

Sunfield

Design Controls & Design Guidelines

Employment Precinct
August 2025

Introduction:

The Sunfield Masterplan ensures development will be carried out in an integrated manner both with the surrounding environment and internally to the site. The masterplan sets aside precincts for development.

These controls relate to buildings and landscaping within private lots in the Employment Precinct outlined on the Sunfield Masterplan. They are to be read in conjunction with the **Employment Precinct Masterplan Document**.

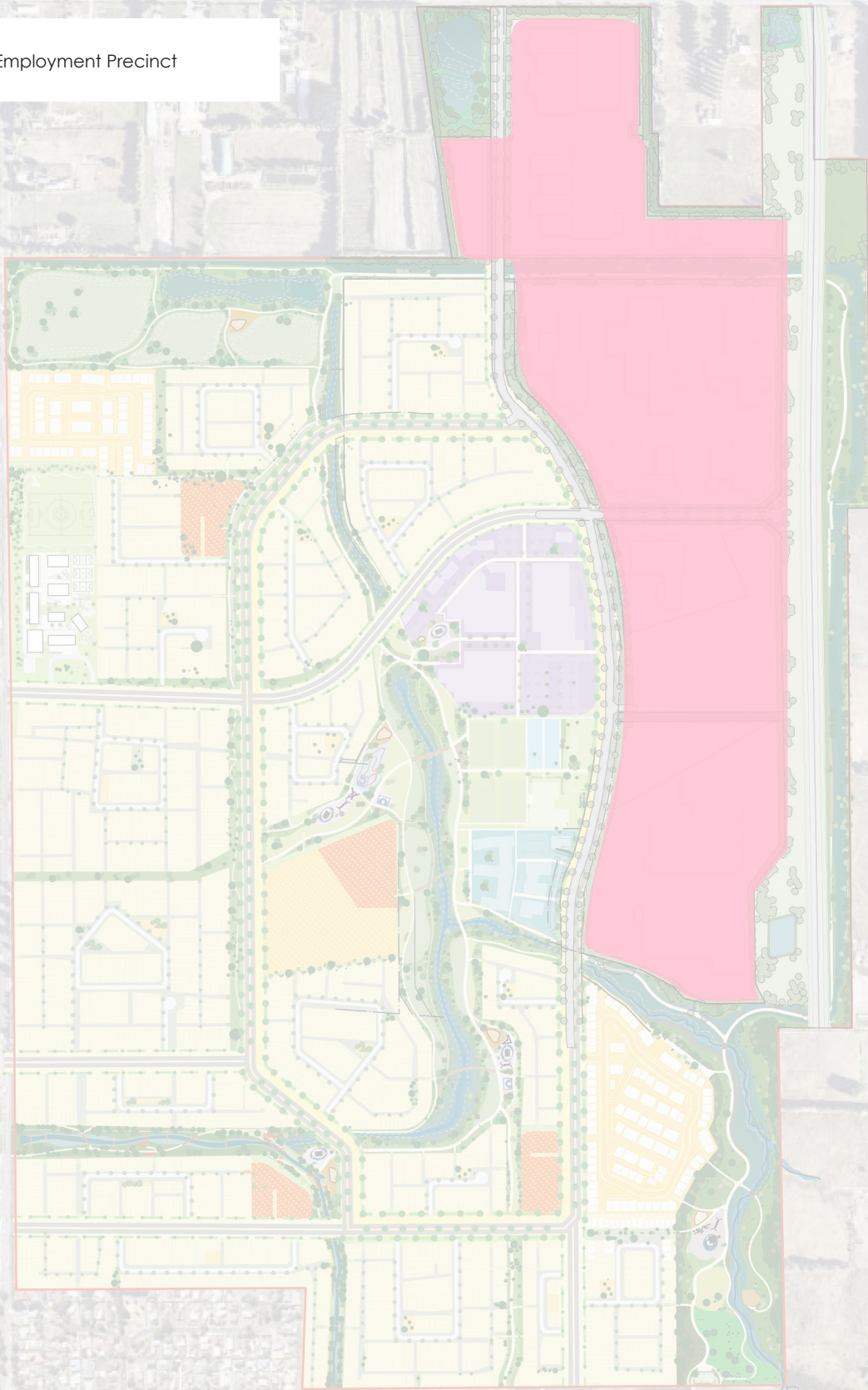
The objective of the Design Controls is to ensure that development on the private lots within the precincts is carried out using best practice urban design principles. The Design Controls will deliver a consistent look and feel and will foster a sense of place and community in line with the Design Principles outlined in the Sunfield Masterplan.



