

# DESIGN RESPONSE REPORT AND ASSESSMENT

## LARGE LOT DR 1.0 DESCRIPTION OF DEVELOPMENT (applicant or agent to complete)

### 1.1 Site Details (applicant to complete/provide, please tick box)

Lot No.:

Legal Description:

Property Owner:

Contact Details:

Street or Road Name:

Landscape Design Framework: (tick one box)

Lower Valley

Mid Valley

Upper Valley

Area & Dimensions: (provide information)

Lot Size m<sup>2</sup>:

Floor area of new dwelling - m<sup>2</sup>:

Ground level private open space - m<sup>2</sup>: (driveway not included)

Minimum dimension of ground level private open space - m:



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Statement: (owner to sign)

Prior to work commencing on site, I/We will ensure that our builder understands the Site Management requirements in Section 1.4 and in Part 1, Appendix 3 of the Design Guidelines.

Sign here: \_\_\_\_\_

Date: \_\_\_\_\_

## 1.2 Designer

Company Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone No. \_\_\_\_\_

Statement: (to be signed by Designer)

I/We certify that the Design is consistent with the New Zealand Building Code.

I/We have considered and implemented the Design Principles as set out in the Edaw Jasmax report titled - The Lakes, Pyes Pa West, Tauranga - Landscape Master Plan Report (September 2005) (copies available at Sales Pavilion or Grasshopper Offices).

Sign here: \_\_\_\_\_

Date: \_\_\_\_\_

We advise that the following Tauranga District Plan development controls/Rules are not met and that we will be applying for resource consent for the following: (N/A if complies with Permitted Activity Rules).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

We seek your approval as an affected party for the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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## LARGE LOT DR 1.0 DESCRIPTION OF DEVELOPMENT (applicant or agent to complete)

### 1.3 Design Information Checklist (applicant to complete/provide, please tick box)

- Show location of garden sheds/features /structures.
- Provide a list of plant species/numbers, location of trees and plants appropriate to design theme based on valley setting.
- Indicate all areas of hard landscaping and their construction materials.
- Site and Context established, shown on plans and incorporated into design.
- Visit site and consider how development interacts with streetscape, i.e. does the design complement the streetscape.
- Record location of adjacent development/buildings.
- Features of road verges like trees, lights, existing crossings, gardens, shown on plans.
- Location of stormwater overland flowpaths shown on plans.
- Location of water, sewer, stormwater, electrical, gas and telecom services on site and on the road verge, shown on site plan.
- Record location of trees on the Lot and adjacent properties.
- On-site car parking spaces shown on site plans.
- Show permanent access locations with dimensions, both vehicular and pedestrian.
- Building(s) orientated to allow maximum daylight to main living rooms, private outdoor spaces and balconies.
- Show building line restrictions and easements on site plans.
- The design complements energy efficiency and sustainable building design.
- Provide 2 sets of building drawings.
- All drawings annotated and dimensioned.
- Provide 2 complete sets of Design Specifications.
- Provide 2 sets of Site Landscaping Plan and Fencing Plan.



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**LARGE LOT** DR 1.0 DESCRIPTION OF DEVELOPMENT (applicant or agent to complete)**1.4 Site Management** (applicant to complete/provide, please tick box)

- Plans and specifications require and show site perimeter screen and gate.
- Plans and specifications show temporary silt control devices.
- Plans and specifications require covered rubbish bin (for construction waste).
- Show one temporary site access and entry point (in permanent access location).



# DESIGN RESPONSE REPORT AND ASSESSMENT

**LARGE LOT** DR 2.0: SITE & CONTEXT (Design Management Committee to complete)

(✓= achieved x = not achieved)

- 2.1 Features and context identified.
- 2.2 Location of adjacent development/buildings shown on site plans.
- 2.3 Features of road verges like trees, lights, existing crossings, gardens shown on plans.
- 2.4 Location of stormwater overland flowpaths shown on plans.
- 2.5 Location of water, sewer, stormwater, electrical, street lighting, gas and telecom services on site and to site shown on plans.
- 2.6 Location and species of large trees on adjacent properties shown on site plans.
- 2.7 Location/species/numbers of street trees and gardens shown. Check no clashes with driveway.
- 2.8 Consider how development interacts with streetscape, i.e. does the design complement the streetscape.
- 2.9 Plans provide sufficient detail.
- 2.10 Design Specifications provide sufficient detail.
- 2.11 All statements in 1.1 and 1.2 signed.
- 2.12 Plans and specifications clearly indicate how site management requirements will be met. (as per 1.4)

Comments: List items not adequately addressed in application

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# DESIGN RESPONSE REPORT AND ASSESSMENT

**LARGE LOT** DR 3.0: SITE PLANNING (Design Management Committee to complete)

(✓ = achieved x = not achieved)

**3.1 Street Setback:**

Maintain a minimum of 3m from any part of the house to street boundary.

