

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 94 - Susan Wake
Date: Wednesday, 13 December 2023 7:16:21 pm
Attachments: [Submission by School of Architecture.pdf](#)
[Variation 25.4 of agreement Sanctuary Gardens 20231213185423.785.pdf](#)
[Te Whenua Haa Ora Open Day Presentation 15 November 2023.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susan Wake

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Submission details

This is a submission to:

Plan change number: Plan Change 94

Plan change name: PC 94 (Private): Wairaka Precinct

My submission relates to

Rule or rules:

The plan change being proposed lacks relevant information eg Master plan with sufficient detail, arborist's report on trees, consideration of key features of the site eg proximity of Unitec, location of quality open spaces, protection of trees, protection of community gardens, preservation of the landscape context around building 48.

18.1

Property address: Carrington Development

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We represent the School of Architecture at Unitec. We are academic and practitioner specialists in urban design, architecture, landscape architecture, plants/trees. We are concerned these are not being sufficiently considered in this Plan Change application.

I or we seek the following decision by council: Decline the plan change

Submission date: 13 December 2023

Supporting documents

Submission by School of Architecture.pdf

Variation 25 4 of agreement Sanctuary Gardens_20231213185423.785.pdf

Te Whenua Haa Ora Open Day Presentation 15 November 2023.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

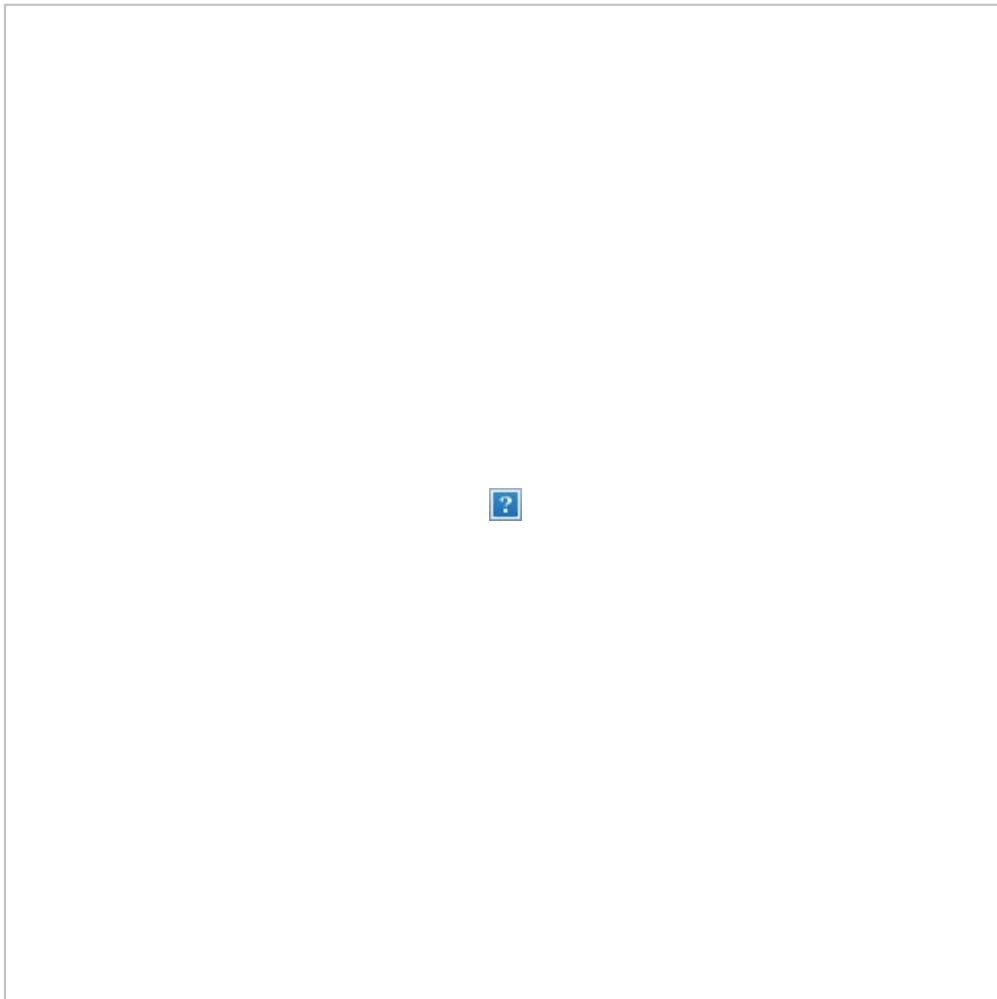
Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



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Submission by School of Architecture, Unitec on Plan Change 94 (private) Wairaka Precinct

DATE December 2023

1. Introduction

- 1.1. Thank you for the opportunity to present a submission on behalf of staff from the School of Architecture on Plan Change 94 (private) Wairaka Precinct.
- 1.2. This group comprises both academic and allied staffmembers, all experienced practitioners and/or esteemed academics in the areas of architecture, interior design and landscape architecture and design. We have a strong connection to the Unitec campus as our place of work, our teaching environment and our place of history and well-being.
- 1.3. We wish to speak to our submission if that opportunity is provided.

2. Submission

2.1. Introduction

The Unitec site has been an Auckland landmark place of greenery, peacefulness, sporting activity (sportsfields, gymnasium, biking/walking tracks) and learning since it first became a polytechnic in 1976. From its legacy as a mental asylum with an associated working farm, there have been many historic trees on the site, of varying ages and rarity, since tree planting continued for scientific and memorial reasons over its long history as a tertiary learning institution. The site boasted over 2000 trees representing around 200 different species, as surveyed by Unitec landscape architecture staff and students as part of their degree in 2010-2012 (**Unitec** Institute of Technology. *Unitec's Arboretum*, Advance research magazine, Spring 2013). Since building development work began on campus a year ago, the Tree Council estimates that around half the trees have been cut down already (see Figure 1 and 2 below).



Figure 1 and 2 – before and after tree felling.

Some areas of the grounds are highly significant for a range of important reasons, for example the Women’s Suffrage Garden area for commemorating women’s fight to obtain the right to vote. Also, the Mahi Whenua Sanctuary garden that held evidence of pre-European gardening practices and was a vanguard organic garden for students in the early 2000s. It has now become a significant site of, not only, community gardening, but also preservation of cultural methods, promotor of health and wellbeing, site of education, and place of environmental richness with very high biodiversity due to organic gardening practices and high numbers of species, including those that are rare.

