

Supplementary Information Pack

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Appendix A Site Plan

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LEGEND

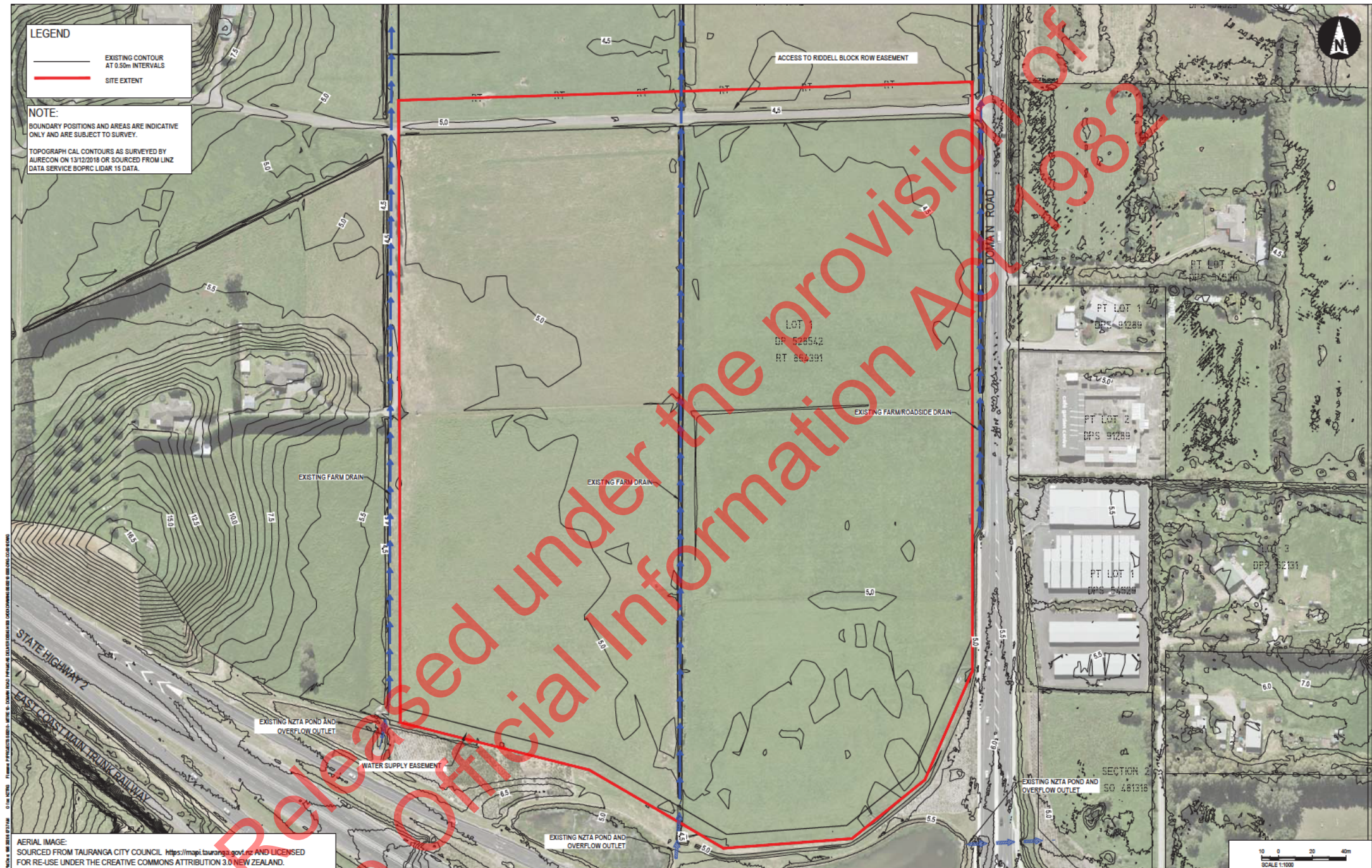
EXISTING CONTOUR
AT 0.50m INTERVALS

SITE EXTENT

NOTE:

BOUNDARY POSITIONS AND AREAS ARE INDICATIVE
ONLY AND ARE SUBJECT TO SURVEY.

TOPOGRAPHICAL CONTOURS AS SURVEYED BY
AURECON ON 13/12/2018 OR SOURCED FROM LINZ
DATA SERVICE 80PRG LIDAR 15 DATA.



AERIAL IMAGE:
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CLIENT

MITRE 10

REV	DATE	REVISION DETAILS
A	18.06.20	ISSUED FOR CONSENT

APPROVED
N. RAYNOR

SCALE
1:1000 (A1)

SIZE
A1

FOR CONSENT
NOT FOR CONSTRUCTION

APPROVED

N. RAYNOR

N. RAYNOR

DATE
18.06.20

PROJECT

TITLE

DRAWING NO.

MITRE 10
PAPAMOA

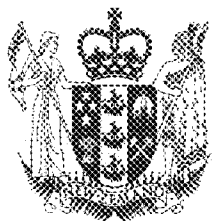
EARTHWORKS AND CIVIL DESIGN
EXISTING LANDFORM PLAN

PROJ NO: 503210 - WBS: 0000 - YPE: DRG - D SC: CC - NUMBER: 0010 - REV: A

10 0 20 40m
SCALE 1:1000

Appendix B Record of Title

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier 854391
Land Registration District South Auckland
Date Issued 18 February 2019

Prior References

682193

Estate	Fee Simple
Area	14.0001 hectares more or less
Legal Description	Lot 1 Deposited Plan 528542

Registered Owners

Mitre 10 Holdings Limited

Interests

S469471 Gazette Notice declaring State Highway No.2 fronting the within land to be a limited access road - 19.12.1969 at 10:20 am

6750233.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Tauranga City Council - 13.2.2006 at 9:00 am

Subject to a right (in gross) to convey water over part marked B on DP 528542 in favour of Tauranga City Council created by Gazette Notice 10775321.1 - 2.5.2017 at 7:00 am

11361137.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.2.2019 at 11:10 am

Subject to a right of way, a right to convey water, electricity, telecommunications and gas and a right to drain water and sewage over part marked D on DP 528542 created by Easement Instrument 11361137.4 - 18.2.2019 at 11:10 am

Some of the easements created by Easement Instrument 11361137.4 are subject to Section 243 (a) Resource Management Act 1991 (see DP 528542)

11374556.3 Mortgage to Bank of New Zealand - 1.4.2019 at 5:39 pm

Appendix C Construction Programme and Indicative Costings

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**Appendix D Site Plan with Neighbouring / Adjacent
Properties Identified**

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Appendix E Summary of Consultation

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Appendix F Economics Assessment

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Appendix G Assessment of Landscape and Visual Effects

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Mitre 10 Mega – 160 Domain Road, Papamoa
Assessment of Landscape and Visual Effects

LA4 Landscape Architects
PO Box 5669, Victoria Street West
26 Kitchener Street, CBD
Auckland 1142

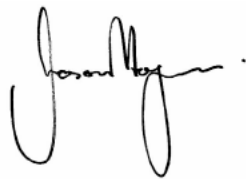
**Assessment of Landscape and Visual Effects
Quality Assurance Statement**

Prepared by:



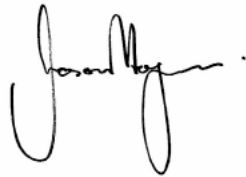
Director

Reviewed by: _____



Director

Approved for Issue by: _____



Director

Status: **Final**
Date: 22 June 2020

File Number/Name	19801 ALVE
Author	Rob Pryor, Director NZILA Registered Landscape Architect
Client	Mitre 10 (New Zealand) Limited



Assessment of Landscape and Visual Effects

Mitre 10 Mega – 160 Domain Road, Papamoa

Table of Contents

1.0	Introduction ...	2
2.0	The Site and Surrounding Landscape Context ...	3
3.0	The Project ...	5
4.0	Evaluation of the Proposal ...	5
5.0	Statutory Context ...	15
6.0	Conclusions ...	18

Annexure 1: Visual Effects Matrix Methodology

Annexure 2: Landscape Concept Plan

Annexure 3: Viewpoint Location Map and Photosimulations



Assessment of Landscape and Visual Effects

Mitre 10 Mega – 160 Domain Road, Papamoa

1. Introduction

- 1.1 LA4 Landscape Architects have been requested by Mitre 10 (New Zealand) ('**M10**') to undertake an Assessment of Landscape and Visual Effects ('**ALVE**') to inform and support the resource consent application for the proposed Mitre 10 Mega and Medical Centre development ('the **Proposal**') at 160 Domain Road, Lot 1, DP 528542, Papamoa ('the **Site**').
- 1.2 This assessment investigates the existing character of the Site and surrounding Papamoa environment, identifies the key landscape and visual features of the area and describes the visual and landscape implications of the Proposal on the Site and surrounding Papamoa environs.
- 1.3 The assessment process has involved:
 - i) Background review of plans and documentation;
 - ii) Desktop assessment utilising aerial photographs;
 - iii) Site and surrounding environment investigations;
 - iv) Photographic recording of the Site and surrounding environment;
 - v) Landscape analysis and visibility assessment;
 - vi) Preparation of photosimulations of the Proposal;
 - vii) Review of the statutory framework; and
 - viii) Assessment of landscape and visual effects.
- 1.4 Investigations of the Site and surrounding Papamoa environment were carried out between June 2019 and January 2020.
- 1.5 The assessment is structured as follows:
 - i) Description of the landscape context and existing visual environment;
 - ii) Description of the proposed development;
 - iii) Outline of the assessment process / methodology adopted for the assessment of landscape and visual effects;
 - iv) Evaluation of the landscape and visual effects;
 - v) Consideration of the statutory context; and
 - vi) Conclusions.

2. The Site and Surrounding Landscape Context

The Application Site

- 2.1 The Site is comprised of 14.018 hectares of land located at 160 Domain Road, Papamoa, adjacent to State Highway 2. The Site is predominantly flat at approximately 5m ASL and is currently in pastoral uses, grazed with cattle. A farm drainage channel runs centrally through the Site in a south-north direction and a secondary drainage channel is located along the western boundary. There is no significant vegetation within the Site which is characterised by pasture grasses. The Site is enclosed by a post and wire boundary fence and there are no existing buildings within the Site.



Figure 1: Site Location Map

The Surrounding Landscape Context

- 2.2 Semi-rural lifestyle properties are located adjacent to the west and northwest of the Site characterised by grazed paddocks, shelterbelt plantings, cropping and dwellings set within amenity tree and shrub plantings. Two dwellings are located to the west on a small knoll and another dwelling is located on an elevated knoll to the northwest, all within the property at 142 Domain Road. Immediately to the north of the Site are grazed paddocks and a right of way accessing the property at 140 Domain Road, beyond which is the Papamoa south urban residential area with predominantly freestanding dwellings on sites typically between 600m² and 800m² within the Suburban Residential zone.
- 2.3 State Highway 2 – Tauranga Eastern Link ('SH2 – TEL') is located to the south of the Site with the Te Puke Highway interchange and the overpass being dominant and convoluted built structures in the landscape. Between the Site's southern boundary and SH2-TEL are several stormwater management ponds treating runoff from the highway. The East Coast Main Trunk Line is located on the southern side of the SH2 – TEL, providing freight services between Waikato and Bay of Plenty.
- 2.4 On the eastern side of Domain Road are several commercial activities including a large storage facility 'Stash It Storage' with warehouse type buildings, access and manoeuvring area and the Waipuna Hospice Charity shop. Immediately to the north of these are a residential property at 153 Domain Road and two lifestyle

properties at 151 and 120 Domain Road. The Papamoa urban residential area within the Suburban Residential zone extends immediately to the north of these.



