

Ambridge Rose

147-153 Edgewater Drive

Prepared for
Ambridge Rose

Document Revision

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Design workstage
Resource Consent

Document Control

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Project Overview



View from above adjacent Care building

Client brief

The client requested PT design two apartment blocks for a site adjacent to an existing Care facility. The ILUs are for retired residents with the ground floor offering amenity spaces. The intention is to keep the apartment floor plans as a simple repetitive layout for ease of construction. There is one carpark per apartment. A basement carpark to Building A will connect with the existing Care basement carpark.

Site

The site is essentially flat and sits at the edge of Pakuranga Creek to the south east. It provides a peaceful, pleasant outlook, particularly during the morning hours. The client owned 2-3 storey Care facility sits to the north east. Edgewater Drive, a suburban street, forms the north west boundary and suburban detached houses form the south west and partial south east boundaries.

Design Response

The two apartment buildings are located as far as is feasible from the houses to the south east and west to minimise their impact. We felt it was important to preserve the landscaped edge alongside the water and keep car parks within the footprints of the buildings as much as is feasible. A one way access road wraps around Building B also servicing Building A (both buildings have undercover car parks within their building footprint). The intention is to keep the impact of the motor car to a minimum.

Apartment outlook has been considered carefully, with only one apartment in Building B looking out onto Building A in its entirety. All other apartments have street or distant views with good sun orientation.

Ground floor amenity and entry are easily visible from the street and the intention is to activate this edge with outdoor seating for amenity lounge and dining.



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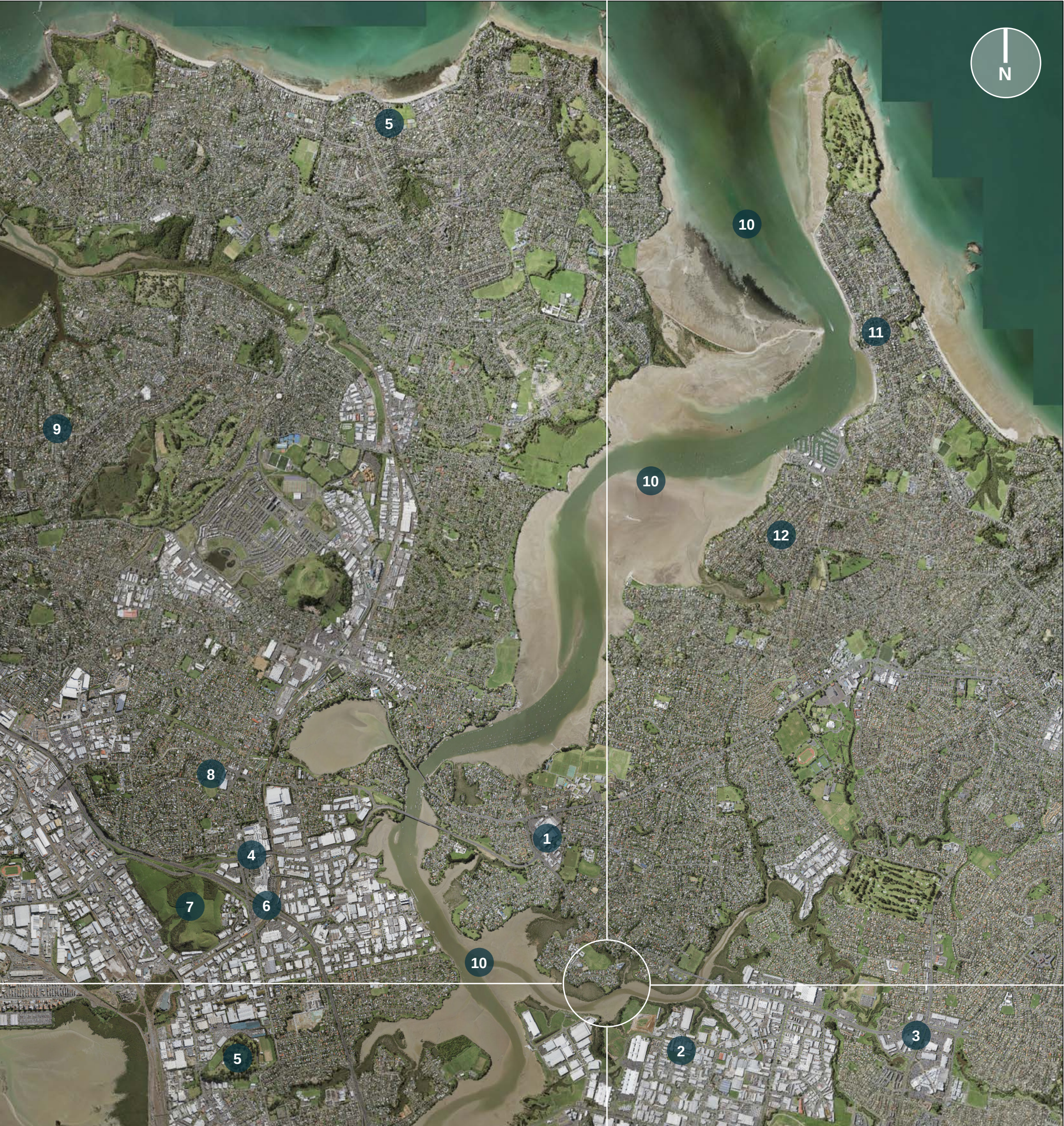
1 ngā rangahau

research

Wider Context

Our site sits on the shoreline of Pakuranga Creek which is an arm of the Tāmaki River. The Tāmaki River is an estuarial arm of the Hauraki Gulf. It extends for fifteen kilometres south from its mouth between the suburb of Saint Heliers and the long thin peninsula of Bucklands Beach and its end at Musick Point.

- 1 Pakuranga
- 2 Highbrook
- 3 Botany town centre
- 4 Sylvia Park
- 5 Ōtāhuhu / Mount Richmond
- 6 Motorway
- 7 Mutukaroa / Hamlins Hill Regional Park
- 8 Mt Wellington
- 9 Remuera
- 10 Tamaki River
- 11 Bucklands Beach
- 12 Half Moon Bay

