

Appendix C: Landscape and Visual Evidence - Graphic Attachments

Jeremy Everett Head for Wellington City Council

Proposed Sludge Minimisation Facility - Moa Point

18 November 2022



License reference to site from inspection of Stuart Cliff Park and Moa Point Road, Wellington, New Zealand, 19 January 2022.
f - 50 mm wide individual images stitched together using Adobe Photoshop



WELLINGTON WATER PUMP STATION, BORE DRAIN AND GUTTER PROPOSED TO BE INCORPORATED INTO DISPOSAL PIPES AT RIGHT, LINK WITH UPPER WINTAR TREATMENT PLANT.



UPPER WINTAR TREATMENT PLANT ON RIDGE, AGS BUILDING RECONSTRUCTION SITE, CYCLOTRON BUILDING AT FAR RIGHT (OUTSIDE SITE)



AGS AUTOMOTIVE BUILDING - PROPOSED TO BE RELOCATED OFF SITE ON SMALL LAND



CYCLOTRON BUILDING AT CENTRE (OUTSIDE SITE), ONE, WAREHOUSE (AND PHASOR) AT RIGHT.



WINDLIFT TO BE REMOVED BY WALL

ONE WAREHOUSE OPPOSITE SITE, STRAIGHT DUFF DRIVE IN FOREGROUND

ATTACHMENT 1 SLUDGE MINIMISATION FACILITY - MOA POINT THE SITE

PHOTOGRAPHS TAKEN BY J. HEDDLE - 10mm WITH IMAGE AT LEFT BASED ON 13 AUGUST 2017, STRUCKED TOGETHER UPON LOOKING PHOTOGRAPH IMAGE AT RIGHT TAKEN ON 19 JANUARY 2017

NOVEMBER 2017



ARTISTS IMPRESSION OF BUILDING FROM CORNER OF MOA POINT ROAD AND STEWART DRIVE

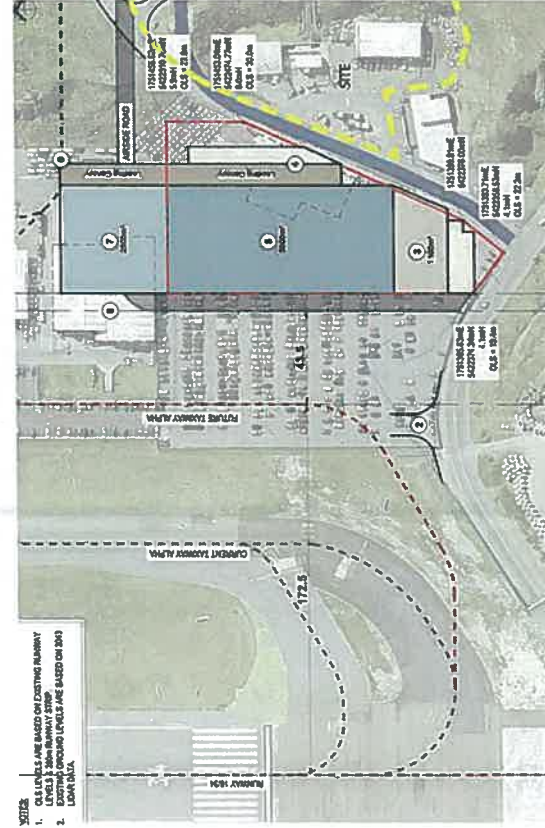


ARTISTS IMPRESSION OF BUILDING LOOKING DOWN FROM MOA POINT ROAD



ARTISTS IMPRESSION OF BUILDING LOOKING NORTH FROM STEWART DRIVE

- NOTES**
1. O/L LEVELS ARE BASED ON EXISTING MAINWAY
 2. LEVELS 2. 3.0m MAINWAY STRIP
 3. LEVELS 1. 2.0m MAINWAY STRIP
 4. LEVELS 0. 1.0m MAINWAY STRIP



To allow for operators to be moved it is proposed that the building be constructed in stages. The site to be cleared for each upcoming stage. Starting with relocating the rental cars and creating a new freight drive entrance before building the first stage of the building. The second stage would be the demolition of the current facility to make way for the second stage of the building. Once that stage is built and Air New Zealand has moved the final temporary stage would be added to the North end.