Photograph 1: Looking southeast towards the Site from the ROW



Photograph 2: Looking northwest towards the Site from the intersection of Domain Road and Tara Road



Photograph 3: Looking southwest towards the Site from Domain Road

The Wider Landscape Context

- 2.5 Domain Road to the north of the Site is characterised by a mixture of urban residential activities, home occupations and commercial activities including childcare facilities, appliance repairs, medical centres, motels, wellness centre and shoe repairs. To the east of the Domain Road commercial area is the Ascot Downs subdivision with lifestyle properties on the northern side of Tara Road. Beyond here are suburban residential, educational, retirement living, recreational and industrial activities.
- 2.6 SH2 – TEL provides a physical and visual buffer to the more typically rural land to the south, rising up towards the Papamoa hills, characterised by grazing and productive horticultural activities including orcharding with avocados and pears.

3. Project Overview

- 3.1 The Proposal includes the redevelopment of the Site to provide for the following:
- i) Mitre 10 Mega facility comprising 12,058m² of retail, trade, garden centre and yard facilities;
 - ii) A two level 5,351m² Medical Centre;
 - iii) Car parking for 297 vehicles (Mitre 10 Mega) and 290 vehicles (Medical Centre);
 - iv) 8.5m high x 3.2m wide Mitre 10 Mega pylon sign adjacent to Domain Road;
 - v) Main access road running east-west located within the northern part of the Site accessing the Medical Centre and future development land to the west of the Site; and
 - vi) Internal access roads in the southern and central part of the Site accessing both Mitre 10 Mega and the Medical Centre.
- 3.2 A landscape concept plan has been prepared for the Site including extensive wetland and riparian plantings and specimen trees to enhance the landscape character values of the Site and provide a high level of landscape amenity to the Site and surrounding area as illustrated in **Annexure 2**. Specifically, the landscape concept plan includes:
- i) Wetlands and stormwater management areas to the west and south of the Site covering an area in excess of 17,333m² with wetland, pond, edge and standing water plantings;
 - ii) 13,405m² of planted and grassed landscaped areas surrounding the Site with evergreen and deciduous specimen tree and indigenous shrub and amenity plantings;
 - iii) Public access provided for throughout the Site through pedestrian and cycle paths and linkages with a 3m wide walking and cycling path extending around the Site; and
 - iv) Specimen tree, groundcover and amenity plantings throughout the Site and car parking areas.

4. Evaluation of the Proposal

- 4.1 The key to assessing the landscape and visual effects of the Proposal is first to establish the existing characteristics and values of the landscape and then to assess the effects of the development on them. In accordance with the Resource Management Act 1991 ('RMA') this includes an assessment of the cumulative

effects of the development combined with existing developments in the surrounding area.

Natural Character Effects

- 4.2 Natural character relates to the degree of 'naturalness' of a landscape. It is primarily determined by the nature and extent of modification to a landscape and can be expressed in relation to natural processes, patterns and elements in the landscape.
- 4.3 Assessments of natural character therefore broadly assess:
- i) Natural Processes – the underlying formative processes that have shaped and given expression to the landscape (geological, volcanic, ecological, fluvial etc.);
 - ii) Natural Elements – features within the landscape that are products of natural processes (landform, vegetation, waterbodies etc.);
 - iii) Natural Patterns – the natural expression or distribution of un-manufactured elements and features within the landscape; and
 - iv) Development / Land use – the presence or absence of development such as structures and buildings and the level of modification as a result of land use and management.
- 4.4 The highest levels of natural character are where there is the least modification. Natural character effects relate to the degree to which a proposal alters the biophysical and / or perceived naturalness of a landscape.

Natural Character Effects Analysis

- 4.5 The Site is not high in natural character values and has been highly modified through vegetation clearance and pastoral activities. The Site is a component of the wider highly modified Papamoa environment, characterised by roading, urban development and associated infrastructure.
- 4.6 The Proposal would not adversely affect the natural character values of the Site or wider landscape due to the existing modified characteristics of the Site and surrounding area. The provision of the wetlands and stormwater management areas with associated plantings would enhance the natural character values of the Site through the wetland and riparian plantings and associated habitat for fauna.

Landscape Effects Methodology

- 4.7 Landscape character is derived from a combination of landscape components that make up the landscape of the Site that distinguishes one area from another including¹:
- i) The elements that make up the landscape including:
 - physical elements – geology, soils, landform, drainage and waterbodies;
 - land cover, including different types of vegetation and patterns and types of tree cover; and
 - the influence of human activity, including land use and management, the character of settlements and buildings, and pattern and type of enclosure.
 - ii) The aesthetic and perceptual aspects of the landscape including its scale, complexity, openness, tranquillity or wilderness;
 - iii) The value and importance attributed to the landscape; and

¹ *Guidelines for Landscape and Visual Impact Assessment, LI and IEMA, 2013*

- iv) The overall character of the landscape in the area including any distinctive landscape character types or areas that can be identified, and the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape.
- 4.8 Landscape effects take into consideration physical effects to the land resource. Assessments of landscape effects therefore investigate the likely nature and scale of change to landscape elements and characteristics. Landscape effects are primarily dependent on the landscape sensitivity of a Site and its surrounds to accommodate change and development.
- 4.9 Landscape sensitivity is influenced by landscape quality and vulnerability, or the extent to which landscape character, elements/features and values are at risk to change. Landscape character results from a combination of physical elements together with aesthetic and perceptual aspects that combine to make an area distinct.

Landscape Effects Analysis

- 4.10 The Site and surrounding area have been subjected to high degrees of modification and are not high in landscape character values. This is as a result of the existing semi-rural, lifestyle, residential and commercial activities, and the extensive motorway and roading network with associated infrastructure in close proximity to the Site.
- 4.11 It is also important to note that although the Site and surrounding area to the west currently exhibit semi-rural characteristics, neither display a high degree of 'ruralness' due to a combination of the size of landholdings, the patterns of rural-residential settlement, existing infrastructure, the surrounding motorway and roading network and the proximity to the highly urbanised Papamoa residential settlement to the north. This is a highly modified and working environment that assists in reducing sensitivity to change associated with the Proposal.
- 4.12 The Site does not contain any distinctive landscape character types or areas or particular combinations of elements, or aesthetic and perceptual aspects that make each area distinctive. The influence of human activity, including land use and management is a very strong component of the landscape character of the Site.
- 4.13 Consequently, the Proposal would have low adverse effects on the landscape character values of the Site and surrounding area given that:
- i) any potential landscape effects would be localised due to the type and scale of change and existing landform and vegetation patterns;
 - ii) the Proposal would not impact on any key landscape features nor alter the distinctive patterns found within the surrounding landscape;
 - iii) the Site's moderate landscape values means it has a low sensitivity to change associated with the Proposal; and
 - iv) the proposed landscape initiatives throughout the Site including the extensive wetland and riparian plantings and specimen trees would enhance the landscape character values of the Site and provide a high level of landscape amenity to the Site and surrounding area.

Visual Effects Methodology

- 4.14 The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke, including effects relating to views and visual amenity. Visual sensitivity is influenced by a number of factors including the visibility of a proposal, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate subsequent changes within the landscape setting, where applicable.
- 4.15 The nature and extent of visual effects are determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity.
- 4.16 The methodology used in this assessment is designed to assess whether or not the Proposal would have adverse visual effects on the nature and quality of the surrounding environment.

The process of analysing such effects involves:

- i) Identification of the physical area or catchment from which the proposal would be visible;
- ii) Identification of the different viewing audiences that would be affected by the proposal; and
- iii) Evaluation of the visual amenity effects taking into account the preceding analysis.

Visual Catchment and Viewing Audience

- 4.17 The visual catchment is the area from which noticeable visual effects of future development of the Site are likely to be evident to any significant degree. Domain Road and SH2 – TEL extending along the eastern and southern periphery of the Site result in a number of open views into the Site, however existing vegetation patterns, landform variations and existing buildings and dwellings currently provide a level of screening from many of the wider surrounding areas.
- 4.18 The viewing audience is made up of both public and private audiences. Public viewing points are located on local roads in the vicinity and while there would be a relatively large viewing audience, views from these points would tend to be transitory. Clear views would be gained from permanent locations on the surrounding landholdings but limited to smaller numbers of viewers.
- 4.19 The relative openness of the Site means that it has a relatively high level of exposure, although the existing vegetation, buildings and structures and localised landform within the wider surrounding area combine to limit the extent of visibility beyond the immediate area.
- 4.20 Consequently, Domain Road between Tara Road in the south and The Gardens Drive in the north and properties accessed off the road in the vicinity defines the main visual catchment. The two lifestyle properties and the residential dwelling on the eastern side of Domain Road would gain views towards the Site as well as workers and visitors to the commercial premises of the Stash It Storage facility and Waipuna Hospice Charity Shop.
- 4.21 Views would be gained from SH2 – TEL in the vicinity of the Site and in particular from the overpass which has elevated views towards the Site. Travelling west along the SH2 – TEL views are screened prior to the overpass by the rising landform approaching the interchange. Travelling east along SH2, views are restricted by the shelterbelt and landform in the adjoining property to the west

rising to a height of 12m ASL until part way along the Papamoa off-ramp, when peripheral views across the Site are progressively opened up. More open views would be gained travelling west along the expressway and in particular from the overpass. These views however would be transient, brief and gained travelling at speeds of 100km/hour.

- 4.22 Views would be gained from the adjoining semi-rural lifestyle land holdings to the west at 142 Domain Road and from the southernmost line of dwellings to the north in the Papamoa residential area accessed off Tiera Place, Carlsberg Place, Mornington Dell and Caspian Place.
- 4.23 Views from the south would be variable due to the SH2 – TEL overpass screening views from a number of locations. This is particularly so for motorists travelling in a northerly direction along Te Puke Highway. Similarly, views from the rural properties to the southwest beyond the SH2 – TEL would be screened by the horticultural activities, with shelterbelts surrounding the avocado orchards. Elevated views may be gained from parts of Welcome Bay Road, albeit at a distance in excess of 1km and obstructed in part by the overpass.
- 4.24 Views are unlikely to be gained from the East Coast Main Trunk Line, being screened by the expressway infrastructure. Motorists and pedestrians travelling in a westerly direction along Tara Road would be exposed to views towards the Site in the vicinity of the intersection with Domain Road, as prior to here views would be screened by dwellings and vegetation along the northern side of the road.
- 4.25 Views towards the Site would be gained from some of the elevated rural and lifestyle properties to the south beyond the SH2 – TEL accessed off Welcome Bay Road and Taranaki Lane albeit at a distance and interrupted by shelterbelts and the SH2 – TEL overpass. Views from the rural properties to the southeast would be screened by the landform and the overpass.
- 4.26 The viewing audience would therefore encompass the following groups:
- i) Residents within the semi-rural residential lifestyle properties to the west of the Site, particularly 142 Domain Road;
 - ii) Residents within the southern extent of the Papamoa urban area immediately to the north of the Site accessed off Tiera Place, Carlsberg Place, Mornington Dell and Caspian Place;
 - iii) Residents within the lifestyle properties on the eastern side of Domain Road (120 and 153) and the residential property at 153 Domain Road;
 - iv) Workers and visitors to the commercial properties on the eastern side of Domain Road – Waipuna Hospice shop and Stash It Storage;
 - v) Motorists, cyclists and pedestrians travelling in both directions along Domain Road in the vicinity of the Site;
 - vi) Motorists travelling in both directions along SH2 – TEL in the vicinity of the Site, particularly from the overpass;
 - vii) Motorists and pedestrians travelling in a westerly direction along Tara Road in the vicinity of the Domain Road intersection: and
 - viii) Residents within some of the elevated rural lifestyle properties on the southern side of SH2 – TEL accessed off Welcome Bay Road and Taranaki Lane.