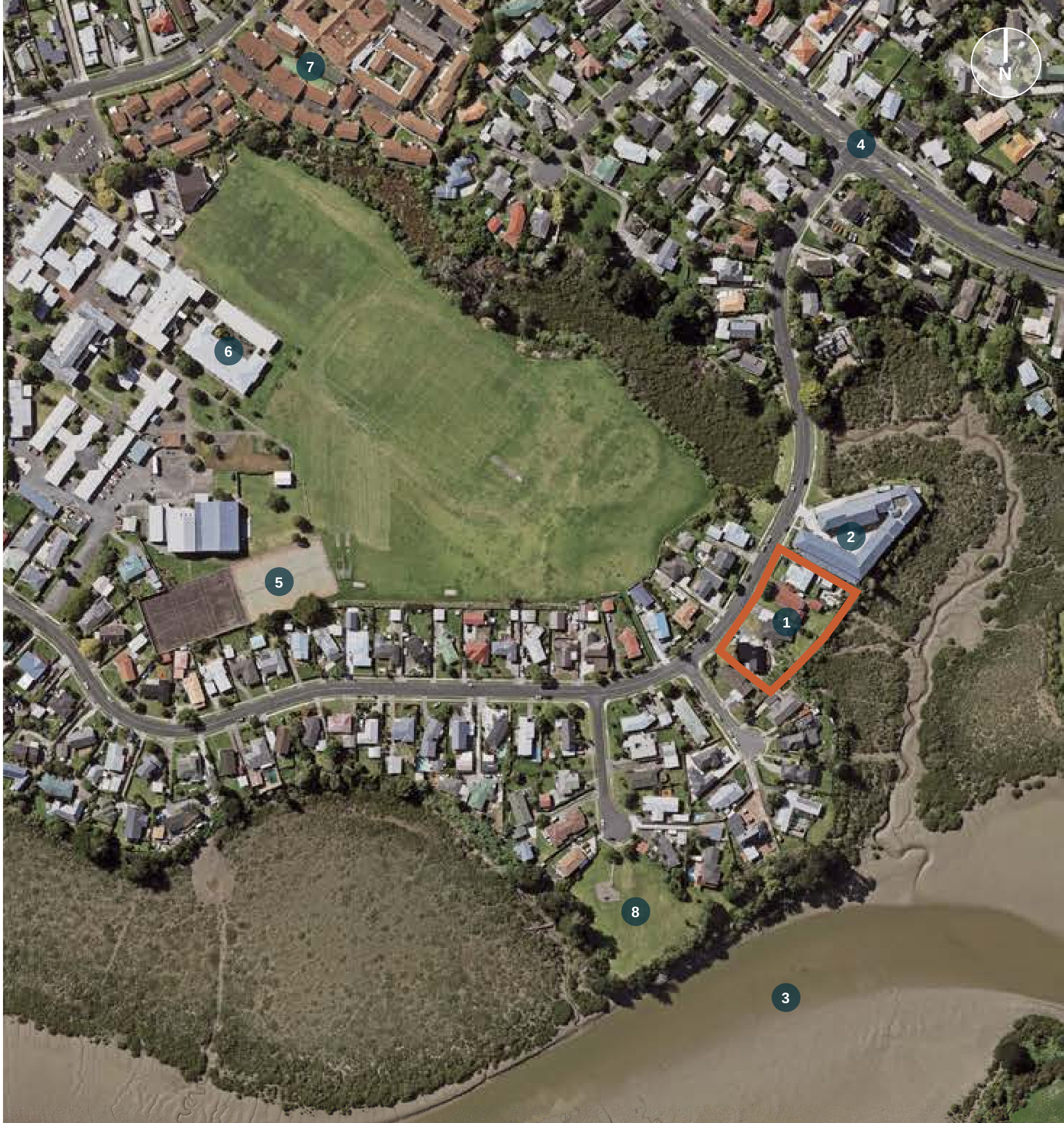


Local Plan

Address
147-153 Edgewater Drive, Pakuranga.

The Eastern busway is under construction. Once completed it will provide residents an excellent public transport link and cycling connection to Auckland City and the wider community.

- 1 Proposed Site
- 2 Ambridge Rose Care facility
- 3 Pakuranga Creek
- 4 Ti Rākau Drive (Eastern Busway)
- 5 Edgewater Tennis Court
- 6 Edgewater College
- 7 Metlifecare village
- 8 Raewyn Place Reserve



Environment

The site enjoys expansive views across Pakuranga Creek to the south east and open green space to the north west.



Streets & Connections

Address
147-153 Edgewater Drive, Pakuranga.

The Eastern busway is under construction. Once completed it will provide residents an excellent public transport link and cycling connection to Auckland City and the wider community.

Legend

- Main Roads
- Eastern busway under construction
- Eastern cycleway under construction
- Eastern busway completed
- Eastern cycleway completed
- Proposed eastern busway stations
- Existing bus stops
- Proposed site



Unitary Plan Maps

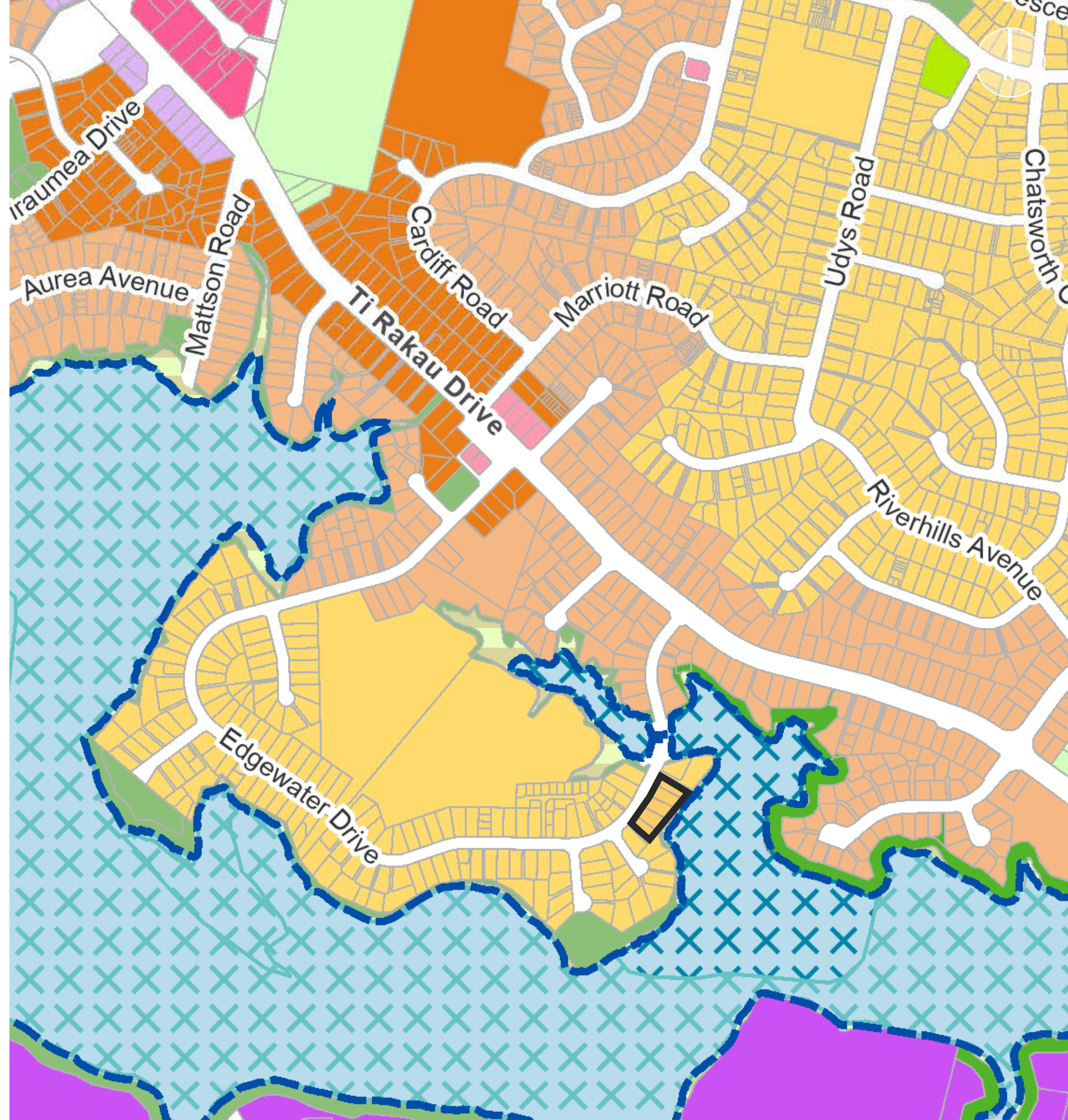
Unitary Plan
Extent includes the land described as Lot 140-143 DP 56698.

