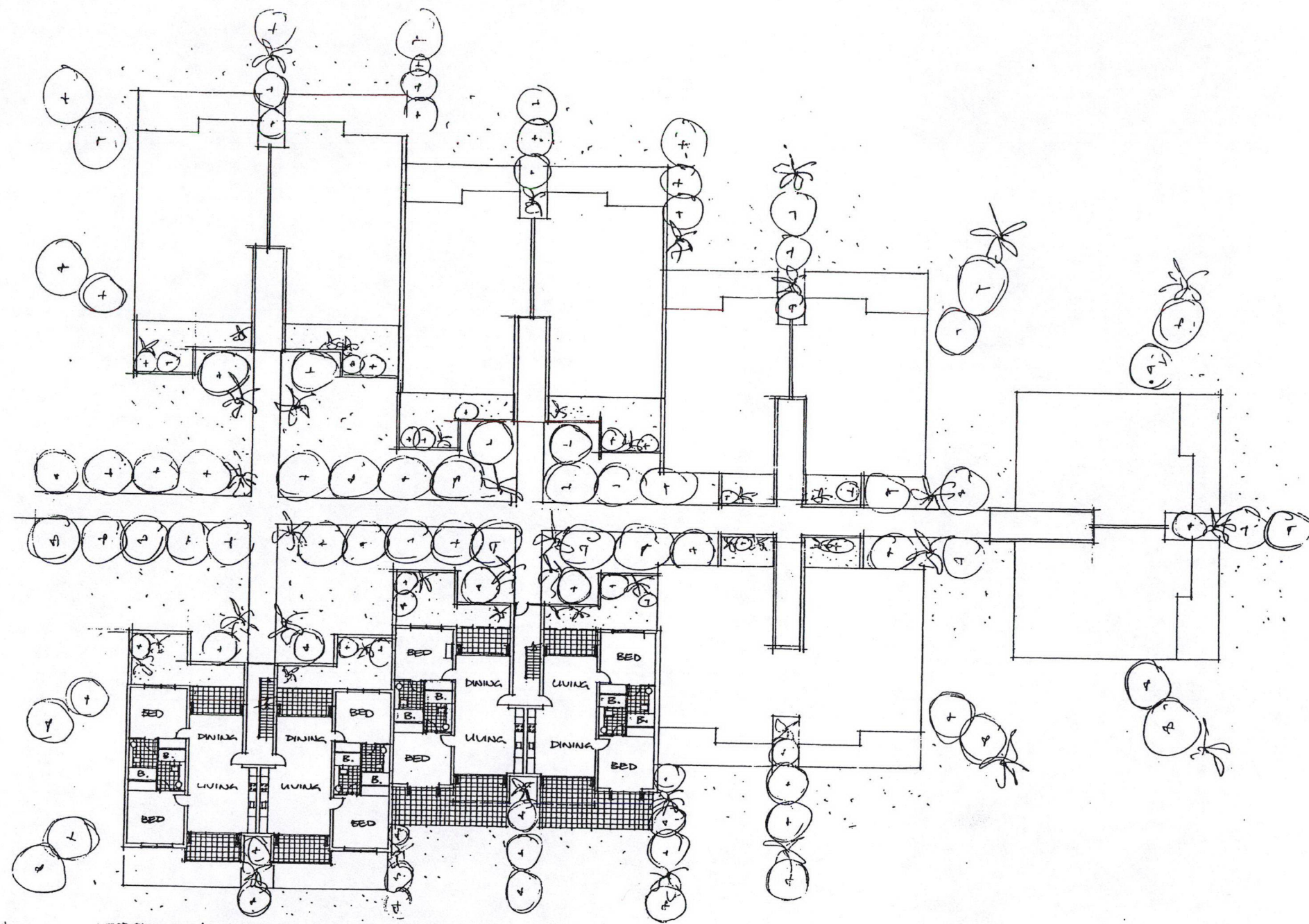
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**CARRINGTON ESTATES
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 For Carrington Farms Ltd.

TYPE A. UNITS
 1:200 AT A1



TYPICAL MID & UPPER LEVEL UNITS. TYPICAL LOWER LEVEL UNIT.



TYPICAL FRONT ELEVATION (FROM GOLF COURSE)

RC8.

