

Option	Club's view	Benefits	Risks
<p>1. Standard wording</p> <p>The Tenant shall arrange for the Tenant's Architect and Engineer to, with due diligence and in accordance with and based upon the Preliminary Design Plans complete and produce the Construction Design and Final Plans:</p> <p>(a) in accordance with sound and accepted architectural and engineering principles;</p> <p>(b) in accordance with the content, quality and intent of the approved Design Package;</p> <p>The Construction Design and the Final Plans shall each be submitted to the Landlord for approval prior to commencement of the Tenant's Works, such approval shall not be unreasonably or arbitrarily withheld provided the Construction Design and Final Plans reflect the content, quality and intent shown and described in the Preliminary Design Plans.</p> <p>Prior to seeking building consent, the parties shall jointly develop and agree on the Required External Works Plan for the Curtilage Licence area and any affected area around the Building in general accordance with "Draft Landscape Plan for Orewa Beach Reserve surrounding the Orewa Surf Lifesaving Club" dated 30 November 2015.</p>	<p>Prefers this wording.</p>	<ul style="list-style-type: none"> Public notification of the proposal would allow the local board to determine whether there is any public concern about the proposed building's visual appearance. 	<ul style="list-style-type: none"> Does not set clear expectations about the appearance of the western façade to ensure that the amenity and visual effects on the reserve are less than minor. Does not provide enough certainty that the proposal satisfies s.54 (2A) of the Reserves Act that the proposal will be in conformity with the ORMP. It would trigger public notification. Less likely to achieve a good outcome in terms of the final design of the building integrating well with the surrounding reserve. Relies on requirement in resource consent to 'soften' the appearance of the western façade, which is outside the local board's jurisdiction to influence.
<p>2. Design-led criteria</p> <p>The Parties acknowledge the Tenant has provided concept plans of the Building to the Landlord. The Landlord requires that the Tenant, and the Tenant agrees to prepare the Preliminary Design Plans to incorporate the following design and material requirements with a view to making the Western façade of the Building visually attractive, outward facing, and to integrate and relate with its site, resulting in a reduction of the visual dominance of the western façade of the Building by;</p> <p>i. Increased glazing along the ground and first floors of the western façade with a view to establishing focal points of interest connecting the externally placed viewer with the internal spaces,</p> <p>ii. Increased glazing and design prominence uplift of the north-western corner entrance to denote that it is the primary public entry to the upper level of the Building,</p> <p>iii. Increased glazing, specified material treatment, additional landscaping and a redesign of the exterior of the ground floor of the western façade</p> <p>iv. Specifying a detailed materials palette for the Building (in particular the upper storey of the western facade) that has a strong inter-relationship with the immediate building site, the surrounding coastal area, and open space reserve. The materials selected shall include local design references.</p> <p>The parties shall jointly develop and agree on the Required External Works Plan for the Curtilage Licence area and any affected area around the Building as set out in clause 4.7 below, in general accordance with the "Draft Landscape Plan for Orewa Beach Reserve surrounding the Orewa Surf Lifesaving Club" dated 30 November 2015, prior to lodging a building consent for the Building.</p> <p>The Required External Works Plan must provide for:</p> <p>i. Landscaping along all building facades, including planting and material palettes.</p> <p>ii. A detailed and considered landscape design along the western façade, including planting and materials palette in order to fulfil the requirements of clause 4.1 (where applicable).</p> <p>iii. Pedestrian safety and circulation around and into the Building.</p> <p>iv. Vehicle movement and circulation around the Building, in particular loading bays for the upper level, Surf club access, and public parking.</p> <p>v. Passive surveillance and other "Crime Prevention Through Environmental Design" matters including lighting.</p> <p>vi. No waste management, storage, bins and recycling areas to be located external within the footprint of the Building</p>	<p>The Club states that the proposed wording changes the external design of the building which has been approved within the Resource Consent and that they would be unable to accept anything in the Agreement to Lease that overrides that consent.</p> <p>The Club also states that the external works (including the Draft Landscape Plan) have been set within the conditions of the Resource Consent approval.</p>	<ul style="list-style-type: none"> Sets clear expectations about changes that the club will be expected to be made to the western façade to ensure that the amenity and visual effects on the reserve are less than minor. Satisfies s.54 (2A) of the Reserves Act that the proposal will be in conformity with the ORMP and not require public notification. Will provide greatest certainty during the approval process for detailed design of the building that it will be acceptable to council. Supports intent and builds on conditions in resource consent rather than fundamentally requiring the resource consent to be varied at detailed design stage. Makes it explicit to the club what council staff would expect the Required External Works Plan to contain and aligns with the requirements for a Site Maintenance Plan in the resource consent. 	<ul style="list-style-type: none"> Duplication of approvals required between regulatory and landowner parts of council will require coordination of information between Community Facilities and Resource Consents departments (although each has separate responsibilities under the Reserves Act and RMA).