The building will be located at 147-153 Edgewater Drive, Pakuranga.
Legal Description:
Lot 140-143 DP 56698.

The site is in a Mixed Housing Suburban Zone, close to Mixed Housing Urban Zone.

Legend

-  147-153 Edgewater Drive, Pakuranga.
-  Residential - Housing Mixed Suburban Building Zone
-  Residential - Housing Mixed Urban Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Conservation Zone
-  Rural and Coastal Settlement Zone



History & Mana Whenua

Pakuranga is an eastern suburb of Auckland and covers a series of low ridges and previously swampy flats, now drained, that lie between the Pakuranga Creek and Tamaki River.

In the 19th century, inland Pakuranga was a peat wetland dominated by cabbage trees (tī kōuka).

The name Pakuranga is a contraction of Te Pakuranga-rāhīhī (The Battle of the Sun's Rays) a traditional Tāmaki Māori story. In Māori myth the supernatural Tūrehu people of the Waitākere and Hunua ranges used magic to turn warriors into stone using the sun's rays. The gods Mataaho and Ruāumoko after hearing of this battle, created the Auckland volcanic fields in their rage.

The Pakuranga area is part of the rohe of Ngāi Tai ki Tāmaki. Ngāi Tai created extensive cultivations along the eastern shores of the Tāmaki River and by 1820 when the first missionaries visited it was heavily populated.

The name Pakuranga was used by early European settlers from the 1840s to refer to the area between Tāmaki River and Tūranga Creek. The modern Pakuranga area was first formally defined in 1956, with the establishment of the Pakuranga County Town.

Pakuranga became more accessible after the opening of the Panmure Bridge, connecting Pakuranga to Panmure across the Tāmaki River in 1865.

By the later 19th century, Pakuranga developed into an area similar to the English countryside, dominated by poplar, oak and willow trees.

Dairy farms dominated the area in the early 20th century.

Farm land started to become subdivided for housing in the 1950s and the Pakuranga town centre was opened in 1965. The adjacent images show the growth of widespread suburbia throughout the 1960s. This growth continued through the 1970s and dominates the Pakuranga we see today.



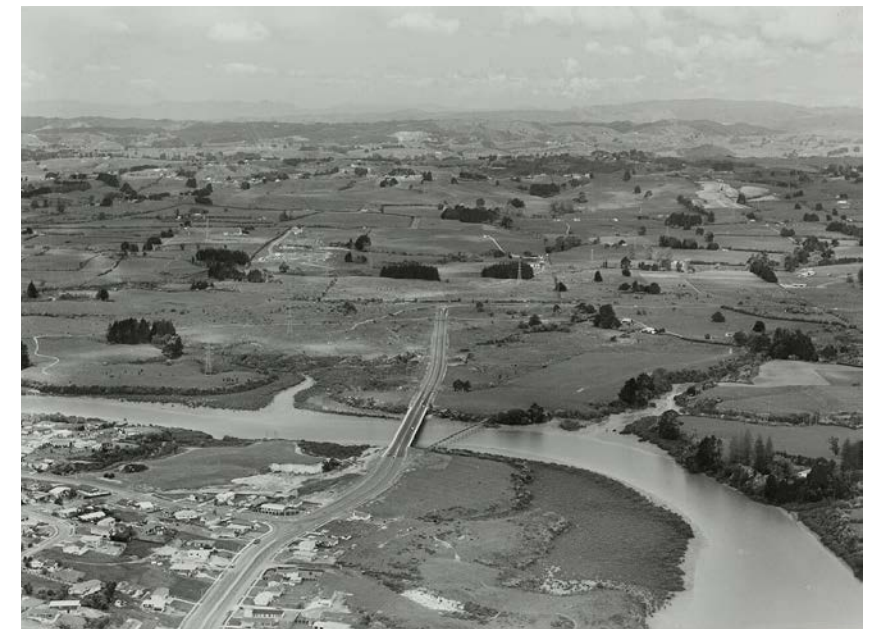
19th century watercolour by Albin Martin titled 'Pakuranga Ranges.'



Aerial view of Pakuranga 1969.



Aerial view of Pakuranga 1961.



Aerial view of Pakuranga 1973.

Site Photos



View from the rear of the site overlooking Pakuranga Creek and Tāmaki River. Highbrook Industrial estate is clearly visible beyond.



Looking down Edgewater Drive towards the site.



Numbers 147-151 Edgewater Drive (part of proposed site).



Looking up Edgewater Drive at interface with Susanne Place towards the site.

2 he rapunga hoahoa

design exploration

Sustainability Response

AMBRIDGE ROSE - 17/04/25

ENVIRONMENTALLY SUSTAINABLE DESIGN OPPORTUNITIES		PEDDLETHORP SUSTAINABLE PILLARS			DESIGN STAGES						
		PEOPLE	ENERGY	PLACE	CONCEPT DESIGN	PRELIMINARY DESIGN	DEVELOPED DESIGN	DETAILED DESIGN	POST-TENDER/ CONSTRUCTION	OPERATION	COMMENTS
Highlight opportunities in the phase to be implemented. The grey fields indicate that this opportunity should not be implemented in this phase (too early or too late).											
1 Site Program											
1.1	Optimization of program (reduce built mass and maximize use of space)	•		•							The brief is to achieve six storeys and planning / urban design advice is to adopt two separate buildings to reduce the visual impact of the scheme.
1.2	Density (promote dense bulk & location, minimize consumption of soil)	•		•							A basement caraprk is consuming soil, but with an essentially flat site, we are aiming to work with the existing ground levels.
1.3	Re-use (reduce on-site demolition, repurpose existing buildings, protect natural features)			•							Exisiting houses are being demolished. Part of the next design phase should be to see if any features can be reused / salvaged.
1.4	Futureproofing (allow future change of use, promote longevity of built mass)	•		•							The client wants to pursue an insitu concrete structure which is limiting building reuse options / flexible use.
2 Site Climate Design											
2.1	Outdoor spaces wind exposure	•		•							Prevailing winds north east in summer and autumn and south west year round, which should avoid the area between buildings becoming a wind tunnel.
2.2	Outdoor spaces solar exposure	•		•							Extensive solar studies have been completed. The outdoor space along the water's edge receives good morning sun.
2.3	Urban Heat Island Effect	•		•							Landscape design includes large trees to mitigate overheating in the summer months.
2.4	Evaporative cooling (e.g. through landscaping & water features)	•		•							
3 Site Movements & Amenities											
	Access to public transport	•		•							In close proximity the the Eastern busway and cycleway (under construction)>
	On-site movement network connectivity (promote highly connected network)	•		•							Connection to street and estuary between buildings.
	Pedestrian and bicycle friendly neighbourhood	•		•							Construction of Eastern cycleway creating excellent cycle and pedestrian connections.
	Electric and/or hydrogen vehicle charging points	•	•								EV charge points to be accommodated within scheme.
	Outdoor amenities & landscaping (wellness)	•		•							Area for BBQ / socialising and vegetable beds allowed for.
	Views / visual connection to the surrounding context (wellness)	•		•							Views / outlook and apt orientation have been considered and provide strong connections with the surrounding environment.
4 Site Water Management											
	Local Water Table protection (reduce flood damage risk, avoid groundwater contamination)			•							The overland flow path to Edgewater Drive is maintained.
	Off-site stormwater runoff minimization (e.g. pervious surface materials, retention ponds)			•							All to be considered during next phase of design.
	Rainwater collection and re-use			•							
	On-site greywater depuration and recycling			•							
	Landscaping water consumption			•							
5 Building Form											
	Natural illumination (interior daylight maximisation, glare reduction)	•	•								Good daylight is ensured to all apartments, but windows are not oversized to reduce overheating in the summer months.
	Envelope R-value in relation to geometry (window, wall, roof, ground surfaces ratio)	•	•								
	Envelope R-value in relation to detailing (insulation/windows placement, thermal bridging)		•								
	Natural Ventilation (spatial design for stack effect and/or cross ventilation)		•	•							Not considered.
	Passive solar heating (e.g. orientation to maximise exposure to useful solar radiation)		•	•							
	Passive mass cooling (e.g. building design allowing thermal mass to be used as heat sink)		•	•							
	Architectural façade feature shading		•	•							
	Double skin envelope		•	•							

