

CASE STUDIES

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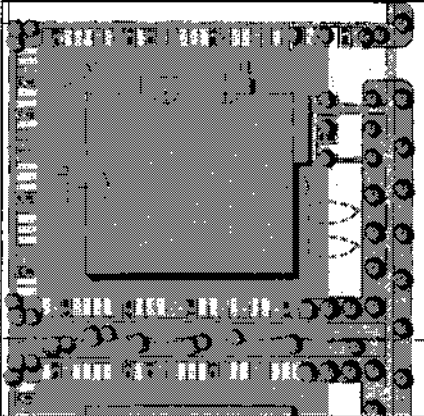
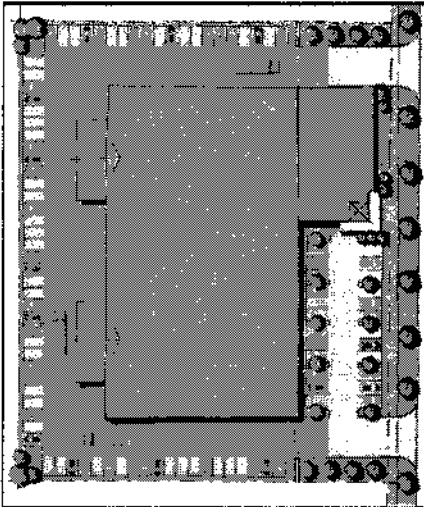
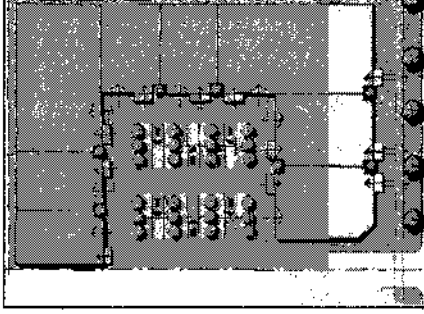
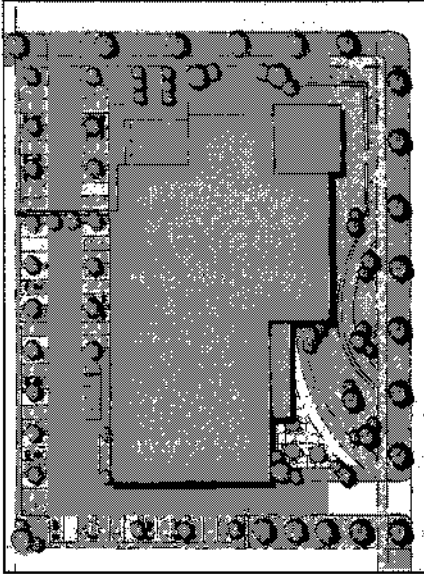
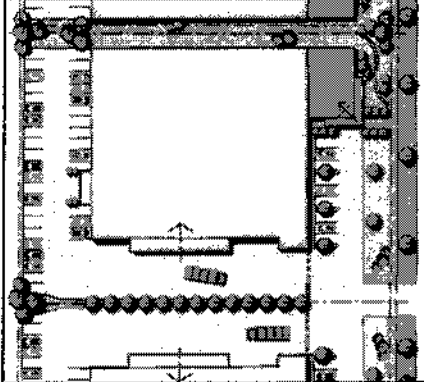
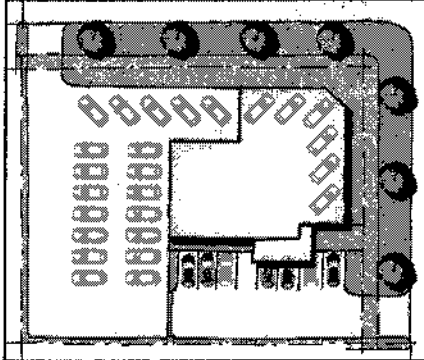
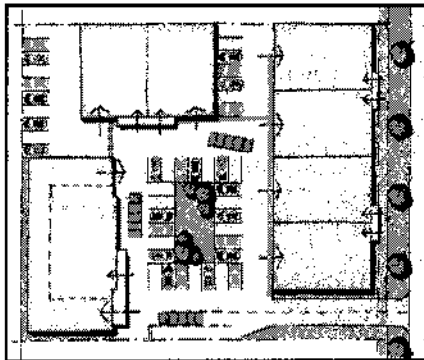
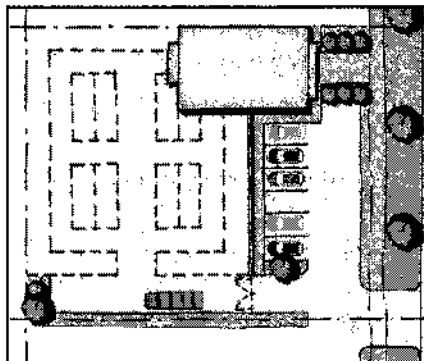
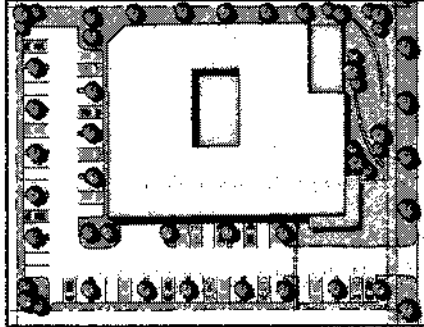
introduction to the case studies

