

DESIGN RESPONSE REPORT AND ASSESSMENT

CONVENTIONAL LOT / **DR 1.0 DESCRIPTION OF DEVELOPMENT** (applicant or agent to complete)

1.1 Site Details

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 m²:

Floor area of new dwelling - m²:

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.
- Recorded 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.
- Recorded 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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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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CONVENTIONAL LOT / DR 3.0: SITE PLANNING (Design Management Committee to complete)

(✓ = achieved x = not achieved)

3.1 Street Setback:

- Maintain a minimum of 3m and maximum of 6m from any part of the house to street boundary.

3.2 Rear Setback:

- Maintain a minimum of 3m between the rear site boundary and the closest part of the house.

3.3 Side Yard:

- Maintain a minimum of 1.5m between any part of the house and any side boundary.

3.4 Garage Setback:

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

3.5 Outdoor Space Location:

- Minimum of 100m² private outdoor space with minimum dimension of 6m directly accessible from house at ground level.

- Private outdoor space not solely located between house and road boundary (driveway not counted as private outdoor space).

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:

- Check that front door location is highlighted.

3.8 Public Interface:

- No large blank walls facing street.

- Windows and doors provided to habitable rooms fronting the street.

3.9 Public Interface, Corner Sites:

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

3.10 Relationship between Adjoining Buildings:

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



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(✓ = achieved x = not achieved)

3.11 Private Outdoor Space:

Satisfactory protection from overlooking from adjoining properties.

3.12 Direct Window to Window Views:

Direct views from one household into another are minimised by separation, other design solutions, screening.

3.13 Car Parking:

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

3.14 Garage:

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

If garage faces a road boundary, to be setback 1.5m from front face of house.

3.15 Front Fencing:

Check that there are no solid fences on street boundary.

Check 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.

3.16 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.

3.17 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 consistent with architectural design of associated building.

3.18 Retaining Walls:

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



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CONVENTIONAL 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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CONVENTIONAL 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 landscape 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 Rear Yard Landscaping:

Area tree species appropriate for landscape zone/shading etc.

Rear yard soft landscaping covers a minimum of 60% of rear yard.

5.4 Garden Sheds:

Sheds do not exceed 2.0m in height and 5.0m² floor area, and suitably screened.

5.5 Accessory Structures, Swimming Pools, Decks & Pergolas:

Similar quality and style as main building.

5.6 Vehicle Crossing:

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

5.7 Washing Lines, Antennas:

Washing line not visible from street frontage, screened from adjoining public spaces.

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

Comments: List items not adequately addressed in application

