Appendix 4
Architectural Design Drawings
[Gaze Commercial]
5. OTHER

- Envivo Attachment - Comments for Point E37
- Photographic Example of Fence
- Section 92 response letter
Envivo Attachment - Comments for Point E37
E. Urban Design

37. Confirm how the location and design of the development takes into account and reflects the relationship of the site within the context of the Puhinui Maori Cultural Landscape (refer I432.3.3(h) and the Crater Hill Outstanding Natural Feature (Objective 2 Sub-Precinct F). Provide any communication or minutes or agreement with mana whenua.

Auckland Unitary Plan Context

With reference to Chapter I432 of the AUP: OIP, the primary purpose of the Puhinui Precinct is to:

- Enable a transition from rural to urban development, while recognising the cultural, spiritual and historic values and relations that Te Akitai Waiohua have with the land and sea in Puhinui as part of the Maori cultural landscape; and
- Recognise the relationship which exists between Maori cultural landscape values and the management of natural and physical resources.

Due to its proximity to the Manukau Harbour and its tributaries which weave through this area, the influence of the coast on the ecological, recreational, cultural and spiritual values and visual character is recognised in the Puhinui Precinct. Cultural values to be protected encompass the geological, the coastal, archaeological, and ecological features within the precinct.

The location and design of the proposed development is a result of ongoing consultation with relevant Iwi authorities (Te Akitai Waiohua, Ngati Te Ata and NgatiTamaoho), to identify and address matters of interest to Mana Whenua within the context of the Puhinui Maori Cultural Landscape.

Consultation with Mana Whenua

An initial meeting with Mana Whenua (including representatives from Te Akitai Waiohua, Ngati Te Ata and Ngati Tamaoho) was held in March 2016. That meeting enabled the Applicant to provide an overview of the development proposal, and to obtain comments from the Iwi groups in respect of on-going consultation and the development proposal.

Further meetings have occurred to provide an understanding of the proposed manufacturing process, environmental management/procedures and waste management proposals for the foam and bed manufacturing development.

The Applicant entered into a Memorandum of Understanding (MoU) with Te Akitai Waiohua on October 4th 2016, to formalise the ongoing relationship and engagement that will occur between those parties. This agreement provides for a collaborative working relationship to achieve economic, cultural, environmental, social and community outcomes which reflect the interests and recognise the responsibilities of both parties.

Consultation with Iwi is viewed as an on-going process, both prior to and during the period of making consent applications, during the construction phases on the site, though to when the plant is operational.
As such, the overall proposal has been designed and separated into three stages to adequately address the environmental and cultural effects associated with land disturbance, ecological mitigation, native landscaping, stormwater management/treatment, and the management of archaeological features.

To date, the following recommendations from Iwi have been incorporated into the staged proposals:

- Blessing of the Whenua (i.e. turning of the sod) prior to commencement of earthworks (which occurred at dawn on 26<sup>th</sup> October 2016).
- Onsite cultural monitoring of earthworks, erosion/sediment control measures and archaeological procedures.
- Weed removal and ecological restoration surrounding the central stream gully onsite.
- Onsite stormwater quality management (i.e. stormwater to be treated prior to discharge into receiving stream environment).

**Summary**

The location and design of the development is a result of the site’s unique environmental features (i.e. central tributary/gully system) and the proposal’s intend to improve the site’s existing ecological values and stormwater management.

The development has therefore been designed to implement native revegetation, comprehensive landscaping and best practice stormwater treatment/management systems. This recognise the values and relations which Te Akitai Waiohua have with the land and sea in Puhinui as part of the Maori cultural landscape, whilst managing physical and natural resources appropriately for urban development of the site.
Photographic Example of Fence
Section 92 response letter
This is a response to the Section 92 request for information from Auckland city council on 02.02.2017.

C15. Update the proposal and plans as the vehicle crossing at Gate 1 should be narrowed to suite the tracking paths. The splay on the northern side should also be reduced.