Nine land use case studies are presented on the following pages.

A generic design has been prepared to provide a broad representation of the land use type under examination. This Plan is to be read in conjunction with the annotated photos and written comments which highlight important aspects of the building and site design.

Multiple lot subdivision case studies are presented on page 46.

QUICK REFERENCE GUIDE

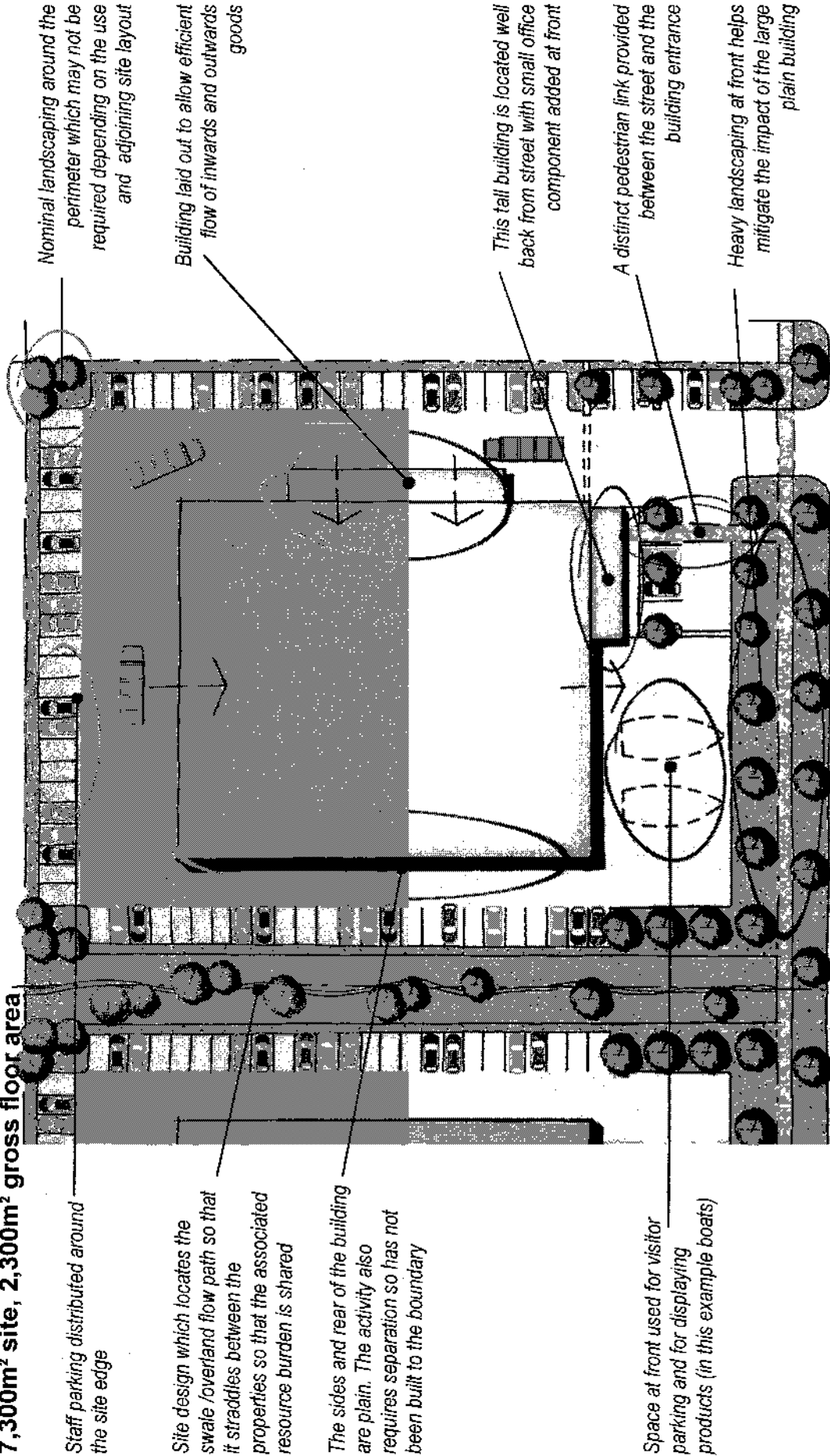
			
General Industry p.28-29	Light industry p.30-31	Service trades and small offices p.32-33	Clean production p.34-35
			
Warehousing p.36-37	Car and boat sales p.38-39	Vehicle trades and services p.40-41	Yard-based retailing p.42-43
			
			Corporate offices p.44-45

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CASE STUDY 1

This refers to manufacturing and engineering activities that can be noisy, dirty, and involve the use of dangerous goods. Site sizes average around 5,000m² although many will require more than 1ha.

7,300m² site, 2,300m² gross floor area



Staff parking distributed around the site edge

Site design which locates the swale /overland flow path so that it straddles between the properties so that the associated resource burden is shared

The sides and rear of the building are plain. The activity also requires separation so has not been built to the boundary

Space at front used for visitor parking and for displaying products (in this example boats)

Nominal landscaping around the perimeter which may not be required depending on the use and adjoining site layout

Building laid out to allow efficient flow of inwards and outwards goods

This tall building is located well back from street with small office component added at front

A distinct pedestrian link provided between the street and the building entrance

Heavy landscaping at front helps mitigate the impact of the large plain building



