

27 June 2017

**LAKE SIDE PLAN CHANGE REQUEST FOR FURTHER INFORMATION RESPONSE – SECTION 7 DESIGN GUIDELINES**

The purpose of this paper is for Lakeside Developments 2017 Limited (“LDL”) to provide a response to the “Lakeside Plan Change Request for Further Information” letter from Bloxam Burnett Olliver received on 25 May 2017 specifically in regards to Section 7: Design Guidelines.

**1. Overview**

As detailed in the document entitled “Lakeside Design Vision”, which formed part of the Private Plan Change submission, the purpose of the Lakeside Design Controls Guidelines is to implement LDL’s vision for Lakeside of a well-designed development with architecturally designed homes constructed to suit the semi-rural character of the property.

I make the following comments to clarify the purpose of the Design Control Guidelines as they relate to Lakeside:

- The Design Control Guidelines relate to the residential lots (and the homes to be constructed on the residential lots) within the development only.
- The Design Control Guidelines, as submitted with the Private Plan Change, was an indicative document only and was provided to give an overview of the contents of the guidelines and how they relate to Lakeside. The document will be refined for each specific stage of Lakeside following the detailed master planning & engineering design of each stage within Lakeside. The creation of the Design Control Guidelines for each stage at Lakeside will ensure that the guidelines accurately reflect the precinct provisions for that stage, the layout of the individual lots within the stage, the orientation of the lots and their proposed levels as determined by the engineering design.
- The Design Control Guidelines are not intended to supersede the planning provision for the site. The planning provisions will still need to be read and understood by the purchaser and their designer. The purchaser and their designer will still need to comply with Waikato District Councils building consent requirements.

To ensure that all homes within Lakeside are constructed to the prescribed Design Control Guideline, the following implementation and monitoring process will be followed at Lakeside.

- Provision of Design Control Guidelines to each purchaser.
- Assessment of Design Control Guidelines by LDL and its appointed architect.
- Enforcement of Design Control Guidelines by LDL and its appointed architect.

LDL intends to implement the Design Control Guidelines and building design approval process for a period of 15 years. It is anticipated that the 15-year period should be sufficient to cover the initial construction of most, if not all, houses within Lakeside. That building design approval responsibility may be passed on to a different entity, such as a Lakeside Community Association (if one is formed) or it may lapse at the end of the 15-year period.

LDL responses to the specific Design Guideline Request for Further Information are detailed below.

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## 2. Request for Further Information and LDL Responses

It is considered that the proposed design guidelines lack the level of refinement and robustness anticipated for an application of this nature, scale and significance. The design guidelines need to demonstrate how they will be effective in enabling and delivering the level of high quality urban design and amenity desired by the relevant planning provisions. The following matters need to be addressed:

Request a: Clarification of the purpose of the design guidelines;

LDL Response: As detailed in the document entitled “Lakeside Design Vision”, which formed part of the Private Plan Change submission, the purpose of the Lakeside Design Controls Guidelines is to implement LDL’s vision for Lakeside of a well-designed development with architecturally designed homes constructed to suit the semi-rural character of the property.

The establishment of the Lakeside Design Controls Guidelines, over each of the residential lots within Lakeside, will ensure that each home constructed at Lakeside will reflect the design ideology and style that has been created for Lakeside.

The format of the Design Control Guidelines is one which the developer has successfully used (and continues to use) across a number of residential developments. As detailed in RFI Request F, to ensure that all homes within Lakeside are constructed to the prescribed Design Control Guideline, the following implementation and monitoring process will be followed at Lakeside.

- Provision of Design Control Guidelines to each purchaser.
- Assessment of Design Control Guidelines by LDL and its appointed architect.
- Enforcement of Design Control Guidelines by LDL and its appointed architect.

LDL’s adopted approach to the Design Control Guidelines will ensure that a high quality built environment is created at Lakeside.

Request b: Refinement of the guidelines so that they follow a hierarchical, logical format, based on the scale at which the guides are to be applied, and to assist with the readability and usability by future developers, property owners and Council;

LDL Response: As detailed above, the format of the Design Control Guidelines is one which the developer has successfully used (and continues to use) across a number of residential developments. LDL believes the current form of the Design Control Guidelines take a logical and simple format which allows the purchaser and their designers to easily interpret the design requirements for their homes within Lakeside.

Request c: Refinement of the guidelines so that they build on and compliment the rules and assessment criteria proposed rather than duplicate;

LDL Response: As detailed above, LDL believes the current form of the Design Control Guidelines take a logical and simple format which allows the purchaser and their designers to easily interpret the design requirements for their homes within Lakeside.