1. New height drive entry
2. New long term expanding entrance
3. New DHL building & yard
4. Demolish existing DHL building
5. New Logistics Centre (stage 1)
6. Demolish existing Avoca building
7. New Logistics Centre (stage 2)

The building is proposed to have a simple gable form to ensure maximum efficiency structurally and from a cladding as space point of view.

The eastern slope through loading space and administration area are proposed to be enclosed with this form to maximise efficiency.

The height of the building is proposed to be 5.5m to the base of the portal frames as operators indicated that they would not utilise greater height.



**ATTACHMENT 1a SLUDGE MINIMISATION FACILITY - MOA POINT
PROPOSED REGIONAL FREIGHT HUB BUILDING (WIAL)**

NOVEMBER 2022 CONCEPT BY DESIGN GROUP CONSULTANTS LIMITED - MATERIAL PROVIDED BY PPS RECLAMATION OFFICE 4 APRIL 2022



KEY

- PROPOSED VIEWPOINT LOCATIONS
- STUDY AREA FROM DESKTOP

**ATTACHMENT 2 SLUDGE MINIMISATION FACILITY - MOA POINT
LANDSCAPE CONTEXT & STUDY AREA & VIEWPOINT LOCATIONS 1**

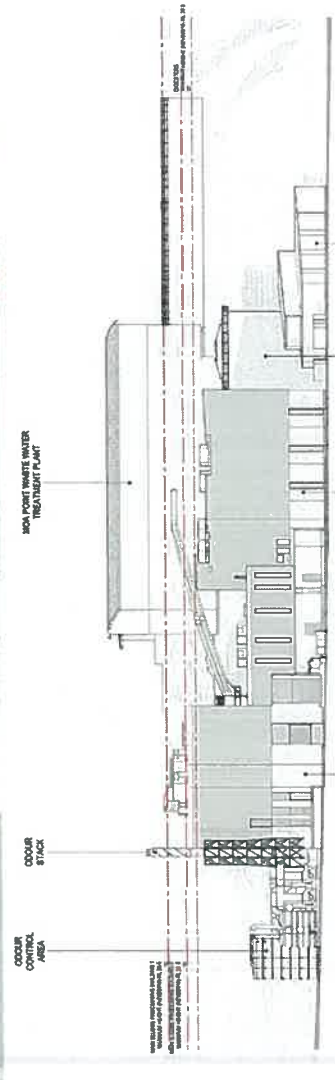
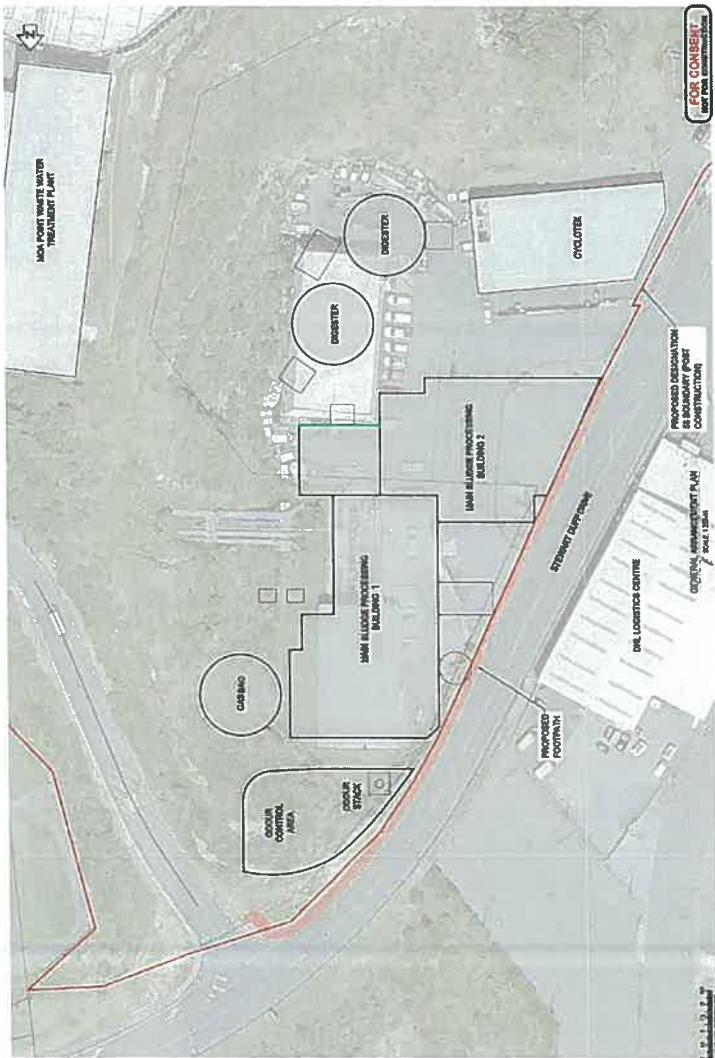
PREPARED BY / HEAD: HTS NOVEMBER 2022. BASE AERIAL IMAGERY FROM WELLINGTON REGIONAL COUNCIL MAPPIX