PUBLIC STREET



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EXAMPLES INCLUDE

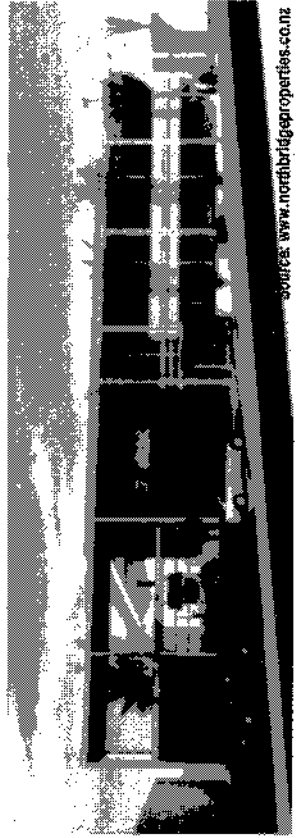
- Marine and transport products and equipment manufacturing, servicing, accessory fitting and fit-outs, including specialised paints, hydraulics, engines, trays, trailers and fitings;
- Engineering metal products, boats, motor vehicle parts, caravans and recreational vehicles, truck, bus and coach manufacturing, mobile homes, furniture, prefabricated buildings and building products;
- Manufacturing of textiles, saw mills, wood and paper;
- Manufacturing of petroleum, chemical, mineral, plastic, glass, clay, and cement products, including concrete batching plants;
- Technology based businesses manufacturing assembly, distribution and services (including computer and software development, nano-technology, information and communications technology, scientific and electronic instruments, machinery and equipment, robotics, and automation);
- Film production services (including studios, set production and design, and post production);



This factory focuses design quality on the entrance and administration / office component (which has been located at the site's most obvious, prominent front corner). The remainder of the activity is relatively plain.



This large factory handles volatile materials and requires a climate controlled production floor (hence only very few windows and a plain 'shed' type design). It demonstrates an obvious security-controlled entry and the use of basic landscaping to screen the building's length.



This development locates showroom and office space to the front of the site and provides a dedicated pathway to the front entrance from the street. Rear warehousing activities are effectively screened by a security roller door and on-site landscaping.