This submission by Unitec staff from the School of Architecture is focused on open space provision and addresses the concerns we have around the on-going existence of the Mahi Whenua Sanctuary Garden and the long-term survival of the mature trees that surround Building 48 – the home of the School of Architecture. We believe that before a Plan Change can be granted there needs to be due process undertaken into all aspects that may be impacted – ie:

- | | |
|---|------|
| 1. Consideration for existing trees on the site. | 18.2 |
| 2. Sufficient Open Space provision for both future residents and the Unitec community (staff and students). | 18.3 |
| 3. Acknowledgement of the character and context of Building 48. | 18.4 |
| 4. The future of the Mahi Whenua Sanctuary Garden | 18.5 |

We believe that this process will be of benefit to all parties – creating a richer environment that ensures quality living and wellbeing for residents and a harmonious relationship between residents and the Unitec community. There are also many educational benefits that can be folded into the opportunity to do such an investigation, and which will do double duty in promoting the uniqueness of the site (a housing development in the midst of a tertiary institute which has involved students in some of the planning processes) in terms of marketing to future buyers, and potentially lead to better housing and living outcomes.

2.2. Points in detail

1. Consideration for existing trees on the site.

We agree with the Tree Council that there should be an updated arborist’s report done on the existing trees on campus. We are especially concerned for the rich botanical resource that grows near Building 48. A few of these trees are scheduled but many of these trees represent an environmental and cultural ark of rarity in terms of size, species and age. They are highly significant to us in the School of Architecture and regularly used as a teaching resource. There should be acknowledgement of this and the opportunity taken to assess what is left of a once thriving and rich arboretum, after the 2022-2023 tree removal which caused distress and disempowerment among many staff and students at Unitec. The loss of ecosystem services performed by these trees was significant, alongside the loss of sequestered carbon. This was not in step with contemporary knowledge of the importance of preserving trees for shade and soakage and to slow carbon release which is increasing in our air to catastrophic levels. Worse, the trees were mulched (See figures 3,4 & 5), further hastening the release of carbon and failing to put them to a greater use, eg as building materials. As to whether being a native species versus an exotic tree should sway opinion,

climate change doesn't care about this and neither should we. We may need exotic species to shade us as the temperature climbs.

Alongside this, we request that an updated evaluation and consideration of trees for special scheduling should be undertaken.



Figures 3, 4 & 5 – Historic 100+ year old plane trees felled and reduced to mulch.

2. Sufficient Open Space provision for both future residents and the Unitec community (staff and students).

The current Plan Change 94 proposal is for 5.1ha of open space to be provided for the Wairaka Precinct, yet potential numbers of dwellings have increased hugely (eg 4000 and up to 6000) from the 2500 previously proposed in 2019.

In the open space documents of the Plan Change this is spread over several areas – including around the stormwater ponds (South open space), the Knoll open space, Central open space and Te Auaunga access park. We note that amenities that were existing seem to be disappearing – eg the Sports Centre (demolished), the sports fields (currently covered in 'fill') and possibly the squash courts. This seems contrary to contemporary wisdom on refurbishment rather than replacement in order to reduce embodied carbon.

Regarding the proposed open space, the area around the stormwater ponds is heavy clay soil and very unusable (soft and poorly draining) through wet seasons, which in Auckland is a large part of the year. The area called Central open space is currently used for the storage of heavy materials for the infrastructure build. It will be heavily compacted and take a lot of remediation to make into a usable and enjoyable open space. Te Auaunga access park is a very small slice of daylighted Wairaka stream that is a short boardwalk, and otherwise planted in groundcovers such as carex. This has limited open space potential. This leaves the Knoll open space, which is the area along the basalt lava ridge running perpendicular to the Wairaka stream. This area contains most of the valuable tree collection previously mentioned. This is the largest area of open space and could become a special and significant area of greenery and openness (it already is) – as long as the valuable trees are

retained and the area able to be shared by the Unitec community. This area has long been used for learning within courses taught within the School – both design and botany/tree identification courses. We have considerable concern that a Plan Change could leave this area vulnerable to further removal of valuable trees.

3. Acknowledgement of the character and context of Building 48.

Following on from point 2, although not a listed building, Building 48 is a historic building with significant cultural layers. It was the Māori Mental Health unit in the psychiatric hospital era. The Knoll Open Space constitutes the landscape grounds of Building 48 and is part of the character and context of Building 48. It sits on the ridge with treed lawns rolling down to the north and west of the building to the Spine Road. We seek assurance that this will remain as a resource (even if not owned) for teaching and enjoyment by the Unitec community and especially the School of Architecture. We also understand that there is no certainty that Auckland Council will agree to take on these spaces for management and maintenance.

In this and other regards it is worrying that there is no detailed Masterplan showing clearly what is proposed and how it will fit together in terms of marrying the two site uses (residential and educational) and how the open space and tree collection will be managed. We believe this detail is imperative before a Plan Change can be accurately assessed.

4. The future of the Mahi Whenua Sanctuary Garden

This special garden has been in existence since Pre-European times, evidenced by Māori gardening tools being found in the early 2000's by a staffmember (one of these in pounamu is set into the floor of Unitec's Te Noho Kotahitanga Marae). The garden is currently a community-managed asset, although the land has been sold by Unitec to the Crown. There was however, a clause included (see attached document Variation 25 4 of agreement Sanctuary Gardens) to ensure its continuance for this use.

There are many layers of reasons why this small piece of land (7000sqm) should be seen as highly significant and worthy of preservation. These include:

Social - a gathering place for the community.

Cultural - the practice of planting an annual mara kai with traditional food plants such as kumara, and the establishment of food crops representing other cultures of people who now call NZ home, eg tropical fruits from Sth East Asia in the food forest.

Historic - the continuous cultivation of this land since pre-European times.

Educational - students from landscape programmes regularly visit the gardens as part of their course work and the community managing the gardens run regular educational workshops to teach about gardening and composting.

Wellness - everyone who visits these gardens speaks of the peace and happiness they feel when they enter this place, which is open to all.

Environmental - the organic techniques have built supercharged soil that stores carbon and provides crops that attract many species of insects for pollination and biological control, while the shelter belt and swales protects against wind and stormwater damage.