-Gate 1 has been narrowed as to 8m as shown on sheet J17-0012 ARC 100 rev 5 B site plan

C16. Update the proposal and plans as the width of the vehicle crossing for light vehicles should be reduced to 6.0m at the boundary. The proposed 7.0m is superfluous.

-Gate 2 & 4 have been narrowed as to 6m as shown on sheet J17-0012 ARC 100 rev 5 B site plan
Gate 2 has been move toward Gate 3 by 5m

C 21. Provide a dedicated continuous internal footpath from the office frontage to the legal road. This may include markings at aisle crossings within the parking lot. Pedestrians should be given priority along this pedestrian desire line.

-crossing markings have been drawn as shown on sheets J17-0012 ARC 100 rev 5 B site plan & ARC 105 rev 5 car parking plan

C 22. Provide a parking plan with all parking spaces numbered in a chronological order, and annotate typical dimensions of parking spaces for length x width and aisle depths for each parking space.

Parking numbers and dimensions have been drawn as shown on sheet J17-0012 ARC 105 rev 5

C23. Show the location of the bicycle parking spaces on the plans. The short stay parking for visitors should be identified and located at this stage.

Bicycle Parking is as shown on sheets J17-0012 ARC 100 rev 5 B site plan & J17-0012 ARC 105 rev 5 car parking plan
C 24. Provide a lighting plan as required under the lighting provision of Rule E27.6.3.7.

Lighting Plan as shown on sheets J17-0012 ARC 100 rev 5 B site plan & J17-0012 ARC 105 rev 5 car parking plan

C 25. Show the location for rubbish and recycle skip storage areas.

2 x Skip Bin locations as shown on sheet J17-0012 ARC 100 rev 5 B site plan

D. Visual and landscape - Terry Palethorpe

D 26. The actual, potential or perceived issues which related to the landscape effects and require further consideration and clarifications are:

D27. Provide details of building colours and treatment. It is suggested that the choice of colour and materials be considered relative to the reducing glare and reflectivity of wall and roof surfaces.

Coloured elevations as shown on sheet J17-0012 ARC 206/rev 5 elevations coloured, J17-0012 ARC 207/rev 5 elevations on boundary,

E. Urban Design - Chris Butler

E 29. Provide a brief architectural design statement which outlines how the development addresses, or attempts to address (where relevant) Assessment Criteria I432.8.2(b)(i-xi).

(i)& (ii)

The facility incorporates various heights, materials, colour and built components, to help mitigate the visual impact of building mass/form visible from Tidal Road and surrounding public places. The building platform is been recessed into the sloping site to further reduce its overall visual presence to the Tidal road.

The proposed landscaping will also provide effective visual screening to soften the main building’s scale when viewed from surrounding public areas.

Refer to attached coloured elevation and perspective drawings of the building.

DRAWINGS:

Gaze Commercial:

J17-0012 ARC 206/rev 5 elevations coloured, J17-0012 ARC 207/rev 5 elevations on boundary,

J17-0012 ARC 202/rev 5 sign elevations,
Greenwood Associates:

6098/7 perspective 1, 6098/8 perspective 2, 6098/9 perspective 3, 6098/10 perspective 4, 6098/11 perspective 5

(iii)

The development is made up of several built elements that will modulate the view to the street. This will be helped further with the inclusion of secondary elements such as signage etc along the front façade visible from Tidal Road. Refer to attached coloured elevation and perspective drawings of the building. As per items (i) & (ii)

(iv)

The main building is designed to be sympathetic with the surrounding environment (including the residents across Tidal Road and the adjacent Crater Hill ONF) as:

- It is setback approximately 50m from the road frontage, to mitigate the impact of bulk and dominance overlooking onto predominately single storey dwellings on the northern side of Tidal Road.
- Its design has a modern industrial character in keeping with the existing industrial area to the northwest (corner of Tidal Road and Waokauri Place).
- The topography of the site and the proposed building height will not visually dominate the surrounding landscape values.

