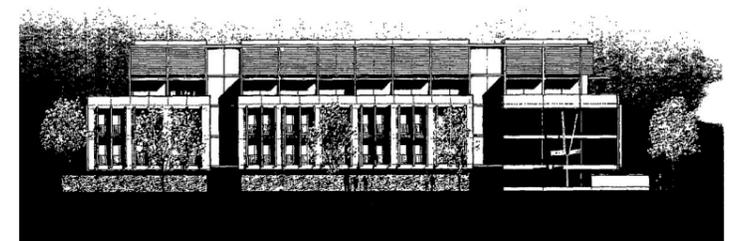


Resource Consent Application  
**Design Statement**  
Apartment Building



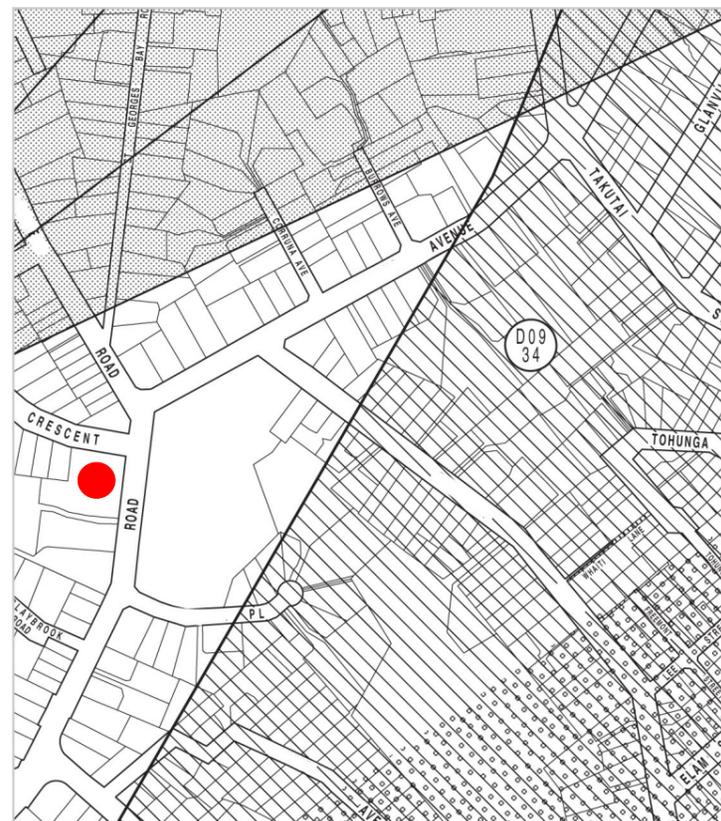
# Neighborhood Analysis

## Natural and Cultural Environment

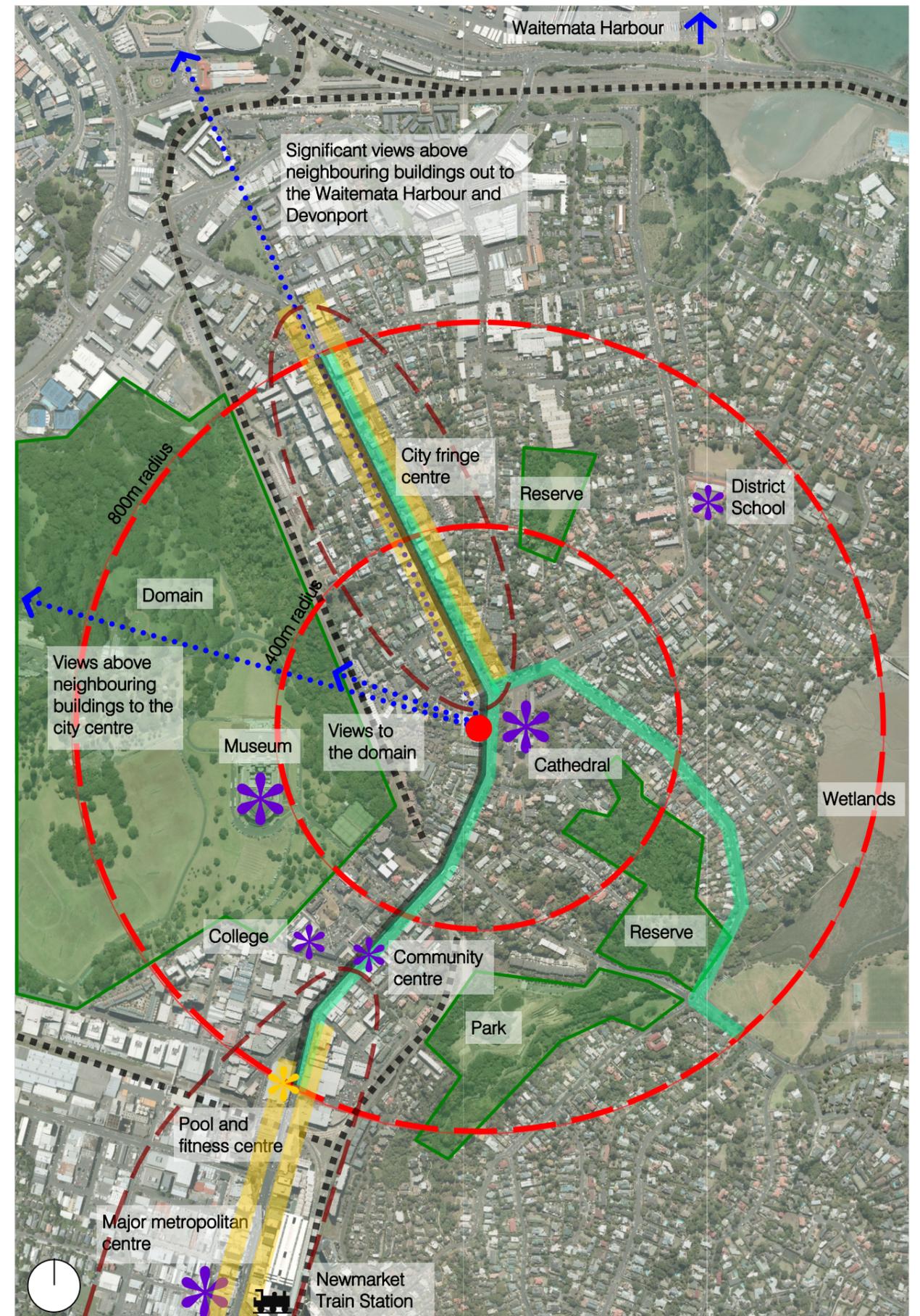
- The site sits on top of a ridge, landform generally falls to the north and east towards the harbour. This provides the site significant views above the neighbouring buildings out to the harbour, Devonport on the North Shore, and the city centre. There are also views out to the domain from ground level.
- The site has access to ample green open space amenity. One of Auckland's largest public open spaces is located west of the site. A large park and reserve are located south west of the site. A smaller reserve is located north of the site.
- The coastline is located 800m east of the site, however this is mostly wetlands which has visual amenity but restricted in terms of recreational amenity.
- The site is located near two of the city's major cultural attractions. The site is located across the road from a significant cathedral, and a museum is situated 400m away in the domain.

