



**halswell
commons**

A connected community

Land Use Condition Checklist

LAND USE CONDITION CHECKLIST FOR STAGES 3C & 3D	COMPLY (Y or N)
<p>1. Roof</p> <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°) 	
<p>2. Front Door, Porch and Glazing</p> <ul style="list-style-type: none"> • A hinged front door facing the road is required • Above any front door (facing a road) a 1m x 1m porch is required • The façade facing the road boundary shall have a minimum of 15% glazing • Glazing on the facade facing the road boundary shall be vertically oriented 	
<p>3. Garages</p> <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 	
<p>4. Roof</p> <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 	
<p>5. Maximum Height 11.0m but all stage 3C & 3D must be 2 storey</p>	
<p>6. Maximum Site Coverage</p> <ul style="list-style-type: none"> • Standalone sites 45% • Duplex sites 50% 	
<p>7. Outdoor Living 30m²</p>	
<p>8. Recession Planes</p>	
<p>9. Internal setback 1.0m</p>	
<p>10. First Floor Living Room Setback 4.0m</p>	
<p>11. Parking Areas shall be screened by fencing or landscaping (or both)</p>	
<p>12. No garage shall comprise more than 50% of the ground floor elevation</p>	
<p>13. No garage shall be more than 6.5m wide</p>	
<p>14. Neighborhood Plan</p> <ul style="list-style-type: none"> • Front yard setback • Vehicle access 	

<ul style="list-style-type: none"> • Typology • Two-storey (compulsory) 	
<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 	
<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: _____