<p>3. Qualitative criteria</p> <p>The Parties acknowledge the Tenant has provided concept plans of the Building to the Landlord. The Landlord requires that the Tenant, and the Tenant agrees to prepare the Preliminary Design Plans to incorporate the design, colour and material requirements with a view to making the Western façade of the Building visually attractive, outward facing, and to integrate and relate with its site, resulting in a reduction of the visual dominance of the western façade of the Building. Significant structural changes to the Building are not required under this clause.</p> <p>Prior to seeking building consent, the parties shall jointly develop and agree on the Required External Works Plan for the Curtilage Licence area and any affected area around the Building in general accordance with “Draft Landscape Plan for Orewa Beach Reserve surrounding the Orewa Surf Lifesaving Club” dated 30 November 2015. The purpose of the External Works Plan is to integrate the form and operational aspects of the building with its coastal and open space reserve context, and for the landscaping to be integrated with the various functions of the building.</p>	<p>The Club's views on this option will be provided prior to the workshop with the local board on this report.</p>	<ul style="list-style-type: none"> • Provides a framework to ensure that the western façade has amenity and visual effects on the reserve that are less than minor. • Satisfies s.54(2A) of the Reserves Act that the proposal will be in conformity with the ORMP and not require public notification. • Will provide improved clarity during the approval process on what will be acceptable to council at detailed design stage for the building. • Supports intent and builds on conditions in resource consent rather than fundamentally requiring the resource consent to be varied at detailed design stage. • Provides the club with greater flexibility in how they refine the design of the western façade of the building. 	<ul style="list-style-type: none"> • Duplication of approvals required between regulatory and landowner parts of council will require coordination of information between Community Facilities and Resource Consents departments (although each has separate responsibilities under the Reserves Act and RMA). • Could still be some subjectivity in whether changes to the design of the building at detailed design stage go far enough in terms of meeting the requirements of the ORMP.
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Note: Approved resource consent conditions relating to building and design

Prior to lodging any building consent application, the consent holder shall a materials and colour schedule for the approval of the Team Leader Resource Consents. This shall include details of any specific surface treatment (including any cultural references) to be applied to the western façade in order to soften its appearance.

Natural materials that reflect the local environment shall be used where possible and colours shall have a reflectivity value of less than 35%. Glazing shall be non-reflective.

Prior to lodging any building consent application to Council, the consent holder shall submit a Site Management Plan for the approval of the Team Leader Resource Consents. The site management plan shall specifically address the following:

- a. Pedestrian circulation around the exterior of the building and means of separation from key vehicle manoeuvring areas.
- b. Frequency of service and delivery vehicles, and the location of associated loading and unloading areas.
- c. The manoeuvring of boat trailers and other surf club related vehicles and equipment within the carparking area to the south of the building.
- d. Location of refuse collection areas and any means of screening such areas from public view.
- e. Maintenance of landscaping surrounding the building.
- f. The location and luminance of external lighting on the building