## Use and Activity

- The site benefits from a variety of land uses as it is located on the outskirts of a city fringe centre.
  - Retail is predominately located to the north west of the development, in close proximity to the main street.
  - Commercial land uses are located north west and south west of the site.
  - The area is lacking in social services due to its close proximity to the city centre, however there is a community centre/ library, and pool and fitness centre on the main street.
  - A college and district school (combined primary and intermediate) are situated within walking distance from the site.
  - There are three parks / reserves within 400m radius of the site, one of which is one of Auckland's largest.
  - The cathedral and museum; two places of regional significance, are situated within walking distance from the site.
  - Residential housing is mostly located east and south east of the site.



Above: District Plan map showing protected view shafts. The area to the north is B09-01 - a view shaft protecting site lines to the museum. The area to the south east is D09-01 - a view shaft protecting site lines to the harbour and gulf.



Right: Neighborhood Analysis Plan, larger context

## Movement Frameworks

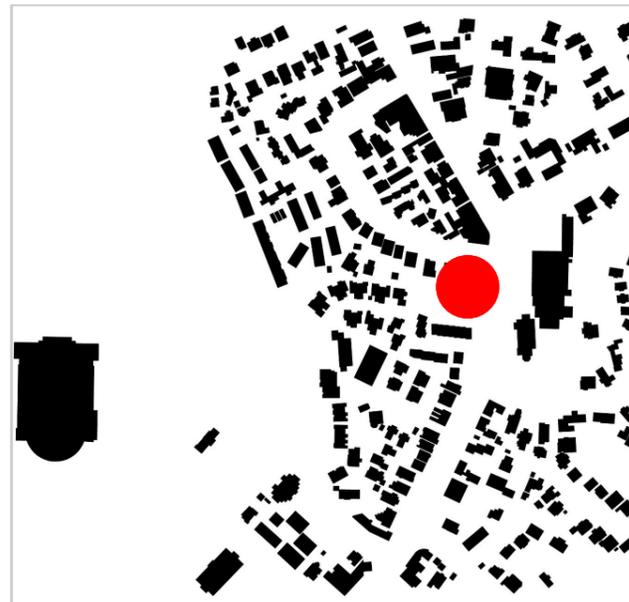
- The site is located on a District Arterial Road that connects the city centre (approximately 2000m away to the north west) to a major metropolitan centre (approximately 1000m away to the south).
- The main road is often congested as it is a major commuter route. Heavy traffic flows are caused by the large domain that reduces connectivity to the city centre. It is also caused by the various regional destinations located in the area. These include the museum, cathedral, domain and the strip of shops/restaurants in the city fringe area. The local college and district school also cause difficulties at peak times.
- Local roads surrounding it are generally well connected in the larger context, however there are a few cul-de-sacs within a 400m radius.
- Ample street parking is provided within a 400m radius of the site. There is also two public carparks. However parking is an issue due to the popularity of the local shops and cathedral.
- The location is one of the more walkable areas in the city. The city centre is about a 20m walk away, and the metropolitan centre is about a 10m walk away.
- It is a reasonably safe area for pedestrians and cyclists. Within the shopping area footpaths are about 3.8m wide, there is only two vehicle lanes to cross, and vehicle speed is not too high. Furthermore the main street next to the site has been classed as a Bicycle Friendly Road, and pedestrians and cyclists also use the informal open space at the domain.
- The site is close to four major and frequent bus routes that run along the street the apartments to be located on. These connect the site to the city centre and the major metropolitan centre.

## Urban Structure

- The urban structure in the area is permeable, has a strong edge definition, is small in scale and varied in form due to the age and topography of the area.
- Retail and commercial buildings are attached and form a unified street edge. Parking and

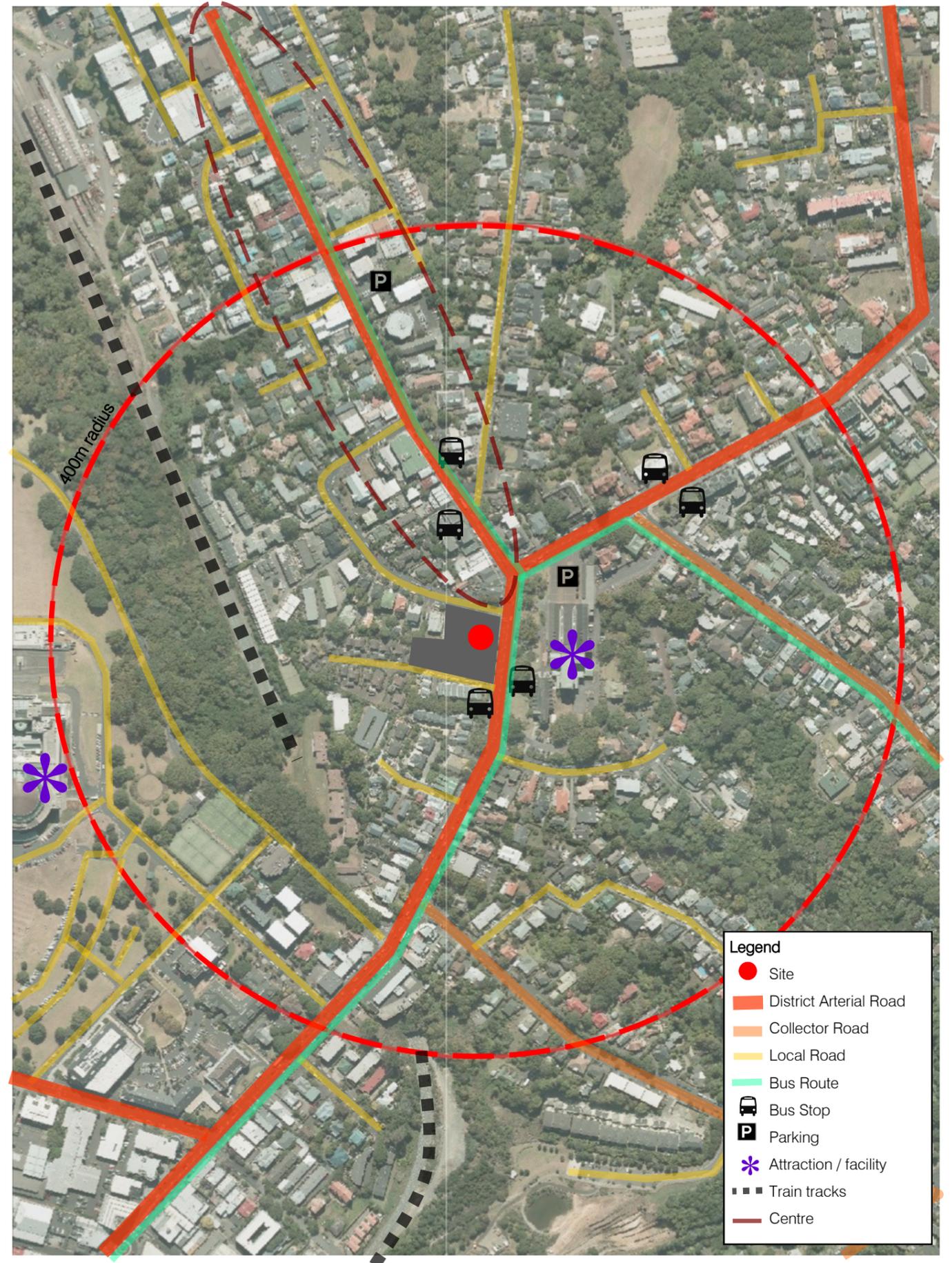
servicing occurs at the rear of the buildings and along the narrow lanes. It is important that the footprint of the new development is similar in character so it fits in with the urban structure.

