

Landsales Process - Superlot Yield Study Drawing Requirements

The preparation of a Superlot Yield Study is required to demonstrate the Respondents understanding of the expected neighborhood masterplan outcomes, overall strategy, site design and expected yield.

The preparation of the Superlot Yield Study should be informed by the following Kainga Ora frameworks and guideline documents including:

- Relevant neighborhood masterplan [link](#);
- Taone Ora Urban Design Guidelines [link](#);

The Superlot Yield Study will set broad expectations for design outcomes but is indicative, and will be subject to design review process which may inform changes to overall layout and yield. More about Kainga Ora's design review process can be found here [link](#)

The following drawing list sets out what is likely required in order to adequately describe the Respondents approach to the site, yield and design outcomes. Respondents do not need to prepare fully resolved schemes, detailed floor plates elevations and architectural renders

Drawing set should not exceed 6 single sided A3 pages and should conform to the following drawings list including:

01 Project Outline

Vision/strategy for the project including any project-specific design principles/objectives, environmental and cultural design context/response.

Context plan showing key responses to the Masterplan, site context what amenities, links and physical features are important on site, next door and within 5 mins walk.

02 Project Summary

A summary of the proposal that identifies:

- Site area;
- Activities and GFA;
- Unit numbers and bedroom mix;
- Height in metres and storeys;
- Number of vehicle and cycle parking spaces;
- Tenure mix;
- Land use activities throughout the development;

03 Site Diagram

Site diagram showing the key design moves, connections, pedestrian movement, vehicular movement, delineation of the private, common and public space. Existing trees and site features to be either removed or retained.

04 Site Layout

Site layout plan, including unit numbers, bedroom count, location of kitchen/dining/ living for ground floor plans, main entry points, key pedestrian/vehicular routes, communal outdoor space and bins (if applicable) and indicative FFLs and ground levels.

05 Site Massing

Preliminary massing showing the height/bulk of the building and any HIRTB infringements as well as any adjacent sites/dwellings to better understand the mass of the building and levels across the site. This will be best described either through key elevations, sections and/or simple 3d massing models. Fully rendered three dimensional architectural drawings should not be included.