MOA POINT BEACH AND SANDS COMMUNITY ON EASTERN SIDE OF MOA POINT THE SITE IS ON THE FAR SIDE OF THE POINT, NOT VISIBLE FROM THESE PHOTOGRAMES. PHOTOGRAMES TAKEN BY JACQUES 12 AUGUST 2011 - 50 mm.



**ATTACHMENT 3 SLUDGE MINIMISATION FACILITY - MOA POINT
RECEIVING ENVIRONMENT & VIEWPOINT LOCATIONS 2**
PREPARED BY: L.H.G.O. SCALE 1:12,000 @ A3 NOVEMBER 2012 BASE AERIAL IMAGERY FROM AERIAL PHOTOGRAMMETRY REGIONAL COUNCIL MAPPIING



ATTACHMENT 4 SLUDGE MINIMISATION FACILITY - MOA POINT
PROPOSAL

NOVEMBER 2022 PLAN PROVIDED BY BECA



Wellington 2040 Masterplan

ATTACHMENT 5 SLUDGE MINIMISATION FACILITY - MOA POINT
2040 MASTERPLAN WELLINGTON INTERNATIONAL AIRPORT

PTS - PLANING AND TRAFFIC MANAGEMENT OF THE AIRPORT



VIEWPOINT 1: LOOKING SOUTHWARDS TO SEE FROM TRUNK ROAD, MOA POINT



VIEWPOINT 2: LOOKING WESTWARDS FROM TRUKAMA STREET, STANBOROUGH SITE AND PROPOSAL NOT YET BUILT END TO BOTTLEBROOK BRIDGE.

**ATTACHMENT 6 SLUDGE MINIMISATION FACILITY - MOA POINT
PHOTOGRAPHIC VIEWPOINTS**

NOVEMBER 2022 PHOTOGRAPHS TAKEN BY T. HEALD, 19 JANUARY 2022. 1 - 50 mm lens. INDIVIDUAL IMAGES STITCHED TOGETHER USING Adobe PHOTOSHOP



VIEWPOINT 3 LOOKING WESTWARDS FROM PUBLIC WALKWAY ABOVE THOUSANDS RESERVE, SPYHOLE, SITE AND PROPOSAL NOT VISIBLE DUE TO DISTORTING MIRROR.



VIEWPOINT 4 LOOKING NORTH WEST FROM PUBLIC WALKWAY, NOT ACCESSED VIA PUBLIC TRACKS ON MOA POINT.

