

Memorandum

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Attention: Frank Pierard, Urban Designer, Barker and Associates

Ross Cooper, Associate Planner, Tattico

Company: Fletcher Building Ltd

Date: 20 August 2023

cc: Hinsan Li, Development Manager, Fletchers

From: Julia Wick, Principal Landscape Architect

Message Ref: Landscape Effects and Design Advice [Memo]

Project No: BM221155 – Silverdale West Dairy Flat Industrial Area – Height Variation

Silverdale West Dairy Flat Industrial Area Masterplan – Height Variation – Landscape Effects Assessment and Design Advice

Introduction & Approach

Fletcher Development Ltd (Fletchers) are seeking resource consent (plan change) for the Silverdale West Industrial Area, Auckland. The Silverdale West area forms part of the wider Silverdale West Dairy Flat Industrial Area. It is an approximately 107.35ha site located to the west of State Highway 1 (SH1) motorway from Dairy Flat / Hibiscus Coast interchange in the north and Dairy Flat Highway in the west (refer figure 1 below).

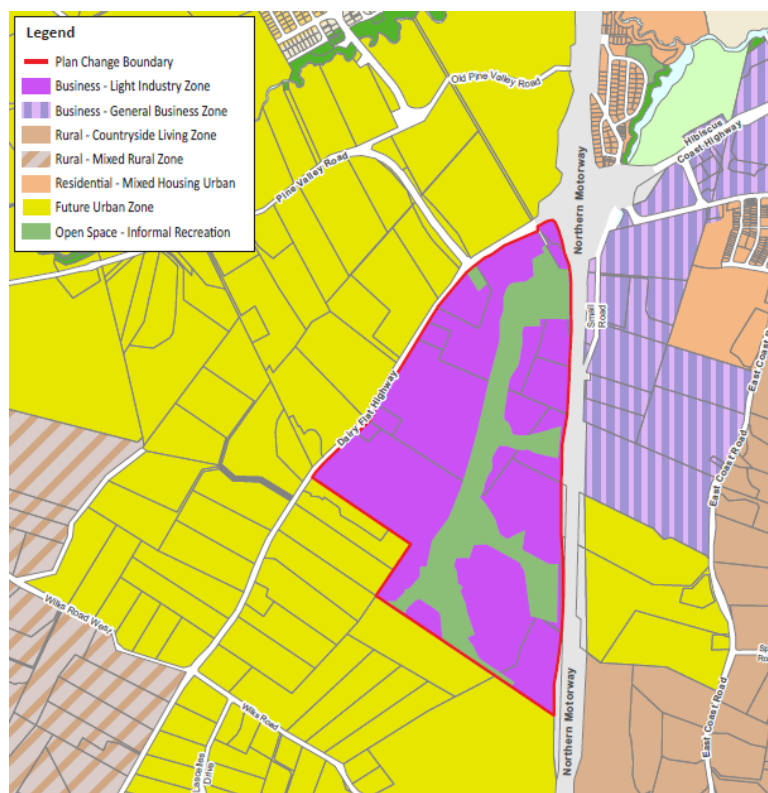


Figure 1: Silverdale West Industrial Plan Change area identified in red.

BML provided earlier advice into the master planning process in relation to the 40m 'landscape framework buffer' identified in the Auckland Council Structure Plan along the eastern SH1 edge of the site and the 10m landscape buffer along the Dairy Flat Highway (northwestern) edge of the site. This included a review in respect of the background and design intent of the buffers and development of design recommendations to be adopted into the masterplan, being prepared by B&A. (refer memo dated August 2023).

As part of a private plan change for the first stage of rezoning a masterplanning process for the Silverdale West Precinct area is currently underway. This masterplan (referred to below as the 'Silverdale West Precinct') is principally driven from a landscape and urban design perspective and is being prepared by Barker & Associates (B&A) alongside a multi-disciplinary team and significant urban design and landscape input. The masterplan, whilst showing future development in line with the structure plan, also adopts the landscape interventions and principles identified in the structure plan (refer Figure 2 below).