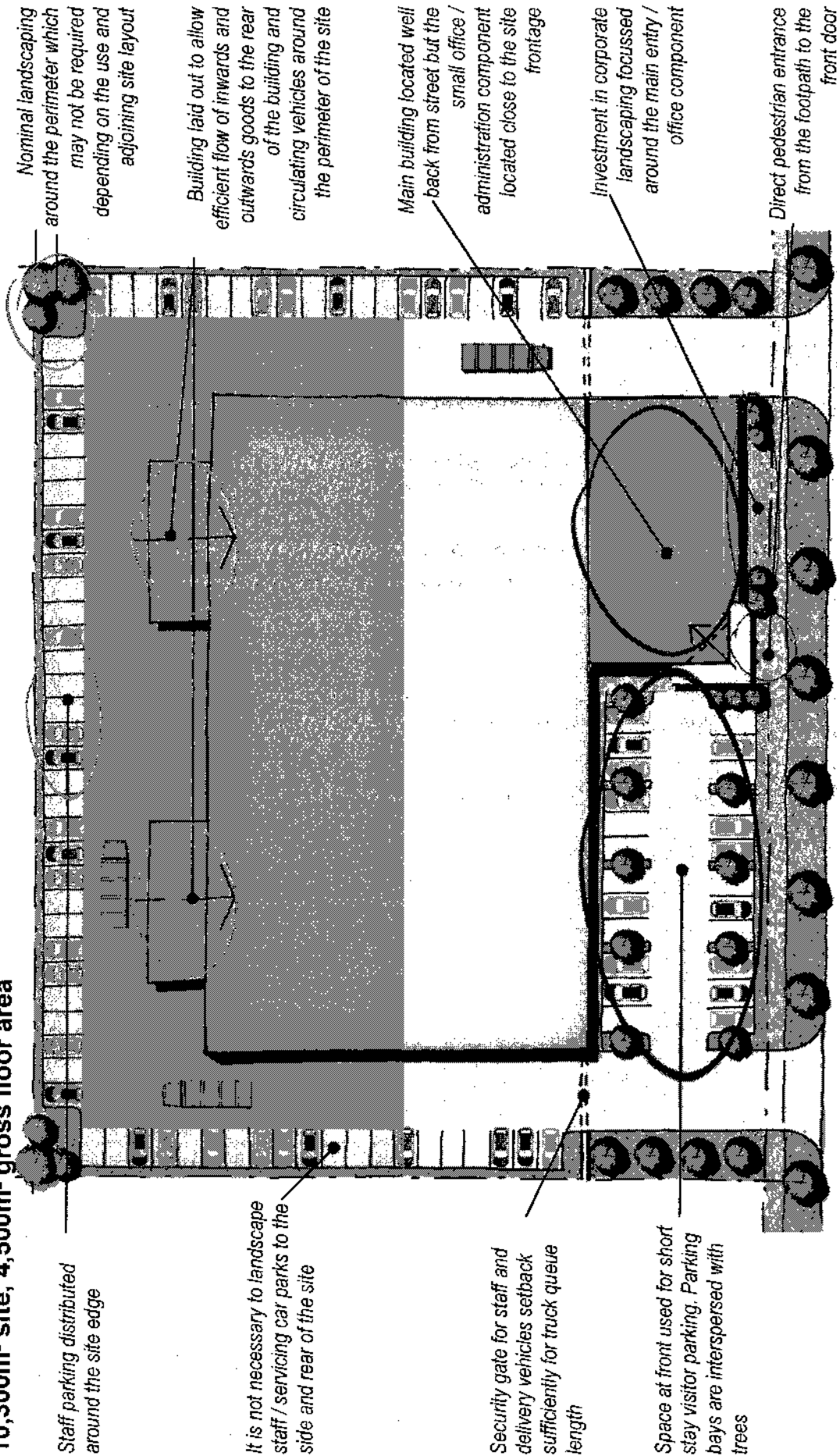
source: www.northbridgeproperties.co.nz

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CASE STUDY 2

This refers to manufacturing and production operations that are smaller are generally less noisy, dirty, or noxious than general industries. Site sizes typically range between 1,000m² - 5,000m² generally averaging around 2,000m². Some premier local industries may require sites up to 1ha.

10,300m² site, 4,500m² gross floor area



Staff parking distributed around the site edge

It is not necessary to landscape staff / servicing car parks to the side and rear of the site

Security gate for staff and delivery vehicles setback sufficiently for truck queue length

Space at front used for short stay visitor parking. Parking bays are interspersed with trees

Nominal landscaping around the perimeter which may not be required depending on the use and adjoining site layout

Building laid out to allow efficient flow of inwards and outwards goods to the rear of the building and circulating vehicles around the perimeter of the site

Main building located well back from street but the small office / administration component located close to the site frontage

Investment in corporate landscaping focussed around the main entry / office component

Direct pedestrian entrance from the footpath to the front door



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