- Residential buildings are often small and detached.
- The church and museum have very large footprints as they are important public facilities. Large set backs reinforce their significance.
- Building heights vary in the area, ranging from about 1-6 storeys on the main street, with most of the high buildings on the north east side of the shopping area. The cathedral is approximately 30m high.
- The main street that the site sits along is 21m wide and similar in design to most traditional main streets in the city. It includes four travel lanes and a footpath on each side of the road (the road widens at the end of the shopping area). The four lanes could make the street difficult to cross for pedestrians and vehicles exiting and entering the site.



Above: Figure Ground Plan - buildings vary in size, and define street edges

Right: Neighborhood Analysis Plan, 400m radius

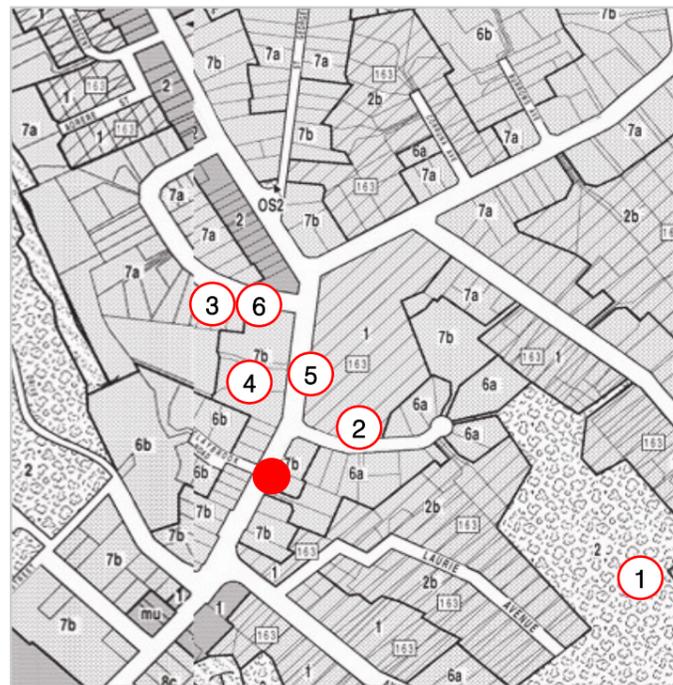


## Built Form / Character

- The site is zoned as Residential Zone 7b, which aims “to maximise design flexibility and allow residential activities to establish at a relatively high intensity, while protecting the surrounding environment from adverse affects of development”.
- The character of the local area is traditional, and includes many heritage buildings that are in Residential Zone 1; which aims “to ensure the survival of the historic form and pattern of subdivision, buildings and streetscape in Auckland's early-established residential neighborhoods”.
- Architectural character and materiality in the area is varied. As the city's oldest suburb, there are many residential villas, many Victorian, and Edwardian buildings in the shopping area, and the cathedral is gothic. Modern buildings are scattered around the area - but are mostly situated on the eastern side of the main road.
- A vertical rhythm has been created on the western side of the shopping area with narrow buildings, the created by the placement of windows, and changes in colour/materiality on larger buildings.
- Large street trees and grassed areas give the area a green character.
- It is important that the built character of the new development fits in with its surroundings, the design of the new development needs to:
  - Respond to the heritage in the area by addressing the existing forms, materials, and level of detail.
  - Be modest in design in order to maintain the dominance of the cathedral.
  - Take the height of neighboring buildings in consideration.
  - Break up the façade with strong vertical elements if it is a large building.
  - Provide parking at the rear.
  - Line the street and could provide a verandah to shelter pedestrians.



Above: District Plan - protected features



Above: District Plan - Zoning Map



1. Traditional Villas are common in the area. They are small houses with gabled roofs and front porches, that are often clad in weatherboard and have a lot of ornamentation.



2. This cathedral is located across the road from the site. It is a grand structure that has strong cultural importance in the region. It is a large, high building with strong forms that is clad in a mixture of materials including brick. It has been set back from the street to emphasize its importance.



3. The buildings that line the main street are a mixture of new and old. They are slim, have flat roofs, and vary in height, but are mostly two storeys high. They have parapets, verandahs, and a lot of detail.



4. New and larger buildings that line the main street are often broken up with a vertical emphasis so they don't stand out against the neighboring slimmer heritage buildings. The façade of this building has been broken up with colour and by using negative details.



5. This motel comprises of two buildings that are from two different eras. The newer building has looked to fit in with the original building by mimicking colour, and by building to the same height. It would be more successful if it had included a little more detail and parking was at the rear.



6. The main street has a more traditional character. It is very green on the eastern side as it is lined with street trees. Buildings on the western side line the street, and provide verandahs for pedestrians.

