

DESIGN RESPONSE REPORT AND ASSESSMENT

MEDIUM DENSITY, ATTACHED DR 1.0 DESCRIPTION OF DEVELOPMENT (applicant or agent to complete)

1.1 Site Details

Lot No's.:

Legal Descriptions:

Property Owner:

Contact Details:

Street or Road Name:

Landscape Design Framework: (tick one box)

Lower Valley

Mid Valley

Upper Valley

Area & Dimensions: (provide information on separate sheet)

Ground level private open space - m²: (driveway not included)

Minimum dimension of ground level private open space - m:

Area of rear yard - m²:

Rear yard soft landscaping area provided - m²:

% soft landscaping achieved (minimum 60%):



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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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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 complete sets of Site Landscaping Plan and Fencing Plan.



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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).



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MEDIUM DENSITY, ATTACHED / DR 2.0 SITE & CONTENT (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



DESIGN RESPONSE REPORT AND ASSESSMENT

MEDIUM DENSITY, ATTACHED DR 3.0 SITE PLANNING (Design Management Committee to complete)

(✓ = achieved x = not achieved)

3.1 Street Setback:

Maintain a minimum of 2m from the house structure and a minimum of 1m from any porch, pergola verandah to street boundary.

3.2 Rear Setback:

Upper floors in back to back situation: Maintain a minimum of 7m between the rear site boundary and the closest part of the rear wall of the upper floor or floors of the house. (reduction possible - see Guideline example)

3.3 Side Yard:

The side walls of two end units shall maintain a minimum of 0.8m between any wall of the house and the inner face of the boundary fence.

3.4 Garage Setback & Position:

Where garage door faces a street boundary, it shall be set back at least 5m from the street boundary.

3.5 Outdoor Space Location:

If outdoor space provided entirely at ground level, a minimum of 40m² private outdoor space with minimum dimension of 5m directly accessible from house at ground level. Otherwise provide as a mix of ground level space and upper level balcony space.

If private outdoor space located entirely to the south of house, provide an upper level balcony with a northerly aspect, this balcony to have a minimum depth of 2.5m and width of 3m.

Each attached unit has a semi-private outdoor space beside the street boundary (this is not counted as the private open space requirement).

3.6 Design of Front Door:

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

3.7 Design of Front Door Location:

Design devices are used to highlight front door location.



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3.8 Public Interface:

- Where the principal living room is located at ground level, at least one of the ground floor frontage rooms adjacent to the front door shall be a living room or kitchen (not bedroom, bathroom).
- At least one window to frontage room on street elevation with minimum dimensions of 1.5m wide and 0.8m high.
- Where the principal living room is located at ground level, a balcony directly connected to this room shall be provided to the frontage overlooking the street.
- Not less than two windows on upper story street elevations. Windows to have a combined dimension of 2m in width and one shall be at least 1.2m high.
- No blank walls greater than 3m in length face a street or reserve.
- Verandahs or porches used at the front of house to create a semi-private transition space.

3.9 Public Interface, Corner Sites:

- The end unit of a terrace block on a corner site shall include similar treatment measures for both primary and secondary street elevations.

3.10 Streetscape Scale, Form and Character:

No double garage door to units that are 8m wide or less with garage door facing the street. Use options below:

- Door facing street is single or stacked garage.
- Provide two single doors with a stepped plan form.
- Garage door 90° to street with windows provided to street facing elevation.

3.11 Relationship between Adjoining Buildings:

- Some form of commonality is provided in the design of attached units. For more than two units in a housing block, variation is required to prevent monotonous repetition of same elevation for all units.



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3.12 House Plan:

- Where private outdoor space is located solely at ground level, principal living areas are located at ground floor.
- Direct access provided from ground level living areas to outdoor space.
- Garages connected to outdoor service areas.

3.13 Private Outdoor Space:

- Located primarily at ground level. May be partly provided as balconies where overlooking of the private outdoor space of other units is avoided or limited.
- Ground level private outdoor space is protected from overlooking from adjacent houses by using design devices like screening, separation, landscaping, high sill windows.

3.14 Opening Design:

- Direct views from one household into another are minimised by separation, other design solutions or screening.
- Where units are located on corner sites, the interface treatment on both primary and secondary frontages shall be similar.

3.15 Car Parking:

- A minimum of 2 on-site car parking spaces provided for each house, at least one garage space.

3.16 Garage:

- Garage style, materials, colour and appearance consistent with design of house.
- Garage door to be setback further than front of house on all front lots.



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3.17 Driveway and Access:

- Driveway for a double garage shall be a maximum of 4.5m at the boundary and not wider than 5.5m at the double door.
- Driveway serving a single door shall be a maximum of 3.5m wide.
- Driveway not exclusively plain white or grey concrete.

3.18 Front Fencing:

- No solid fences or walls on street boundary and space between house and boundary.
- Only permeable fencing up to maximum 1.0m on road boundary in conjunction with soft landscaping.
- Fencing design is consistent with architectural design of associated building.
- 1.8m height allowed only when necessary to screen front garden from private rear garden, fence to be located behind front face of building.

3.19 Side & Rear Fencing:

- Allow solid fence of 1.8m maximum for visual screening between adjoining properties.
- Fencing design is consistent with architectural design of associated building.
- For corner sites a 1.8m solid fence behind lines of houses or a 1.8m semi-permeable on boundary.

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

- Maximum of 1.2m height with pedestrian gate provided, maximum of lower 0.6m solid with balance permeable.
- Fencing design is consistent with architectural design of associated building.



DESIGN RESPONSE REPORT AND ASSESSMENT

MEDIUM DENSITY, ATTACHED 4.0 SOFT LANDSCAPING (Design Management Committee to complete)

(✓ = achieved x = not achieved)

4.1 Landscaping in General:

- Plant species is selected for suitability to neighbourhood design theme and valley setting.
- Balance has been achieved between lawn / open space, hard landscape and trees / shrubbery to compliment overall landscape theme of the development.

4.2 Front Yard Landscaping:

- No more than one specimen tree for two adjoining units that will grow no more than 4.0m at maturity.
- 50% of the yard between the street boundary and building shall be landscaped with grass, groundcover and shrubs to a maximum height of 1m.
- Are clear sight lines provided to the street?
- Low hedging species on road boundary will not grow more than 1.0m.

4.3 Rear Yard Landscaping:

- Number and sizes of tree species in proportion to size of yard.
- Rear yard soft landscaping covers a minimum of 60% of rear yard



DESIGN RESPONSE REPORT AND ASSESSMENT

MEDIUM DENSITY, ATTACHED 5.0 SITE FACILITIES (Design Management Committee to complete)

(✓ = achieved x = not achieved)

5.1 Accessory Structures, Swimming Pools, Decks & Pergolas:

Similar quality and style as main building.

5.2 Vehicle Crossing:

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

5.3 Washing Lines, Antennas:

Washing line not visible from street frontage, accommodated within a service court at rear or side of house, screened from adjoining public spaces and primary private outdoor space.

No satellite dish in front yard, visibility of other antennas from street minimised.

5.4 Refuse Bin:

Suitably located so accessible from refuse collection area, screened from adjoining properties and public places.

5.5 Security alarm:

Boxes may be visible from public realm but no wiring or ducting exposed on external walls.

Comments: List items not adequately addressed in application