Precedents

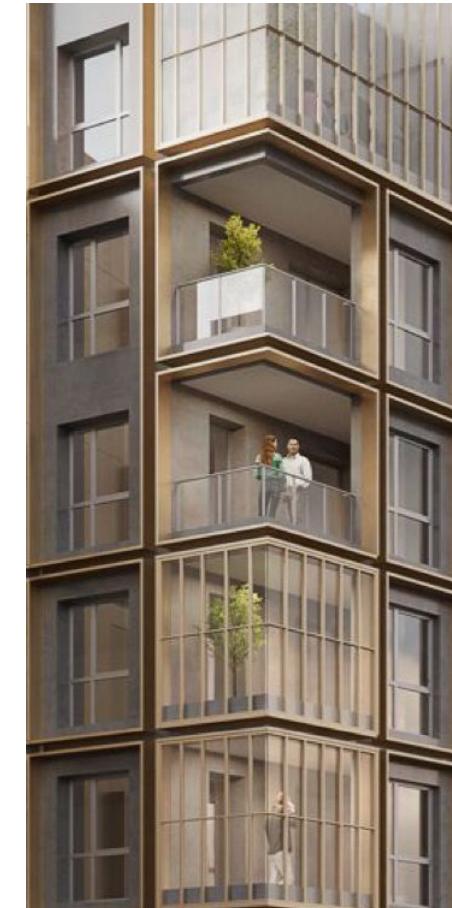
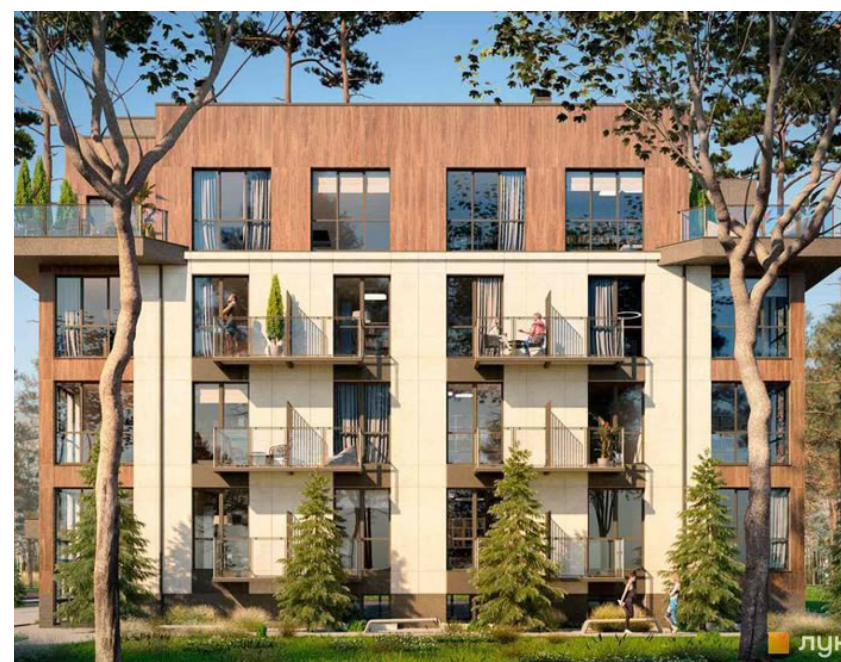


This was our initial precedent image to assist in our design development. There is a consistent horizontal line running around the facade at floor levels. The common larger voids (balconies / wintergardens) are stacked with smaller openings offset. This helps to reduce the visual height of the building. Although we are not able to adopt a timber clad facade we liked the warmth and human scale of this six storey facade.



Although taking a more formal approach, this building shows how effective using a contrasting cladding material to the upper floor can assist in reducing the scale of a building. Continuing locally to portions of the facade again helps to reduce the scale of the building.

See below for further example.



The corner wintergardens help reduce the visual mass of the buildings and offer flexibility to residents. They help activate the facade as residents open and close their screens to suit weather and



This useful precedent shows two similar adjacent buildings sharing key features we have adopted. A strong horizontal line at floor levels, corners given to balcony spaces, ground floor spaces activating street frontage and windows offset in places to draw the eye away from the vertical.

3 he wehenga whakaaro

design concept

Design Narrative

The site, although suburban has a strong connection to nature with it's proximity to Pakuranga Creek and broad outlook across the Tāmaki River.

This outlook and the impact of the sky (the surroundings are essentially flat emphasizing the horizon / sky) play an important part in this building's design. We want to work with this natural landscape rather than against it and believe a soft natural palette should be adopted.

The existing tones and patterns of suburbia should also be taken into account. As you walk around the neighbouring streets there is a haphazard material palette of timber (both painted and natural), brick and profiled metal. Fencing and vegetation dominate the streetscape with no distinguishable style. The aerial view enforces this inconsistency with roof tiles and profiled metal roofs in a variety of hues.

We want these buildings to belong to and respect the neighbourhood not fight against it.