**ATTACHMENT 7 SLUDGE MINIMISATION FACILITY - MOA POINT
PHOTOGRAPHIC VIEWPOINTS**

NOVEMBER 2022 UPRTE IMAGE CAPTURED BY JANUARY 2023, LOWER IMAGE, IMAGE 12 AUGUST 2017 BY J. HEBB / 10:00 AM WITH INDIVIDUAL IMAGES STITCHED TOGETHER USING Adobe PHOTOSHOP



VIEWPOINT 5 LOOKING EASTWARDS FROM MOA LAKE RESERVE ALONG WESTERN SHORELINE OF TULLI BAY



VIEWPOINT 6 LOOKING NORTHWEST FROM PUBLIC RESERVE AT WESTERN HEADLAND OF TULLI BAY

**ATTACHMENT 8 SLUDGE MINIMISATION FACILITY - MOA POINT
PHOTOGRAPHIC VIEWPOINTS**

NOVEMBER 2022 PHOTOGRAPHS TAKEN BY J. HAZEL 19 JANUARY 2022 4 - 20 mm WITH INDIVIDUAL IMAGES STITCHED TOGETHER USING ADOBE PHOTOSHOP



VIEWPOINT 7 LOOKING EAST FROM A VIEW ROAD ABOVE LEVEL, BUT TOWARDS SEASIDE, MOA POINT AND SITE.



VIEWPOINT 8 LOOKING EASTWARDS FROM PUBLIC RESERVE ALONG WESTERN SHORELINE OF WAIKAIAPAI BAY.

**ATTACHMENT 9 SLUDGE MINIMISATION FACILITY – MOA POINT
PHOTOGRAPHIC VIEWPOINTS**

NOVEMBER 2022 PHOTOGRAPHY WAS NET / BEATS, 17 AUGUST 2017, 1: - 59 mm WITH INDIVIDUAL IMAGES STITCHED TOGETHER USING ADOBE PHOTOSHOP



VIEWPOINT IS LOCATED SOUTHWEST FROM BEACH AT TULLY BAY WALKS EAST CELESTIAL PURCHASE ACCESS TULLY BAY TO AIRSIDE MOA POINT AND SITE.



VIEWPOINT IS LOCATED SOUTHWEST FROM BEACH AT TULLY BAY WALKS AIRSIDE AIRPORT AIRSIDE TO MOA POINT AND SITE.

**ATTACHMENT 10 SLUDGE MINIMISATION FACILITY - MOA POINT
PHOTOGRAPHIC VIEWPOINTS**

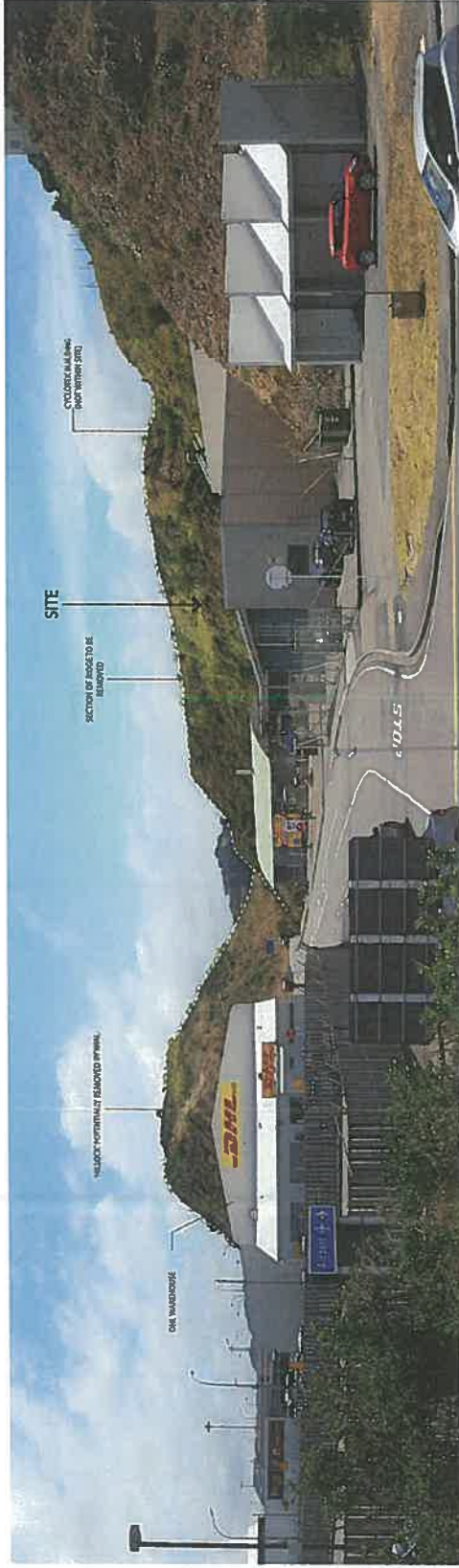
NOVEMBER 2021 PHOTOGRAPHS SUBMITTED: HEAD, 15 JANUARY 2022. 1 - 50 METER WITH INDIVIDUAL IMAGES TITLED TOGETHER UNDER PHOTOGRAPH