Figure 2: Development Concept Plan prepared by Barker & Associates. Purple(s) proposed light industrial, green proposed public open space and exiting waterways.

At a high level, the plan change seeks that the land currently zoned Future Urban Zone be rezoned to Business – Light Industry Zone and Open Space – Informal Recreation Zone as shown below in Figure 3.

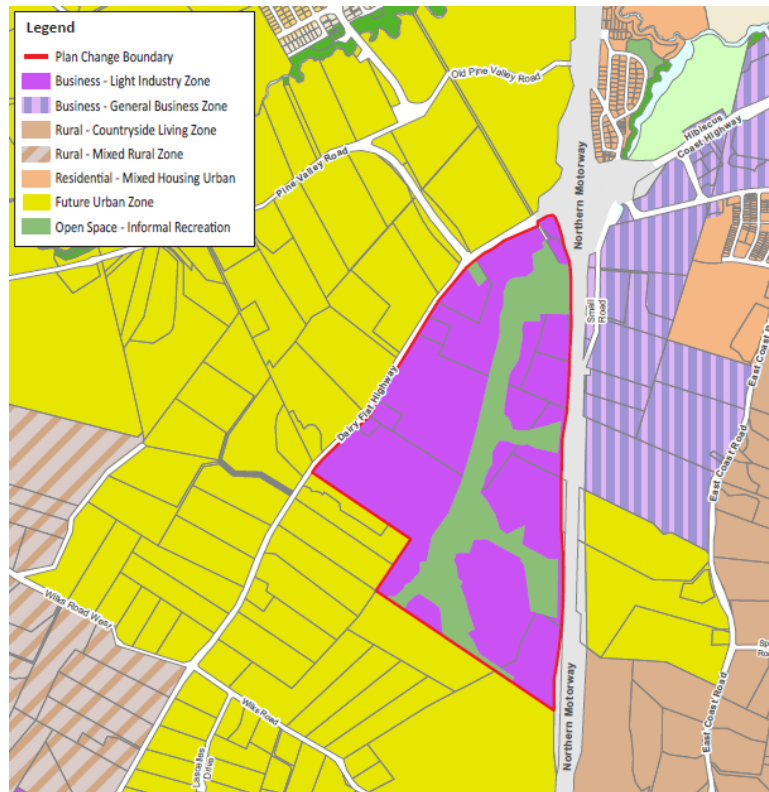


Figure 3: Silverdale West Triangle Structure Plan Area. Business – Light industrial zone in purple, open space recreation in green. Site boundary in red.

As part of the ongoing development of this masterplan Boffa Miskell Ltd (BML) have been requested by Fletcher Development Ltd (Fletchers) as the developer, to provide a landscape effects assessment and advice in relation to enabling increased height within the masterplan (above the 20m permitted height within light industrial zones under the Auckland Unitary Plan ('AUP(OP)'). This includes a review of the current landscape values and the ability and capacity for the site to enable additional height. This memo then provides a series of recommendations to be adopted into the masterplan and planning provisions, being prepared by B&A.

As part of this review BML have been involved in the integrated planning alongside B&A in the development of this masterplan. As part of this assessment the author has visited the site on a number of occasions, including most recently on 19 March 2023. The author is also familiar with the wider area and has been involved in numerous resource consent applications within the wider area, assisting both private landowners and Auckland Council (in a peer review capacity).

Silverdale West Dairy Flat Industrial Area Structure Plan – Background.

In April 2020, Auckland Council finalised the Silverdale West Dairy Flat Industrial Area Structure Plan (refer Figure 4 below).