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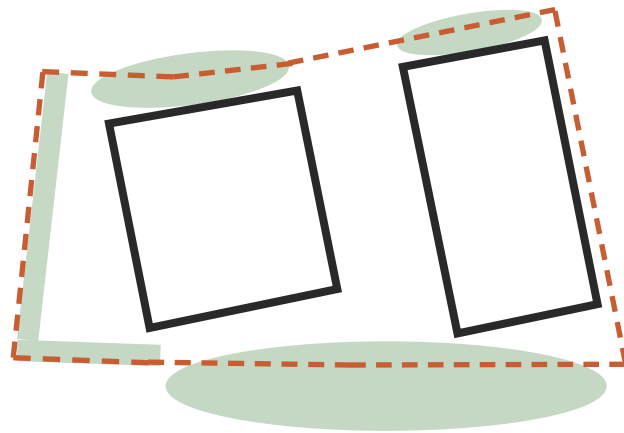


Section AA



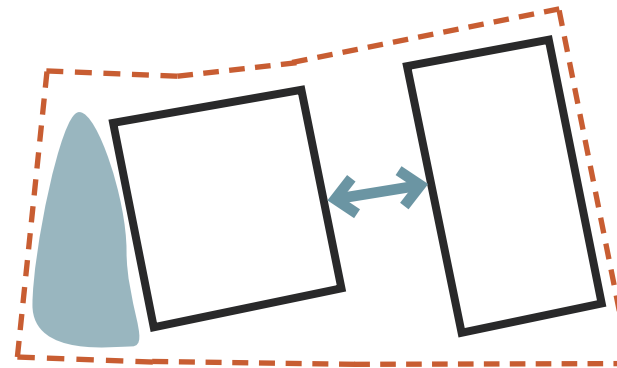
Section BB

Partis



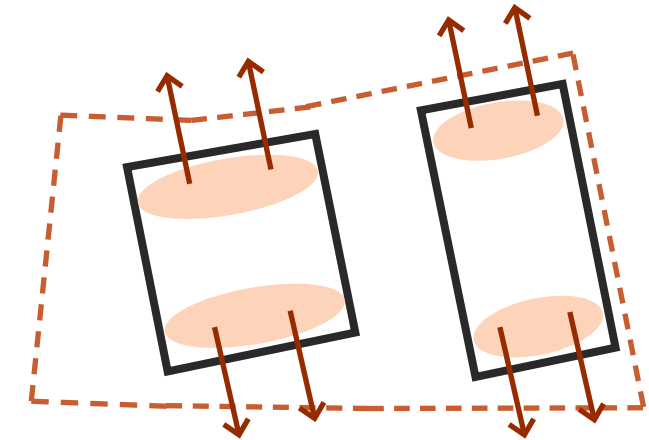
Landscape

Maintain a soft, landscaped edge to Pakuranga Creek. Improve street frontage with planting and activating with outdoor spaces. Landscaped edge borders neighbouring properties.



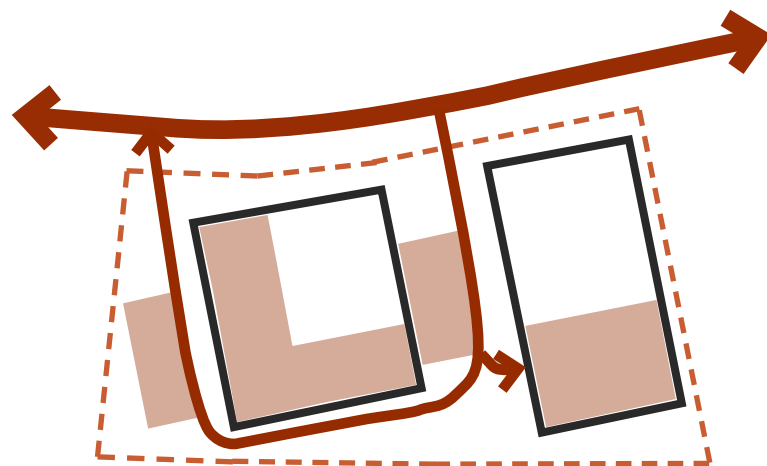
Building Placement

Building A sits parallel with adjacent boundary. Building B follows this alignment and is offset to the minimum distance to achieve compliant daylight to apartments. This allows a larger setback from adjacent boundary to be achieved.



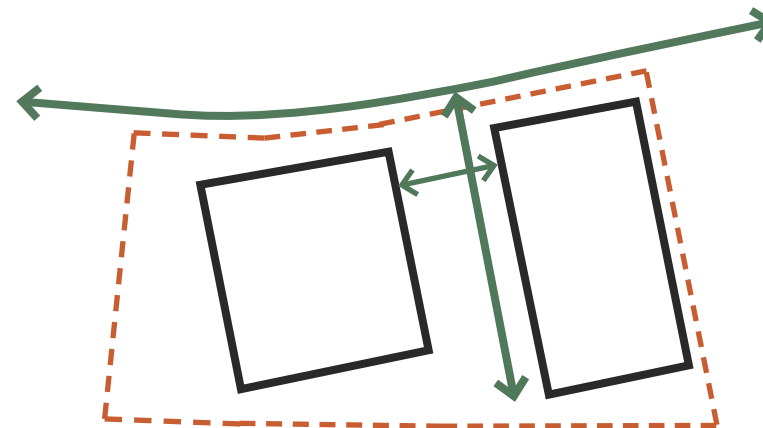
Building Outlook

Apartment layouts are organised so apartment living spaces have clear outlook in most cases and Building A does not overlook Building B.



Vehicle routes

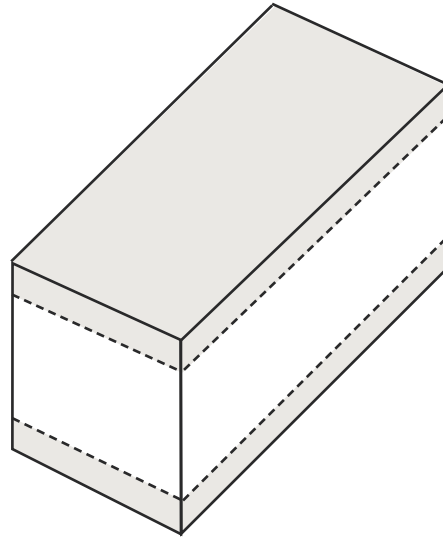
A one way driveway provides vehicle access around Building B. Ground floor car parking is accessed off this driveway.



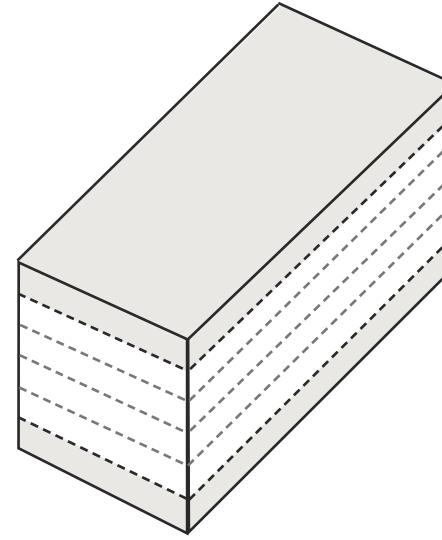
Pedestrian routes

The building entries are clearly accessed from the street with a direct route through to landscaped area along Pakuranga Creek.

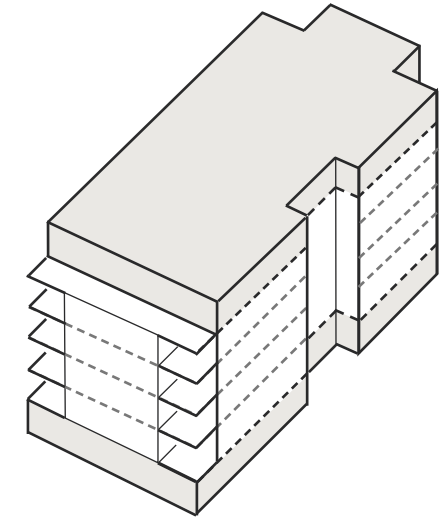
Building Articulation



1. The ground floor has a different building use to the rest of the building and the exterior will reflect this. The upper floor will have a different facade treatment.