VIEWPOINT 11 LOOKING SOUTH FROM PUBLIC VIEWING LOUNGE IN AIRPORT TERMINAL, TOWARDS HELICOPTER CONCRETE LSL.

**ATTACHMENT 11 SLUDGE MINIMISATION FACILITY – MOA POINT
PHOTOGRAPHIC VIEWPOINTS**

NOVEMBER 2022 PHOTOGRAPHY TAKEN BY J. HEAL, 13 AUGUST 2021 (c. 50 min)



VIEWPOINT 12 LOCATED NORTHWARDS FROM AJONE SIDA POINT ROAD TOWARDS THE SITE



VIEWPOINT 13 LOCATED WEST FROM PUBLIC TRACK ABOVE WERRY DOWN TOWARDS THE SITE

ATTACHMENT 12 SLUDGE MINIMISATION FACILITY - MOA POINT PHOTOGRAPHIC VIEWPOINTS

NOVEMBER 2022 UPPER IMAGE TAKEN 19 JANUARY 2012 LOWER IMAGE 12 AUGUST 2011 BY J. HEALD 1 - 50 mm WITH INDIVIDUAL IMAGES STITCHED TOGETHER USING AJONE PHOTOHOP



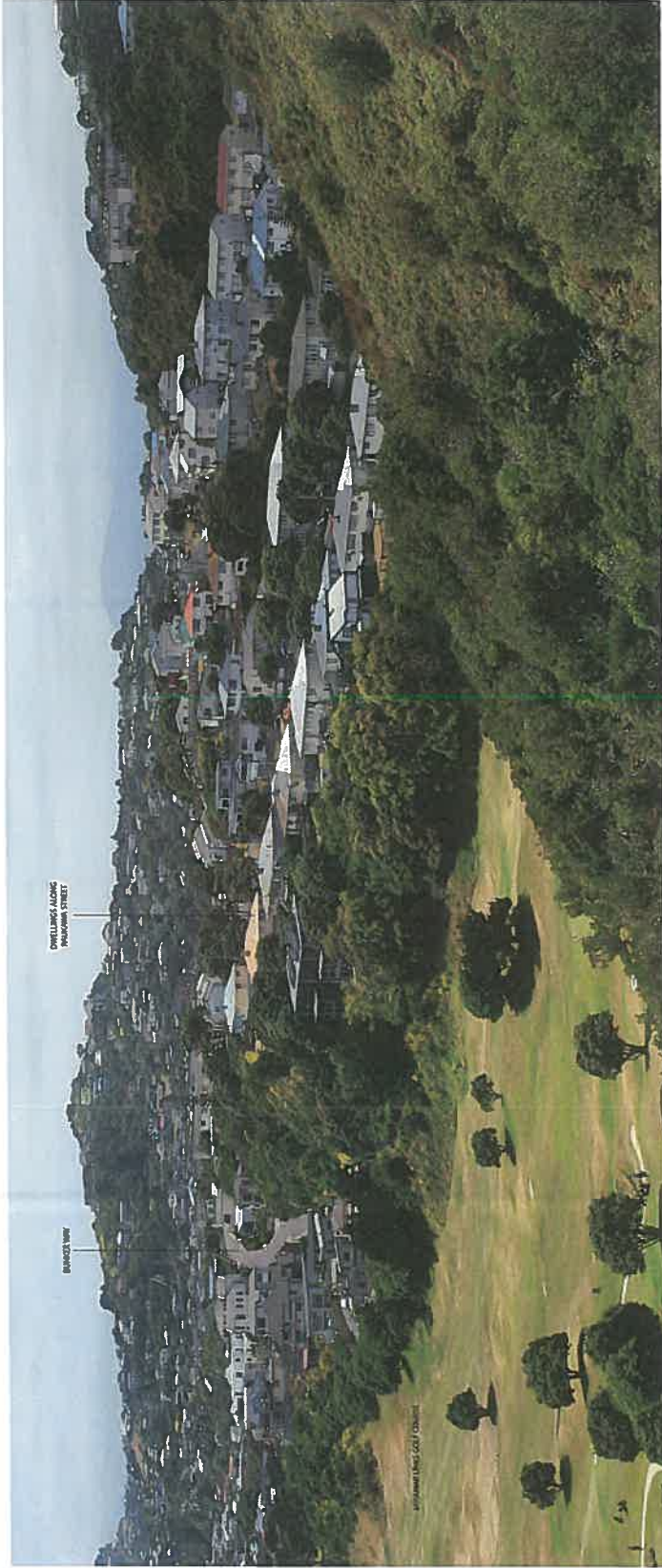
VIEWPOINT 11 LOOKING SOUTH FROM STEWART DUFF DRIVE.