**3.2 Rear Setback:**

Maintain a minimum of 10m between the rear site boundary and the closest wall of the house.

**3.3 Side Yard:**

Maintain a minimum of 10m between any part of the house and any side boundary.

**3.4 Garage Setback:**

Where garage door faces a street boundary, it shall be set back at least 1.5m from the front face of the house.

**3.5 Outdoor Space Location:**

Minimum of 100m<sup>2</sup> private outdoor space with minimum dimension of 6m directly accessible from house at ground level.

Private outdoor space located to provide maximum amenity for residents.

**3.6 Design of Front Door:**

Front door sheltered and clearly visible from street (or from where development is first entered if no street frontage).

**3.7 Design of Front Door Location:**

Design devices used to highlight front door location.

**3.8 Public Interface:**

No large blank walls facing street.

Windows and doors provided to habitable rooms (not service rooms) fronting the street.

**3.9 Public Interface, Corner Sites:**

Include similar treatment measures for both primary and secondary street elevations.



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**LARGE LOT** DR 3.0: SITE PLANNING (Design Management Committee to complete)

(✓ = achieved x = not achieved)

## 3.10 Relationship between Adjoining Buildings:

Impact on neighbouring properties minimised by reduced building height near boundary or modulation in building mass.

## 3.11 Building platform:

Maximum footprint of 20m x 20m if located on valley wall or oor.

On ridgeline maximum width 15m across ridge and 20m down slope.

## 3.12 Separation:

Maintain a minimum separation of 20m between houses.

## 3.13 Building Height:

Maintain 9m rolling height above existing ground level.

## 3.14 Roof and Building Form:

Minimum of 75% of roof pitch runs parallel with existing contours.

Roof shape consists of a variety of forms to reduce visual dominance.

Building form follows slope of site, steps 3m max internal and 2m external.

## 3.15 Private outdoor space:

Satisfactory protection from overlooking from adjoining properties.

## 3.16 Garage:

Garage style, materials, colour and appearance consistent with design of house.

If garage faces a street boundry, to be set back 1.5m from front face of house.

## 3.17 Front fencing:

No solid fences on street boundry.



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**LARGE LOT** DR 3.0: SITE PLANNING (Design Management Committee to complete)

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(✓= achieved x = not achieved)

Only permeable fencing up to a maximum of 1.0m on road boundry in conjunction with soft landscaping.

Fencing design is consistent with architechtrual design of associated building.

### 3.18 Other Boundry Fencing:

No solid fencing used on any external boundaries.

Fencing maximum 1.8m high, permeable.

### 3.19 Internal Fencing:

For screening hedge/planting is used (not on boundry).

Pool fencing can be solid but not on external boundary and shall be part of house structure.

### 3.20 Side & Rear Fencing adjoining Reserve, Public Access way, or Cycle way:

Maximum 1.2m height with pedestrian gate provided, maximum of lower 0.6m solid with balance permeable.

Fencing design is consistant with architechtrual design of associated building.

### 3.21 Retaining Walls:

Retaining walls constructed either part of house structure or stepped if level change greater than 2m, suitably landscaped, materials to complement house.

Retaining walls constructed within development site.

Retaining walls not constructed over Council services - e.g. sewer, stormwater pipes and manholes.





# DESIGN RESPONSE REPORT AND ASSESSMENT

**LARGE LOT** 4.0: EXTERNAL APPEARANCE OF BUILDING (Design Management Committee to complete)

(✓ = achieved x = not achieved)

## 4.1 External Appearance of Building:

- Variation in height and scale compared to adjoining buildings provided.
- Variation in setback, roof form, façade treatment provided when viewed from street.
- No service room windows on street frontage.
- Building materials reflect texture, pattern and colour in relation to location in valley.
- Monotonous streetscape avoided.

Comments: List items not adequately addressed in application

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# DESIGN RESPONSE REPORT AND ASSESSMENT

**LARGE LOT** 5.0: LANDSCAPING (Design Management Committee to complete)

(✓= achieved x = not achieved)

**5.1 Front Yard Landscaping:**

Has balance been achieved between lawn/open space, hard landscaping and trees/shrubbery.

**5.2 Plant Species:**

Check appropriate mix provided for valley setting.

Are clear sight lines provided to street?

Check that low hedging species on road boundary will not grow more than 1.0m.

Do species listed provide a link with and complement overall landscape theme of development?

**5.3 Garden Sheds:**

Shall be designed to complement the appearance of the house. Use same materials and roof pitch.

**5.4 Accessory Structures, Swimming Pools, Decks & Pergolas:**

Similar quality and style as main building.

**5.5 Vehicle Crossing:**

Exposed aggregate crossing from kerb to Lot boundary same as footpath.

Comments: List items not adequately addressed in application

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