

PART E: MANAGEMENT

11.0 Logistics

11.1 time for completion of landscaping

Private realm landscaping consists of landscaping within the section between the completed house and the front and side boundaries (in the case of corner sections) exposed to the public.

Private realm landscaping design details are to be provided as part of the house design for comment by the Design Review Panel.

The approved landscaping works including soft (topsoil, planting, shrubs, trees, turf, mulch) and hard (paving, fencing, letterboxes) shall be completed within 4 weeks of occupation of the dwelling.

In the case of a Builder developing sections the approved landscaping works including soft and hard shall be completed within 2 weeks of procuring the completion/occupancy certificate.

11.2 signs

Signs will not be permitted on residential sections with the following exceptions.

- Display home signage on authorised display home sites only.
- Builders or tradespersons identification and safety signage (maximum 600mm x 600mm) required during dwelling construction. These signs must be removed within 5 days of the issue of the occupancy permit.
- A sign advertising the sale of a vacant lot or completed dwelling with the written approval of the Neighborhood Design Officer and provided that the sign is no larger than 1800mm X 900mm. These signs must be removed within 5 days of the property being sold.
- Home Occupation Signs will be considered providing that the sign is not larger than 0.2m².

11.3 hours of operation and duty of care

The hours of operation of building works are as specified in the WCC Building consent. During construction the owner is responsible for the reinstatement to original standard of damaged footpaths, crossovers, turfing, verge and street trees adjoining their allotment caused by building activity. The allotment is to be fully enclosed with chain wire mesh fencing during construction. Access to the allotment must only be via the designated vehicle access crossing.

11.4 maintenance of lots

The allotment must be kept clear of loose rubbish at all times, with rubbish stored in appropriate receptacle. Weeds and rubbish including site excavation and building materials and off cuts must not be accumulated on the allotment. Landscaping shall be maintained in good healthy order until the house is occupied

11.5 rubbish removal

Generally good house keeping is expected to support good order and to establish pride and safety in the community. It is anticipated that some housing will be occupied while other housing is being constructed.

The Builder is responsible for removing excess rubbish that is stored on site during construction in a timely manner. In the event that rubbish is excessively stored on site by the Builder or Land Owner, then the Developer shall request the rubbish be removed in a timely manner. If rubbish is not removed in a timely manner acting reasonably, then the Developer shall arrange for the rubbish to be removed. The costs including a management fee associated with the removal of excess rubbish from the site shall be recoverable by the Developer from the Builder and or Land Owner.

12.0 Design checklists

12.1 design response report (applicant or agent to complete)

1.0 description of development

1.1 contact details

Property owner:

Designer(s):

1.2 site details

Lot No:

Legal description:

Street or road name:

Lot size m2 (min and max range):

Building type(s) (refer CDP Design Code- building matrix): Courtyard / Terrace / Villa / Traditional *(circle)*

Special character area(s) included in development area: YES / NO *(circle which applies)*

Rear lanes (or homezones) included in development area: YES / NO *(circle which applies)*

1.3 design review stage *(tick which box applies to this submission):*

Step 1: Information submitted for **concept design** review*

Step 2: Information submitted for **developed design** review

* Note: A non-mandatory briefing service is available to the applicant to discuss possibilities for the site in relation to the Design Guide and Design Code prior to concept design review. An applicant could progress through design review in one step (developed design) where a design has been previously utilised.

2.0 concept design (Step 1)

2.1 concept design information submitted to design panel *(tick box if provided with this submission):*

Preliminary design – completed design checklist and brief outline of proposal

Site plan for development including building footprint(s) positioned on lot(s)

Architectural drawings- plans and elevations of buildings

Perspective drawings at eye level showing the proposal in its context

Site landscaping plan

3.0 developed design (Step 2)

3.1 developed design information submitted to design panel *(tick box if provided with this submission):*

Completed design checklist and outline of proposal including response to Panel's comments

Site plan for development including building footprint(s) positioned on lot(s), within context shown

2 sets of annotated and dimensioned building drawings, design specifications and perspective drawings

2 sets of annotated and dimensioned site landscaping and fencing plans and drawings

HERS rating certificate showing thermal performance (min 5 stars) and hot water system (min 5.5 stars) rating

3.2 compliance with relevant documents *(tick box if considered and implemented in designs):*

Waitakere City District Plan (i.e. Citywide rules, Medium density criteria, Living environment rules where applicable, refer also to the CDP)

Buckley Hobsonville CDP Consent Conditions (Design Code), specifically: compliance with Part B general consent conditions, Part C urban design standards, Part D development plans, Part E development matrices

Buckley Hobsonville Architecture and Landscape Design Guide (Design Guide)

New Zealand Building Code

Waitakere City Code of Practice (Engineering Standards)

3.3 innovations are explained in the proposal *(tick box if provided with this submission):*

-
- Dispensations to regulatory provisions are sought*
-
- Specific innovations are outlined in the proposal
-

*Note: The Design Panel will not be assessing compliance with regulatory provisions (e.g. the District Plan, Building Code, WCC Code of Practice etc) which will be part of the formal consent process with Council. Rather, the Panel's interest is to understand any regulatory dispensations sought by the development proposal, and to encourage innovation. The applicant should bring any departures from the regulatory standards to the attention of the Panel and explain how the proposal will deliver the outcomes sought by the Design Guide and the Design Code to achieve innovative outcomes.