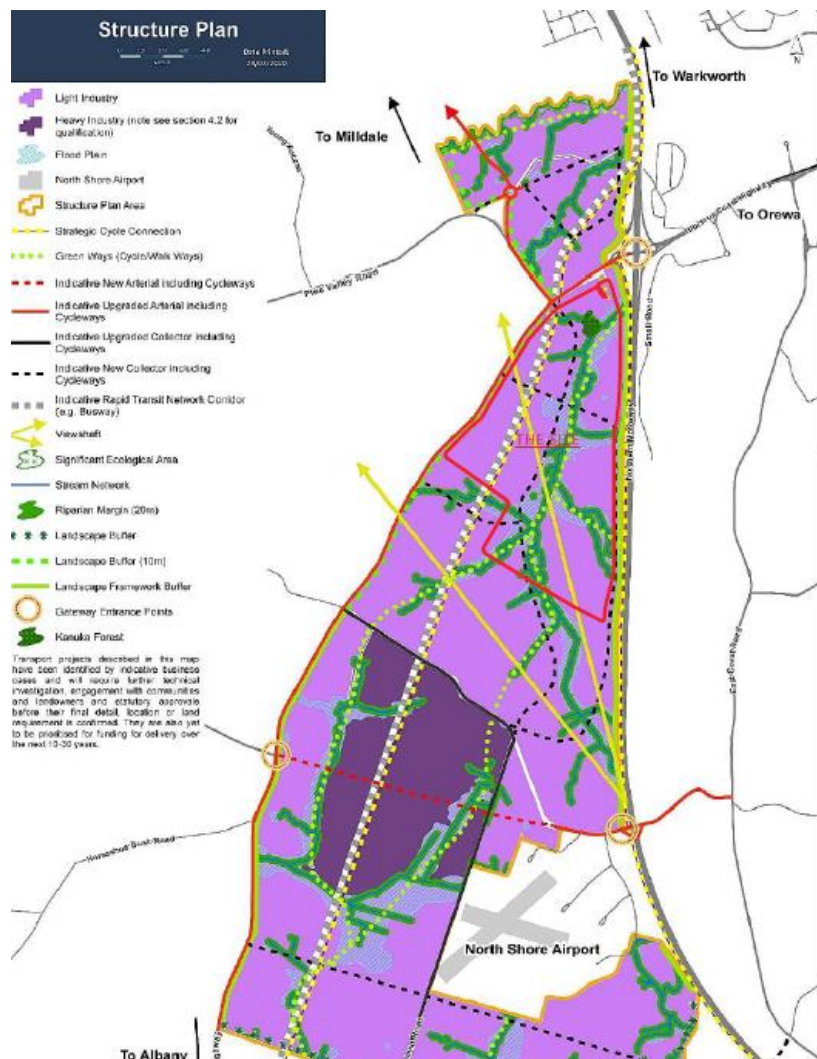


Figure 4: Auckland Council Silverdale West Dairy Flat Industrial Area Structure Plan

The Landscape Assessment (BGLA, 2019)¹ prepared as background to the structure plan identified the critical matters to address from a landscape perspective. These included the interface with SH1; the relationship with land uses outside the structure plan area; and the need to visually ‘break up’ the appearance of development, particularly when viewed from an elevated perspective. To address this a number of landscape interventions were identified within the structure plan. These included: Riparian Margins (min 20m buffer) to all streams, landscape buffers along stream networks, a 40m Landscape Framework buffer along SH1, a 10m landscape buffer along Dairy Flat Highway, a connected stream network with cycle and walkways, gateway entrance points, Kanuka forest and the identification of viewshafts from SH1 (travelling north) towards Lloyds Hill and its environs.

Height was not specifically addressed in the BGLA assessment or council background reports. Matters as they relate to height and visual amenity in this report include: viewshaft corridors from the southern motorway through to Lloyds Hill environs, designing to accommodate North Shore Airport approach height constraints, the use of roof colours that have a maximum LRV of 40%, and visual amenity in views out over the site from the East Coast Road properties.

¹ Refer Draft Silverdale West Dairy Flat Industrial Area Structure Plan – Landscape Report Prepared for Auckland Council by Bridget Gilbert (2019).

Plan Change & Approach

The Site – context

The site is located between SH1 and Dairy Flat Highway, southwest of Silverdale town centre. The land is currently zoned Future Urban Zone under the Auckland Unitary Plan (Operative in Part). It is proposed to re-zone the plan change area to Business – Light Industry zone.

The site comprises 14 parcels all within various ownership. The applicant, Fletcher Building Limited and Fulton Hogan, are both significant landowners within the plan change area which comprises approximately 107 ha in total.