Sunfield Masterplan:



Employment Precinct



Design Controls:

This document is to be read in conjunction with the **Sunfield Employment Precinct Masterplan** and the **Sunfield Planting Palettes Documents**.



Building Setbacks

The following minimum building setbacks are required:

- 10m from a Primary Road boundary,
- 5m from a Secondary Road boundary,
- 5m from an Access Lane boundary,
- 20m from a Site Boundary (being the boundary of Sunfield),
- 5m from a Reserve boundary.

There is no Internal Boundary setback requirement.

Building Height

The maximum height for buildings is 20m from ground level (at time of Title issue).

Site Coverage

- The maximum building coverage on any lot shall be 80%,
- The maximum impervious area on any lot shall be no greater than 90%,

Landscaping

All lots shall include a minimum planted area of 5%. Species are to be selected from the Street Planting and street tree Planting Palettes.

Lots that share a boundary with a Road, Reserve or the Site Boundary shall have a Native Buffer Planting Strip as per the Employment Precinct Planting Areas Plan.

Visitor Parking

Visitor Parking shall take place between the road and the façade of the building, but behind the Native Buffer Planting Strip.

Visitor parking shall be near the building entrance and easily visible from the vehicle entrance to the Lot.

Visitor parking spaces shall be in rows that do not exceed 10 spaces in a line without a landscape feature such as a rain garden or a path with a minimum dimension of 1.5 metres separating parks.



Illustrative setback Diagram

Pedestrian Entrance

The building shall have a legible pedestrian entrance which is clearly visible and easily accessible from the road and visually distinct from service entrances.

The position of the principal entrance shall be expressed by a canopy, recess or overhang, and shall be protected from adverse weather.

Pedestrian Access

A legible pedestrian path of a minimum width of 2m shall be provided from the footpath to the building's pedestrian entrance.

Safe and clearly defined crossing points shall be provided by way of surface material change, where the path crosses areas in use by vehicles.

Where the pedestrian access is positioned alongside vehicular access (excluding Parks), it shall be separated by 2m of Planting.

Building Design and Appearance

Building designs shall be synonymous with contemporary New Zealand industrial and commercial typologies.



Typically, these are low pitched gable or mono-pitch wide-span buildings built to meet the parameters of their intended use.

Building façades facing Primary roads shall not be blank. They shall have a finer architectural grain by including articulation and modulation.

This shall be achieved by having building areas with a human scale function located along the road frontages.

Building areas with ancillary functions such as offices / showrooms / lunchrooms and retail that are ancillary to the main building functions shall be located along the road or reserve frontages.

These ancillary use areas must have visually transparent glazing on the ground floor facade facing the road or reserve for a minimum of 30% of the facade.

Ancillary use areas shall be expressed as distinct from the main building form, by way of architectural variation. Variation shall include as a minimum:

- A change in cladding material,
- A change in cladding colour,
- An increase of glazing,
- Modulation and articulation that breaks up the bulk of the building, for example recesses, protrusions, fins, louvres, canopies and interrupting vertical or horizontal lines and other appropriate measures.



Artistic Impression

Ancillary use areas shall have a continuous building length of no longer than 20m without adding articulation or modulation into the façade. A minimum 0.5m deep articulation is required for every 20m of continuous building length.

Building Materials

Building cladding materials shall be coated in earthy toned colours in the realm of greens browns and greys which have a reflectance value of less than 70%. Cladding materials shall:

- Consist of unpainted wood (including sealed or stained wood), unpainted stone, terracotta, unpainted concrete, plaster, brick, weathering steel or copper; except that:
- Architectural features taking up no more than 20% of any façade, including doors and window frames, may exceed 70% LRV provided they are an earthy tone colour in the realm of whites, greys, greens and browns.
- Roof materials shall have a reflectance value of between 70-100%.

Building material controls shall apply to all structures and fencing.