3.4 detail included in building plans and drawings *(Tick box if shown on plans and comply with CDP Design Code Development Plans and Building Matrix):*

-
- Lot size m2, and lot dimensions (width and depth)
-
- No. of stories and maximum height
-
- Floor to ceiling heights
-
- Threshold condition (refer to Design Code lot layout diagrams)
-
- Floor area of new dwelling - m2
-
- Site coverage (building, permeable and impermeable %)
-
- Ground level private open space- m2
-
- Setbacks (front, side and rear setbacks)
-
- Building to building separation distances
-
- Garage location, on site parking and servicing
-

3.5 detail included in landscape plans and drawings *(Tick box if shown on plans and comply with CDP Design Code Development Plans and Building Matrix):*

-
- Lot dimensions (width and depth), setbacks and building line variations shown on all landscaping plans
-
- Location, materials and design for front, side and rear fencing, walls and retaining walls, gates and letterboxes
-
- Surfacing including layout and materials for paths and driveways
-
- Soft landscaping including trees, lawn and planting (plants sizes, species, numbers and locations)
-
- Interface with special character street or park noted on plans
-

12.2 design assessment report (Design Panel to complete)

1.0 specific assessment criteria

1.1 urban form *(tick box if complies with the relevant sections of the CDP Design Code):*

- Complies with Urban Form Plan (building heights, setbacks, access and linkages, continuous frontage, landmark and marker buildings, occupied frontage etc)
- Complies with Land Use Plan
- Complies with Building Type matrix
- Complies with Urban Design Standards

1.2 alignment with public realm design *(consider how well these are integrated in the proposal):*

- The proposed development is aligned with the approved designs for the public realm areas (i.e. streets and parks) that relate to this proposal; OR
- There is a need to review and seek changes to achieve a better integrated outcome with the proposed development

1.3 architecture *(tick box if considered and satisfactorily implemented in the design):*

- The design is environmentally responsive and water and energy efficient
- Private open spaces are demarcated, and accessible from main living areas
- Entrances are visible from the street, sheltered, and recessed where possible
- The visual impact of garaging is minimised
- The design makes good use of passive solar design principles
- Habitable rooms are naturally ventilated
- Service areas are sited out of public view
- Rear lanes are specifically designed with architectural devices
- The design addresses outlook to the street and privacy for occupants
- Peripheral elements are unobtrusive and screened from view
- Buildings are built from contemporary systems and materials
- Detailing is functional and sustainable
- No excluded materials and systems are used

1.4 landscape *(tick box if considered and satisfactorily implemented in the design):*

- Trees are specified for front yards where there is a setback of 2m or greater, with size, species and location shown
- Front yards are fully planted where the setback is 3.5m or less
- Special character areas have walls and planting themes in accordance with list provided
- All front boundaries are defined with a fence or wall, with materials that relate to the house
- All wall and fence heights and setbacks comply with the Design Code
- Corner lot, rear lane and homezone frontages are specifically designed
- Letterboxes are integrated with the front wall or fence and designed to relate to the house
- Driveways are limited to the width of the garage door, and are concrete with sawcut pattern as specified
- Entrance paths are no greater than 1.2m in width and made of durable materials
- Retaining walls are planted or screened from view, and painted or stained black if pine
- No excluded materials and systems are used

2.0 overall impressions of character and quality

2.1 **innovation** *(tick box if these are considered satisfactory in the proposal):*

- The proposal seeks to achieve innovative design outcomes
- The overall design composition creates a sense of coherence combined with variety along the street:

2.2 **architectural characteristics** *(Provide comments on how well these are considered and expressed in the design):*

Directness: _____

Openness: _____

Lightness: _____

Informality: _____

Variety: _____

4.1 **landscape characteristics** *(Provide comments on how well these are considered and expressed in the design):*

Contribution to special character areas: _____

Demarcation of public and private space: _____

Surveillance and overlooking: _____

3.0 issues identified for further resolution

3.1 **urban design issues** *(complete if applicable):*

Fundamental issues: Description: _____

Significant issues: Description: _____

Other issues: Description: _____

3.3 **architecture issues** *(complete if applicable):*

Fundamental issues: Description: _____

Significant issues: Description: _____

Other issues: Description: _____

4.3 **landscape issues** *(complete if applicable):*

Fundamental issues: Description: _____

Significant issues: Description: _____

Other issues: Description: _____