

reflections

SPRING 2007



THE LAKES
GOLF & COUNTRY CLUB

THIS SPRING

Sustaining growth and protecting your future

A man on a mission

Understanding Design Guidelines

The art of fine living

IT DOESN'T GET ANY BETTER



spring 07 contents



03

Our Place

Simon Maxwell: A man on a mission

The plan behind the dream. We talk to Simon Maxwell about his vision and accomplishments at The Lakes.

Urban Design Boom or Bust

This season we ask what is being done to ensure developers, builders and Councils don't turn our beautiful cities and towns into a chaotic mess.

04



09

Building Your Dream Home at The Lakes: understanding the design guideline process

Learn why The Lakes Design Guidelines are there and how you can manage them to protect your investment.



11

The Art Of Fine Living

The Lakes stunning design and street art brings a new level of sophistication to life.



welcome to...

reflections

Welcome to the first issue of Reflections - the magazine dedicated to lifestyle and living at The Lakes, Tauranga. To say our team is passionate about The Lakes and what it represents for those that will become part of this community is probably an understatement.

Masterfully planned, The Lakes has been a true collaboration of commitment and dedication from our Grasshopper team members, planning consultants, Iwi and local body authorities. Our long term vision is to create the best natural environment, developed in a socially sustainable manner, ensuring we make this community a better place for all to enjoy for many years to come.

The Lakes is a community that you can be proud of, a place that not only offers you a safe home, but also a sense of belonging, of longevity and of pleasure - because after all, that's what life is all about.

Enjoy reading Reflections, it is a living breathing magazine that will develop its identity as the community grows and flourishes. From the team at The Lakes - enjoy.

Graseme Lee - Director, Grasshopper

our
place
simon maxwell:
a man on a mission

The plan behind the dream.
We talk to Simon Maxwell
about his vision and
accomplishments at
The Lakes.



With 254 hectares of grassy valley laid out before him, his mission was to help turn that piece of dirt into a bustling suburb that includes 2081 residential sections, 2 hectares of commercial and local business, lakes, parks, cycleways, walkways, and streets. Expected to house over 7000 people Simon's ultimate mission, together with the team at Grasshopper is to create The Lakes - an urban oasis that is safe and secure. A place that people who come to live here will be proud to call home.

Sounds a bit corny maybe, but without the dream where is the vision? If he strived for anything less what would you get as a resident at The Lakes? With the vision to create a community that is a natural extension of the land, The Lakes is a place that uses the natural assets of the valley so that people can live in, and appreciate the old and the new, preserving the history of the land so that it can be appreciated in many years to come. "[The Lakes] will be an attractive suburb to live in and enjoy" says Simon.

It's obvious, this man is passionate about what he does. As Development Manager of The Lakes, Simon has a number of credential strings to his bow having been involved in Woodford

Park, St James Park and Sommerset Heights in Hamilton before embarking on The Lakes which is his largest project yet.

“...it's even better than we ever imagined.”

So, has the dream become the reality with the launch and subsequent sell out of the sections in Stage One? "Yes", according to Simon, "but it's even better than we ever imagined". He's talking about the meandering Lakes, the wide boulevards, the soft and hard landscaping features that are well under construction. "It was a major milestone when construction started in 2005 and again when titles were issued in February 2007. To see it all sold out before the next sales release of Stage Two is just the icing on the cake".

So yes, Simon Maxwell is a man on a mission. A man with a dream and a man with vision. All of which he has proved are not just possible - they're probable.

urban design boom or bust?



Suburbs are evolving from once grazed farmland and overgrown orchards are being transformed into new communities. All of this is putting enormous pressure on our infrastructure and roading. Are we destined to become a chaotic mess, living on top of each other, spending hours in traffic and actually getting no where? Is all this new development actually good for our towns?

I decided to find out what all the fuss is about and found a little diamond in the rough known in the industry as the New Zealand Urban Design Protocol. So what is it and what does it mean for you and me when we actually build our new homes in new and exciting places like The Lakes here in Tauranga?