VIEWPOINT 12 LOOKING SOUTH FROM BARNES WAY

**ATTACHMENT 13 SLUDGE MINIMISATION FACILITY - MOA POINT
PHOTOGRAPHIC VIEWPOINTS**

NOVEMBER 2022 UPPH1 IMAGE TAKEN 17 AUGUST 2021, LOWER IMAGE 19 JANUARY 2022 BY J. HIGGINS 11-58 mm WITH INDIVIDUAL IMAGES STITCHED TOGETHER USING Adobe PHOTOSHOP



LOOKING NORTH FROM PUBLIC TRAIL ABOVE WETP TOWARDS RE DEVELOPMENT AT BRIDGEVIEW

ATTACHMENT 14 SLUDGE MINIMISATION FACILITY - MOA POINT

PHOTOGRAPHIC VIEWPOINTS

NOVEMBER 2022 PHOTOGRAPHS TAKEN BY / HEAD OF JANUARY 2022 - 50 mm WITH INDIVIDUAL IMAGES STITCHED TOGETHER USING Adobe PHOTOSHOP



FROM VIEWPOINT 1, PROPOSAL AND NEW REGIONAL FREIGHT HUB BUILDING (PHASE 1) IN PLACE



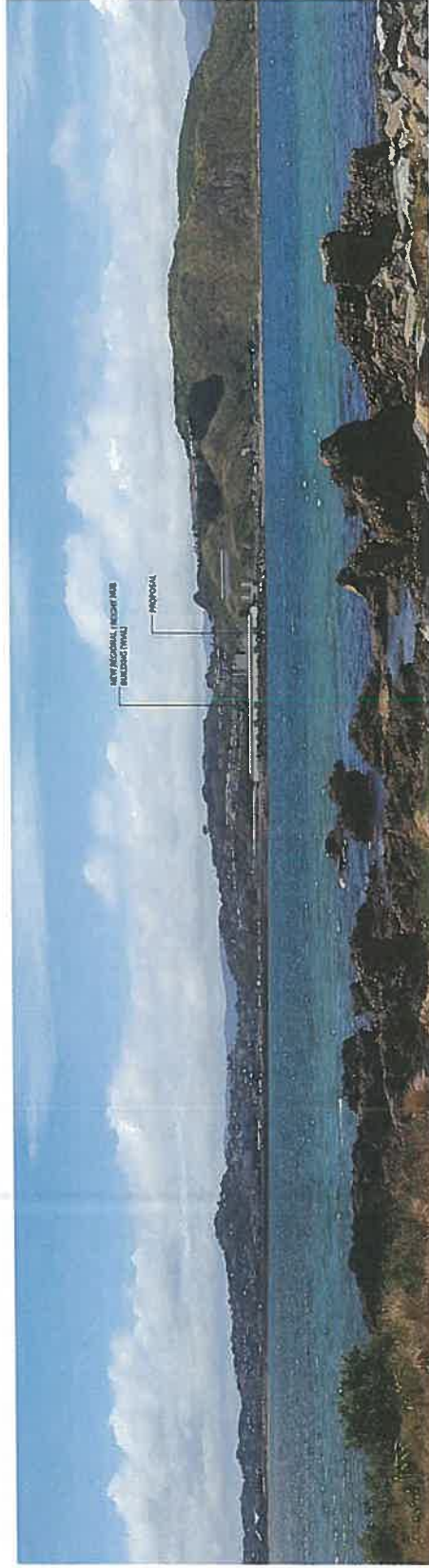
FROM VIEWPOINT 1, PROPOSAL AND NEW REGIONAL FREIGHT HUB BUILDING (PHASE 1) AND HELIXES REMOVED

**ATTACHMENT 15 SLUDGE MINIMISATION FACILITY - MOA POINT
VISUALISATIONS OF PROPOSAL**

PHOTOGRAPH TAKEN BY S. READ, 19 JANUARY 2021. © 50mm VIEW. INDIVIDUAL IMAGES STITCHED TOGETHER USING Adobe PHOTOSHOP
MARCH 2022



FROM VIEWPOINT 5: PROPOSAL AND NEW REGIONAL FREIGHT HUB BUILDING (PHASE 1) IN PLACE



