



# TE RAPA GATEWAY

## INDUSTRIAL PARK

### DESIGN GUIDELINES - JUNE 2015

The vision for the Te Rapa Gateway Industrial Park is to create a modern and well-designed premier business address – a quality place for companies to invest and grow.

The quality of the overall development will be administered by the Te Rapa Gateway Design Review Panel. The following design guidelines apply to each lot within the subdivision:

#### Site Layout

1. Development controls relating to yard set-backs, building height and site coverage shall comply with the then current District Plan and Proposed District Plan of the local authority having jurisdiction over the lot.
2. The building setback from the boundary in the front yard of any lot shall be a minimum of 5 metres.
3. All development is to provide a minimum of 2 metres of landscaping along the street frontage (excluding driveways).
4. Site planning for developments is to be laid out in accordance with the following general guidelines:
  - (a) Offices and car parking are to face the street frontage;
  - (b) Loading yards are to be located away from the prevailing winds;
  - (c) Truck turning is to be accommodated within the yard area;
  - (d) Rubbish areas, container storage and recycling areas are to be screened from the street frontage;

#### Fencing

5. All loading yards are to be security fenced. Where loading yards face the street frontage, fencing is to be 1.8 metre high vertical palisade metal fencing, powder coated black with matching gates. Where loading yards do not directly adjoin the street, security fencing may be 2 metre high black galvanised mesh with powder coated galvanised supporting steel framework.

6. Barbed or razor wire is not permitted.

### **Building Shape and Form**

7. There are no restrictions on the shape and form of buildings.
8. Industrial buildings usually present large “blank” facades to the streetscape. Typically industrial building compositions also presents small office boxes sited against a much larger metal clad forms, both sited in a “sea” of asphalt. This type of arrangement when repeated along a street presents a bland characterless image which promotes a lack of neighbourhood pride, promotes vandalism and in the long term, reduces rental returns and property values.

The following design guidelines (Guidelines 9 - 11) are the recommended methods of enhancing the design of individual developments and thus the streetscape and image of the precinct.

9. Building designs should mitigate the “big box / small box” syndrome i.e. siting a small office against the front of a much larger industrial building by the use of the following techniques:
  - (a) stretching the office out as far as possible along the front of the industrial form;
  - (b) placing the office on the inside of the industrial form and introducing glazing into the front face of the industrial form;
  - (c) using large overhangs on single storey offices stretching across the frontage of the larger form;
10. Building designs should engage with the street by:
  - (a) maximising the use of glass in office frontages;
  - (b) using glazing or clear plastic sheet to a section of the front of the industrial form;
  - (c) placing carparks and staff courtyards to the street;
11. Building designs shall take “flatness” out of the front facades of offices and industrial forms by:
  - (a) introducing small overhangs to the roof of the front of industrial forms to create shadow;
  - (b) layering materials on the front of large industrial forms;
  - (c) placing canopies at all entrance ways;

- (d) the use of sun screens;
- (e) indenting patterns into precast concrete;

### **Building Materials**

12. Industrial forms should use materials from the following palette:
- (a) powder coated steel wall cladding and roofing;
  - (b) precast concrete panels part or full height;
  - (c) translucent plastic sheet (for wall or roof lighting);
13. Office materials should be selected from the following:
- (a) composite aluminium panel;
  - (b) painted/indented/honed precast concrete panels;
  - (c) painted fibre cement sheet (minimum thickness 9mm);
  - (d) powder coated metal cladding (where it matches the material on the industrial form);
  - (e) powder coated aluminium joinery;
  - (f) powder coated aluminium louvres;
14. The use of plain galvanised long run metal sheet (zincalume) is not permitted.

### **Colours**

15. Designs should be based on neutral colours in general for the bulk of the building.

### **Exterior Lighting**

16. CPTED principles are to be applied in lighting design.
17. Loading yards, car parking and building entry areas should be adequately lit.
18. Light standards (where used) should be black powder coated to match fencing.

### **Signage**

19. All developments should have identification signage on the street at the visitor entry point; such signage should be in the form of a “blade” sign. The sign may be

illuminated or non-illuminated. The maximum height for any sign is to be 6 metres and the maximum area shall be 6m<sup>2</sup> per side.

20. Identification signage is permitted on building facades subject to the following restrictions:
- (a) signage is not to protrude outside the building envelope;
  - (b) signage on the front façade of any building is limited to 20m<sup>2</sup> - illuminated or non-illuminated;
  - (c) signage on other facades of any building is limited to 10m<sup>2</sup> - non-illuminated;

### **Landscaping and Planting**

21. All landscaping on any lot shall comply fully with the requirements relevant to landscaping set out in the then current District Plan, Proposed District Plan, any applicable Comprehensive Development Plan and any other requirements of the local authority having jurisdiction over the lot.
22. No plants, shrubs or other vegetation shall be planted or placed on any lot save for those set out in the attached schedule of approved plants.

### **Site Services**

23. All services to the site are to be underground.

### **Green Sustainable Design**

24. Where practicable, the principles of NZGBC “industrial green star” are to be utilised in construction of any structure.

## Schedule of Approved Plants

Species	Common Name	Plant Grade
<b>Native Trees</b>		
Knightsia excelsa	Rewarewa	PB95
Podocarpus totara	Totara	PB95
Alectryon excelsus	Titoki	PB95
Sophora mircophylla	Kowhai	PB95
<b>Exotic Trees</b>		
Carpinus betulus 'Fastigiata'	Upright Hornbeam	PB95
Quercus palustris	Pin Oak	PB95
Platanus x acerifolia	London Plane	PB95
<b>Shrubs</b>		
Corokia 'Geenty's Green'		PB5
Coprosma kirkii		PB5
Griselinia littoralis 'Broadway Mint'		PB5
Chionochloa flavicans		PB5
<b>Groundcovers</b>		
Lomandra tanika		PB3
Carex virgata		PB3
Phormium 'Green Dwarf'		PB3
Phormium cookianum		PB3
Phormium 'Jester'		PB3
Libertia peregrinans		PB3