As detailed above, the Design Control Guidelines are not intended to supersede the planning provision for the site. The planning provisions will still need to be read and understood by the purchaser and their designer. The purchaser and their designer will still need to comply with Waikato District Councils building consent requirements.

Request d: Refinement of the guidelines so that they appropriately and clearly address different zones, precincts and activities;

LDL Response: As detailed above, the purpose of the Design Control Guidelines, as submitted with the Private Plan Change, was to provide an overview of the guidelines for Lakeside and their contents.

Following the detailed master planning & engineering design of each stage within Lakeside, a set of specific Design Control Guidelines will be created for the specific stage. This approach will ensure that the Design Control Guidelines accurately reflect the precinct provisions for the stage, the layout of the individual lots

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within the stage, the orientation of the lots and their proposed levels as determined by the engineering design.

Notwithstanding the above comment, additional information / requires for the individual residential precincts has been added to the Design Control Guidelines.

Request e: Identification of the semi-rural, village character that the Lakeside aims to achieve through the guidelines;

LDL Response: To clarify, the Lakeside Design Vision makes the following statements:

*“Lakeside Developments 2017 Limited’s vision for the Lakeside residential master planned community is one of a well-designed development with architecturally designed homes constructed to suit the semi-rural location.”*

*and*

*“When developing the design ideology and style for Lakeside, consideration was given to the semi-rural location and the requirement to create a development that interacts and blends into the surrounding rural and residential environments”*

The semi-rural location that these comments refer to relates to the fact that the residential development of Lakeside will be located with 80 hectares of reserves around its western and southern periphery. This area of reserve will be kept (for the most part) in its current form of grassed paddocks and associated planting and, as such will contribute to the overall semi-rural feeling of the development.

LDL believes that the prescribed design requirements, cladding options and colour palette as detailed in the Design Control Guidelines will see homes constructed within Lakeside which will interact well with the open green spaces and views of Lake Waikare which borders the residential component of the development.

Request f: How the guidelines will be assessed, enforced and maintained;

LDL Response: To ensure that all homes within Lakeside are constructed to the prescribed Design Control Guideline, the following implementation and monitoring process will be followed at Lakeside.

- Provision of Design Control Guidelines to each purchaser.
- Assessment of Design Control Guidelines by LDL and its appointed architect.
- Enforcement of Design Control Guidelines by LDL and its appointed architect.

LDL intends to implement the Design Control Guidelines (and building design approval process) for a period of 15 years. It is anticipated that the 15-year period should be sufficient to cover the initial construction of most, if not all, houses within Lakeside. That building design approval responsibility may be passed on to a different entity, such as a Lakeside Community Association (if one is formed) or it may lapse at the end of the 15-year period.

Each of the 3 phases are further described below.

#### 1. Provision of Design Control Guidelines

The Design Control Guidelines will be freely available to all purchasers at Lakeside (via download from the developments website) and will form part of the sales contract.

This will ensure that each purchaser of a lot with Lakeside is well aware of the Design Control Guidelines and how they will be assessed and enforced.

#### 2. Assessment

The assessment of the Design Control Guidelines will take the following form:

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- Upon completion of their house design, purchaser (or their designers) shall submit to LDL a Building Plan Submission Application to LDL for review. The Building Plan Submission Application shall contain the following information to allow LDL (and its appointed architects) to complete a review of the proposed house design:
  - Completed application form.
  - Set of plans which includes:
    - Landscape / Site Plan which includes the following details:
      - The length and bearing of all boundaries, existing and proposed ground levels.
      - Proposed utilities locations.
      - Garages and any other accessory buildings, fences and walls, driveways, decks, patios and courtyards and awnings
      - Location, height and style of fences.
      - List of plants, including size, height at maturity and species.
      - Location of lawn area, trees, plants, ground cover areas and shrubs.
    - Building Plans which includes the following details:
      - Building plans, elevations showing roof slopes and building sections showing finished floor levels, finished ground levels and building heights from survey datum with existing levels. and contours clearly marked.
      - Colours and materials clearly identified.
      - Any rooftop equipment including antennae, satellite dishes, chimneys and exterior lighting.
    - Specifications and samples and colours of roof and exterior wall materials and of any special features.
    - Any other information that the purchaser deems necessary.
- Following receipt of the Building Plan Submission Application, LDL will consider the submission and respond in writing to the purchaser, either providing the purchaser with a Design Control Approval or suggesting amendments to the proposed building plan.
- If the response is a Design Control Approval, the purchaser can apply for the necessary WDC consents.
- Alternatively, if LDL does not provide a Design Control Approval, then the purchaser may work with LDL to amend the building plans so that a Design Control Approval can be issued.
- Following completion of the house construction and landscaping, the purchaser shall contact LDL in order for LDL to assess compliance with the Design Control Approval.