We previously fought hard to preserve this place and it is very distressing to see released plans showing buildings on top of it (see attachment Te Whenua Haa Ora). This is a resource for everyone and it is irreplaceable due to its age, management and significance. The School of Architecture has courses requiring students to study and engage with this garden. We rightfully believed it would not be included in any development of the site.

The following is quoted from the sale and purchase agreement (see attached Variation 25 4 of agreement Sanctuary Gardens)

“... agree plans to preserve the Community Gardens and demonstrate the cultural links with other sites within the Vendor’s Adjacent Land and wider environs that commemorate early occupation by Māori... the purchaser recognises that the gardens to be preserved may serve multiple purposes, such as enjoyment of students, visitors, residents and the wider community; provision of food to residents; source of future archaeological study; and possible use as an education resource by the vendor.”

3. **Summary**

We, members of the School of Architecture at Unitec, request that further plans and processes be required to be provided before a Plan Change is considered since there remains a number of issues that are not resolved and which, if hurried through, will compromise the potential success of the Carrington Development. Since this is to be a development for future living, it should respect and value aspects of the site (including the proximity of Unitec) that will contribute significantly to this – notably the retention and protection of all mature trees in the Knoll Open Space and the Mahi Whenua Sanctuary Community Gardens & Food Forest.

25.4 **Community gardens**

18

- (a) *The purchaser acknowledges the cultural and historical significance of the gardens and fruit forest (occupying up to 7000 square metres) (**Community Gardens**) currently situated on part of what will become Lot 4 following the Subdivision and agrees to consult with Unitec, Iwi and Kaumatua in agreeing and documenting an arrangement for the ongoing use and preservation of those gardens.*
- (b) *To assist the purchaser in respect of the matters set out in clause 25.4(a), following the date that this agreement is unconditional:*
- (i) *the vendor will provide written notice to the Sanctuary Community Gardens Mani Whenua Incorporated (Society) (being the current occupiers of the Community Gardens) that*

HAR9380 (7/13)

Per

the vendor will transfer ownership of the property including the Community Gardens on Lot 4 to the purchaser on the settlement date; and

- (ii) *the purchaser and vendor will work collaboratively with other interested groups (including Iwi and Kaumatua) in relation to the proposed arrangements for the Community Gardens in order to:*
- (A) *have formal documentation finalised before settlement; and*
- (B) *agree plans to preserve the Community Gardens and demonstrate the cultural links with other sites within the Vendor's Adjacent Land and wider environs that commemorate early occupation by Maori (notably the spring Te Puna, the Marae on the Vendor's Adjacent Land, and the landing site of the waka Mataatua).*
- (c) *the purchaser recognises that the gardens to be preserved may serve multiple purposes, such as enjoyment of students, visitors, residents and the wider community; provision of food to residents; source of future archaeological study; and possible use as an education resource by the vendor."*



TE WHENUA HAA ORA



THE LAND THAT ENCOURAGES WELLBEING AND VITALITY

EXISTING WALKING AND CYCLING NETWORKS



The site is located within close proximity to a network of shared pedestrian and cycle paths. Te Piringa Bridge to the south of the site provides a direct pedestrian connection to the shared pathway on Great North Road. This pathway links up to the Northwestern cycleway, Waterview Park, and Point Chevalier Town Centre. The Northwestern cycleway provides a connection to suburbs such as Te Atatū and Westgate to the west and Auckland's CBD to the east.

To the east of the site, the proposed widening of Carrington Road would improve the streetscape and dedicated cycleway, improving access to Mt Albert to the south.

The site is within an easy walk to two train stations - Baldwin Avenue to the east and Mt Albert to the south. Bus stops along Carrington and Great North Roads connect users to the wider public transport within the Isthmus and central Auckland.

The popular Te Auaunga Oakley Creek walkway runs along the stream corridor and connects through to Phyllis Reserve, Unitec, and Great North Road.



Pt Chevalier Town Centre



Chamberlain Park



Stream Walkway adjacent to site



Carrington Road widening (proposed)



Carrington Road (Existing)



Mt Albert Town Centre



Northwestern Cycleway



EXISTING TRANSPORT NETWORKS



To the east of the site is Carrington Road, a major arterial route within Auckland's isthmus. Carrington Road is a strategic arterial route and is a major public transport bus route. There is an intended upgrade proposed that would improve bi-directional cycleways and streetscape upgrades along Carrington Road.

To the north of the site, the northwestern motorway provides a connection between the western suburbs of Auckland and the CBD. To the west of the site, Great North Road provides a vehicular and pedestrian connection to the locally significant suburbs of Avondale and New Lynn.

The site is strategically positioned adjacent to two significant motorways and arterial routes whilst also located within close proximity to a network of public transport options comprising of bus and rail.



Northwestern Motorway



Baldwin Avenue - Train Station

- Arterial routes
- North western motorway
- Open space, parks, and conservation land
- Schools
- Te Auaunga Oakley Creek
- Town Centre
- Site
- Western train line
- Train station



Carrington Road (Future widening)



Carrington Road (Existing)