Visual Amenity Effects Analysis

- 4.27 The Proposal raises potential effects on visual amenity to the following key areas:

- i) Adjoining land holdings
- ii) Surrounding road network
- iii) Wider area

- 4.28 The visual effects of the Proposal have been assessed from a number of representative viewpoints within the visual catchment area, which have potential for visual effects. Three viewpoints have been identified from which the visual effects have been assessed. This is achieved by using both descriptive and analytical means.
- 4.29 The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Site. The analysis from the viewpoints is representative of the potential views from the most affected surrounding properties and roads. Survey accurate and view verified photosimulations have been prepared by Virtual View 3D Visualisation Specialists for the viewpoints.
- 4.30 A detailed assessment and analysis of potential effects has been carried out using a Visual Effects Matrix (score sheet), which ensures that each view and changes within each view are evaluated thoroughly and consistently. The key factors contained in that matrix are given in detail in **Annexure 1**. It covers aspects such as the sensitivity of the view to change, the size of the viewing audience that would be affected, the legibility of the Proposal, how well the Proposal integrates with its surroundings and whether or not the Proposal intrudes into any existing views.
- 4.31 The total score given in the descriptions denote the overall visual effects rating. The following seven-point scale has been used to rate effects, based on the guidelines contained within the NZILA 'Best Practice Guide – Landscape Assessment and Sustainable Management 2010' and Auckland Council's 'Information Requirements for Landscape and Visual Effects Assessments 2017':

Very Low | Low | Low-Moderate | Moderate | Moderate-High | High | Very High

Very Low Effect

The proposed development is barely discernible or there are very low changes to the existing character, key attributes, features or visual amenity of the receiving environment and/or the visual context within which it is seen.

Low Effect

A low level of effect on the existing character, key attributes, features or visual amenity of the receiving environment and/or the visual context within which it is seen.

Low-Moderate Effect

Minor change or loss of the existing character or distinctive features of a landscape and a small reduction in the perceived visual amenity of the receiving environment and/or the visual context within which it is seen.

Moderate Effect

Partial change or loss of the existing character or distinctive features of a landscape and a small reduction in the perceived visual amenity of the receiving environment and/or the visual context within which it is seen.

Moderate-High Effect

Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements.

High Effect

Major modification or change to the existing character, distinctive features or quality of the landscape or a significant reduction in the perceived amenity of the outlook. The proposal causes high adverse effects that cannot be avoided, remedied or mitigated.

Very High Effect

Total loss of the existing character, distinctive features or quality of the landscape resulting in a complete change to the landscape or outlook. The proposal significantly affects and entirely changes the character of the surrounding area. The proposal causes very high adverse effects that cannot be avoided, remedied or mitigated.

- 4.32 With respect to comparable planning or RMA terminology, effects:

'Very Low' to 'Low' would be 'Less than minor'

'Low-Moderate' to 'Moderate' would be 'Minor'

'Moderate-High' to 'Very High' would be 'More than minor'

- 4.33 In assessing the significance of effects, the assessment also considers the nature of effects in terms of whether this would be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also result where the visual change is considered to be benign in the context of where it occurs.

- 4.34 The assessment has been undertaken in terms of the following criteria:

- i) Sensitivity and quality of the view – the relative quality of the view, values attached to a view, and their vulnerability to change.
- ii) Viewpoint / perceptual factors – the type and size of population exposed to views, including the viewing distance, focus and level of exposure, and context from which they experience the view.
- iii) Context – the degree to which the proposed development would fit into the existing surrounding environs.
- iv) Magnitude of change – including consideration relating to prominence and legibility, size/scale, visual intrusion/contrast, the impact upon key landscape elements and patterns, geographical extent and duration.
- iv) Mitigation potential – the extent to which any potential adverse effects of the development could be mitigated through integration into its surrounds by specific measures.

Adjoining Properties

- 4.35 The adjoining properties to the Site would be the most affected by the Proposal. Due to the proximity to the Site these properties are considered to be the most visually sensitive. This includes the semi-rural residential properties to the west at 142 Domain Road, the residential property to the east at 153 Domain Road and the lifestyle properties immediately to the east at 120 and 151 Domain Road. Views towards the Site from a number of these however would be moderated, filtered or screened partially by the existing vegetation patterns within the surrounding properties, particularly in relation to a number of established shelterbelt plantings within the sites at 120 and 153 Domain Road.

- 4.36 For the immediately adjoining properties the existing outlook would change markedly from its current open nature into a more comprehensive built development environs. Although this would constitute a noticeable change to the

existing character and would result in a loss of the existing spaciousness, it would not be out of place in this highly modified and largely urbanised environment.

- 4.37 The construction of the SH2 – TEL, and in particular the highly engineered overpass, effectively defines a physical and partially visual boundary to the more typically rural environment to the south. The Site is located between the highly urbanised Papamoa South residential area and the SH2 – TEL. The proposed Mitre 10 Mega and Medical Centre and its built development pattern would therefore not be entirely out of context with the existing environment.
- 4.38 **Viewpoint 1** – Right of Way², is taken from the ROW to the northwest of the Site and is illustrative of views from the adjoining residential area to the north in the vicinity of Caspian Place and Mornington Dell. The view extends across the grazed paddock adjoining the Site to the north. Dominant in the view is the SH2 – TEL overpass extending across the full width of the Site.
- 4.39 As illustrated in the visual simulation, the Mitre 10 Mega building and Medical Centre would be viewed sitting well below the extensive natural backdrop of the Papamoa hills rising to a height of 224m ASL. The development would be seen sitting comfortably into the landscape context and would not appear incongruous in light of the existing environment and diverse range of activities prevailing within it. The dark recessive colours of the Mitre 10 Mega building assist to visually reduce its bulk and dominance. Specimen tree plantings within the car parking areas would, over time, soften the bulk of the buildings and provide a vegetated setting to the proposed development.
- 4.40 Street tree plantings and the proposed wetland area with associated indigenous plantings would further assist in integrating the built development into the landscape and minimising potential adverse visual effects to the semi-rural lifestyle area to the west.
- 4.41 Views from the residential property at 153 Domain Road would be gained from the second level living areas and the southwest facing deck. **Photograph 4** is taken from the deck looking in a south-westerly direction across the Site. While a larger built development would be established within the landscape, the environment is already highly modified with built structures including the adjacent Waipuna Hospice Charity shop, Stash It Storage facility and Domain Road itself. The SH2 – TEL overpass is already a dominant built feature in the view over the foreground of the grazed paddock. Views of the development would be softened by the implementation of the landscape initiatives outlined within the landscape plans, which would be visually sympathetic to existing plantings throughout the Papamoa environs.
- 4.42 Views from the adjoining landholding to the west at 142 Domain Road would be buffered from the development by the extensive wetland and stormwater management area extending along the full length of the western boundary. The wetland is generously proportioned, being approximately 45m wide expanding to 70m at the northern extent. The closest residential dwelling to the Site is approximately 50m away from the western boundary and aligned in a northerly direction away from the Site. A shelterbelt extends behind the dwelling and a number of mature specimen trees are established to the east which would restrict views towards the Mitre 10 Mega building. The primary (albeit peripheral) views from the dwelling would be across the foreground of the planted wetland area towards the Medical Centre car park which would be softened by the specimen tree plantings. Views from the second dwelling of the Site would be screened in entirety by the shelterbelts extending to the south and east of the dwelling. The

² Virtual View Photosimulations

third dwelling within the property is located to the northwest of the Site surrounded by mature tree plantings which would restrict views towards the Site.

- 4.43 The visual effects resulting from future development enabled by the Proposal for the adjoining landholdings and residential properties would initially be moderate given that the Site has been in grazed pasture for a number of years. Over time, with the establishment of the landscape initiatives throughout the Site, planting within the wetland areas and indigenous planting areas, along with street tree plantings, the visual effects would reduce to moderate-low and the development would integrate well into the surrounding Papamoa environment.



Photograph 4: View from the rear deck at [redacted] s 9(2)(a)
(Photograph taken by Justin Adamson – Aurecon)

Surrounding Road Network

- 4.44 For road users on the surrounding road network, in particular those who live locally, the development of the Site is likely to result in noticeable visual effects, particularly for Domain Road users in the vicinity of the Site. For general road users the effects are likely to be of much less significance as the development would be seen as part of a pattern of land use changes occurring throughout the Papamoa environs with rapid urbanisation. Although a large audience, the road users are unlikely to be particularly sensitive to future development, as they would have fleeting views of parts of the Site whilst moving through a landscape at relatively high speed.
- 4.45 **Viewpoint 2** – Domain Road (South)³ illustrates the view from the intersection of Domain Road and Tara Road looking in a north-westerly direction and **Viewpoint 3**⁴ – Domain Road (North) illustrates the view from Domain Road opposite the ROW looking in a south-westerly direction.

³ Virtual View Photosimulations

⁴ Virtual View Photosimulations

- 4.46 Views from Domain Road (South) (**VPT 2**) would be across the foreground of the NZTA stormwater ponds and the wetland and stormwater management ponds associated with the Proposal. This would provide a densely vegetated foreground, beyond which the Mitre 10 Mega building would be viewed. The Proposal would be viewed within the context of the surrounding motorway and roading network, and in conjunction with the commercial activities on the eastern side of Domain Road.
- 4.47 Views from Domain Road (North) (**VPT 3**) extend across the Site and adjacent property to the SH2 – TEL and beyond to the Papamoa hills. The SH2 – TEL overpass is a dominant built feature within the landscape identifying the main transport route. Power poles, overhead wires, signage and the surrounding residential and rural lifestyle settlement patterns are evident in the view.
- 4.48 As illustrated in the visual simulation, the Mitre 10 Mega and Medical Centre would be viewed sitting well below the natural backdrop of the Papamoa hills. The Proposal would be seen sitting comfortably into the surrounding landscape context and would not appear incongruous within the environs. The dark recessive colours of the Mitre 10 Mega building assist to visually reduce its bulk and dominance and screen the lighter toning's of the SH2 – TEL overpass. Specimen tree plantings within the car parking areas would, over time, soften the bulk of the buildings and provide a vegetated setting to the proposed development.
- 4.49 The proposed landscape design initiatives would maintain and enhance the visual amenity, character and natural features of the surrounding area and provide a sense of scale to complement the future built form of the development. The tree planting strategy is aimed at maintaining a high level of visual amenity throughout the car parking areas and peripheral areas within the Site. Specimen trees are to be a combination of deciduous and evergreen species, including indigenous specimens selected for their appropriateness within the Papamoa environs.
- 4.50 Overall, the visual effects on viewing audiences within the surrounding road network would be low and entirely appropriate within the landscape context experienced from the SH2 – TEL and roads peripheral to the Site which encompass built developments along their alignments.

Wider Area

- 4.51 Views of the Site from the wider surrounding area would be highly variable due to intervening structures, landform and vegetation within the line of sight. Views towards the Site would be gained from some of the elevated rural and lifestyle properties to the south beyond the SH2 – TEL accessed off Welcome Bay Road and Taranaki Lane albeit at a distance and interrupted by shelterbelts and the SH2 – TEL overpass. Views from the southwest would be filtered by shelterbelts and orcharding activities and the SH2 – TEL overpass.
- 4.52 Views from the rural properties to the southeast would be screened by the rising landform and the SH2 – TEL overpass. Wider views from the west will be screened by the landform within the adjacent property to the west and views from the east screened by the commercial area on the eastern side of Domain Road, shelter belts and the residential area on the northern side of Tara Road.
- 4.53 Through the extensive wetland plantings and proposed specimen tree plantings, over time the 'hard edges' of the built structures would be softened, and the development would integrate fully into the surrounding landscape from viewing locations within the wider area. Plantings associated with the wetlands and throughout the Site would provide a vegetated framework within which the development would sit.

- 4.54 Overall the visual effects on viewing audiences within the wider area would be low to very low. While a higher degree of urban development would result, the visual effects on the wider area would be moderated by the viewing distance, intervening structures, landform and vegetation and extensive areas of planting proposed to assimilate the built development into the landscape.

Signage

- 4.55 I consider that the proposed 8.5m high x 3.2m wide Mitre 10 Mega pylon sign adjacent to Domain Road is of an appropriate form and scale for the development. The site and surrounding road network is of a suitable expanse and scale to accommodate signage of this height, which is typically associated with a development of this nature. Signage is a common element in the surrounding environs with the Waipuna Hospice Charity Shop, Stash It Storage and SH2 – TEL signage in the vicinity. Similarly, the proposed signage on the building is of a suitable scale for a development of this nature.