# Site Analysis

## The Site

- The site is a 3475sqm corner lot.
- The site slopes down 7.5m to the west. Most of the fall occurs on the eastern side of the site.

## Microclimate

- The southern and western elevations are exposed to the prevailing south western winds. However neighbouring buildings and trees provide some shelter.
- Street trees provide some shading on hot days to the to the northern elevation.

## Views and Vistas

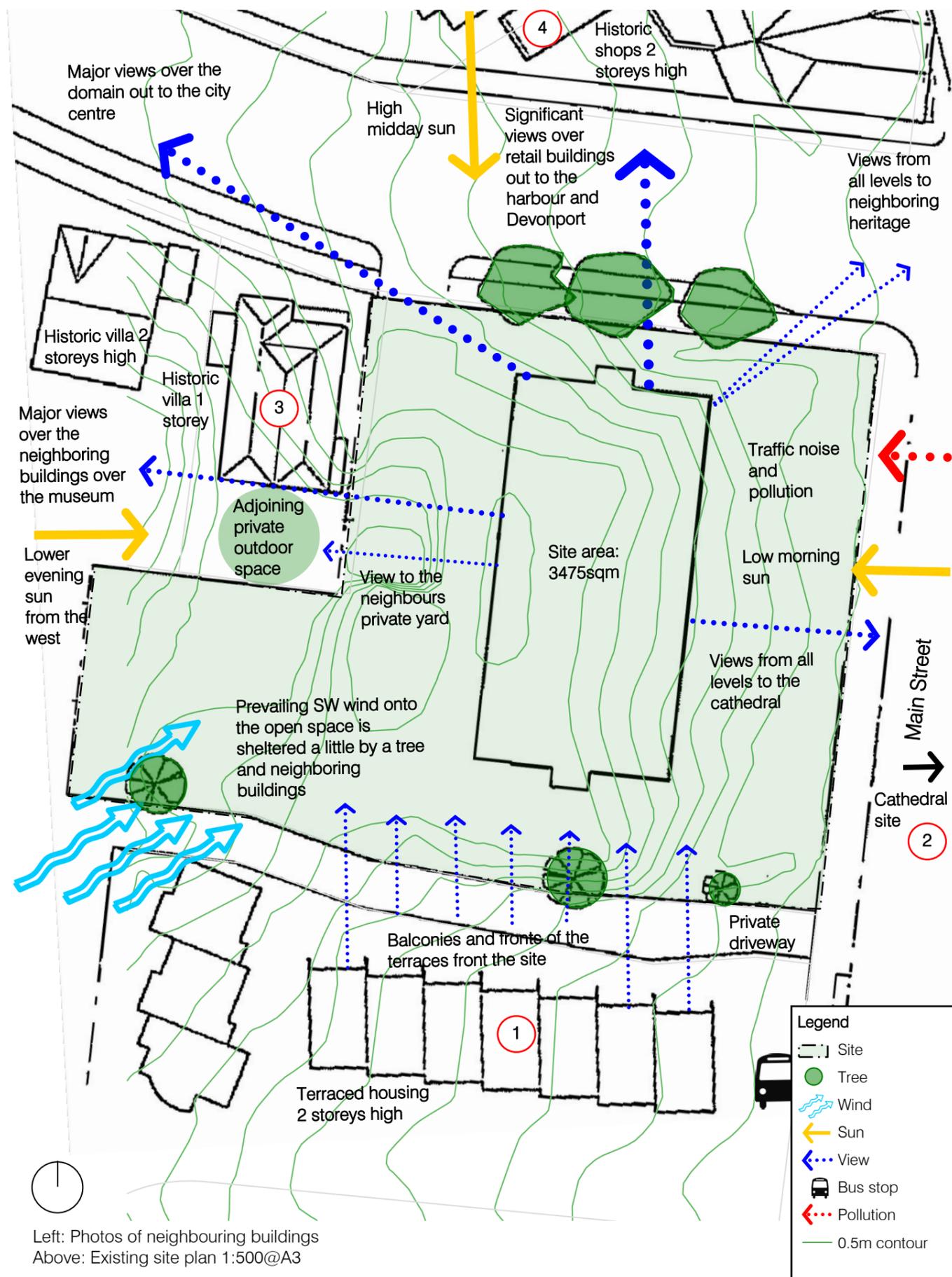
- The site has significant views out to the harbour, Devonport, the city centre, the domain, and the museum.
- It also has local views to the cathedral and other neighboring heritage buildings.

## Pollution

- The eastern elevation is exposed to traffic noise and air pollution.

## Streetscape Built Form Analysis

1. The neighbour on the southern side is a series of terraced units. These units are two storeys high, clad in plaster, with gabled roofs. They front the private lane, and their balconies on the second storey look out towards the site.
2. The cathedral across the road has a dominant jagged gable roof. It has been set back from the street, and landscaped with grass and large trees. It has been constructed with a mixture of materials.
3. A one storey villa is located west of the site. It is a one storey villa clad in weatherboard, with verandah and a hipped roof. Its private open space is directly adjacent to the development.
4. A two storey perimeter retail development is located north of the development. They are traditional in design; clad in weatherboard, have a verandah, parapet, and detailing around the windows. They mark the end of the retail strip and the beginning of the residential zone.