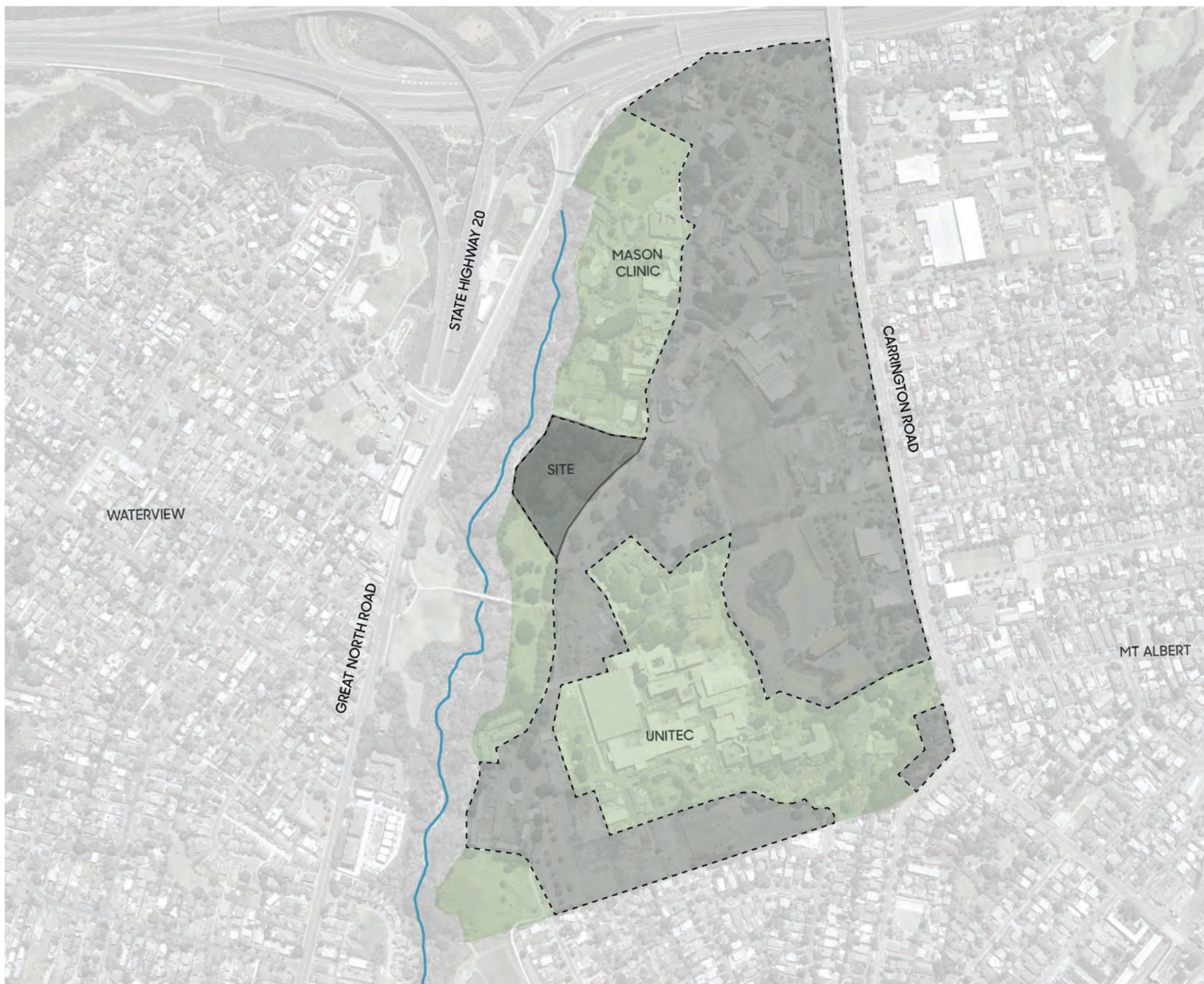


Great North Road



Mt Albert - Train Station

CARRINGTON RESIDENTIAL DEVELOPMENT



The proposed residential development is located on Blocks 301 & 302 within the Carrington Residential Development. Formally part of the Unitec Campus, the 64.5ha Carrington Residential Development it is set to be part of Auckland's most significant urban renewal sites. Te Auaunga Oakley Creek, is a significant waterway within Auckland which borders the site to the west.

The development is set to become part of a new mixed urban community which enables you to work, live, learn and play, within close proximity to a vast walking and cycling network and public transport opportunities.

Several open spaces and public parks exist within close proximity to the site. The Oakley Creek shared path already provides great walking and cycling opportunities which links up to the northwestern cycleway via Great North Road.

This quality development aims to add to the character, amenity and vibrance of the inner urban Auckland area and ensure the rich history is celebrated through all aspects, recreation, social, business, education and commercial.

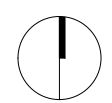
- Land owned by others
- Carrington residential development
- Site: Blocks 301 & 302





LEGEND	
	Bus stop
	Main Bus routes
	Main Vehicle routes
	Main Walking/Cycling routes
	Te Auaunga recreational walkway and connections
	Water bodies
	Schools
	Open Space
	Significant Existing trees
	Protected Trees

1 1 : 2500 Plan
Existing Context Plan - Open Day



SITE CONTEXT



Retain/ salvage two existing karaka trees



Retain and transplant two existing karaka trees



Retain and transplant existing kohekohe tree



Retain and transplant existing nikau and karaka tree fronting spine road



Retain and transplant three nikau trees fronting spine road



Existing footpath and planting providing access towards Te Auaunga Oakley Creek



Retain existing planting along day-lighted stream along the south western boundary



Existing open space located along the northern boundary of the site

1 Te Auaunga Oakley Creek

6 Mason Clinic land

2 Te Auaunga Oakley Creek Walkway

7 Spine Road (to be rebuilt)

3 UNITEC School of Architecture

----- Extent of works

4 Existing pile of Basalt rocks on site. Reuse rocks within landscape areas where possible

— Blocks 301 & 302 Boundary

5 Retain existing vegetation along western embankment

○ Existing vegetation and trees to retain



LANDSCAPE THEMES



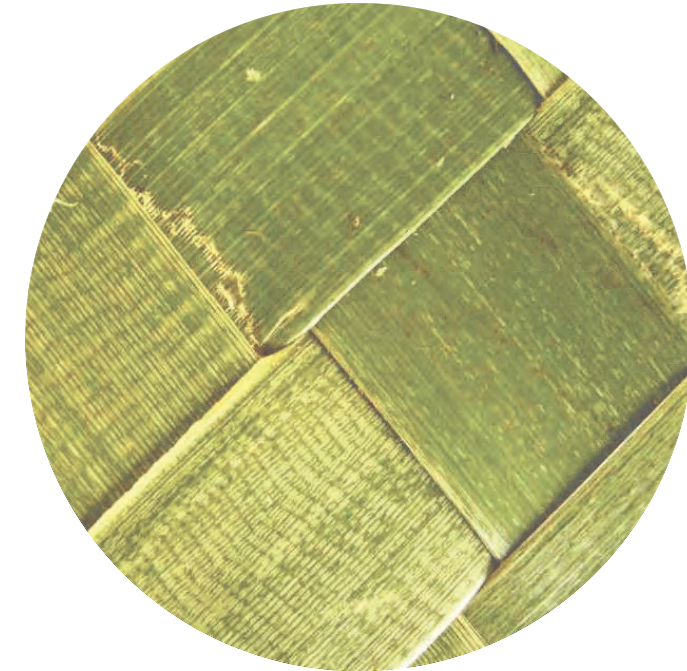
Recognisable Identity

Celebrating and showcasing the identity of the land



Community

Providing multi-generational spaces offering respite, education, activity and community