5. Statutory Context

- 5.1 The statutory context is covered fully in the application. The Site is within the Rural Zone within the Tauranga City Plan (TCP). The Proposal has been assessed against the key relevant landscape and visual objectives and policies in Section 16 of the TCP.

6A.1.10.1 Policy – Maintenance and Enhancement of Rural Residential and Rural Landscape Character

By ensuring that subdivision, use and development does not adversely affect the landscape character values of rural-residential and/or rural areas by:

- a) *Maintaining and enhancing the characteristics and elements that determine the character and amenity of the surrounding area;*
- b) *Ensuring the bulk and scale of the built form is compatible with that anticipated in the surrounding area;*
- c) *Maintaining an open character and spatial separation between buildings;*
- d) *Avoiding built form of a scale that dominates the landscape;*
- e) *Siting buildings, structures, infrastructure and services to avoid or minimise visual impacts on the skyline;*
- f) *Selecting materials and colours for external surfaces that assist in integrating the built form into the surrounding landscape;*
- g) *Aligning roads, accessways and property boundaries to reinforce the natural landform;*
- h) *Protecting and enhancing natural waterways and drainage patterns;*
- i) *Reinforcing the natural pattern of the landscape through planting;*
- j) *Protecting areas of cultural or heritage value;*
- k) *Maintaining and enhancing indigenous vegetation, notable trees and heritage trees;*
- l) *Ensuring the effects of activities maintain and enhance the factors, values and associations of outstanding natural features and landscapes and/or important amenity landscapes;*
- m) *Managing the interface between rural residential, rural activities and adjoining landscapes to maintain the integrity of identified outstanding natural features and landscapes and important amenity landscapes;*

16A.3 Objectives and Policies of the Rural Zones

16A.3.1 Objective – Sustainable Management of the Rural Land Resource

The City's rural land resource provides for predominantly primary production activities, low density residential activity ancillary to those activities and papakainga development compatible with the maintenance and enhancement of an open, vegetated, rural character and amenity.

16A.3.1.1 Policy – Sustainable Management of the Rural Land Resource

By ensuring rural development is undertaken in a sustainable, effective and efficient manner, that addresses potential adverse environmental impacts, through a distribution of rural zonings that:

- a) Are consistent with the growth management policies of the Bay of Plenty Regional Policy Statement;*
- b) Retain the potential for the rural land resource to be used predominantly for a range of primary production activities;*
- ...*
- d) Avoid potential adverse impacts of development on the open, vegetated rural character of the rural landscape.*

16A.3.3 Objective – Maintenance of Rural Character and Amenity

A rural backdrop to the City's urban areas characterised by a low density of buildings and development, a predominance of primary production activities and open space and vegetative cover.

16A.3.3.1 Policy – Maintenance of Rural Character and Amenity

To ensure the rural character of the Rural Zones will be maintained by:

- a) Identifying, through zoning, a less intensive development pattern than in Rural Residential Zone and Residential Zones;*
- b) Ensuring buildings and activities on site are of a scale and character compatible with existing and anticipated rural character and amenity of the zone in which the development is proposed;*
- c) By ensuring that potential adverse impacts on natural character, indigenous vegetation and ecological resources within Rural Zones are fully addressed as part of any consent process;*
- d) By ensuring that potential adverse visual impacts of development and activities on the maintenance of rural character and amenity, particularly in areas identified as outstanding natural features and landscapes and important amenity landscapes, are fully addressed as part of any consent process.*
- ...*

16A.4 Objectives for Development in the Rural, Future Urban and Greenbelt Zones

16A.4.1 Objective – Bulk and Scale of Buildings in the Rural, Future Urban and Greenbelt Zones

Buildings that are of a bulk and scale compatible with the existing and anticipated rural character of low height of building, and separation of buildings.

16A.4.1.1 Policy - Bulk and Scale of Buildings in the Rural, Future Urban and Greenbelt Zones – Building Height and Overshadowing

By ensuring buildings are restricted to a height and building envelope that:

- a) *Provides flexibility for a range of rural and residential building forms in the varied topographical conditions of the zone;*
 - i) *Avoids potential adverse impacts of over height buildings on surrounding dwellings, and as viewed from public open space, including the streetscape or skyline through overshadowing, overlooking or visual dominance of buildings;*
 - ii) *Avoids potential adverse effects of overshadowing on surrounding properties, particularly dwellings;*
- ...

Commentary

- 5.2 With respect to the matters addressed in these objectives and policies, I note as follows.
- 5.3 The Site has unique characteristics being surrounded on three sides by intensive residential development, commercial activities and the SH2 – TEL. These activities significantly diminish the Site's semi-rural characteristics. The character and amenity of the surrounding area will be maintained and enhanced by the development through the proposed landscape initiatives and the significant vegetated buffer to be provided through the extensive wetland and stormwater management areas on the southern and western sides of the Site.
- 5.4 Development within the Site would result in a commercial environment which would have a high level of amenity though the provision of the planted wetland areas and specimen tree planting throughout the Site. Potential adverse effects of these activities on the surrounding environment would be avoided, remedied or mitigated through the proposed landscape initiatives.
- 5.5 The Site layout has been designed in accordance with best practice and established urban design principles, which would ensure an appropriate level of green open space and be comprehensively planted to enhance its overall amenity and assist in its integration with the surrounding area over time.
- 5.6 The bulk and scale of the built form, while larger than anticipated in the surrounding area has been reduced through the recessive toning of the Mitre 10 Mega building which effectively 'grounds' it into the landscape. The built form of both buildings will be further reduced by the specimen tree plantings throughout the Site and car parking areas. An open character and spatial separation will be achieved by the wetlands to the south and west of the development and the open car parking areas to the north.
- 5.7 The buildings will have no visual impact on the skyline from most viewing locations and in particular when viewed from northerly locations where the Papamoa Hills backdrop will maintain a dominant natural backdrop to the development.
- 5.8 The interface between the Site and adjoining semi-rural lifestyle area to the west will be managed through the vegetated wetland buffer extending along the western boundary. The southern wetland will enhance the existing NZTA stormwater ponds and provide a good interface with SH2 – TEL.

- 5.9 The proposed landscape design initiatives would maintain and enhance the visual amenity, character and natural features of the surrounding area and provide a good sense of scale to complement the future built environment. A good pedestrian and cycle network would be established throughout the Site with wide shared cycle and footpaths extending around the periphery of the Site and linking into the future shared path along Domain Road.
- 5.10 Potential adverse effects of the development on the open, rural character of the rural area to the south will be avoided through the physical separation of the Site created by SH2 – TEL and in particular the extensive overpass and constructed interchanges. There will be no adverse effects of overshadowing, overlooking or visual dominance on surrounding dwellings.
- 5.11 The Proposal would not adversely affect the natural character or landscape values of the Site or wider landscape due to the existing modified characteristics of the Site and surrounding area. The provision of the wetlands and stormwater management areas with associated indigenous plantings would enhance the natural character and landscape values of the Site through the wetland and riparian plantings and associated habitat for fauna.
- 5.12 I therefore consider that the development would be generally consistent with the intent of the landscape, visual, natural character and amenity objectives and policies of the TCP and when considered in totality would be entirely acceptable in landscape and visual terms.

6. Conclusions

- 6.1 The proposed development of the Site would change its current undeveloped, open, semi-rural landscape character. Although the subject site is largely in open pasture and zoned Rural under the TCP, its rural character has been substantially reduced by the existing land uses, modified characteristics through past agricultural activities and proximity to SH2 – TEL and the adjacent commercial and residential activities.
- 6.2 Although the subject Site includes productive land, it is a modified site with low landscape values. In light of these considerations the Site is well suited to the type of urban development proposed. The proposed urbanisation of the land would inevitably result in the transformation of the Site from a fringe semi-rural area to one with commercial characteristics. This would have minor implications on the wider surrounding rural land to the south, being physically and to a degree visually separated by SH2 – TEL.
- 6.3 Because of the size and nature of the development, rather than trying to screen the development or create significant buffers to the adjacent landholdings, the approach has been to accept the change and attempt to develop the Site in accordance with best practice urban design principles to create a quality mixed use development with a high level of amenity, albeit an urban amenity.
- 6.4 The change from the existing semi-rural character of this landscape to one of a greater built form would also introduce a range of beneficial effects, including:
- i) Extensive framework of planting including specimen trees within the car parking areas and around the periphery of the Site; wetland and stormwater management ponds with indigenous riparian plantings which would improve the natural character and amenity as well as enhance habitat values.
 - ii) Public open space areas and access to enjoy the wetland areas.

- iii) Public access provided for throughout the Site through pedestrian and cycle paths and linkages with a 3m wide walking and cycling path extending around the Site, wetland areas and linking into the future shared path network along Domain Road.

- 6.5 While the proposed development would result in a marked visual change from the Site's current open and undeveloped state to one with urban characteristics, particularly for some of the immediate neighbours, the Site is suited to such development due to the characteristics of the surrounding area. SH2 – TEL forms a physical barrier to the typically rural land to the south, Domain Road contains a number of commercial activities, and the extensive wetland and stormwater management area along the western boundary creates a visual and physical barrier to the semi-rural lifestyle properties to the west. Similarly, the southern wetland area provides a good buffer between the Site and SH2 – TEL and complements the existing adjacent NZTA stormwater ponds.
- 6.6 While a higher density of urban development would result from the Proposal, the visual effects would be moderated by the landscape initiatives proposed to assimilate and integrate the buildings into the landscape.
- 6.7 Despite the relatively low landscape values, the development would initially generate moderate landscape and visual effects. These however are inevitable with urban development in a predominantly semi-rural area. In addition, the visual effects of the development of the Site apparent from the early stages would decrease over time as the proposed vegetation matures.
- 6.8 In my opinion, the proposed development could be visually accommodated within the landscape without adversely affecting the character, aesthetic value and integrity of the surrounding environment. Any potential adverse landscape and visual effects on the environment will be appropriately mitigated.

Rob J Pryor
NZILA Registered Landscape Architect
June 2020



ANNEXURE 1: VISUAL EFFECTS MATRIX METHODOLOGY

Use of a matrix offers one way in which the various facets of visual change - qualitative change, visual contrast etc. - can be pulled together and evaluated in a way which gives due weight to each. This matrix was designed to measure the scale of no or low visual effects through to high visual effects.

The assessment matrix is broken into two stages. The first involves looking at the existing situation and assessing the visual quality and sensitivity of the present view to change. This is followed by an evaluation of the changes associated with the proposed development. Key issues or variables are addressed within each stage and ratings for these are eventually combined to provide a composite visual effects rating. Set out below is the basic structure, showing what these key variables are and how they are arranged:

PART A - SENSITIVITY OF THE VIEW AND SITE TO CHANGE

- A1. Analysis of the view's **Visual Quality** is carried out on the basis that higher quality views are more sensitive to potential disruption and degradation than poorer quality views.
- A2. Analysis of the view's **Visual Absorption Capability** is an evaluation of the degree to which a view is predisposed, or otherwise, to change by virtue of its land uses and/or screening elements and will either accommodate change or make it stand out from its setting.
- A3. Analysis of **Perceptual Factors**: In this section the type and size of population represented by the viewpoint, the viewing distance to the development site and other factors which indicate its sensitivity in terms of both viewing audience and the inherent exposure of the viewpoint to the site because of its physical character is assessed.