Left: Photos of neighbouring buildings  
Above: Existing site plan 1:500@A3

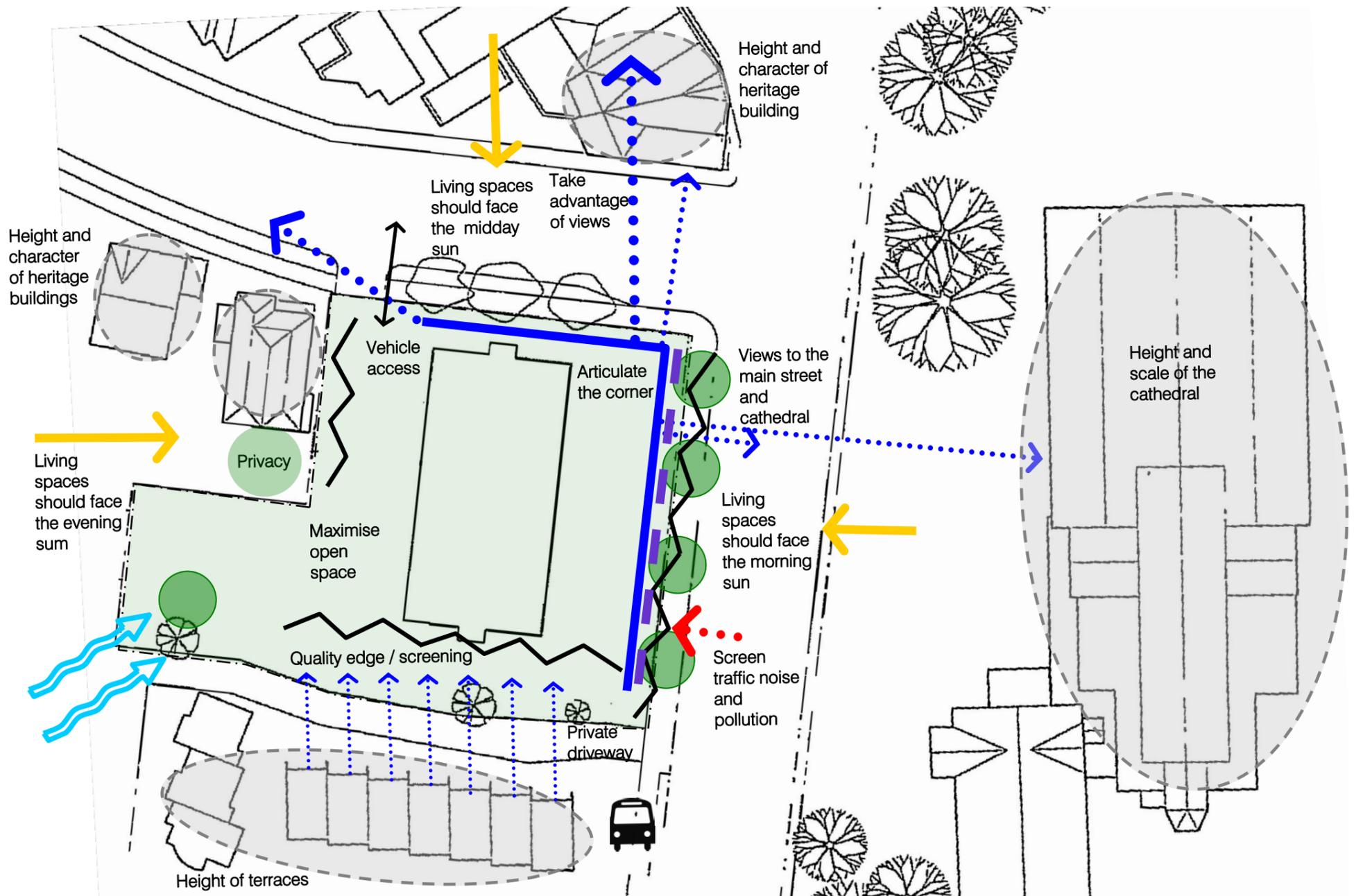
# Opportunities and Constraints

## Opportunities

- Make a feature of the corner lot and beginning of the residential zone by articulating the corner, and add height to take advantage of the views out to the harbour, museum, domain and the city centre.
- Take advantage of the contours by creating basement carparking.
- Add street trees on the main street to fit in with the green character of the area, and to provide some privacy for the apartments on the eastern side.
- Take advantage of the sites location by orientating the apartments to maximise sun access.
- Place windows on the eastern elevation to provide surveillance on the main street and to look out to the cathedral and its greenery.
- Respond to the character of the surrounding heritage buildings in a contemporary manner.
- Take design clues from the cathedral and the northern shops.
- Reduce the set back from the main street to maximise the open space of the western side.

## Constraints

- Add landscaping on the western side to provide more shelter from the prevailing south western winds.
- Work on the edge condition on the main street where the apartments prefer privacy and the public realm requires activation and a small set back. Ensure any fencing is permeable and not too high.
- Screen living spaces on the eastern side to minimise noise and air pollution from the main street.
- Take the neighbouring buildings height into consideration as the buildings west of the main road are no more than two storeys high. The design of proposed building should minimise overshadowing and fit in to the urban structure.
- Design a high quality southern elevation, to give the terraced units that front the development a decent outlook.
- Include some screening on the southern elevation to provide some privacy for the



Above: Opportunities and constraints diagram

southern neighbours who have balconies that look out onto the site.

- The cathedral must remain as the grand building in the area, the design should be and humble in comparison.
- Consider the privacy of the villa's open space, as it is located directly next to the site.
- Provide access to the site from the street that is least busy.