Weaving Together

Weaving of the environment, history, people and place

Reconnecting and celebrating both the Wairaka and Te Auaunga streams

Creating a sense of place

Creating moments to pause and reflect

Community contributes to the identity of the place

Open space connecting to past Maori heritage

Planting for cultural identity and practices

A place where community comes together

Informal and formal meeting spaces for community engagement

Creating areas for respite and engagement

Opportunity for events and activation

Inclusive multi-generational spaces

Planting that provides and supports the community

Planting that educates and heals

Attributes that encourage physical and mental well-being

Connections to the wider landscape and community

Engagement with the natural landscape

Open space reflects on the history and future

Planting of species that enhance the communities well-being

Food forests and gardens

Sculptural artworks and markers that tell a story

Wayfinding with meaning

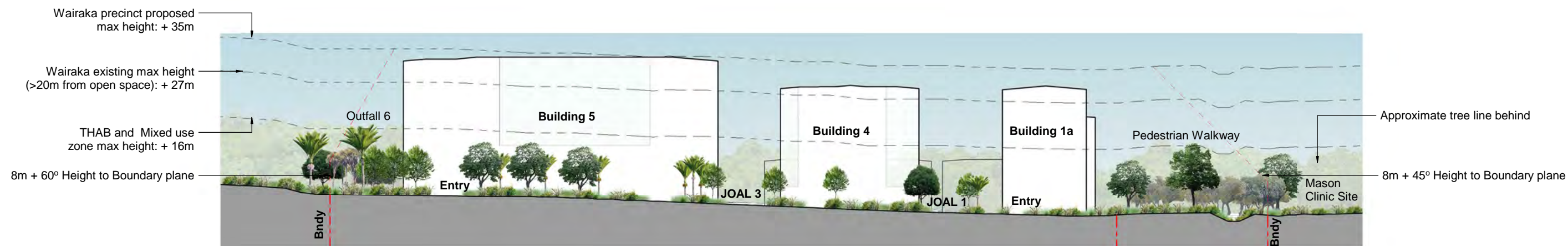




BUILDING REFERENCE	
Building 1A Affordable Apartments - 8 Storeys	
1 Bedroom Units:	32
2 Bedroom Units:	8
Carparks:	5
Total Units:	40
Building 1B Social Accessible Apartments - 6 Storeys	
1 Bedroom Units:	51
Carparks (Accessible):	4
Total Units:	51
Building 2 & 3 Open Market Walkups - 4 Storeys	
2 Bedroom Units:	32
Carparks:	32
Building 4 Affordable and Open Market Apartments - 8 Storeys	
1 Bedroom Units (Affordable):	79
2 Bedroom Units (Affordable):	29
2 Bedroom Units (Open Market):	12
3 Bedroom Units (Open Market):	1
Carparks:	36
Total Units:	121
Building 5 Open Market Apartments - 10 Storeys	
1 Bedroom Units:	44
2 Bedroom Units:	186
3 Bedroom Units:	19
Carparks:	333
	+ 17 stacked carparks
Total Units:	251
TOTAL UNITS:	495
TOTAL CARPARKS:	410
	+17 stacked carparks
	+7 visitor carparks
With 16 of the total carparks being accessible	

1 1 : 500 Plan
Proposed Site plan - Open Day





1 1 : 500 Elevation
 RC-055 Street Elevation - Open Day



BUILDING 4 – Water as a source of nourishment.

Design Inspiration and Interpretation

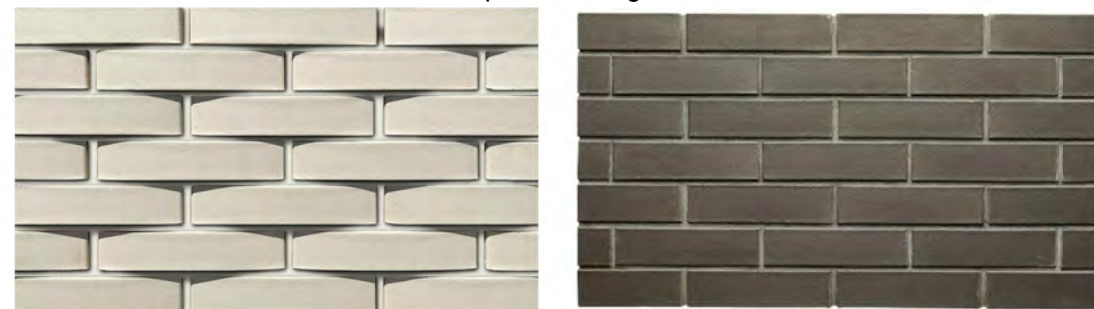
With water comes nourishment. The trapping of eels, the spearing of flounder, and gathering of shellfish would have historically taken place where Te Auaunga meets the harbour. Preparation of the food would have taken place on its banks, ready for storage. Integral to this harvesting process were woven kite and traps. Through interpretation weaving represents the food supply that the water body provides. Further to the above narrative, the woven panels of the building façade extend further to encompass a much broader representation of life where the woven strands embody the notion that there is a woven fabric that forms the framework of all living things. The whakapapa of all life descending from Ranginui and Papatuaanuku are interwoven and interrelated. The building façade is a composition of woven panels of brick, aluminium and terracotta tiles. They building components read together and independently as woven textures across multiple scales. For example, the aluminium panels that are woven into the façade are themselves textured with a cut woven pattern.

Building Description

Building 4 fronts the Spine Road and maximises the outlook over the open space with large mature trees on the other side of the road. The building extends into the centre of the site, with JOALs located on all sides. The building is 8 levels high where it fronts the Spine Road. Its mass reduces as it penetrates into the site to reduce the shading effects on neighbouring buildings. The building includes a level of car parks, which due to the basalt sub grade, is at ground level. The car parking is largely sleeved with apartments and battered landscaping. The ground floor is split level to better address the varying street/JOAL levels at the boundary interface. The ground floor units are accessed directly from the footpaths. The structure of the building has been designed for cost efficiency and the unit layouts designed to work within the structural design. The car park will be primarily naturally ventilated with provision for extract risers.