The site is currently used for farming purposes and can be characterised by a generally easy contour which primarily falls from the Site's eastern, western, and southern boundaries, towards centre of the Site, coinciding with the flow of a series of existing water courses which dissect the site in a north south orientation.

The site presents an opportunity for additional light industry on the edge of Silverdale which is located away from the typically more sensitive residential-zoned land and located directly adjacent to State Highway 1 – a major arterial providing direct access to Auckland CBD and the northern regions. Additional industry-zoned land will also help to support the growth of Silverdale and provide further employment opportunities within the immediate area.

The site presents a number of development opportunities and constraints which have been identified and used to formulate a site strategy that: responds to the existing context, enhances the ecology, provides an efficient development outcome for the applicant, provides a high degree of amenity for future users and responds to the Silverdale West Dairy Flat Industrial Area Structure Plan and supporting Landscape Report (February 2019) prepared for Auckland Council by Bridget Gilbert.

In relation to the wider context of the site, beyond SH1 to the east, there are a number of larger industrial buildings including SnowPlanet, Megazone Laser Tag, and the Auckland Adventure Park. Approximately 600m to the east, on East Coast Road, are rural residential properties. These properties are largely surrounded by established native vegetation and at an elevation of approximately 90 -95 masl (approximately 60 masl above the site). Where views towards the Site are obtained from these properties, they are out over the subject site to the wider Lloyd Hill and its environs.

Properties to the west of the site beyond Dairy Flat Road are currently zoned Future Urban Zone (FUZ). The properties are largely rural residential, with larger houses set amongst large sections. The existing vegetation along the edge of Dairy Flat Highway screens views into the site. This land is identified as future Terrace Housing and Apartment Buildings zone (THAB) in the Draft Spatial Land Use Strategy prepared by Auckland Council². The THAB zone is a high-intensity zone enabling a greater intensity of development than previously provided for. This zone provides for urban residential living in the form of terrace housing and apartments and allows for buildings up to 16m in height.

Heavy Industrial Zone / Light Industrial Zone (AUP(OP)) – 20m height intent.

Under the AUP(OP) the objectives and policies of the Light Industrial Areas as they relate to height include:

H17.3 (5) in identified locations enable greater building height than the standard zone height, having regard to whether the greater height:

(a) is an efficient use of land; and

² Dairy Flat and Silverdale Future Urban Zones, Draft Spatial Land Use Strategy – Auckland Council 6 July 2022

(b) can be accommodated without significant adverse effects on adjacent residential zones; considering the size and depth of the area.

H17.6.1. Building height Purpose:

manage the effects of building height including visual dominance; and

allow reasonable sunlight and daylight access to public open spaces excluding streets, the subject site and nearby sites.

(1) *Buildings must not exceed 20m in height, unless otherwise specified in the Height Variation Control on the planning maps.*

Recommendations

Fletcher Development Ltd (Fletchers) are seeking additional height within the masterplan (above the 20m permitted height) to provide for the functional requirements of industrial development. On review of the landscape opportunities and constraints, additional height up to 30m (through the introduction of a height variation control) can be accommodated in the areas within the centre and lower lying portions of the site (as identified in the darker purple in Figure 5 below and Figure 6 below)



Figure 5: Masterplan (Barker and Associates) Suggested location for additional height up to 30m in darker purple colour