2. The floor is emphasized in the facade design to draw the eye to the horizontal rather than the vertical.



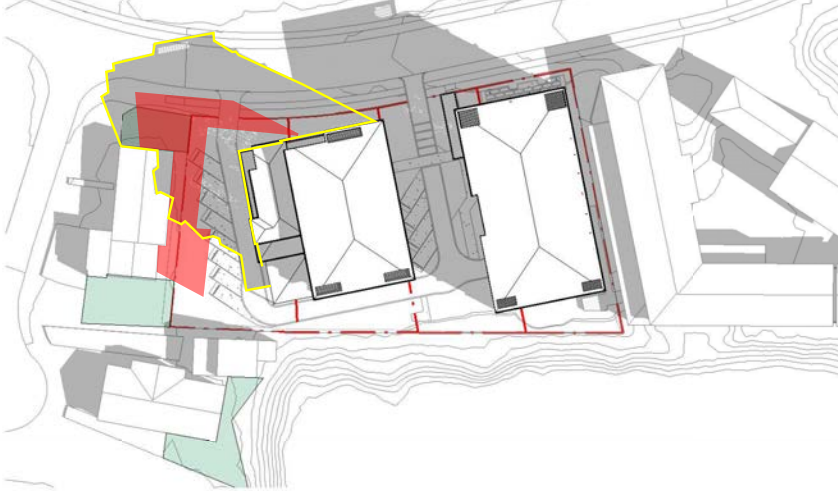
3. Balconies / wintergardens are located at building corners to reduce the visual mass of the buildings. The upper level steps back to the street facade and to the adjacent boundary for Building B.