Loading Areas

Loading areas shall be located behind the façade line of the building except that:

Loading areas may be located in front of the façade line of the building provided there is:

- Reasonable separation from the Pedestrian Entrance, Pedestrian Access, Visitor Parking and Ancillary use areas,
- A canopy over the loading area and the loading area is suitably screened from the road by continuous vegetation to a minimum height of 1.8m

Outdoor Storage

(Other than finished goods being made available for sale).

Outdoor storage of materials and waste shall take place behind the Building setback and shall be screened from any adjoining public place or residential area.

Screening shall consist of continuous planting or solid fencing to a minimum height of 1.8m.

Fencing

Fencing or walls forward of the Building Setback shall:

- Be a maximum height of 1.2m,
- Comply with the colours, materials and LRV requirements of the building controls.

Security fencing behind the Building Setback is permitted to a height of 3m. Colour and LRV requirements shall comply with the building controls.



Surveillance and interaction with the Street and Reserves

Building façades that overlook streets or reserves, other than loading areas shall contain glazing at a minimum density of 2m² for every 10 linear metres of horizontal façade length for each level.

When a Lot shares a boundary with a reserve it shall:

- Not turn its back on the reserve. Where practical, an Ancillary use building area shall be orientated so that it provides surveillance of the reserve,
- Provide direct pedestrian access to the Reserve,
- Ensure any fencing between a building and a reserve is a minimum of 50% visually permeable,
- Provide outdoor space for the users to overlook the reserve, ideally the lunch / smoko area if provided.

Signage

All signage shall be located within the private Lot boundary.

Each lot shall include, at the main pedestrian and vehicle entrance, a main sign with clear key directions. The main sign should identify the street number and name of the business.

Building signage shall be integrated with the building and shall not project above façades, roof lines and parapets, or outwards from the building façade by greater than 0.5m.

Mounting hardware, structural supports, and wiring shall be concealed.

The following types of signs are not permitted:

- Banners, balloons and inflatables,
- Any vehicle, trailer or container with signage of graphics parked or located as to serve as a sign,
- Signage with flashing lights or movement,
- Signage with fluorescent graphics.

Lighting

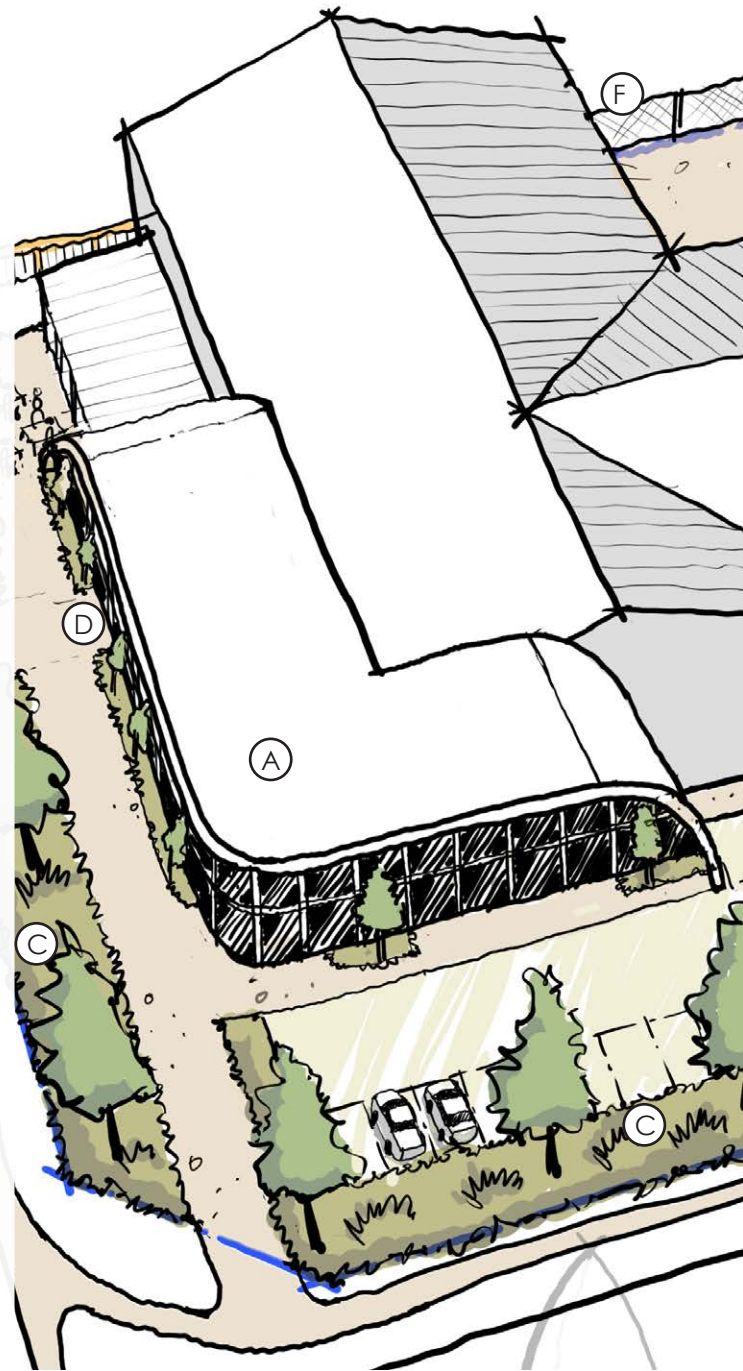
Lighting to pedestrian and vehicle areas which will be used during the hours of darkness shall be provided for pedestrian and vehicle areas and shall be based upon the current versions of the Auckland