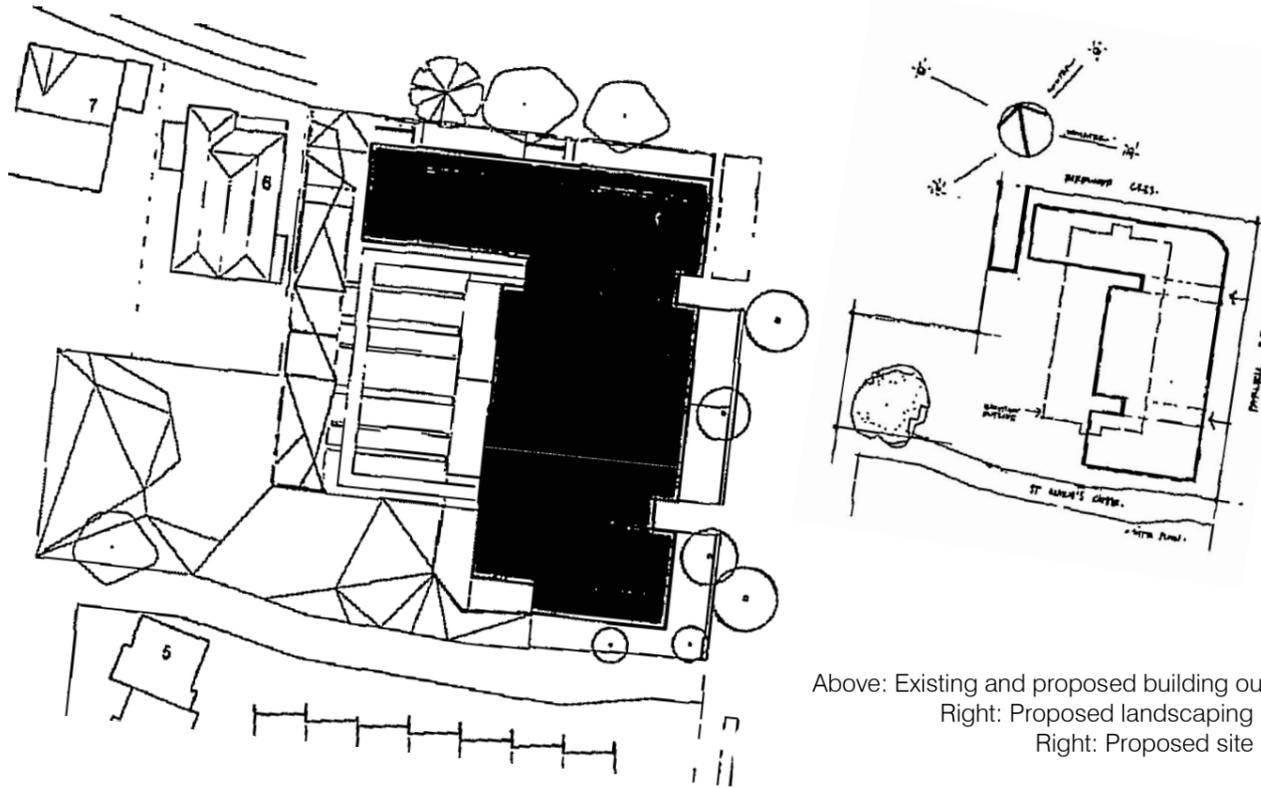
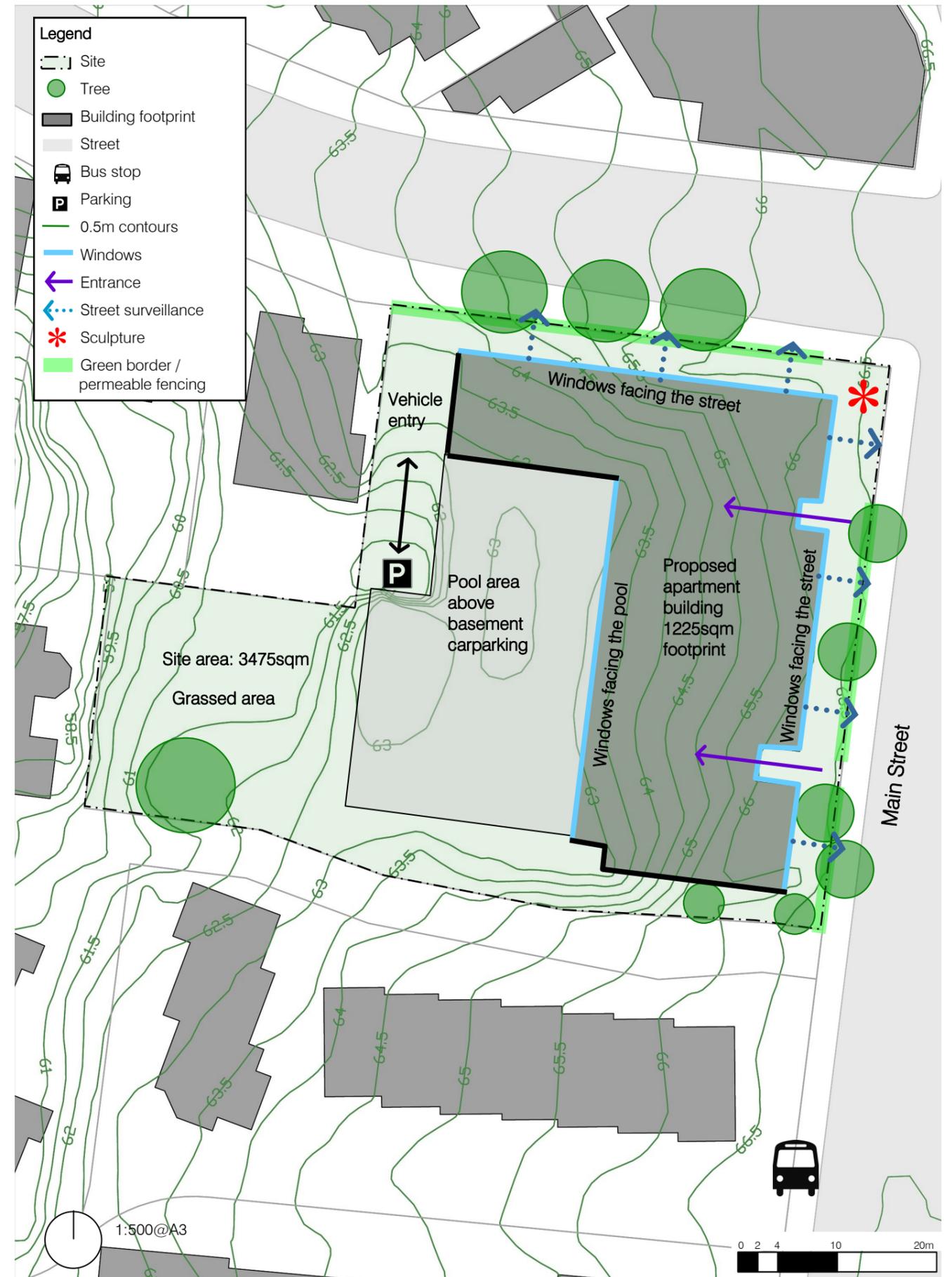
# Design Response

## The Concept

- The proposed apartment building has a 1225sqm footprint.
- It has 43 apartments that are 83sqm on average.
- It articulates the street corner and makes a feature of it with a new artwork.
- The set back is much smaller than the existing building, and is now similar to neighboring buildings to continue the unified street edge.
- The apartment building is double loaded on one side and single loaded on the other.
- Windows have generally been positioned on the sides that take advantage of the sun and views. They are also located on the street edge to provide surveillance out to the public realm.
- Parking is provided under the building, access is from the less busy northern street.
- A private pool area and a grassed area is located on the western side of the apartment building, it takes advantage of the evening sun

while being hidden away from the public realm.