Shading Studies 1 - anticipated building vs proposed design

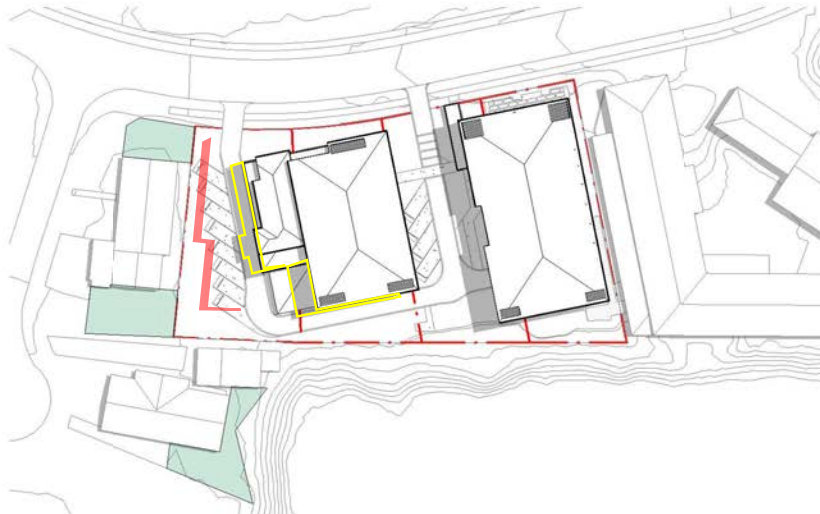
Summer Solstice + Autumn Equinox



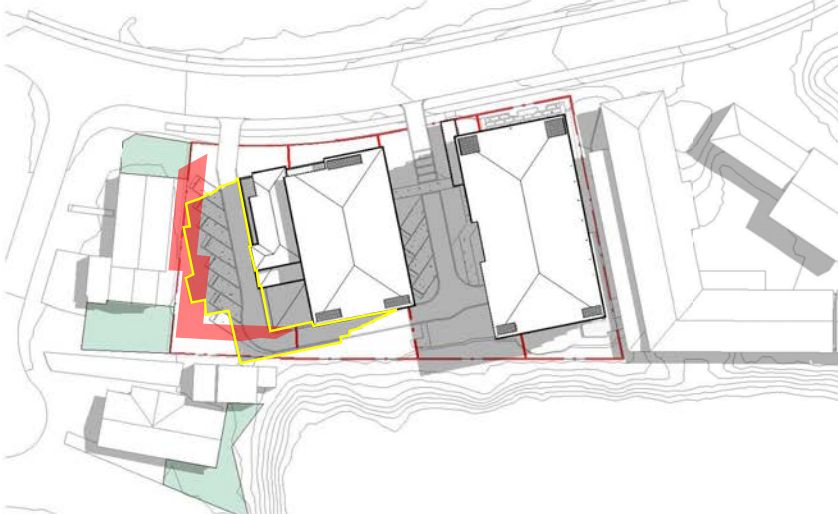
Summer Solstice 9am



Autumn Equinox 9am



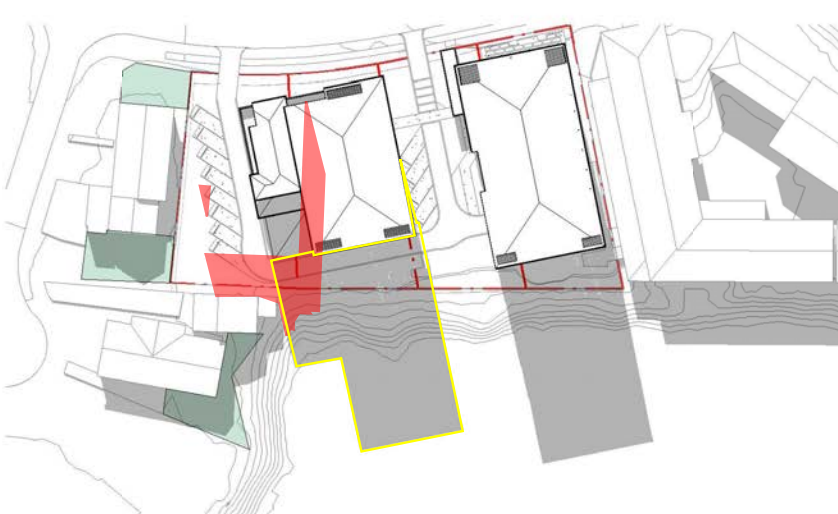
Summer Solstice 12pm



Autumn Equinox 12pm



Summer Solstice 4pm

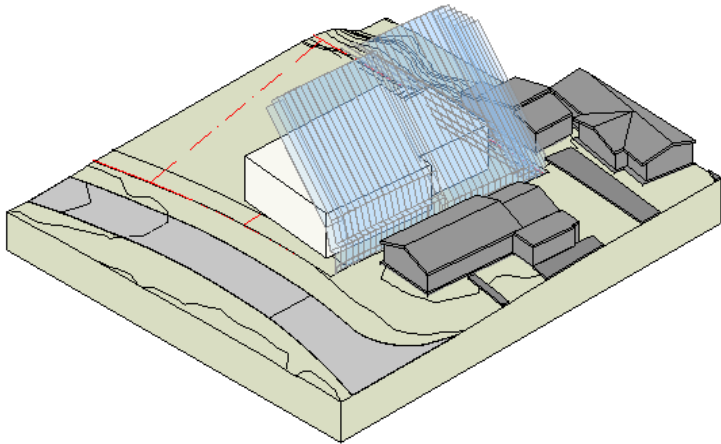


Autumn Equinox 4pm

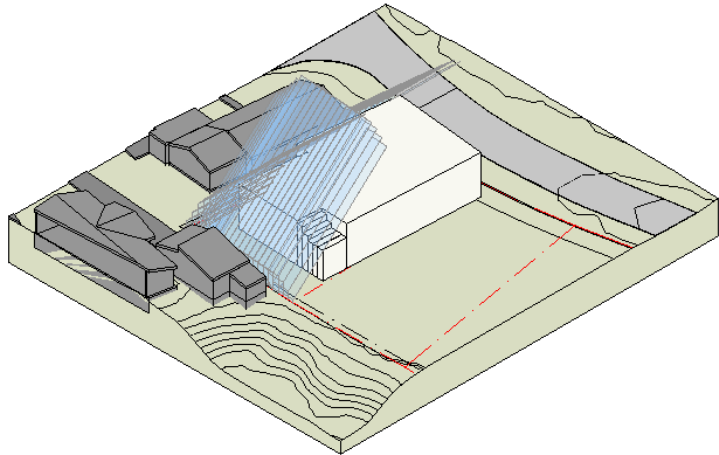
Legend

- Anticipated shadow
- Outdoor living areas
- Proposed shadow

The anticipated building is designed to 8m building height, AHIRB control for the 20m setback from the street boundary and 1m yard setback. AHIRB requires consent.



View along SW boundary showing 8m high building modelled with AHIRB for 20m and 2.5m and 45 degree HIRB- resulting shadow shown in red on shading studies.



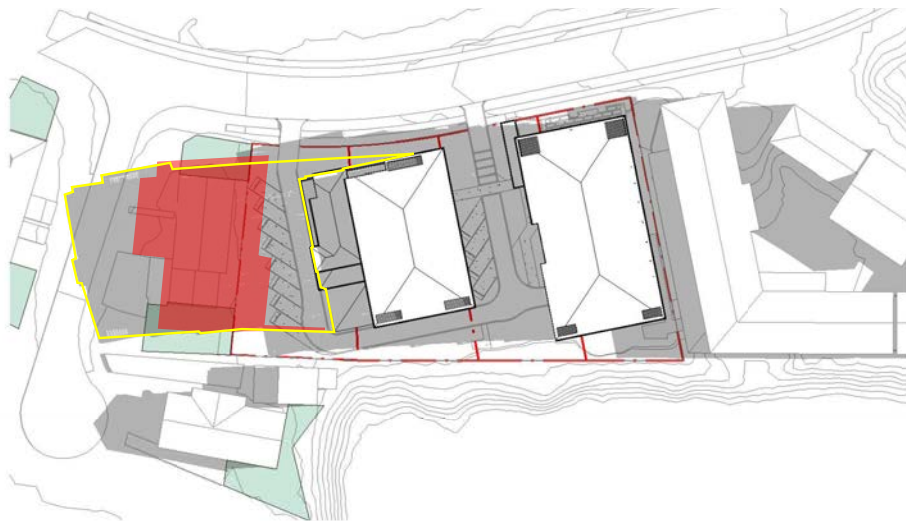
View along SE boundary showing 8m high building modelled with 2.5m and 45 degree HIRB - resulting shadow shown in red on shading studies.