FROM VIEWPOINT 5: PROPOSAL AND NEW REGIONAL FREIGHT HUB BUILDING (PHASE 2) IN PLACE AND HELICOPTER PAD

**ATTACHMENT 16 SLUDGE MINIMISATION FACILITY - MOA POINT
VISUALISATIONS OF PROPOSAL**

NOVEMBER 2023 PHOTOGRAPHY STUDY BY J. HENAO, 19 JANUARY 2023 1 - 29 NOVEMBER. INDIVIDUAL IMAGES STITCHED TOGETHER USING ADOBE PHOTOSHOP



FROM VIEWPOINT 7 (PROPOSED) AND NEW REGIONAL TREATMENT PLANT BUILDINGS REMOVED IN PLACE



FROM VIEWPOINT 7 (PROPOSED) AND NEW REGIONAL TREATMENT PLANT BUILDINGS REMOVED IN PLACE AND HALOOSI REMOVED

**ATTACHMENT 17 SLUDGE MINIMISATION FACILITY - MOA POINT
VISUALISATIONS OF PROPOSAL**

NOVEMBER 2022 PHOTOGRAPH TAKEN BY J. HEAR, 17 AUGUST 2021. 1 - 28 AND WITH INDIVIDUAL IMAGES FITTED TOGETHER USING Adobe PHOTOSHOP



FROM VIEWPOINT 9, PROPOSAL AND NEW REGIONAL FREIGHT RAMP BUILDINGS TITLED IN PLACE



FROM VIEWPOINT 9, PROPOSAL AND NEW REGIONAL FREIGHT RAMP BUILDINGS TITLED IN PLACE AND HELICOPTER

**ATTACHMENT 18 SLUDGE MINIMISATION FACILITY - MOA POINT
VISUALISATIONS OF PROPOSAL**

NOVEMBER 2023 PHOTOGRAPHY TAKE 0017, 0024, 15 JANUARY 2023 (1 - 19 mm WITH) INDIVIDUAL IMAGES STITCHED TOGETHER USING Adobe PHOTOSHOP



