

DESIGN RESPONSE REPORT AND ASSESSMENT

SMALL LOT 350m² - 450m² 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)

- Provide a list of plant species/numbers, location of trees and plants appropriate to design theme based on valley setting.
- 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.
- Show location of garden sheds/features /structures.
- 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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SMALL LOT 350m² - 450m² / 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



DESIGN RESPONSE REPORT AND ASSESSMENT

SMALL LOT 350m² - 450m² 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 3m between the rear site boundary and the closest part of the house for single storey design.

For two storey design, a minimum of 7m between the rear site boundary and the closest part of the second storey rear wall.

Note: The dimensions may be reduced by 1.5m if adjoining house or houses are separated from common boundary by a greater amount.

3.3 Side Yard:

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

3.4 Garage Location & Setback:

Garage located on southern boundary.

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

Garage setback at least 1.5m from the front face of the house.

3.5 Outdoor Space Location:

Minimum of 80m² private outdoor space with minimum dimension of 3m directly accessible from house at ground level, to accommodate a 6.0m diameter circle.

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

If the primary private outdoor space is located on the south of the house, a second space with a minimum diameter of 3.0m and area of 10m² shall be located to the north, east or west.

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.



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(✓ = achieved x = not achieved)

3.8 Public Interface:

- House adjacent to reserve or road shall have at least one window of minimum 1.5m wide and 1.0m height from a living room, dining room or kitchen facing the reserve or road.
- On the upper storey of a two storey house a minimum of two windows with combined dimensions of 2.0m in width, with one window at least 1.2m in height.
- No blank walls greater than 3m length facing a common boundary with a road or reserve.

3.9 Public Interface, Corner Sites:

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

3.10 Relationship between Adjoining Buildings:

- For two storey buildings, provide a transition in height and scale between adjacent buildings if separation is less than 3.0m.
- Continuous building frontage avoided by variation in façade, roof form, setback.
- Elements of street facing house plan line up with one or both neighbouring houses on the street.

3.11 Private Outdoor Space:

- Satisfactory protection from overlooking from adjoining properties. (Generally provided at ground level)

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.
- Visitor parking provided on driveway in front of garage door, where garage faces street.

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.



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3.15 Driveway & Access:

- Driveway to double garage facing street a maximum of 5.5m wide, with 4.5 wide crossing. (or spilt by a planting strip)
- Driveway to single garage facing street a maximum of 3.5m wide, with a 3.5m wide crossing.
- Driveway not exclusively plain white or grey concrete.

3.16 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.

3.17 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, allow 1.8m solid fence behind the adjacent line of houses, to screen private outdoor spaces.

3.18 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.

3.19 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.



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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



DESIGN RESPONSE REPORT AND ASSESSMENT

SMALL LOT 350m² - 450m² 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 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, Refuse Bins:

- 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
- Refuse bins screened from adjoining properties and public spaces.

Comments: List items not adequately addressed in application