Shading Studies 2 - anticipated building vs proposed design

Winter Solstice hour by hour



Winter Solstice 9am



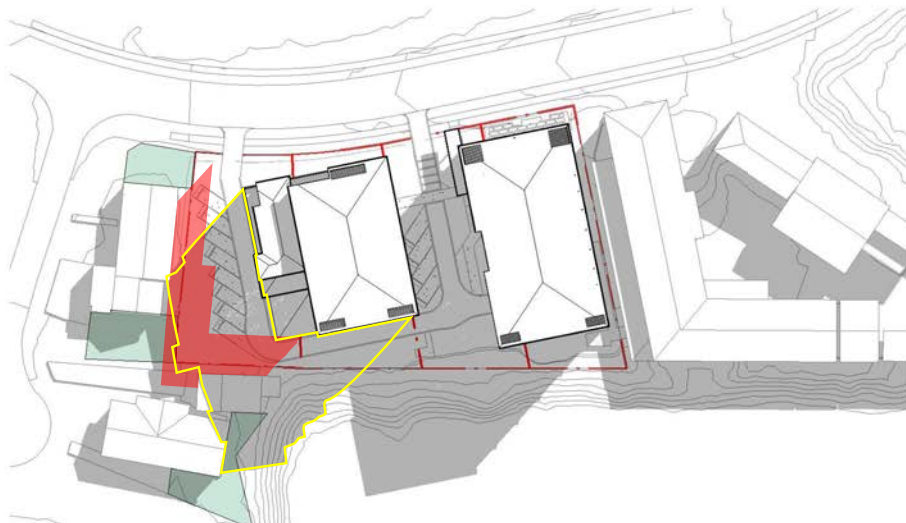
Winter Solstice 10am



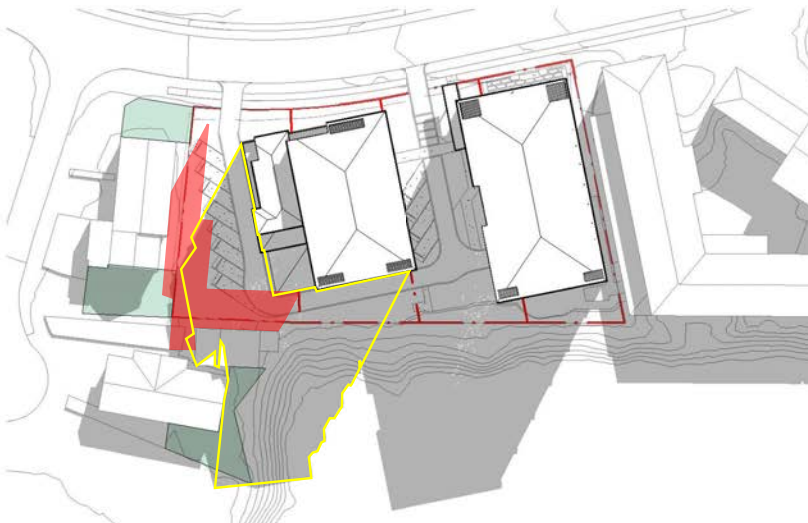
Winter Solstice 11am



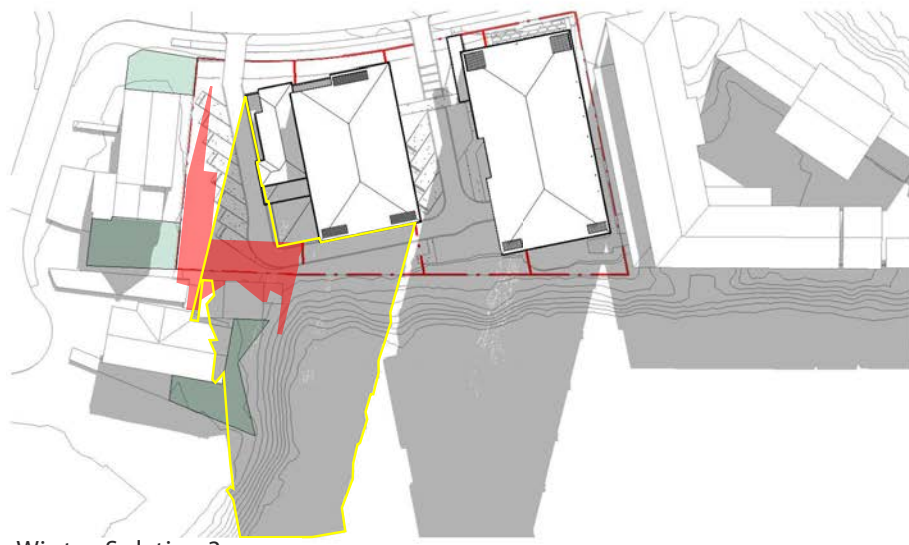
Winter Solstice 12pm



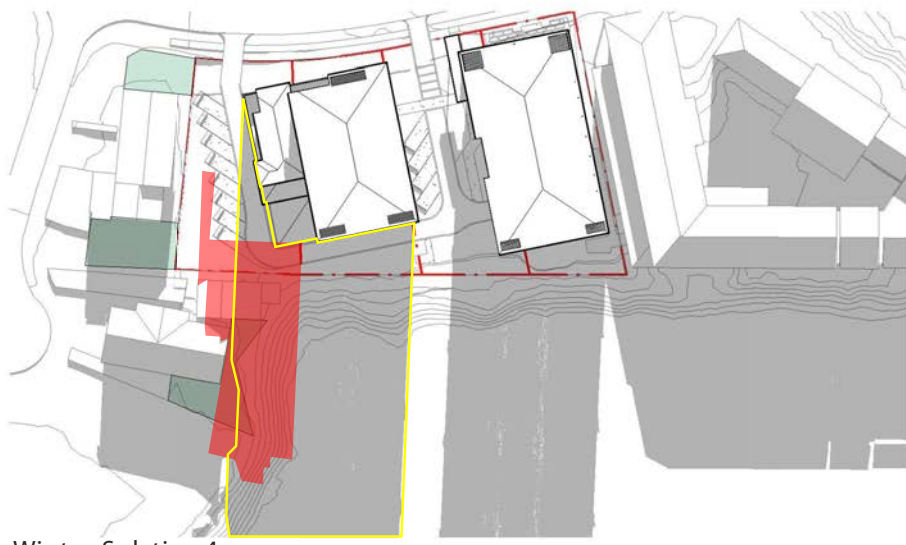
Winter Solstice 1pm



Winter Solstice 2pm



Winter Solstice 3pm

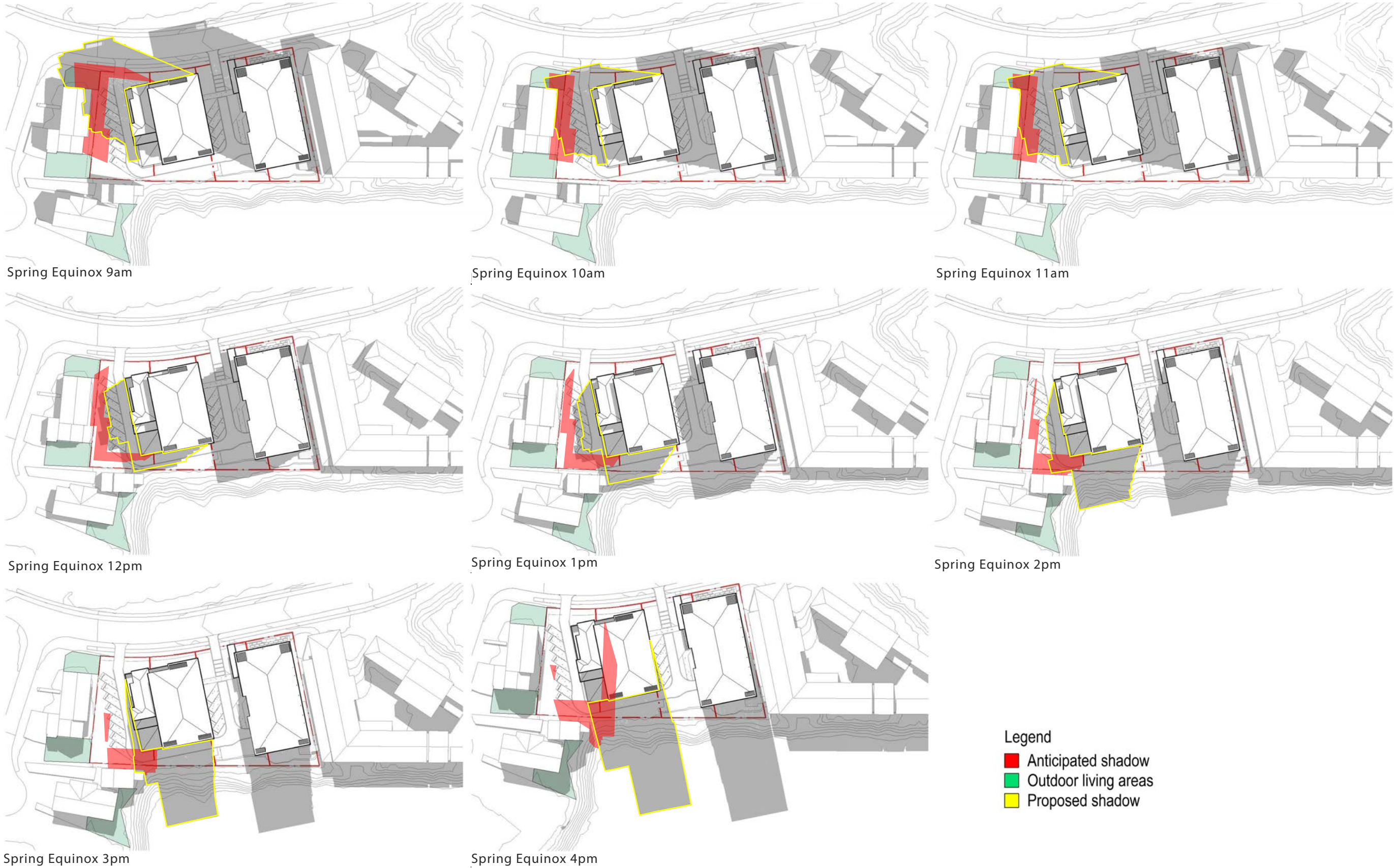


Winter Solstice 4pm

- Legend
- Anticipated shadow
 - Outdoor living areas
 - Proposed shadow

Shading Studies 3 - anticipated building vs proposed design

Spring Equinox hour by hour



Materials



This image represents the colour palette we are trying to achieve (it does not reflect the materials). A soft, natural palette that is not screaming 'look at me' but respecting the local and natural environment.



The intention is to adopt a textured masonry facade to the ground and apartment floors.



The prominent facade material will be a textured masonry material of a medium to light tone. The upper floor and other facade cladding will be a powdercoated aluminium with a vertical groove in a soft grey tone. Window joinery and other features will be of a darker powder coated tone.