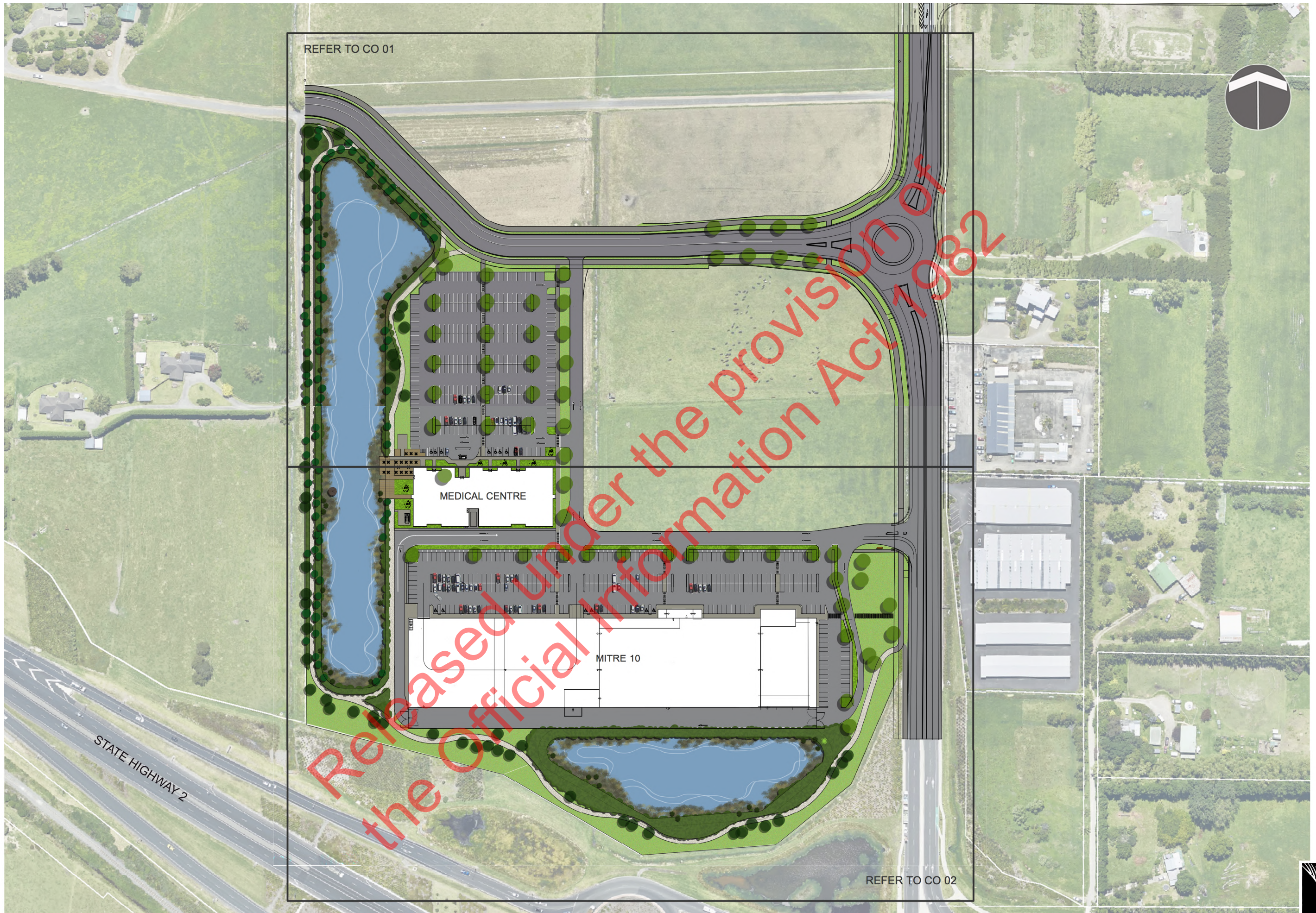
PART B - INTRUSION AND QUALITATIVE CHANGE

- B1. Analysis of **Intrusion | Contrast**: the degree to which a proposal's location and specific structural content and appearance make it either blend into its surroundings or be made to stand out from them in terms of form, linearity, mass, colour and physical factors. Whether or not the proposal would intrude into existing views.
- B2. Analysis of the proposal's **Aesthetic Characteristics**: exploring the degree to which it would relate aesthetically and in terms of general character to its surroundings.

Ratings are combined for each viewpoint via a system of averaging and multiplying of ratings to progressively indicate each viewpoint's **sensitivity**, followed by levels of **intrusion and qualitative change**, and culminate in an **overall visual effects rating**.

ANNEXURE 2: LANDSCAPE CONCEPT PLAN

Released under the provision of
the Official Information Act 1982



MEGA MITRE 10
PAPAMOA DEVELOPMENT - OVERALL LANDSCAPE CONCEPT

30.01.2020
 SCALE 1:2000 @A3
 REF:19801 CO 01



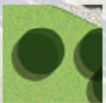
MEGA MITRE 10
PAPAMOA DEVELOPMENT - DETAILED LANDSCAPE CONCEPT (NORTH)



KEY



SPECIMEN TREES
(Refer Sheet CO 04)



SMALL EVERGREEN
NATIVE TREES
(Refer to Sheet CO 04)



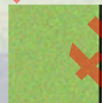
WETLAND/POND
EDGE PLANTING
(Refer Sheet CO 04)



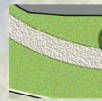
STANDING WATER
PLANTING
(Refer to Sheet CO 04)



LOW AMENITY
PLANTING



GRASS



3m WIDE LIMESTONE/
PUMICE WALKING &
CYCLE PATH



WETLAND PLANTS

WETLAND IMAGES

MEGA MITRE 10
PAPAMOA DEVELOPMENT - LANDSCAPE IMAGES



Titoki (*Alectryon excelsa*)



Rewarewa (*Knightia excelsa*)



Lacebark (*Holieria populnea*)



Celery Pine (*Phyllocladus trichomanoides*)



Tararie (*Beilschmiedia taraire*)

NATIVE EVERGREEN
TREES

SPECIMEN TREES



Callery Pear (*Pyrus calleryana* 'Aristocrat')



Upright Hornbeam
(*Carpinus betulinus fastigata*)



Pohutukawa
(*Metrosideros* 'Maori Princess')



Upright Maidenhair Tree
(*Ginkgo biloba fastigata*)



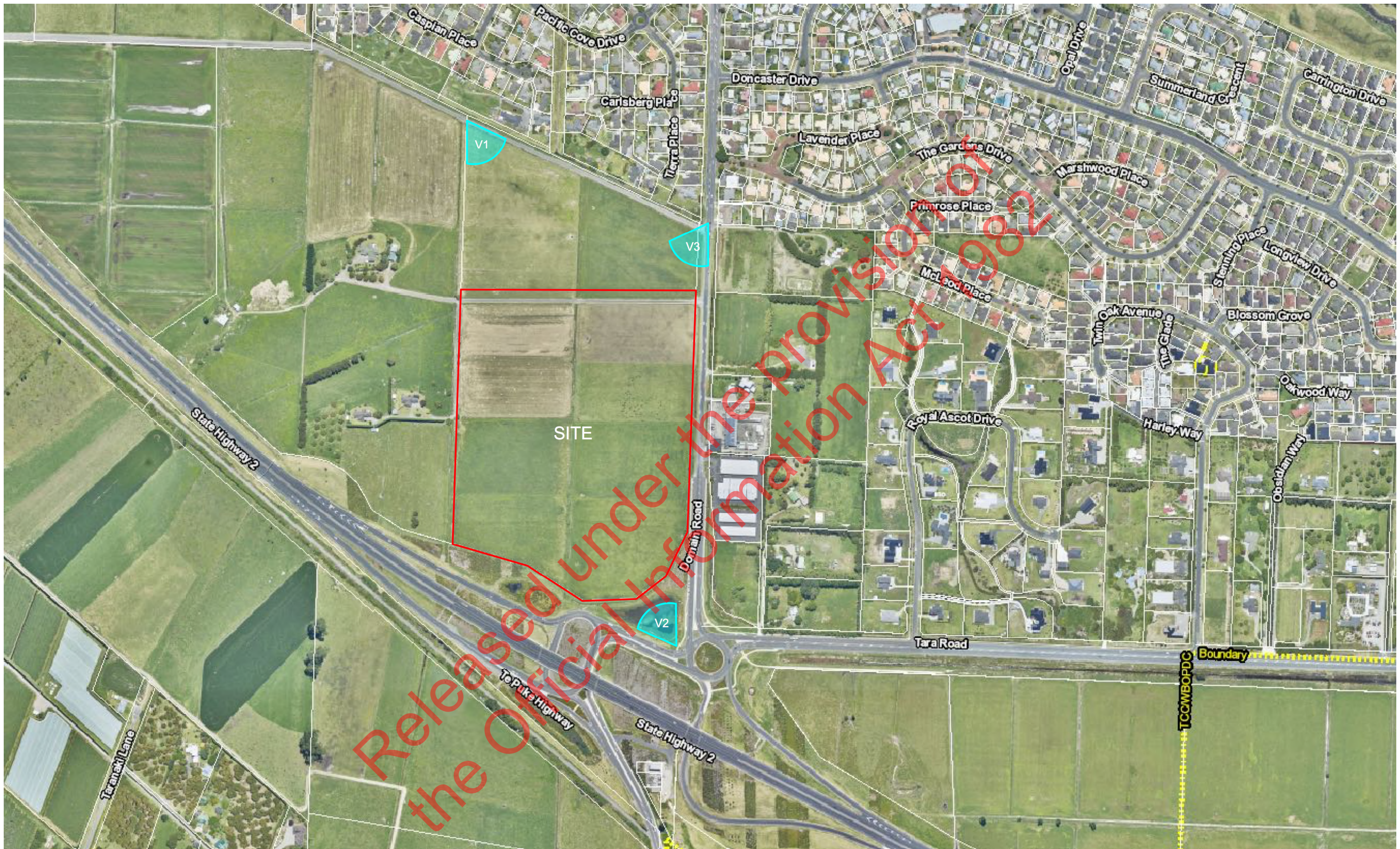
Upright Plane Tree (*Platanus*
x acerifolia 'Pyramidalis')



Sweetgum
(*Liquidambar* Worpleston)

