



**halswell
commons**

A connected community

Land Use Conditions Checklist

LAND USE CONDITION CHECKLIST	COMPLY (Y or N)
1. Roof <ul style="list-style-type: none"> • Minimum Pitch 28° • For highest ridge - open gable at both ends • No single-storey hip roofs facing road or reserve • A maximum of 25% of roof area may be flat (pitch less than 5°) 	
2. Front Door, Porch and Glazing <ul style="list-style-type: none"> • For dwellings facing a road, a hinged front door facing the road is required • Above any front door (facing a road) a 1m x 1m porch is required • Any façade facing a road or reserve boundary shall have a minimum of 15% glazing • Glazing on facades facing a road or reserve boundary shall be vertically oriented 	
3. Garages <ul style="list-style-type: none"> • For sites with a frontage width less than 9.5m the width of any garage shall ensure a setback of 3m to the internal boundary is maintained for the depth of the garage • Garages shall be setback further from any road boundary than the façade of the dwelling that faces the same road boundary 	
4. Roof <ul style="list-style-type: none"> • Materials shall not exceed 30% LRV • Materials shall not include the following: <ul style="list-style-type: none"> - Unglazed concrete tiles - Unglazed clay tiles - Timber shingles - Asphalt shingles 	
5. Maximum Height 11.0m	
6. Maximum Site Coverage <ul style="list-style-type: none"> • Standalone sites 45% • Duplex sites 50% 	
7. Outdoor Living 30m ²	
8. Recession Planes	
9. Internal setback 1.0m	
10. First Floor Living Room Setback 4.0m	
11. Parking Areas shall be screened by fencing or landscaping (or both)	
12. No garage shall comprise more than 50% of the ground floor elevation	
13. No garage shall be more than 6.5m wide	
14. Neighborhood Plan <ul style="list-style-type: none"> • Front yard setback • Vehicle access 	

<ul style="list-style-type: none"> • Typology • Two-storey (as required) 	
<p>15. Landscaping</p> <ul style="list-style-type: none"> • In accordance with Front Lot Landscape Guidelines • No bins or external plant located in front yard between the dwelling and road or reserve boundary 	
<p>16. Energy Efficiency condition of Land Use Consent</p> <ul style="list-style-type: none"> • Certification required as attached 	



Memorandum from Licensed Building Practitioner / Homestar Assessor: Certificate of design work for Meadowlands Exemplar Zone

THE BUILDING

Street address: _____

Lot and DP number: _____

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the:

<input type="checkbox"/>	tick	Design Licensed Building Practitioner
<input type="checkbox"/>	tick	Homestar Assessor

To satisfy the following requirements:

- a. All dwellings within the Meadowlands Exemplar Zone are to be designed with the following features:
 - i. Dedicated mechanical extraction in kitchen & bathrooms in addition to Building Code requirements.
 - ii. WELS 3 star shower
 - iii. WELS 4 star toilets / dual flush
 - iv. WELS 4 star taps
- b. In addition to the requirement set in clause 'a', all dwellings within the Halswell Commons Exemplar Zone will be designed with the features set out in either Column 1 or Column 2 of the table below:

Column 1	Column 2
Ceiling insulation R4.0	A heating load requirement equal to or less than 70 kwh/yr/m ² per unit.
Wall insulation R2.2	
Windows with a R-value of 0.43 minimum (options include thermally broken double glazed aluminum windows, double glazed PVC or double glazed timber framed windows).	

Note: The heating load requirement can be measured using the Annual Loss Factor tool run by BRANZ (<http://alf.branz.co.nz>) or Design Navigator (<https://www.designnavigator.solutions/>).

- c. At the building consent application stage, a Licensed Building Practitioner or Homestar Assessor shall certify in writing that the requirements of clauses 'a' and 'b' have been incorporated into the building design.

DECLARATION

I _____ (name of practitioner / assessor) state that the above requirements have been incorporated in the design

LBP Number: _____ Assessor Number: _____

Signature: _____

Date: _____