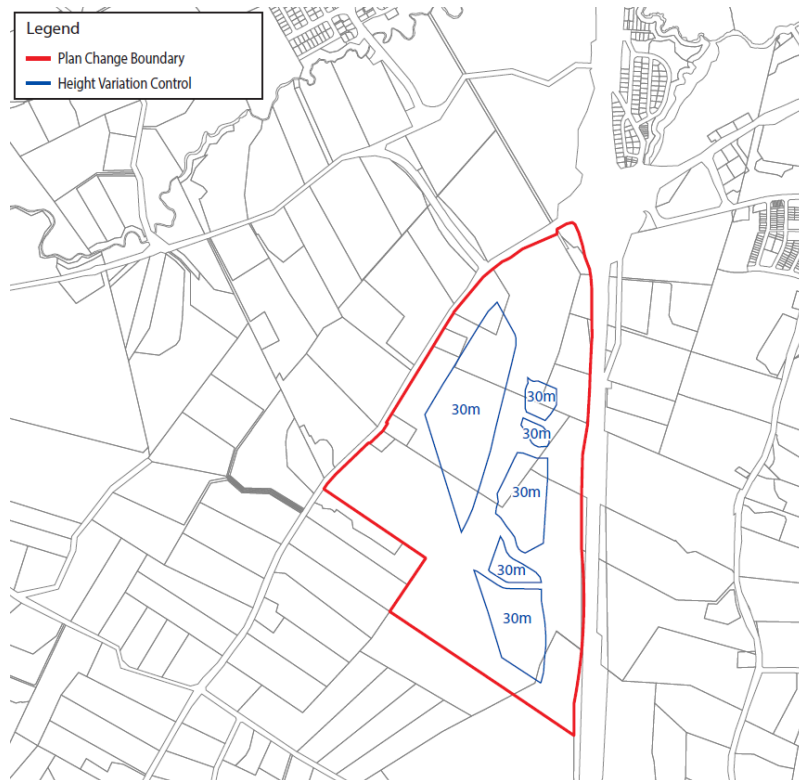


Figure 6: Height Variation Control Plan

Analysis

The proposed additional height is considered appropriate from a landscape and visual effects perspective as:

- Greater height is largely located within the centre of the plan change area, with a minimum 100m of industrial zoning (up to 20m tall) to the external interfaces of the site.
- The location of the additional height within the site responds to the underlying topography with additional height largely proposed to the lower-lying centre of the site.
- The proposed landscape framework, as part of the masterplan, provides buffers to both the Dairy Flat Highway and SH1 interfaces of the development. This will provide for effective screening and reduce the visual impact of the industrial zone when viewed from SH1 and the surrounding road network.
- Locating the proposed additional height in the centre of the site is cognisant of taller development being located away from adjacent residential activities. 20m height is proposed to the western (Dairy Flat Highway) edge in relation to the future THAB zone ensuring there are no adverse dominance effects.
- The residential area east of the site will experience elevated views over the site over a distance of 600m. The proposed green space and street planting will break up the bulk and massing of the industrial zone overall. When seen, the views will predominately change from open rural pasture to more built development, however this is anticipated with any change from rural to industrial use. The introduction of the (10m) additional height to the centre of the site is not anticipated to be noticeable from these elevated properties and will additionally provide variation and visual interest through the introduction of additional height and a change in built form.
- Providing variation in the height of the buildings will provide for visual interest when viewed from the motorway / surrounding road network and some of the more distant properties.

- Visual and physical links to the surrounding area are protected. The proposed height has been carefully considered in relation to the viewshaft corridor from SH1 to Lloyd Hill and its wider environs. Analysis has shown that restricting the building height 20m through this location, together with the existing topography (and proposed earthworks) will ensure views can still be obtained across the proposed industrial precinct. In addition, proposing an additional 10m to the edge of this viewshaft will assist in some respect in reinforcing these long-distance views.
- Vegetative and landscape buffers to the western and eastern boundaries help to screen the development from the neighbouring roads and views and will provide visual separation from the main viewing audiences whilst further enhancing the Hibiscus Coast Highway gateway.

Recommendations

In addition to strategically locating the additional height within the precinct the following methods / recommendations are made to assist with reducing the visual mass of the larger buildings within the industrial zone:

- Utilising subdued, recessive colours, providing variation in materials and finish of facades (roof colours that have a maximum LRV of 40%);
- creating variation in roof profiles with consideration given to the overall roofscape when viewed from the elevated position around the site;
- all rooftop servicing and planting should be designed as an integral part of the roofscape with particular consideration given to the view from the elevated context.

Conclusion

As a preliminary assessment, additional height is recommended to be strategically located to the centre and lower-lying section of the precinct. The proposed additional 10m height is considered a more efficient use of land, will provide for variation and interest to the built form of the industrial area, and will not result in visual dominance effects.



Julia Wick

Principal Landscape Architect

Boffa Miskell