ANNEXURE 3: VIEWPOINT LOCATION MAP AND PHOTOSIMULATIONS

Released under the provision of
the Official Information Act 1982



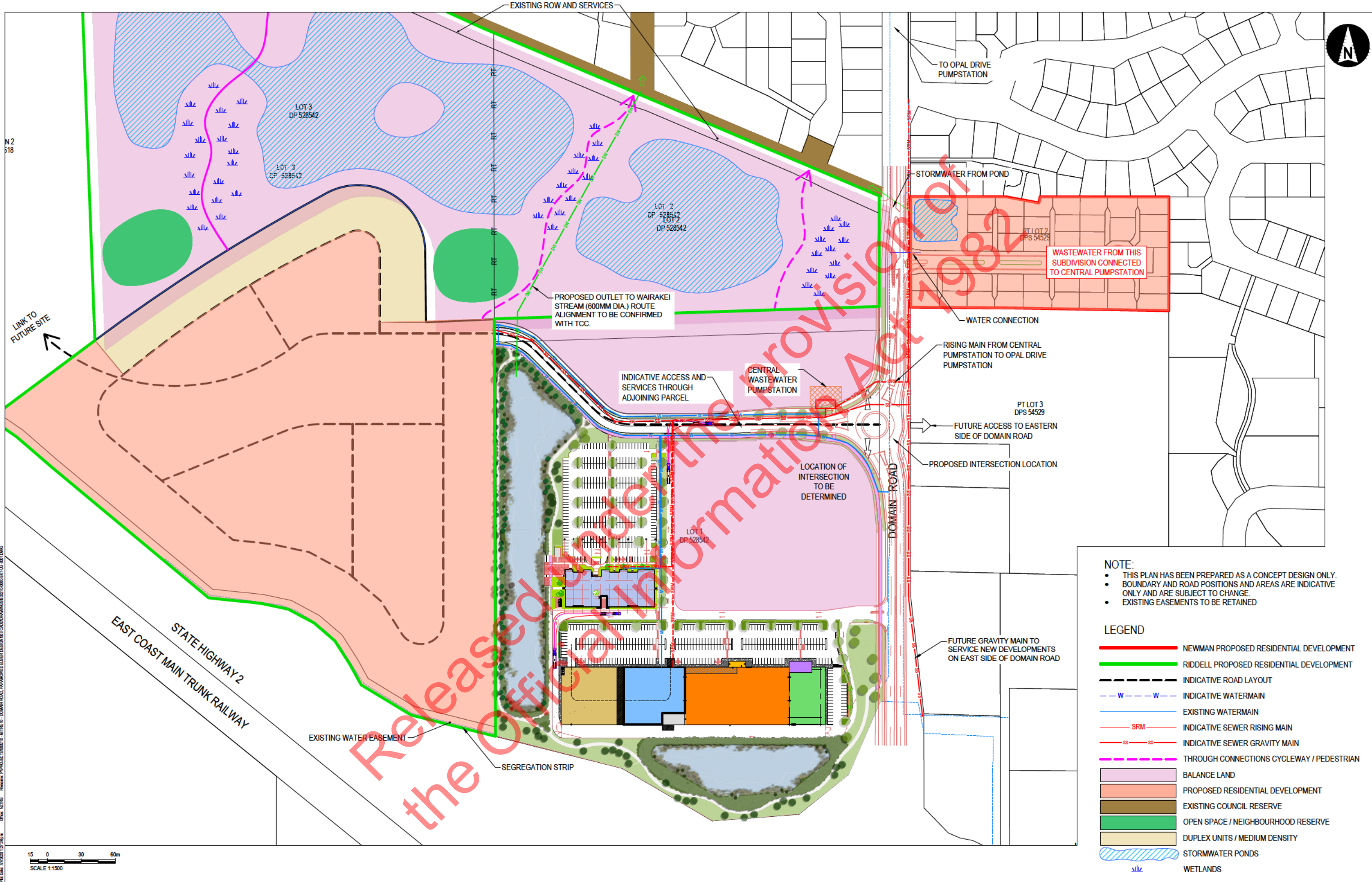






Appendix H Structure Plan

Released under the provision of
the Official Information Act 1982



CLIENT	REV		DATE	REVISION DETAILS		APPROVED	SCALE	SIZE	PRELIMINARY		PROJECT	MITRE10											
	A		06.07.20	INITIAL DESIGN		N.RAYNOR	AS SHOWN	A1	NOT FOR CONSTRUCTION			DOMAIN ROAD PAPAMOA											
							DRAWN		APPROVED		DATE	DOMAIN ROAD											
							T. HAMBROOK					URBAN GROWTH INDICATIVE PLAN											
							DESIGNED				TITLE												
							N.RAYNOR																
							REVIEWED		N.RAYNOR		DRAWING No.	PROJECT No.	WBS	TYPE	DISC	NUMBER	REV						
							J.ADAMSON		N.RAYNOR									503210	-	0000	-	SKT	-

Appendix I Architectural Drawing Set

Released under the provision of
the Official Information Act 1982

Mega Mitre 10 Papamoa Development

CNR DOMAIN RD & STATE HIGHWAY 2 , PAPAMOA

LOT 2 DEPOSITED PLAN 528542

ISSUED	DRAWING #	DRAWING NAME
<input checked="" type="checkbox"/>	A-001	COVER PAGE/ DRAWING INDEX
<input checked="" type="checkbox"/>	A-101	SITE PLAN
<input checked="" type="checkbox"/>	A-102	PARTIAL SITE PLAN MITRE 10 MEGA
<input checked="" type="checkbox"/>	A-103	PARTIAL SITE PLAN MEDICAL CENTRE
<input checked="" type="checkbox"/>	A-104	PARTIAL SITE PLAN MITRE 10 MEGA ENTRY ROAD
<input checked="" type="checkbox"/>	A-105	PARTIAL SITE PLAN MEDICAL CENTRE CAFE OUTDOOR AREA
<input checked="" type="checkbox"/>	A-201	FLOOR PLAN MEDICAL CENTER
<input checked="" type="checkbox"/>	A-401	ELEVATIONS MEDICAL CENTER
<input checked="" type="checkbox"/>	A-402	ELEVATIONS MEDICAL CENTRE CONTINUED
<input checked="" type="checkbox"/>	A-403	ELEVATIONS MITRE 10 MEGA & PYLON SIGN



THE SUBJECT SITE

Copyright

North

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CONTRACTOR - IMPORTANT !

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IF IN DOUBT - ASK.

No	Date	Amendment
1	27/08/19	FOR INFORMATION
2	28/08/19	DRAFT FOR INFORMATION ONLY
3	29/08/19	DRAFT FOR INFORMATION ONLY
4	29/08/19	RESOURCE CONSENT
5	29/08/19	RESOURCE CONSENT
6	29/08/19	MODIFIED LOT 1 DP REFERENCE

ARCHITECTURE
F + D = A
Fabian Douglas & Assoc Ltd.

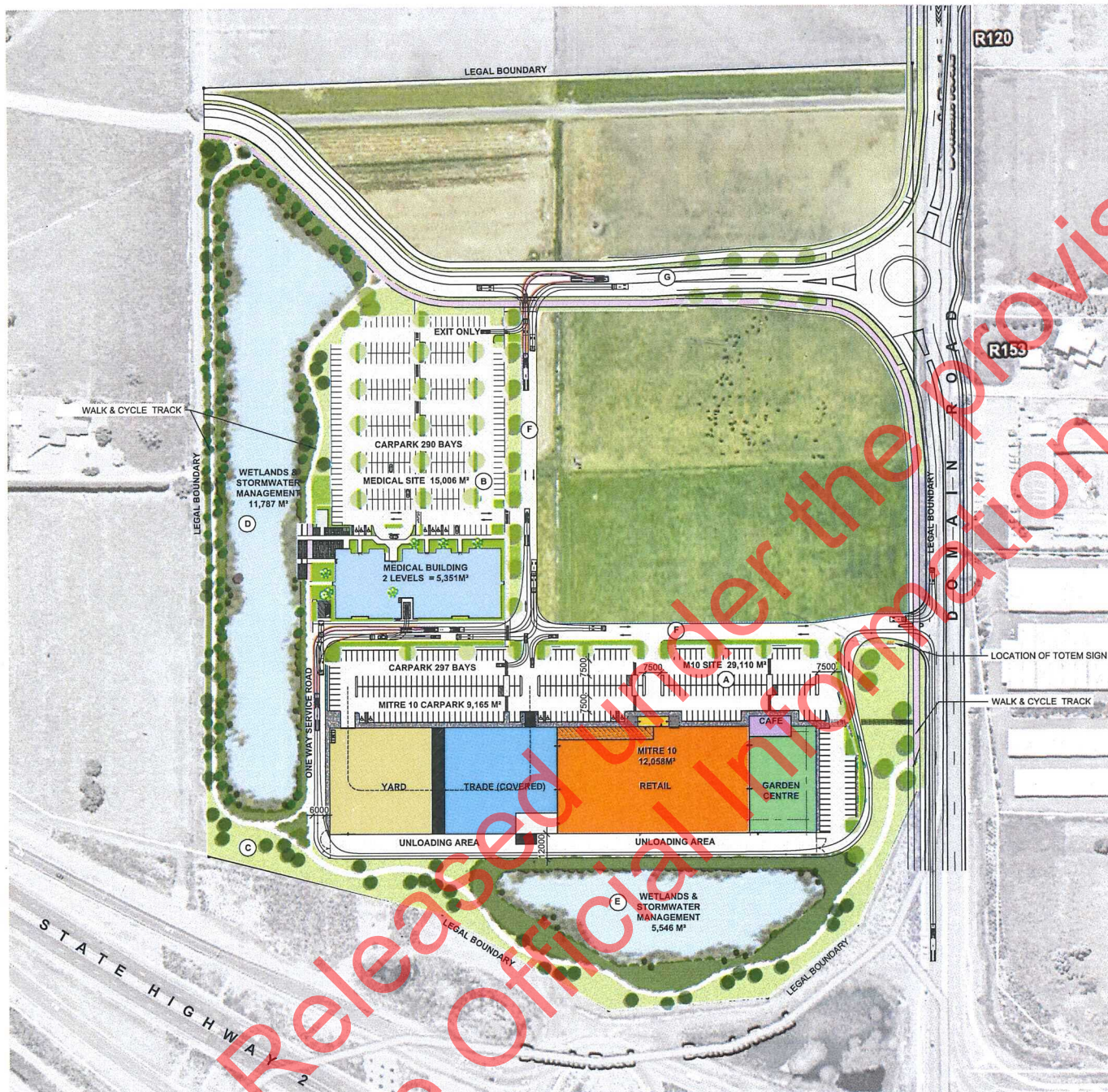
Unit 8, Plaza level,
 Victoria Park Market,
 210 Victoria Street,
 Auckland Central, New Zealand
 www.architecturefda.co.nz
 phone +64 9 3073712

MEGA MITRE 10
 PAPAMOA
 DEVELOPMENT

COVER PAGE
 DRAWING INDEX

scale: NTS
 date: AUG 2019

job number sheet number rev
 1333 A-001 E



CAR PARKING REQUIREMENTS

MEDICAL CENTER	5,000 M²	= 290 BAYS SUPPLIED
MITRE 10 MEGA	12,058 M²	= 297 BAYS SUPPLIED

NOTES

ALL CARPARKING HAS BEEN DESIGNED TO MITRE 10 CARPARKING STANDARDS THAT IS:
 BAY WIDTH: 2600MM
 BAY DEPTH: 5000MM
 MANOEUVRE AISLE: 7500MM

REFER TO LAA DOCUMENTATION FOR DETAILS OF LANDSCAPE

LAND USE AREA

A	MITRE 10 MEGA SITE:	29,110 M²
B	MEDICAL CENTER SITE:	15,006 M²
C	SOFT LANDSCAPE:	13,405 M²
D	WETLANDS 1:	11,787 M²
E	WETLANDS 2:	5,546 M²
F	INTERNAL ROADS :	3,668 M²
G	MAIN ACCESS ROAD:	11,520 M²

TOTAL DEVELOPMENT AREA : 90,042 M²
 (A+B+C+D+E+F+G)

REVISED		Copyright		NORTH	
No.	Date	Amendments	For Information	Revised Medical Center	Roundabout Added Back
1	21-10-19	LANDSCAPE ADDED	NO	NO	NO
2	22-10-19	DRAFT FOR INFORMATION ONLY	NO	NO	NO
3	23-10-19	FOR INFORMATION	NO	NO	NO
4	24-10-19	REVISED MEDICAL CENTER	NO	NO	NO
5	25-10-19	ROUNDABOUT ADDED BACK	NO	NO	NO
6	26-10-19	RESOURCE CONSENT	NO	NO	NO
7	27-10-19	RESOURCE CONSENT	NO	NO	NO