Unitary Plan (AUP) E27 Transport and E24 Lighting.

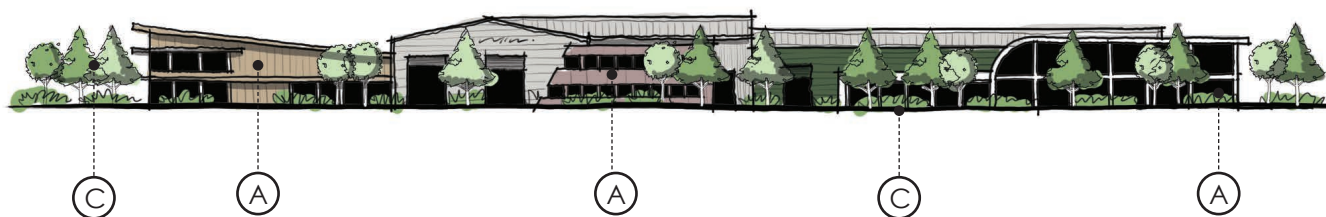
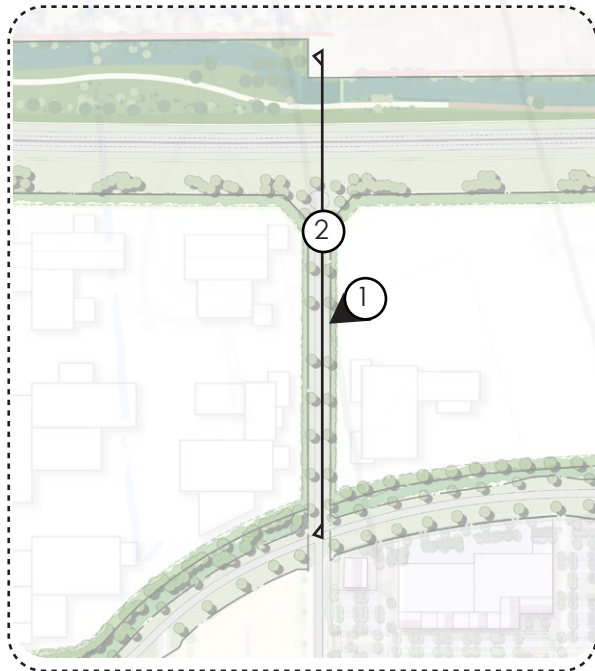