FROM VIEWPOINT 11: PROPOSAL AND NEW REGIONAL FREIGHT HUB BUILDING (RHUB) IN PLACE AND ALLOTTED REMOVED



FROM VIEWPOINT 11: PROPOSAL AND NEW REGIONAL FREIGHT HUB BUILDING (RHUB) IN PLACE

**ATTACHMENT 19 SLUDGE MINIMISATION FACILITY - MOA POINT
VISUALISATIONS OF PROPOSAL**

NOVEMBER 2022 PHOTOGRAPHY IMAGE BY J. NEAL, 12 AUGUST 2021 1:59 pm



FROM VIEWPOINT 13A: PROPOSAL AND NEW REGIONAL FREIGHT HUB BUILDINGS (PHASE 1-4)



FROM VIEWPOINT 13B: PROPOSAL AND NEW REGIONAL FREIGHT HUB BUILDINGS (PHASE 1-4) AND HELICOPTER PAD

**ATTACHMENT 20 SLUDGE MINIMISATION FACILITY - MOA POINT
VISUALISATIONS OF PROPOSAL**

NOVEMBER 2022 PHOTOGRAPHY TAKEN BY J. HUGHES, 17 AUGUST 2021. © 19 2022 WITH INDIVIDUAL IMAGES STITCHED TOGETHER USING ADOBE PHOTOSHOP



FROM VIEWPOINT 1: PROPOSAL AND NEW REGIONAL RESIDENT HOME BUILDING TOWN INFRASTRUCTURE



FROM VIEWPOINT 1: PROPOSAL AND NEW REGIONAL RESIDENT HOME BUILDING TOWN INFRASTRUCTURE AND HILLTOPS

**ATTACHMENT 21 SLUDGE MINIMISATION FACILITY - MOA POINT
VISUALISATIONS OF PROPOSAL**

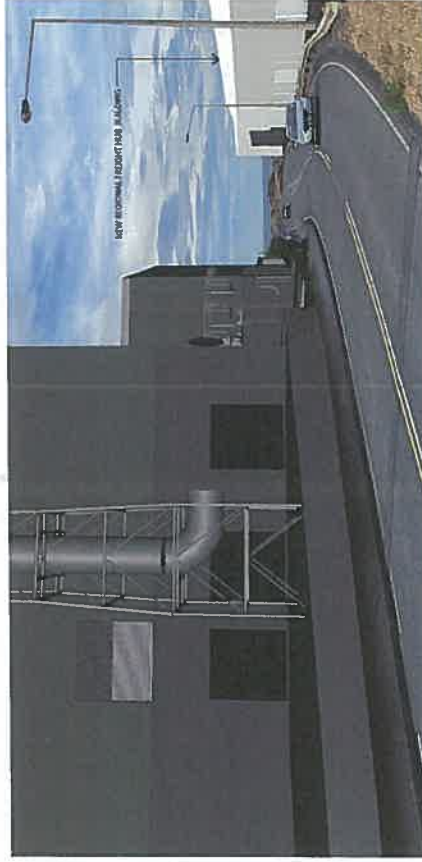
NOVEMBER 2022 PHOTOGRAPHY TAKEN BY J. HEALD, 19 JANUARY 2022, 7 - 59 AM WITH PROPOSAL IMAGES ETCHED TO BE THE LUMP, ABOVE PHOTOGRAPHY



VIEWPOINT 18 LOOKING SOUTHWARDS DOWN STEWART DRIVE



VIEWPOINT 16 MODELLED BASED ON SAME PHOTOGRAPHIC VIEWPOINT LOCATION



VIEWPOINT 18 LOOKING SOUTHWARDS DOWN STEWART DRIVE WITH PROPOSAL AND NEW REGIONAL FREIGHT HUB BUILDING (WHICH IS IN PLACE)

**ATTACHMENT 22 SLUDGE MINIMISATION FACILITY - MOA POINT
VISUALISATIONS OF PROPOSAL**

NOVEMBER 2022 BASE IMAGE TAKEN 7 FEBRUARY BY R. DOWNING (ARCHITECT - BECA)