ARCHITECTURE

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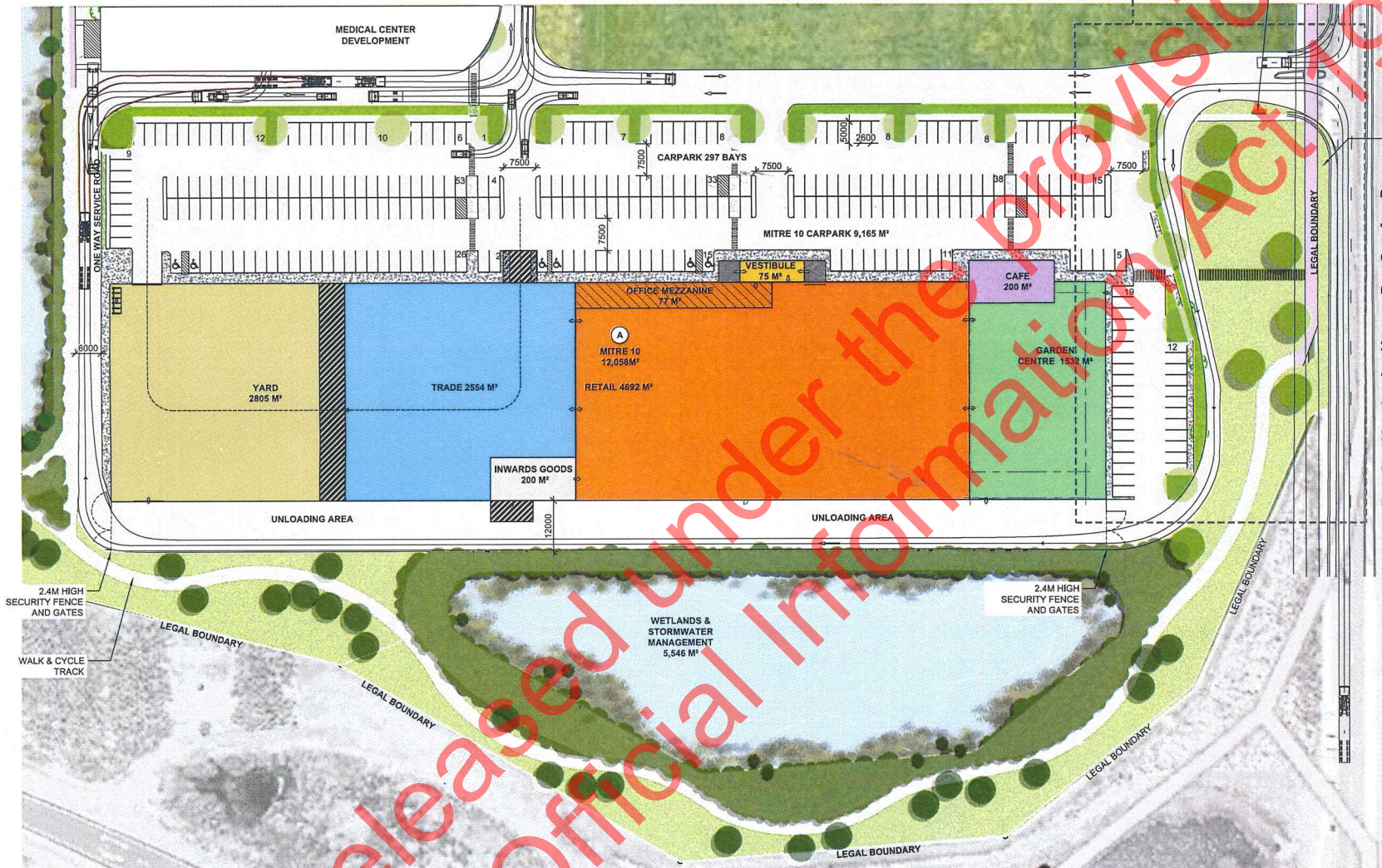
MEGA MITRE 10
 PAPAMOA
 DEVELOPMENT

SITE PLAN

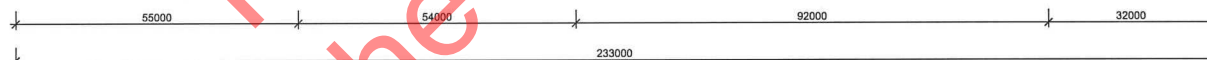
scale: AS IND
 date: AUG 19

job number sheet number rev

1333 A-101 P



1 PARTIAL SITE PLAN MITRE 10 MEGA
101 1:500 @ A1 / 1:1000 @ A3



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REVISIONS		
Nbr	Date	Amendments
1	27-08-19	GENERAL UPDATE
2	03-09-19	FINAL LAYOUT MEETING
3	17-08-19	REVISED
4	21-10-19	LANDSCAPE ADDED
5	22-10-19	DRAWING FOR INFORMATION ONLY
6	26-08-20	RESOURCE CONSENT
7	18-07-20	RESOURCE CONSENT

ARCHITECTURE

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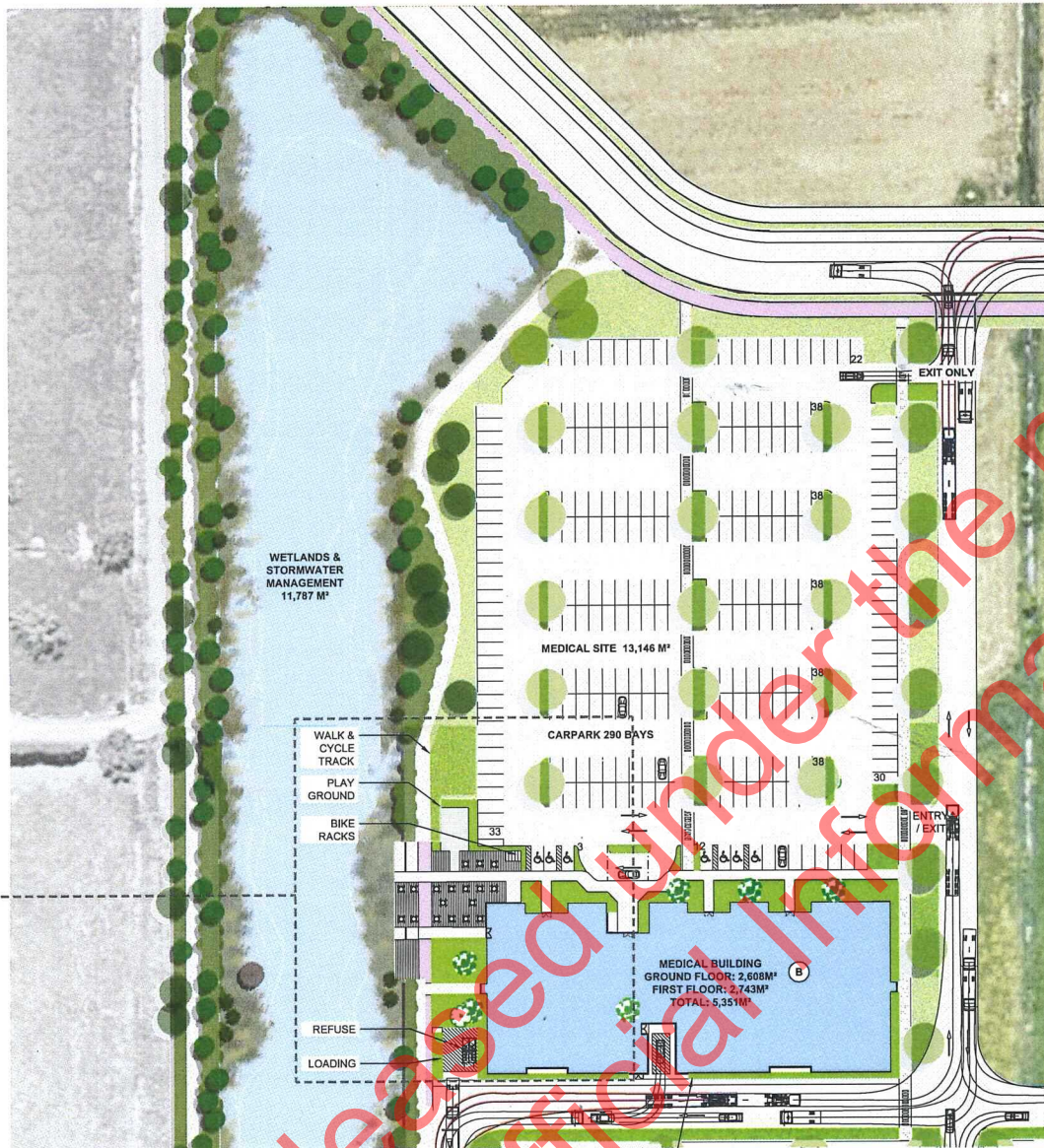
MEGA MITRE 10
PAPAMOA
DEVELOPMENT

PARTIAL SITE
PLAN M10

scale: AS IND
date: AUG 19

Job number sheet number rev

1333 A-102 F



2 PARTIAL SITE PLAN MEDICAL CENTER
101 1:500@ A1 / 1:1000 @ A3



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REVISIONS		
Nbr	Date	Amendments
B	24-06-19	REVISED
C	21-10-19	LANDSCAPE ADDED
D	23-10-19	DRAFT FOR INFORMATION ONLY
E	25-10-19	DRAFT FOR INFORMATION ONLY
F	03-12-19	REVISED MEDICAL CENTER
G	24-04-20	RESOURCE CONSENT
H	18-07-20	RESOURCE CONSENT

ARCHITECTURE

F + D = A

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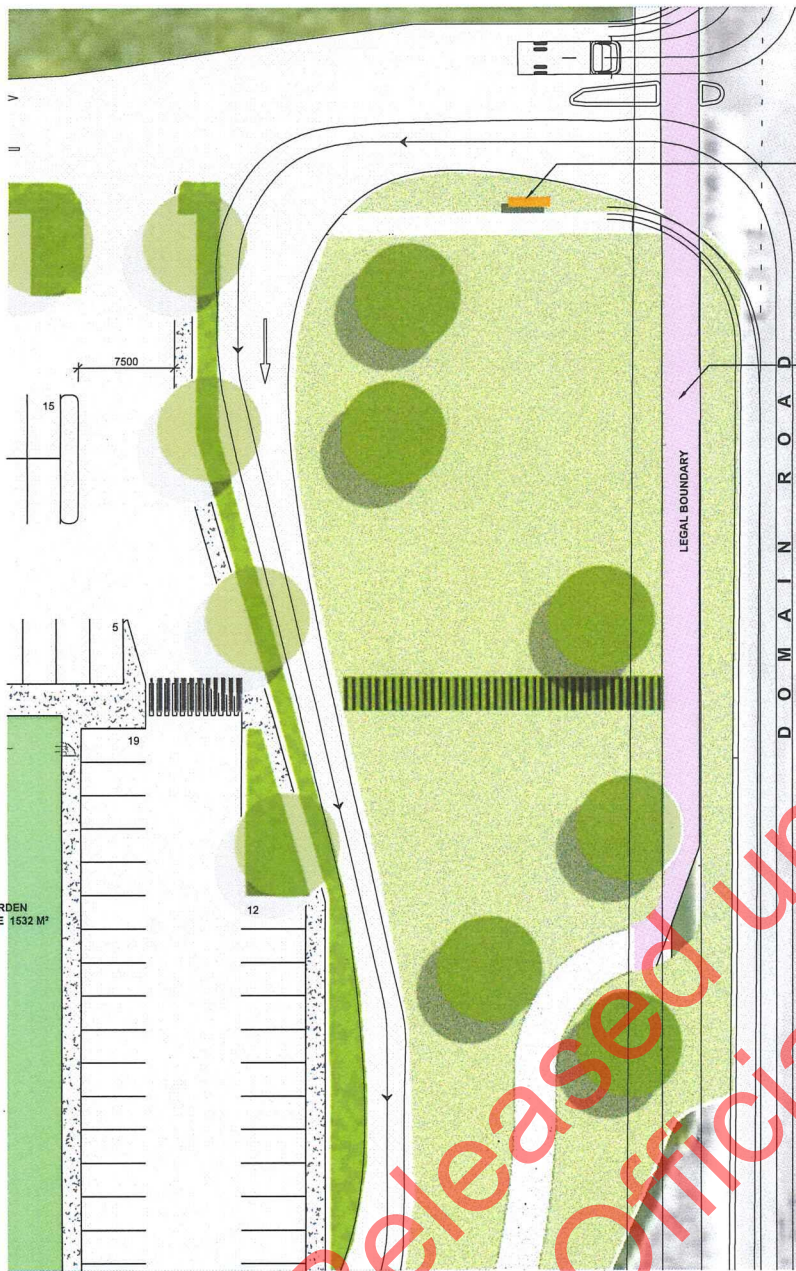
MEGA MITRE 10
PAPAMOA
DEVELOPMENT