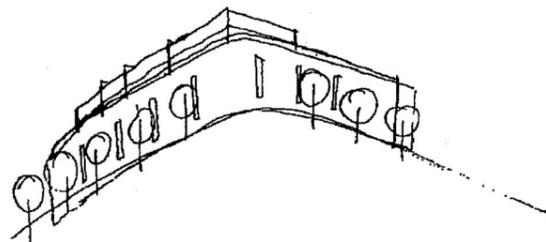
- Street trees line the streets to maintain the green character in the area, provide some privacy for the lower apartments, and provide some screening from air and noise pollution.
- Hedging and fencing define the property boundary to provide privacy to the residents and to reinforce the areas green character. *(Ideally this fencing would be low and permeable to activate the street frontage and to maximise the surveillance of the public realm).*
- *Ideally there should be a higher quality interface on the southern side in order to give the southern neighbours a decent frontage.*



# Built Form

## Massing

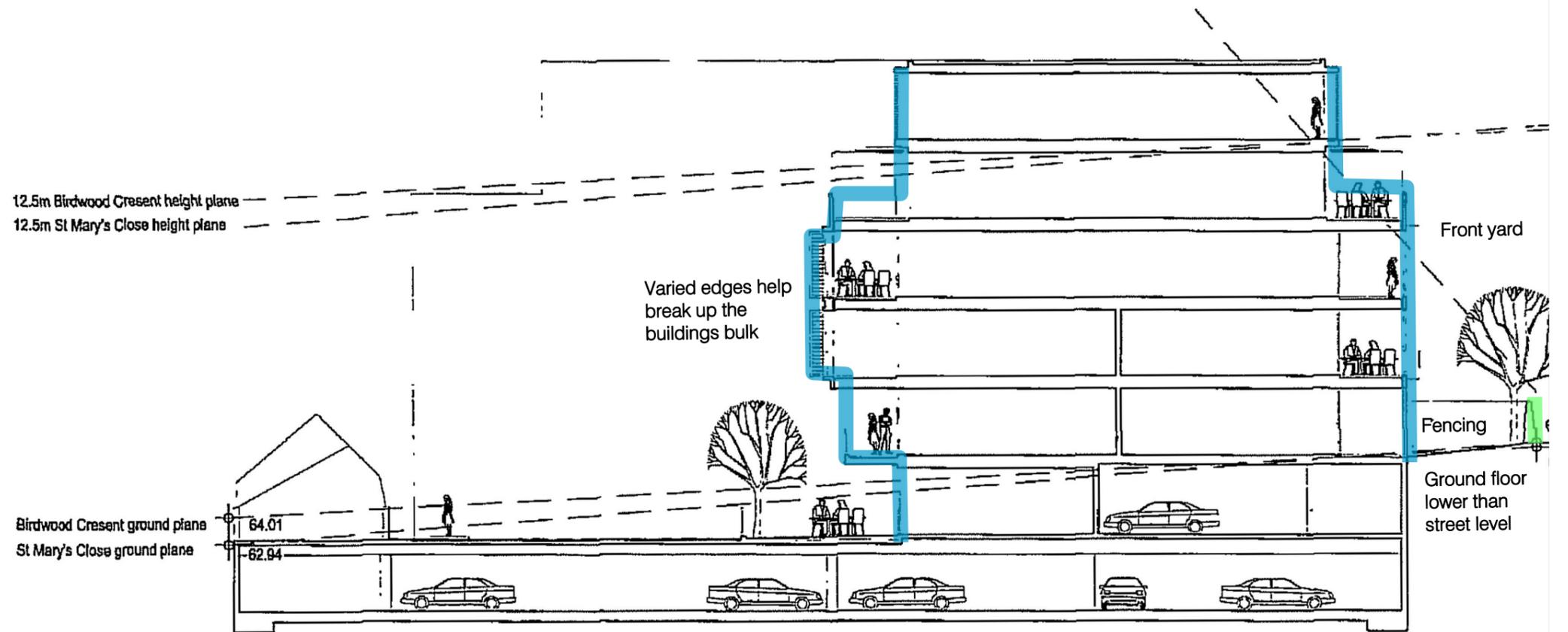
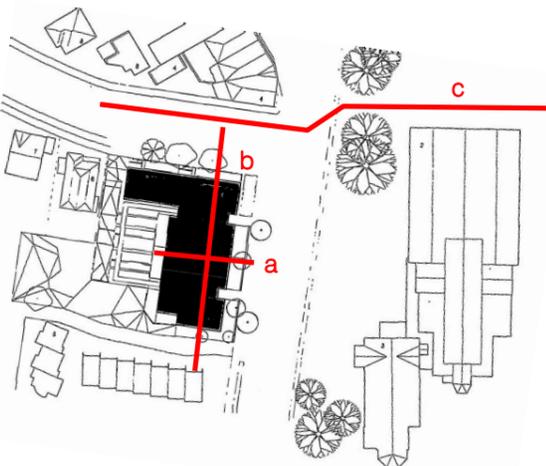
- The height of the building is seven storeys in total, however only five of these are above ground floor as there are two levels of ground carparking.
- The design of the building has been designed to fit in with its two and one storey neighbours with a set back for the two upper floors. The building will appear to be three storeys from the footpath.
- Despite being five storeys high, the building does not dominate the cathedral. The peak of the cathedral is still considerably higher.
- *The fencing on the street edges could be shorter to improve the interface between the apartments and the public realm.*



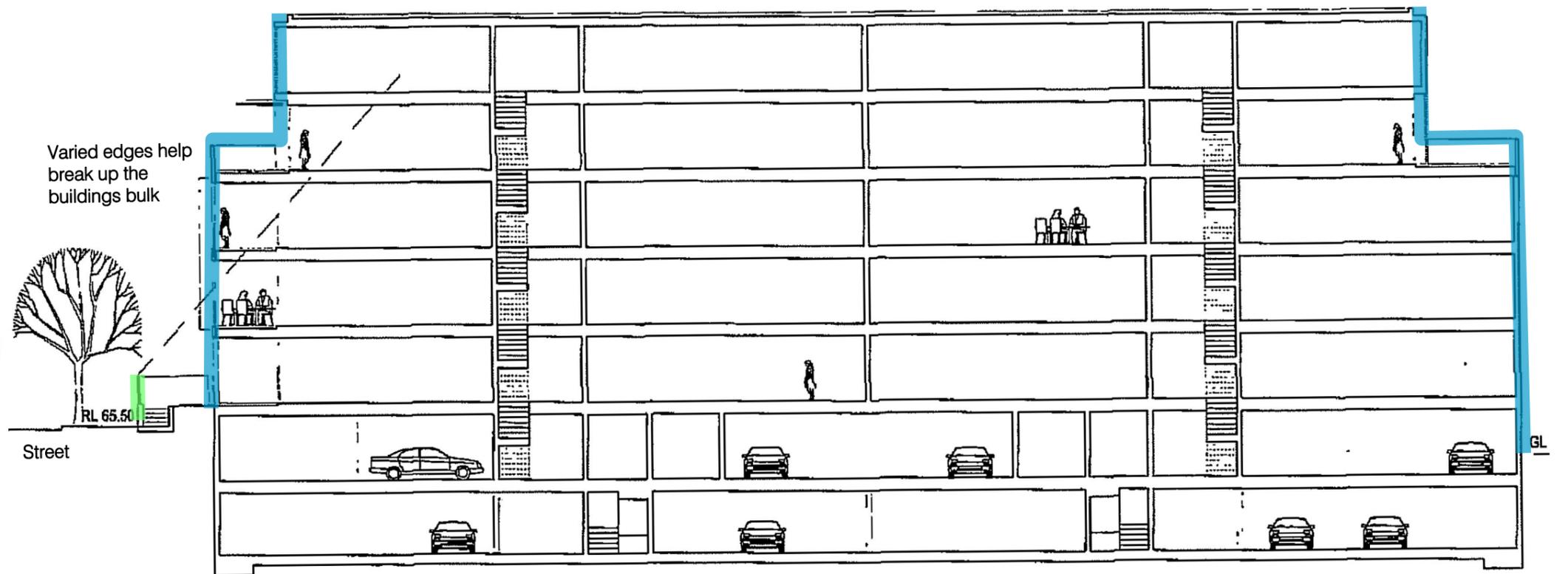
Above: Architects sketch of setback con-