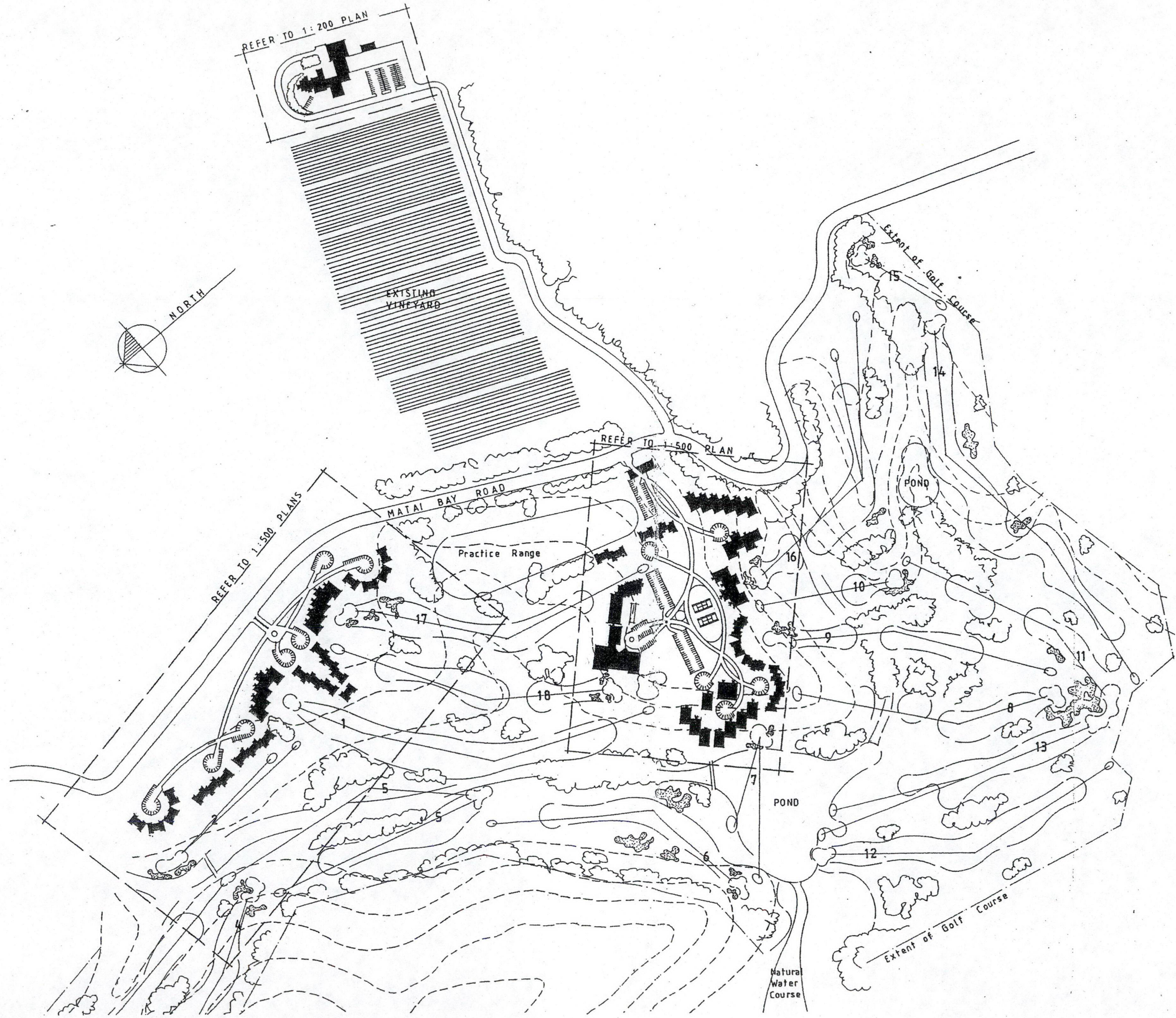
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**TYPE B. UNITS
 1:200 AT A1**