PARTIAL SITE
PLAN MEDICAL
CENTER

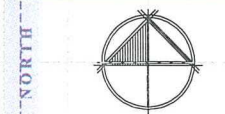
scales: AS IND
date: AUG 19

job number sheet number rev

1333 A-103 H



1 PARTIAL SITE PLAN ENTRY ROAD
102 1:200@ A1 / 1:400@ A3



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REVISONS			
North			
Nr	Date	Amendments	
	20/05/09	DEPART FOR INFORMATION ONLY	
A	24/06/09	RESOURCE CONSENT	
B	18/07/09	RESOURCE CONSENT	

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SHEET PROJECT
MEGA MITRE 10
PAPAMOA
DEVELOPMENT
PARTIAL SITE
PLAN ENTRY
ROAD

scale: AS IND
date: AUG 19

job number sheet number rev
1333 A-104 B



1 PARTIAL SITE PLAN CAFE OUTDOOR AREA
103 1:200@ A1 / 1:400@ A3



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REVISED		REVISIONS	
Rev	Date	Amendments	
		DESCRIPTION	DATE
A	15-12-19	REVISION MEDICAL	
B	24-02-20	RESOURCE CONSENT	
C	18-05-20	RESOURCE CONSENT	

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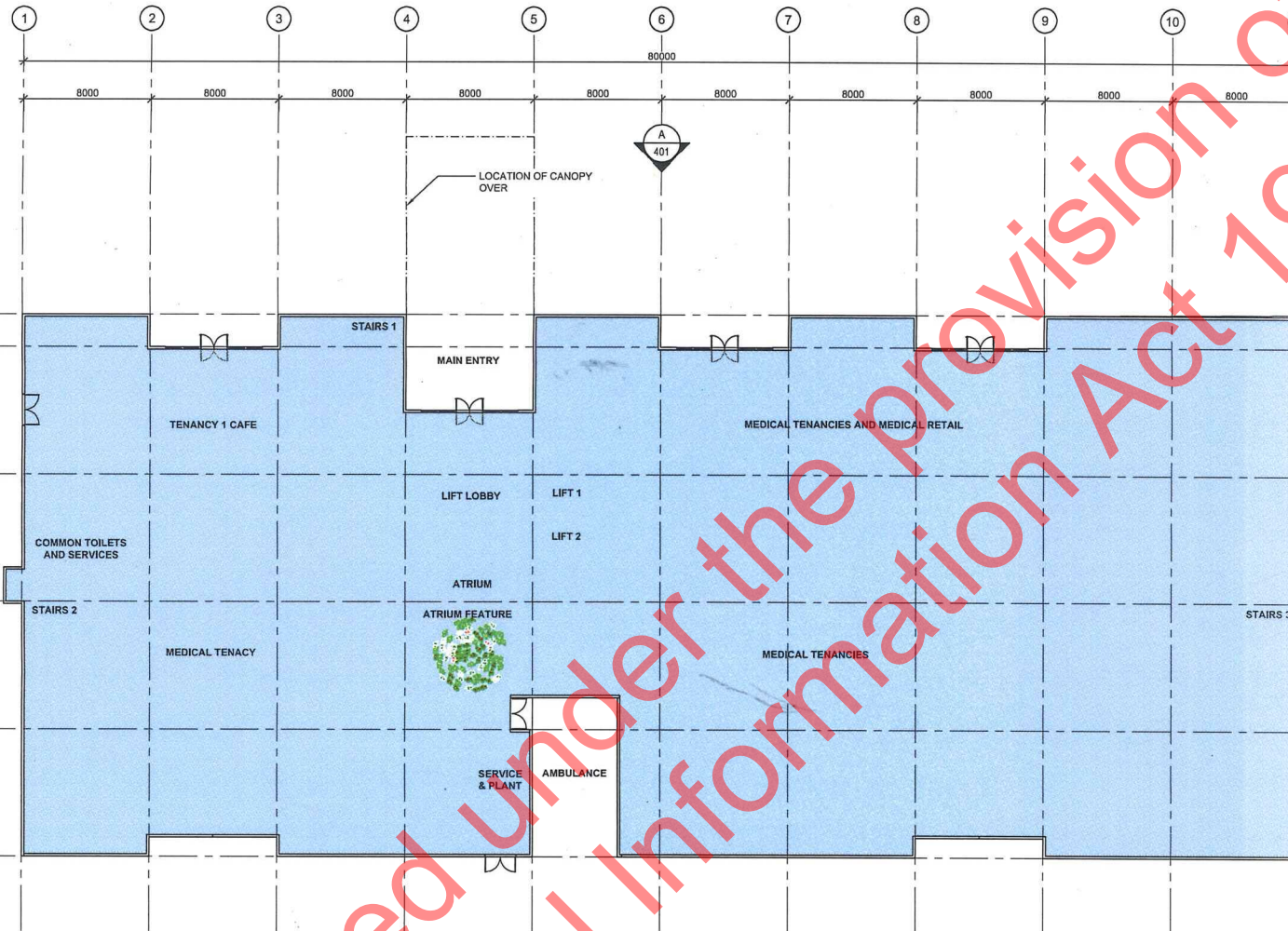
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MEGA MITRE 10
PAPAMOA
DEVELOPMENT

PARTIAL SITE
PLAN CAFE
OUTDOOR AREA

scale: AS IND
date: AUG 19

job number sheet number rev
1333 A-105 C



1 MEDICAL CENTER FLOOR PLAN
1:150 @ A1 / 1:300 @ A3

MEDICAL BUILDING
GROUND FLOOR: 2,556M²
FIRST FLOOR: 2,645M²
TOTAL: 5,201M²



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No.	Date	Amendments
A	27-08-19	FOR INFORMATION
B	11-09-19	DRAFT FOR INFORMATION ONLY
C	22-09-19	DRAFT FOR INFORMATION ONLY
D	25-09-19	DRAFT FOR INFORMATION ONLY
E	09-10-19	REVISED MEDICAL BUILDING
F	24-04-20	RESOURCE CONSENT
F	19-02-20	RESOURCE CONSENT

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MEGA MITRE 10
PAPAMOA
DEVELOPMENT

FLOOR PLAN

scale: AS IND
date: AUG 19

job number sheet number rev
1333 A-201 F



<i>Nbr</i>	<i>Date</i>	<i>Amendments</i>
B	22-10-19	DRAFT FOR INFORMATION ONLY
C	25-10-19	DRAFT FOR INFORMATION ONLY
D	24-04-20	RESOURCE CONSENT
E	18-05-20	RESOURCE CONSENT
F	15-06-20	RESOURCE CONSENT
G	15-06-20	RESOURCE CONSENT DMS ADDED

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**MEGA MITRE 10
PAPAMOA
DEVELOPMENT**

ELEVATIONS

scale: AS IND
date: NOV 19

job number sheet number rev
1333 A-401 G



1 ELEVATION B: EAST
201 1:150 @ A1 / 1:300 @ A3



2 ELEVATION C: SOUTH
201 1:150 @ A1 / 1:300 @ A3

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Nbr	Date	Amendments
-	22-10-19	DRAFT FOR INFORMATION ONLY
A	25-10-19	DRAFT FOR INFORMATION ONLY
B	24-04-20	RESOURCE CONSENT
C	18-05-20	RESOURCE CONSENT
D	15-06-20	RESOURCE CONSENT
E	15-06-20	RESOURCE CONSENT DIMS ADDED

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MEGA MITRE 10
PAPAMOA
DEVELOPMENT

ELEVATIONS
CONTINUED

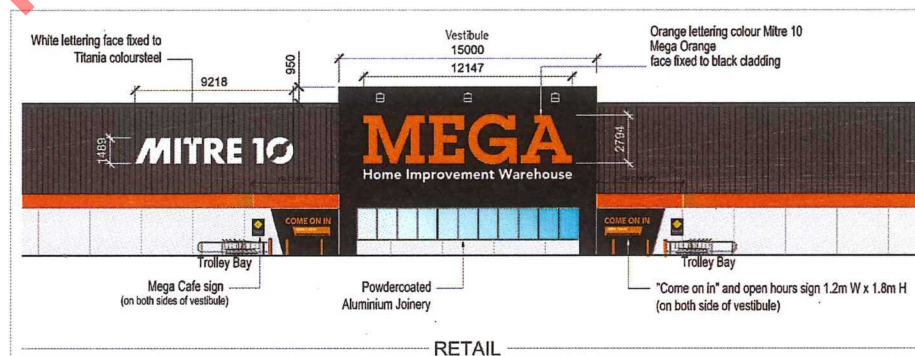
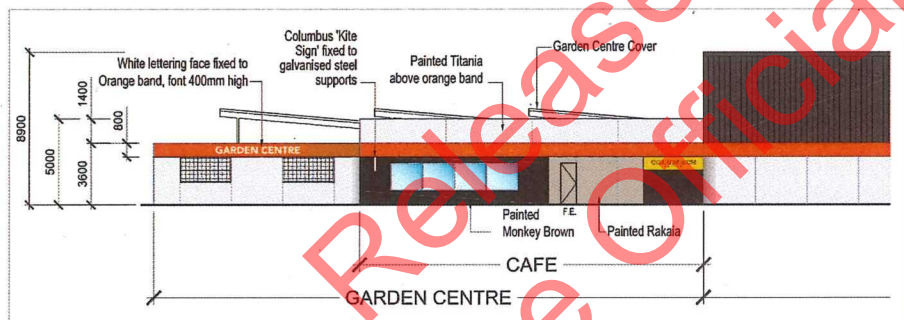
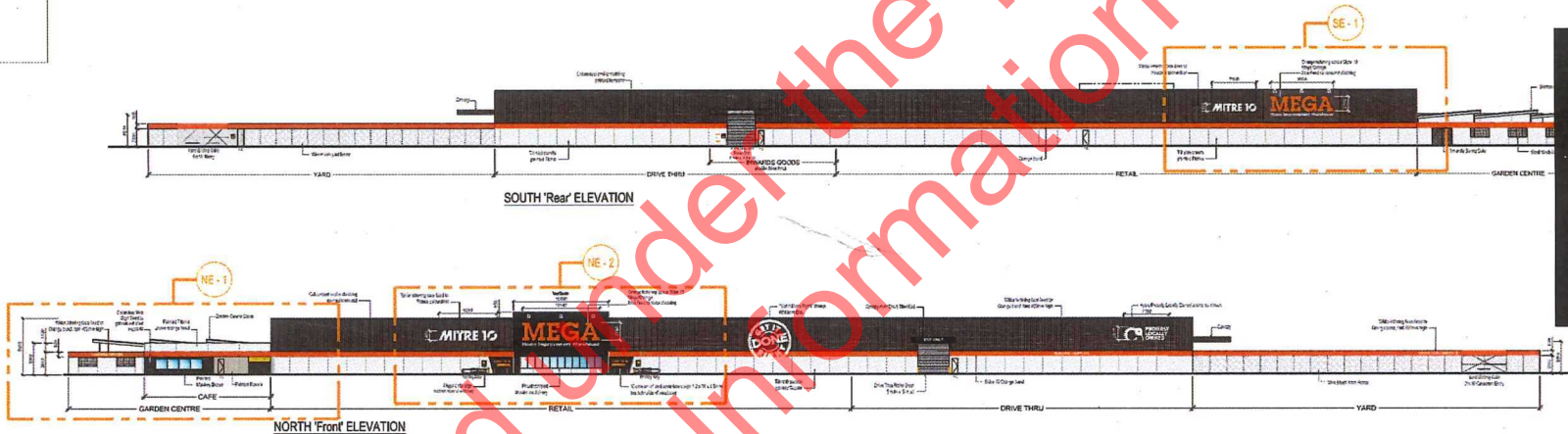
scale: AS IND
date: NOV 19

job number sheet number rev
1333 A-402 E



PYLON SIGN
3.2Wm x 8.5Hm

82 PARTIAL SIDE ELEVATION
NOT TO SCALE



FOR RESOURCE CONSENT

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JOB NO.	1534	DATE	Oct 2018
DRAWN	LGA	SCALE	1:400, 1:50
DIT	101	REV	D
		REV DATE	05.05.2020