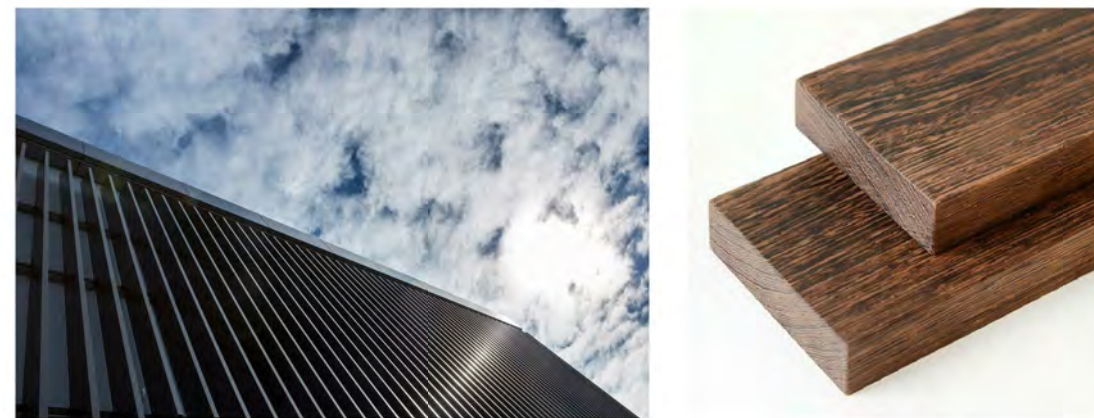


Inspiration Images



Curved Brick

Flat Brick



Dark Vertical Louvres

Dark Timber

Exterior Material Examples

BUILDING 5 - Ko te wai te ora ngaa mea katoa - Water is the life giver of all things

Design Inspiration and Interpretation

Building 5 is inspired by the idea that water is the essence of all life. The large amount of native foliage surrounding the site and drawing from Te Auaunga provides a perfect encapsulation of this concept. Trees are grounded into the earth drawing out the water (life essence) with solid roots and trunks that extend into branches and leaves reaching towards the sun which compliments the life force of the water. Building 5 is articulated with a solid grounding base up to podium level from which lighter and more transparent built forms extend upwards. The scale of the building is broken down with playful 'tree house' moments where timber screens and cladding are featured.

Building Description

Building 5 will be the largest building in the development in both footprint and in height reaching up to 10 storeys at the Spine Road interface. The building is one structure with a shared car park, bicycle storage and waste management area but will operate as two separate buildings with separate lobbies, identities, building services and egress. The building is located in a particularly serene area of the site. There is open space to three sides of the building with extensive mature vegetation. The building opens out to the plaza that will connect the JOAL to Te Auaunga walkway. Level 5 of the building is primarily a large, landscaped podium that opens out wide views of Te Auaunga's substantial stand of trees. This building is the primary parking building for the site. There are four levels of circa 80 car parks per level in the centre of the building. The car park is wrapped with apartments that then continue up a further 5 levels above the podium on three sides of the building. The apartments are primarily generous two-bedroom layouts with a few one bedrooms and three bedrooms throughout the building.



Dark Tiles

Timber

Perforated green aluminium

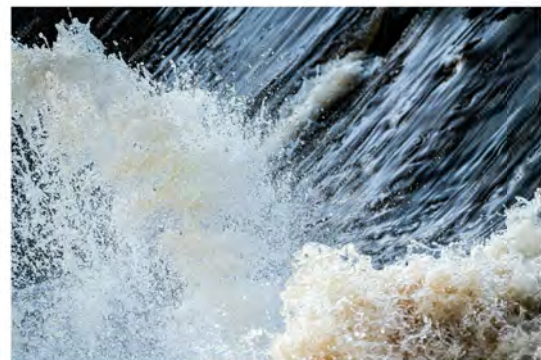
Exterior Material Examples



Inspiration Images



The Flow of Water from Land to Ocean



Te Auaunga waterfall

Inspiration Images

BUILDING 2&3 – The fluidity of water as it passes over the land to reach the ocean.

Design Inspiration and Interpretation

Building two and three follow building 1 along the path that leads to Te Auaunga. They represent the journey of Papatuaanuku's blood to the ocean and the beauty and life force with which it moves. The passage of water over land, the fluid motion and swirling moments of turbulence. The smooth, rounded forms that are carved out of the earth as a result from this movement over time. The sparkle of light as it passes through water and bounces reflections and refractions through droplets suspended in air. A clean and pure life blood that instills a sense of calm at the sound of its motion. The building forms are carved with curved entryways which lead to light and airy apartments. These buildings are accented with materials chosen for their interplay with light and transparency.

Building Description

Buildings 2 & 3 are 4 Level 'Walk-up' style premium 2-bedroom apartments. They have an unobstructed interface with the Te Auaunga walkway and excellent north-west aspect. The upper units are three levels above the JOAL entrances, and there is a level below the JOAL that fronts Te Auaunga. All the apartments will feature views to the open space and vegetation that surrounds Te Auaunga. In addition, where possible, the entry lobbies will connect to the public walkway. Each of the units has an allocated car park in close proximity to the buildings.



Curved brick entryways



Reeded Glass feature screens



Perforated metal



Breeze Blocks

Exterior Material Examples



BUILDING 1 – Wai flowing from the earth in its purest form

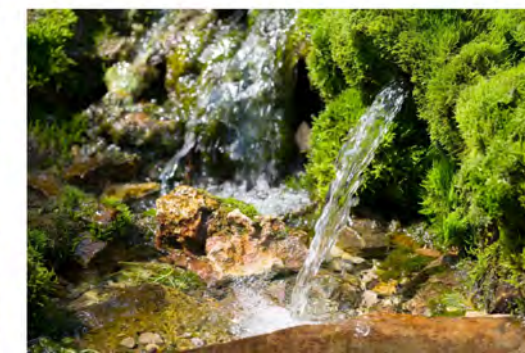
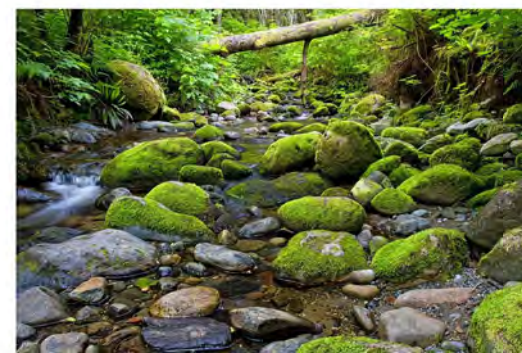
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Design Inspiration and Interpretation