Indicative Sketch and Elevation

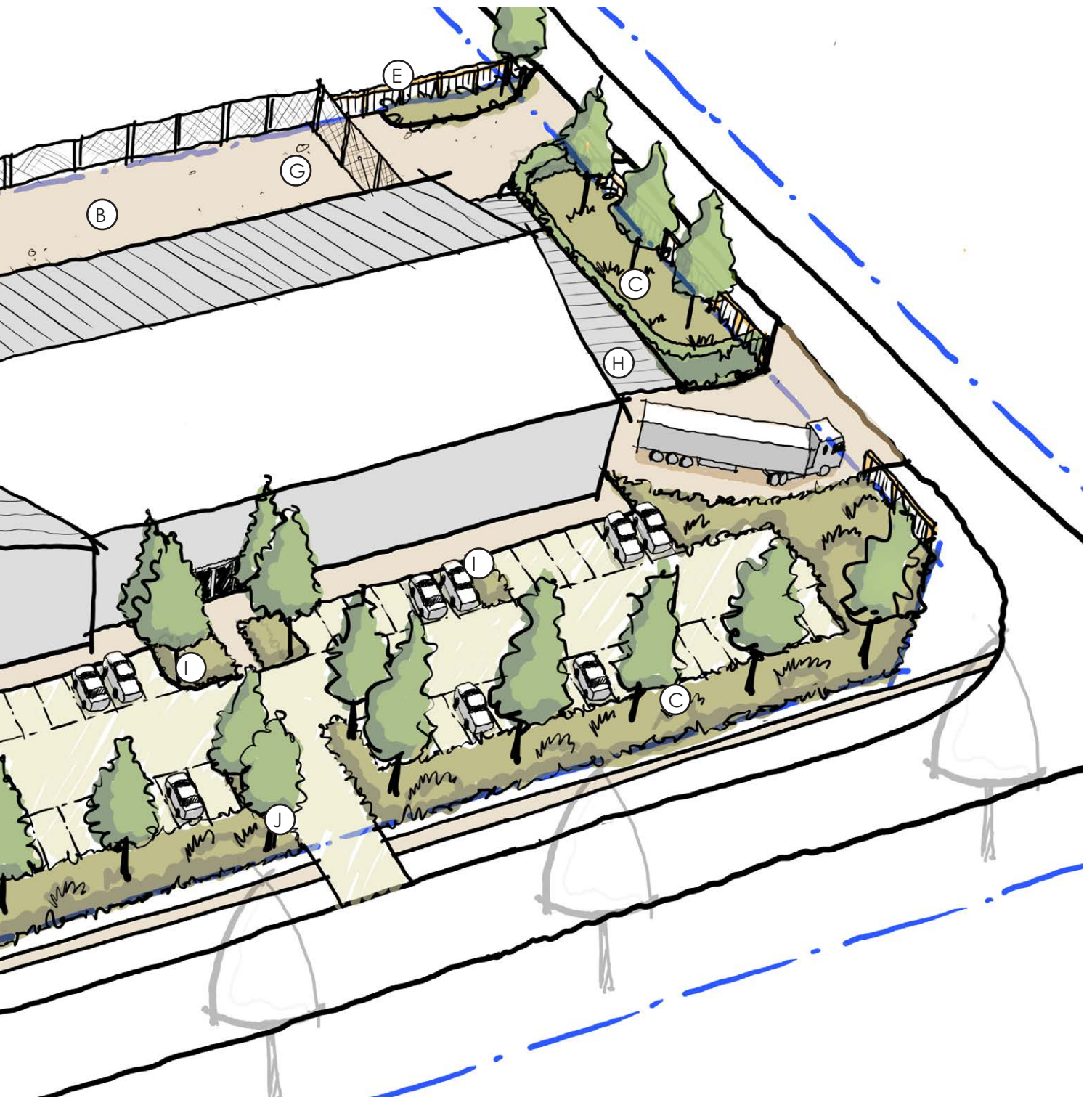
- (A) **Ancillary use building**
Such as showroom, amenity area or offices to front the street and break up form
- (B) **Outdoor storage area**
Behind building line and screened from public view
- (C) **Native planting buffer**
Refer Planting Areas Plan
- (D) **Principal entrance**
To office or showroom to be clearly visible and have a minimum 1.8m wide pedestrian entrance
- (E) **Fencing forward of the building line**
to be a minimum 40% visually permeable with a max height of 1.2m
- (F) **Fencing behind the building line**
Security fencing permitted to 2.4m in height
- (G) **Loading Area (Preferred location)**
Behind main building setback
- (H) **Loading Area (Acceptable location)**
Under cover and suitably screened from public areas
- (I) **Planted rain-garden stormwater device**
To break up car parks of over 10 in a row
- (J) **Tenancy Signage**
Showing tenancy and number to be clearly visible from roads and located at the principal entrance within the planted landscape buffer



Sketch 1



Elevation 2





Sunfield