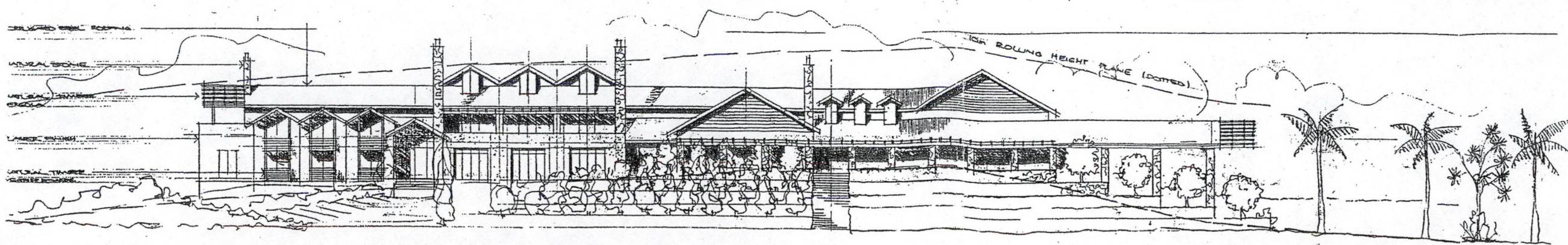
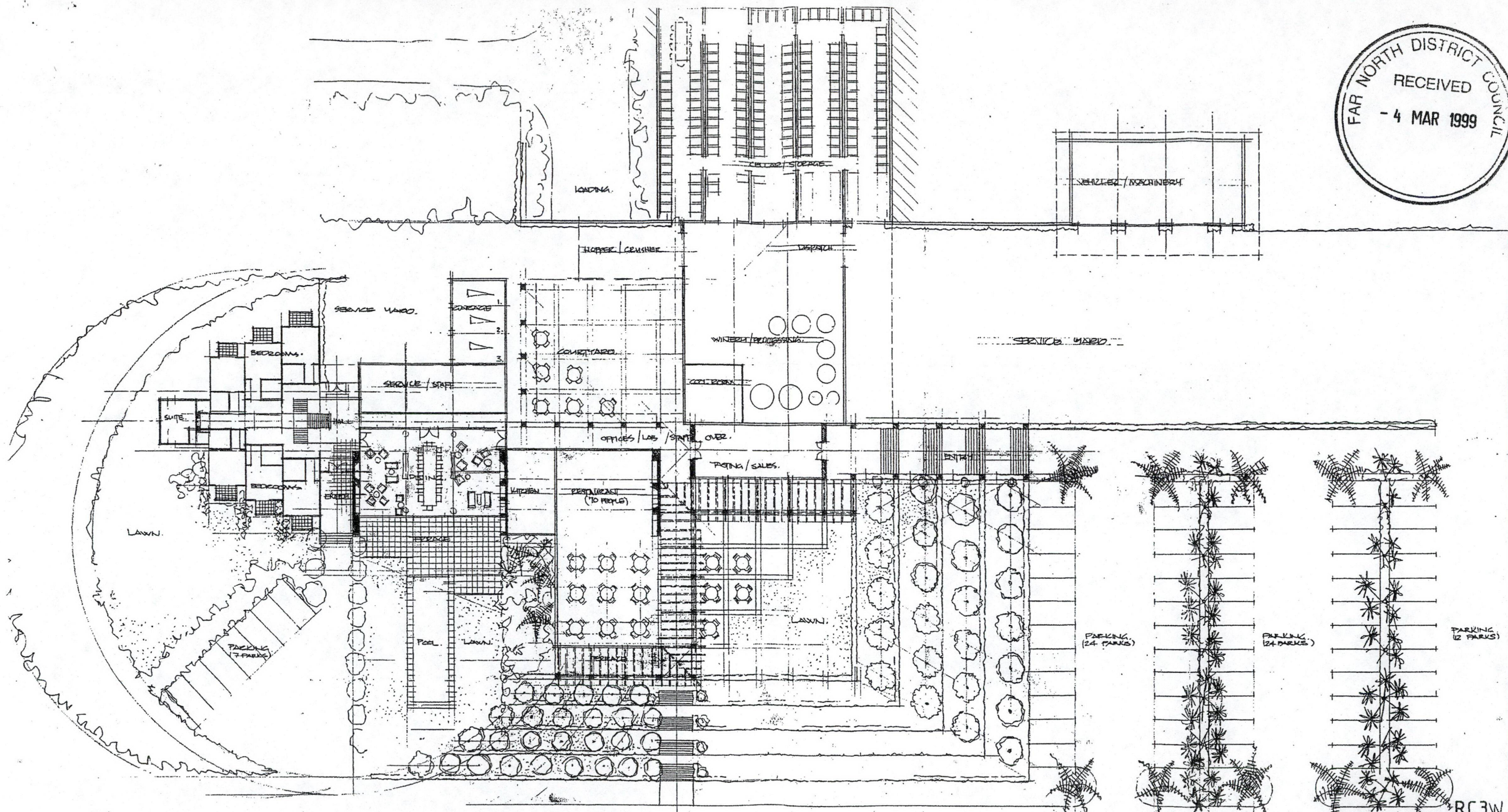
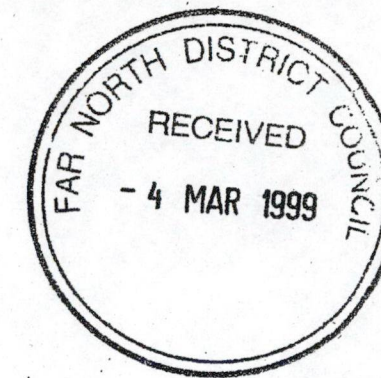
RC2.W

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PROPOSED WINERY
 AND
 ACCOMMODATION
 CARRINGTON ESTATE
 VINEYARD
 WHATUWHIWHI
 For Carrington Farms Ltd.

SITE PLAN
 1:2500 AT A1



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PROPOSED WINERY
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PLAN / ELEVATION
1: 200 AT A1