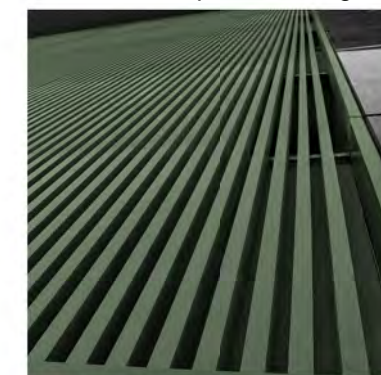
The design inspiration for Building 1 is waimanawa-whenua, the point at which water in its purest form springs from the earth. The Wairaka stream which flows adjacent to building 1A begins as a natural spring on the adjacent Unitec land. The stream flows past building 1 to Te Auaunga creek through the neighbouring Mason clinic site. As building 1 has the closest physical relationship to Wairaka stream, we have drawn design inspiration from its origin within Papatuaanuku. The site is located over a lava flow which further enriches the design narrative. The building is strongly grounded and solid in appearance, it anchors the corner of the site and references Papatuaanuku through material selection.

Building Description

Building 1 is located at the gateway to the site and as such will act as a cornerstone building to the development. It will signal to residents that they have arrived home and invite guests into the development. At the roadside corner, the building is 9 storeys high and drops to 6 storeys at the JOAL 1 west corner. The building mass is broken into two building forms that shift apart at a datum perpendicular to where the daylighted culvert intersects with the proposed lot 301 boundary. The break in building mass aligns with the definition of Building 1A and building 1B. The building effectively operates as two independent buildings with separate entries, egress routes, building services, waste managements, and managed by separate body corporates. Building 1B is entirely wheelchair accessible and well suited to a community housing provider. Building 1A has a mix of unit types that will be built at an affordable price point. The building has several outdoor car parks allocated to it, and additional car parks will be titled separately in building 4&5 and available to purchasers of building 1. The west facing units will provide passive surveillance to the shared laneway, while the east facing units will overlook the pedestrian walkway that leads to Te Auaunga creek. Building 1A has an entrance lobby accessed from the Spine Road and building 1B has an entrance lobby accessed from the JOAL. Adjacent to lobby 1B is a through site link that connects to the public walkway. This will be available for use by the residents in building 1B.