The Urban Design Protocol is part of the Government's Sustainable Development Programme of Action which seeks to make our cities healthy, safe and attractive places where business, social and cultural life can flourish*. Essentially it provides a comprehensive foundation to ensure that the design of buildings, places, spaces and networks that

“The seven C's has become the essence of implementing good urban design...”

make up our towns and cities work together for all of us. With Tauranga's population growing 14%* since the 2001 Census this is especially important. By far exceeding the national growth average of 5.4%, Tauranga's ability to

* New Zealand Urban Design Protocol, Ministry for the Environment, March 2003, Pg1

* Statistics New Zealand, 2006 Census Data

This season we ask what is being done to ensure developers, builders and councils don't turn our beautiful cities and towns into a chaotic mess.



sustain this growth in the future is vital for the areas economy as well as maintaining its status as the lifestyle capital of New Zealand. After all, that's what we live here for right?

To ensure that urban design considers the environmental, economic, social and cultural consequences of design, the Protocol draws together many different sectors and professions and considers both the process of design decision making and the outcomes of the design. The key outcomes as summarised by the seven C's have become the essence of implementing good urban design - so what are they?

The Seven C's of Urban Design:

1. Context

This takes into account the way your home is connected to the street, the street to the neighbourhood, the neighbourhood to the wider community, the wider community to the city and the city to its region. Good urban design recognises that towns and cities are part of a constantly evolving relationship

between people, land, culture and the wider environment.

2. Character

This reflects and enhances the distinctive character and culture of our urban environment, and recognises that character is dynamic and evolving, not static, and complements the historical identity of the area.

3. Choice

Good urban design is about fostering diversity. This includes choice around density, building types, transport options and activities to ensure urban environments provide opportunities for all.

4. Connections

Good connections enhance choice, and facilitate contact between people who live in and visit a community. This is achieved by careful, integrated planning of the way streets, walkways, cycling routes, services, parks, infrastructure and communication networks connect to foster healthy neighbourhoods. For example at The Lakes priority has been given to walking and cycling routes as well as public transport to reduce the environmental



The Lakes Stage One Construction Development March 2006

impacts and encourage people to become more physically active. This also provides informal opportunities for social and cultural interaction.

5. Creativity

Creativity and innovation adds richness and diversity to a community – turning a functional place into a memorable one. The Lakes community is an abundance of innovation and creation, from landscape design through to building form, using technology and fresh ideas to create a strong urban identity.

6. Custodianship

With sustainability and environmental impact being a primary concern these days, custodianship considers the lifetime costs of buildings and infrastructure, and aims to hand on places to the next generation in as good or better condition. Managing the land, implementing sustainable design solutions and creating safe environments ensures that The Lakes development will be a secure community for generations to come.

7. Collaboration

We can't forget that good urban design requires good communication and co-ordinated actions from all decision-makers – including you.

As a signatory of the Protocol, Tauranga City Council works closely with developers like Grasshopper Properties Ltd to ensure that plans for new developments like The Lakes consider all the elements of the seven C's.

You only need to look the regions SmartGrowth Strategy to get an idea of what goes into ensuring that growth is both achievable and sustainable. I guess what this ultimately means is that with everyone from landowners through to developers, designers and councils using the seven C's as a foundation for growth we can ensure that we create a safe and vibrant community for everyone to enjoy both now and in the future.

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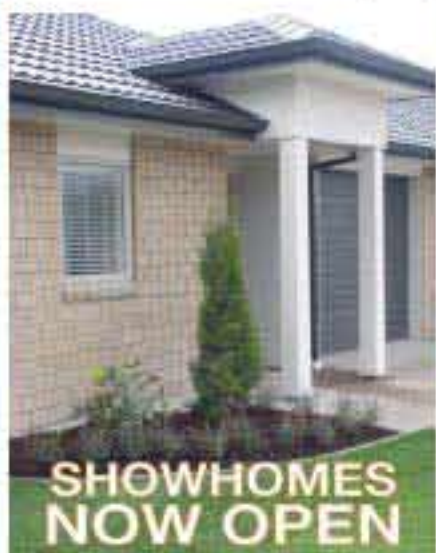
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building your dream home

at The Lakes

understanding the design guideline process

Learn why The Lakes Design Guidelines are there and how you can manage them to protect your investment.