### 3. Enforcement

The Design Control Guidelines have been developed so that they are clear and certain which assists with enforcement if it is required. In addition to the design control approval process outlined above, a land covenant will be registered on each residential lot title. The land covenant (amongst other things) will specify in detail the following:

- that the purchaser covenants to comply with the relevant Design Control Guidelines applicable to their lot;
  - that landscaping will be completed and maintained according to the Design Control Guidelines and their approved building plans;
  - the following enforcement procedure:
    - once a code compliance certificate has been obtained by the purchaser for a lot:
      - the purchaser shall provide access to LDL and its appointed architect to inspect the completed home, fences and landscaping on the in accordance with the applicable Design Control Guidelines and Design Control Approval.
      - should LDL (acting reasonably) determine that there has been any non-compliance with the applicable Design Control Guidelines and Design Control Approval it will advise the purchaser in writing and the purchaser must, as soon as practicable and in any event within 60 days, remedy the specified non-compliance.
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Request g: Where relevant, typical lot layouts, diagrams and images that help to illustrate the various guidelines;

LDL Response: LDL believes that the Design Control Guidelines contain the appropriate level of lot layouts, diagrams and images to suitably illustrate the guidelines.

Request h: Further information and/or more considered guidance on:

- i) Building location and form (such as site planning, bulk and massing, orientation, accentuation of built form, building footprints, sloping sites etc.);

LDL Response: The Design Control Guidelines have been updated to include indicative site plans with building footprints.

- ii) Provisions for service/utility spaces such as clothing lines and rubbish bins;

LDL Response: The Design Control Guidelines have been updated to include a requirement for clothes lines to be located in a position that is not visible from the road.

- iii) Outdoor connectivity;

LDL Response: The Design Control Guidelines do not specify requirements regarding outdoor connectivity. This is left to the purchaser and their designer to determine.

- iv) Privacy;

LDL Response: The Design Control Guidelines do not specify requirements regarding privacy. This is left to the purchaser and their designer to determine.

- v) Glazing and colour palettes;

LDL Response – Glazing: The Design Control Guidelines do not specify glazing requirements. The level of glazing adopted is to be determined by each purchaser and their designers.

LDL Response – Colour Palette: The indicative colour palette for all homes that are to be constructed at Lakeside is as follows *“All exterior wall and roofing claddings, window and door joinery and other external architectural features shall be colours in the range of brown, grey, black (and shall have a maximum reflectivity of 36%) and white (and shall have a maximum reflectivity of 75%).”*

- vi) Fencing and retaining walls; and

LDL Response - Fencing: LDL’s prescribed fencing controls are detailed with the Design Control Guidelines for the medium density and higher density precincts respectively.

LDL Response – Retaining Walls: The Design Control Guidelines do not specify requirements regarding retaining walls. All retaining walls constructed within Lakeside will need to be approved under the Waikato District Council Building Consent process to ensure compliance with the Building Act, Resource Management Act and District Plan and as such the Design Control Guidelines remains silent.

- vii) Site infrastructure;

LDL Response: Each residential lot within Lakeside will have legal access and power, water, sewage and telecommunication/computer media services to the boundary upon titling.

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The Design Control Guidelines includes the following statement *"All services and utilities shall be located below ground."*

viii) Driveways and paths; and

LDL Response - Driveways: The Design Control Guidelines includes the following statement regarding driveaways *"Driveways: Owners are responsible for constructing the driveway to connect with the relevant road / access lot. All driveways shall have a concrete, asphalt or similar hard surface finish."*

LDL Response - Paths: The location of all paths to be constructed will need to be shown on the landscape plans which are provided to LDL for approval. The Design Control Guidelines as silent on the construction methodology in relation to paths. This is to be determined by the purchaser of the lot.

ix) Earthworks.

LDL Response: There is no requirement for earthworks to be covered within the Lakeside Design Guidelines due to the Lakeside Private Plan Change Provisions adequately covering each of the potential earthworks scenario.

Yours sincerely

Simon Ash  
**Lakeside Developments 2017 Limited**

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