(v)

The building will be ‘framed’ by perimeter landscaping along its southern, eastern and western boundaries which defines the existing road boundaries of Tidal and Portage Roads.

(vi)

The proposal incorporates significant layered landscaping along the Tidal Road frontage and will provide effective visual screening to soften the main building’s scale and activities when viewed from surrounding public areas. This along with well distributed landscaped bays & rain gardens in the car park softens the visual appearance of paved surfaces onsite (i.e. parking, storage and dispatch areas).

(viii)

The proposed site layout positions active activities such as offices and showrooms facing onto Tidal Road, with manufacturing, warehouse and storage activities
positioned well recessed from Tidal road and at the rear and in less publically visible locations.

(ix)

The materials and colours proposed for the main building is designed to be consistent with surrounding neighbours. The design features a modern industrial character in keeping with the existing industrial area to the northwest (corner of Tidal Road and Waokauri Place) and incorporates appropriate colouring schemes for a development of this type which is compatible with the proposed landscaping.

Refer to attached coloured elevation and perspective drawings of the building. As per items (i) & (ii)

(x) & (xi)

Security fencing and lighting features of the site will integrate with the proposed mitigation planting, onsite parking and building to avoid adverse visual effects visible from public areas.

Refer to attached fencing and lighting plans.

DRAWINGS:

Gaze Commercial:

J17-0012 ARC 100 /rev5B site plan

ECS :

1/Draft 3 exterior site lighting predictions, 1/Draft 3 exterior site luminaire locations

E 30. Provide a colour and material palette for the building exteriors. This should also include information on the reflectivity of proposed materials. This aligns with Item 27 of this letter.

Refer to attached coloured elevation and perspective drawings of the building.

Gaze Commercial:

J17-0012 ARC 206/rev 5 elevations coloured, J17-0012 ARC 207/rev 5 elevations on boundary,
E 31. **Provide a set of coloured building elevations.**

Refer to attached coloured elevation and perspective drawings of the building.

J17-0012 ARC 206/rev 5 elevations coloured, J17-0012 ARC 207/rev 5 elevations on boundary,

E 32. **Provide a composite colour elevation of the full Tidal Road frontage of the site. This should include proposed buildings/structures, landscaping, fencing, signage, lighting and any other site features that will be visible from Tidal Road.**

J17-0012 ARC 206/rev 5 elevations coloured, J17-0012 ARC 207/rev 5 elevations on boundary,

E 33. **Provide photo visual simulations of the proposed warehouse and office development (consistent with the New Zealand Institute of Landscape Architects best practice Guide 10.2) from the following viewpoints:**

i. Intersection of Gee Place and Tidal Road looking south east along Tidal Road, and

ii. The high point of Crater Hill located in the Portage Road reserve looking north-west towards the site.

Refer to attached perspective drawings of the building.

**Greenwood Associates:**

6098/7 perspective 1, 6098/8 perspective 2, 6098/9 perspective 3, 6098/10 perspective 4, 6098/11 perspective 5

E34. **Provide photographic examples or an accurate graphic detailing the form and appearance of the proposed 2.4m high galvanized post and wire mesh fence with barbed wire proposed for site side boundaries.**

Fence photo attached

E35. **Review and update Section 2 of the Landscape Plan set to also show the location and height of the proposed 2.4m high boundary fencing in this location.**

Refer to revised set of landscaping plans prepared Greenwood Associates

E36. **Confirm on a site plan, the proposed pedestrian access through the site (specifically within the car park areas and between building entrances and Tidal Road). This aligns with Items 19, 20 and 21 of this letter which relates to pedestrian access.**

Refer to attached plan drawings of the building. As per item C27
E37. Confirm how the location and design of the development takes into account and reflects the relationship of the site within the context of the Puhinui Maori Cultural Landscape (refer I432.3.3(h) and the Crater Hill Outstanding Natural Feature (Objective 2 Sub-Precinct F). Provide any communication or minutes or agreement with mana whenua.

Refer to attached comments prepared by Envivo