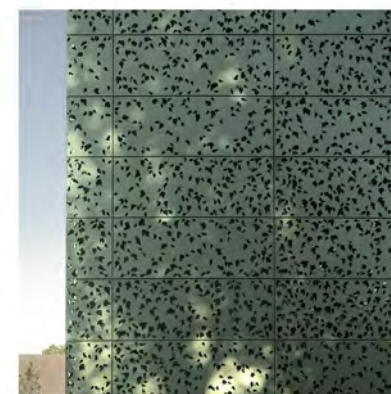
Inspiration Images



Vertical Louvres - Forest Green



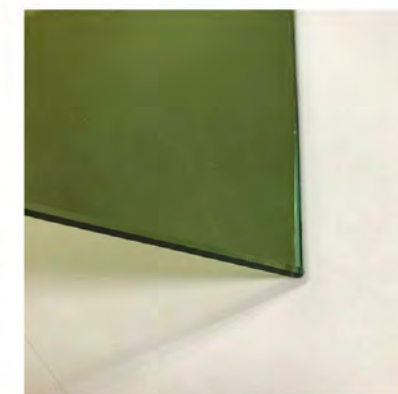
Precast Concrete with exposed basalt



Perforated Screen - Forest Green



Horizontal Light Weight Cladding

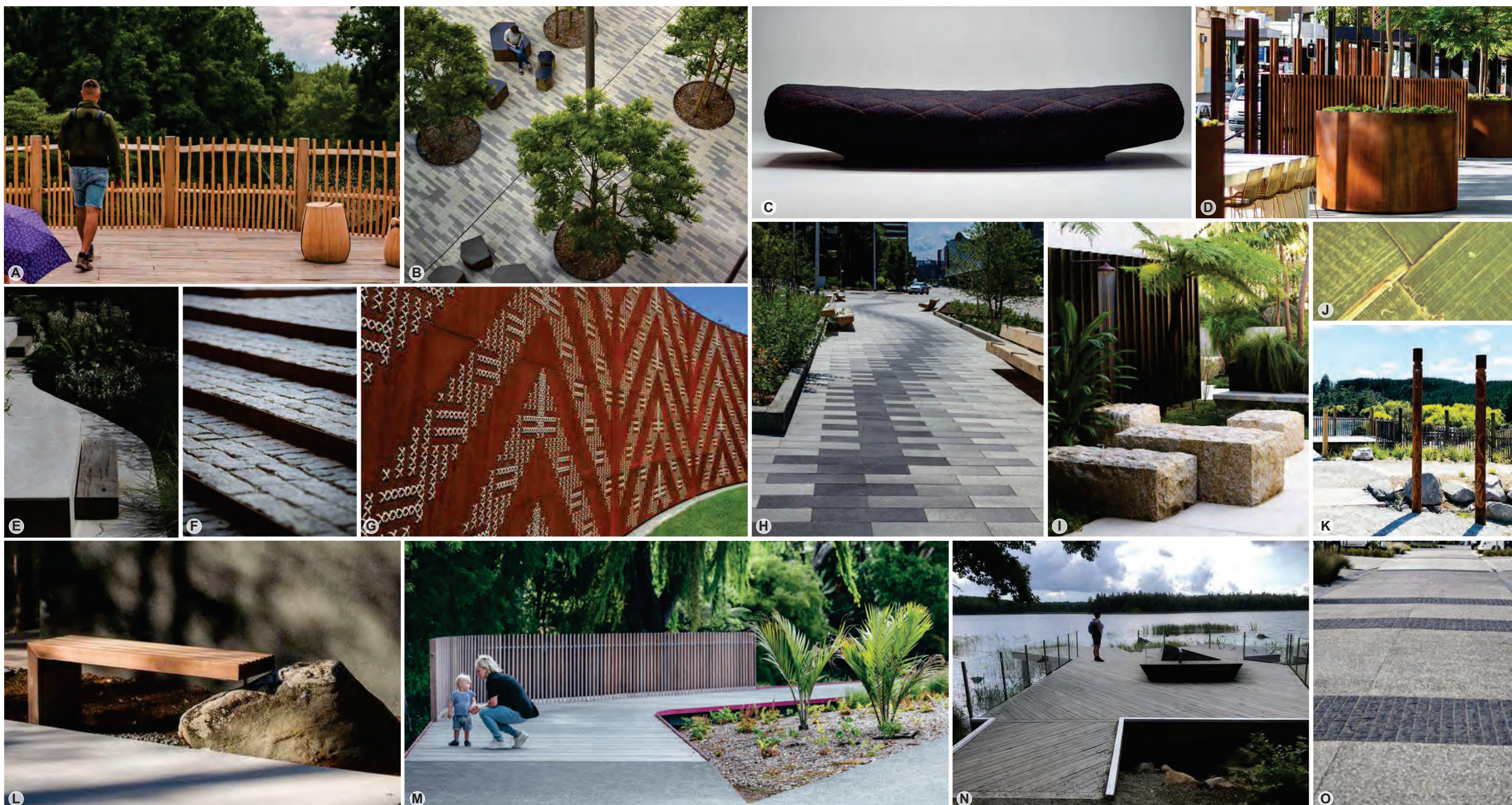


Glass - Forest Green

Exterior Material Examples



DESIGN MOOD BOARD



A Viewing Deck to wider landscape
B Paving pattern with trees and rock shaped seats
C Waka shaped seat
D Corten planter with tree
E Mixed materials - timber and concrete
F Mixed materials - stone setts and corten steel

G Corten graphic screen sculpture
H Water motif through pavers
I Large stone sculptural seating
J Weave pattern
K Pou incorporated into landscape
L Sculptural seat

M Boardwalk
N Timber viewing deck and seating
O Mixed material roads - stone setts and exposed aggregate.



DESIGN MOOD BOARD



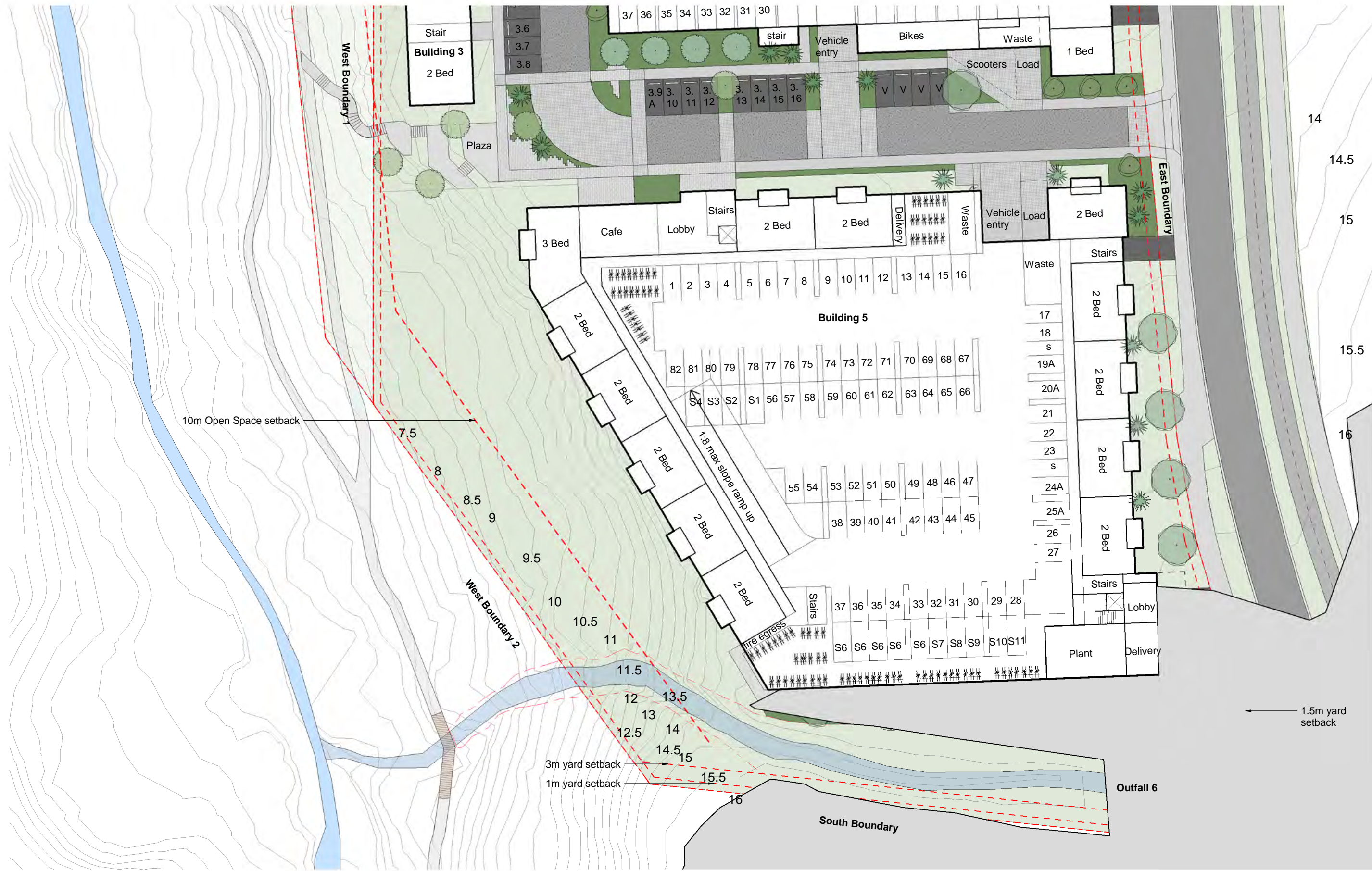
- | | | |
|--|--|--------------------------------------|
| A Existing stream daylighting north of site | G Existing Nikau on site | M Streetscape planting |
| B Native flax and amenity planting | H Existing Karaka on site | N Terrace roof planting |
| C Vegetable Gardens | I Street planting - Cabbage tree and Iibertia | O Apartment building planting |
| D Corten planter with tree | J Planter on terrace | P Cylinder planters |
| E Native grasses and rocks | K Green wall on apartment building | |
| F Trees and planting on terrace | L Streetscape planting | |





1 : 250 Plan
 RC-070 North Sector - Ground Floor - Open Day





1 1 : 250 Plan
 RC-070 South Sector - Ground Floor - Open Day