If you have picked up a copy of The Lakes marketing material, or even purchased at The Lakes you will be familiar with the Design Guidelines.

Design Guidelines – what are they and what's their purpose?

The purpose of the Design Guidelines is to provide you with the information you need to plan your home at The Lakes with ease.

Ultimately, the Guidelines work to protect your investment long-term and ensure that you live in a safe, secure environment that works well with the urban landscape and helps to create an environment which is recognised as a great place to live.

The Guidelines consider the following:

1. Design Expectations

Define the desired outcomes related to each element including Site planning, Streetscape and compatibility, House planning, Vehicle access and parking, Fencing, Soft landscaping, Site facilities and Accessory structures.

2. Design Considerations

These provide the basis for both designing the house and for judging whether the expectations have been met.

3. Design Standards

Outlines what needs to be done to meet the design expectations and things you need to consider when planning and building your home.

So how do you manage the Design Guideline process?

Before your plans can be submitted to Tauranga City Council for consent, they must be approved by The Lakes Design Management Committee. To make it easier for people and developers who have purchased at The Lakes, the Committee is available for enquiries and to provide feedback on your concept plans. Sharing your ideas at the initial concept stage with the Committee will help you avoid any potential mistakes that could hold up your plan approval process.

An easy to follow diagram highlighting the key stages in the process is free and available by contacting The Lakes sales Pavilion or you can request a copy at www.thelakestauranga.co.nz.



Tips for: Improving the visual aesthetics of your home

1. Ensure your architect or building designer has a copy of The Lakes Design Guidelines
2. Obtain a copy of the Design Guideline process - an easy to read diagram that will guide you through the process step by step
3. Consider the Landscape Master Plan and how your design relates to this
4. Plan your use of private open space and landscaping early in the design process. Landscaping and planting should match that of the neighbourhood
5. Avoid designing your home too similar to neighbouring properties
6. Use different and/or a variety of cladding materials for interest
7. Make sure your front door/entrance is easy to see from the street
8. Ensure the garage door is not the dominant feature from the road
9. Avoid fencing and walls in the front of your property

the art of fine living

The Lakes stunning design and street art brings a new level of sophistication to life.



Conceptual landscape design ideas for The Lakes development were first formulated for the initial consent and planning applications by dynamic Australian landscape architects Edaw. Their inspiration for The Lakes theme draws from the sites evocative natural history and provided the vision for creating a unique and expansive residential community developed amongst park like surrounds.

The Lakes is all about creating a memorable landscape. Building on the past for each sculpture reflects the strong design elements inherent to the valley history. It is thought that the famous Taupo eruption of 166 AD wiped out the forest that once covered the valley floor where The Lakes now stands today. Excavations revealed numerous logs and fragments of old growth forests suspected to have been destroyed in the eruption. This is represented in the sculptured falling logs on Lake Boulevard - a symbolic appreciation of the sites historical links.

Rebecca Sandford is the landscape designer at The Lakes. And she's good - really good. Well recognised for her innovative yet practical approach, Rebecca has extensive experience in both hard and soft landscaping on varying scales with different land forms, and she is a vital

member of the Grasshopper team.

Rebecca's principle role is interpreting Edaw's conceptual ideas by providing cohesive and practical design solutions for the project.

'The Lakes is designed around environmental elements' 'We've also planted nearly 2000 trees through stages 1 and 2 - local plant species have been used in the extensive landscaping and we've incorporated responsible stormwater management into the design.'

A beautiful environment should also encourage recreation and family time. 'We've incorporated lots of well lit paths and cycleways so people can get out and enjoy the community'.

'There's also children's play areas and each house is within a stones throw from a park.'

The Lakes inspired the Carter family to purchase a site and build their dream home. 'I used to drive passed and see them putting in the gardens and street lights until we bought a section,' says Catriona Carter, 'Living here keeps us close to the City, and the children will be much safer here'. 'We are excited that we will be one of the first families to make The Lakes our home'.



'one generation plants the tree, another gets the shade'

Grasshopper is a name synonymous with quality. As a place to work, as an industry leader and as a symbol of responsible, sustainable and prestigious development. Protecting the environment not only today but for generations to come.



Grasshopper

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