Above: Elevation c of the cathedral and apartments



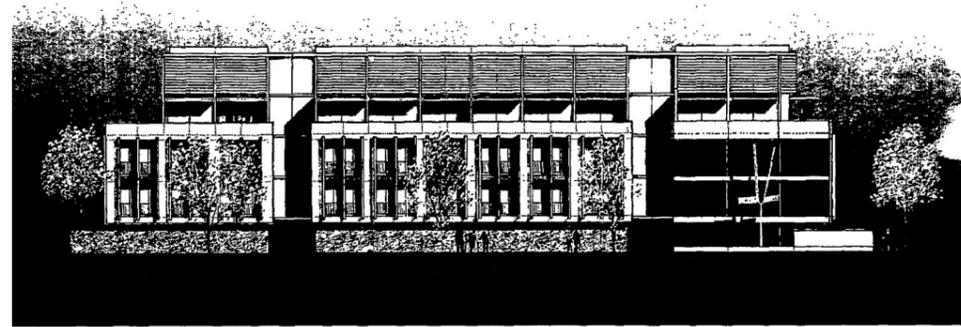
Above: Section a 1:200@A3



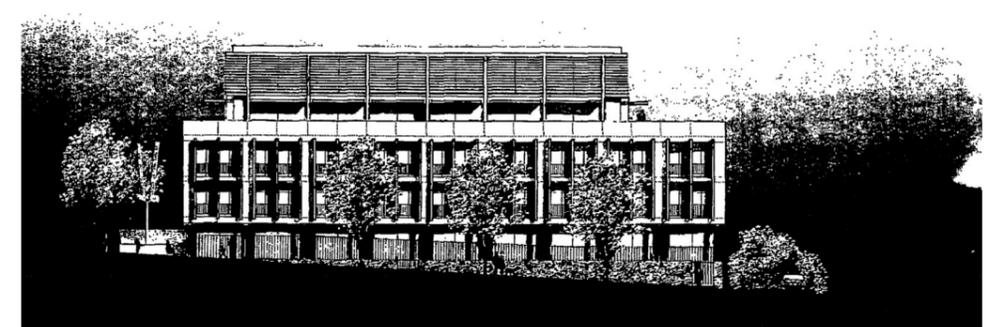
Above: Section b 1:200@A3

### Materiality and façade design

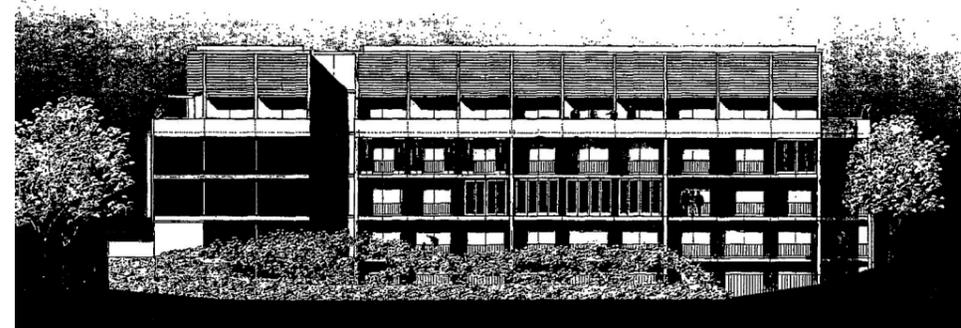
- The building is proposed to be clad in modern materials to juxtapose the heritage buildings surrounding it. Materials include glass, steel and pre-cast concrete. Glass is used as a feature to provide a reference to the glazing on the cathedrals façade.
- Solid pre-cast panels clad the building where privacy is required for neighbouring sites. These mostly face south (*the pre-cast panels facing the main street to the east should be minimised as they do not favorably suit the street edge*).
- The upper levels have horizontal louvers for sun protection and to differentiate them from the more dominant lower floors.
- Two vertical glass lines are created where the entrances are located on the eastern elevation. They break up the buildings wide façade to help it fit in with the shops to the north.
- A vertical rhythm has been created on the northern and eastern elevations with vertical glass fins. These will provide privacy for the occupants, and form part of the pollution barrier from the busy streets.



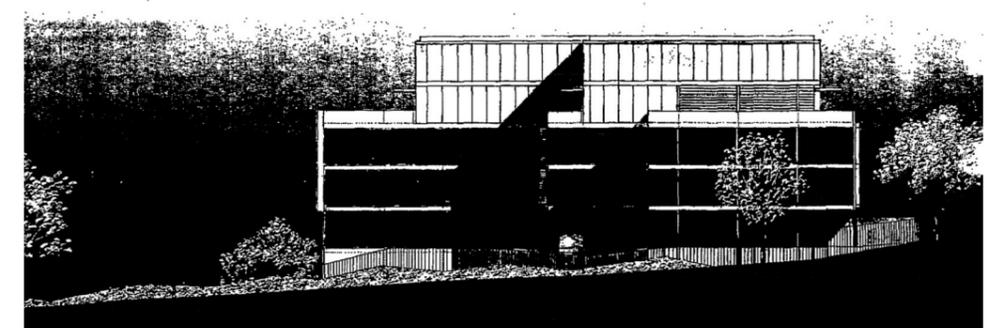
Above: Eastern elevation 1:500@A3



Above: Northern elevation 1:500@A3



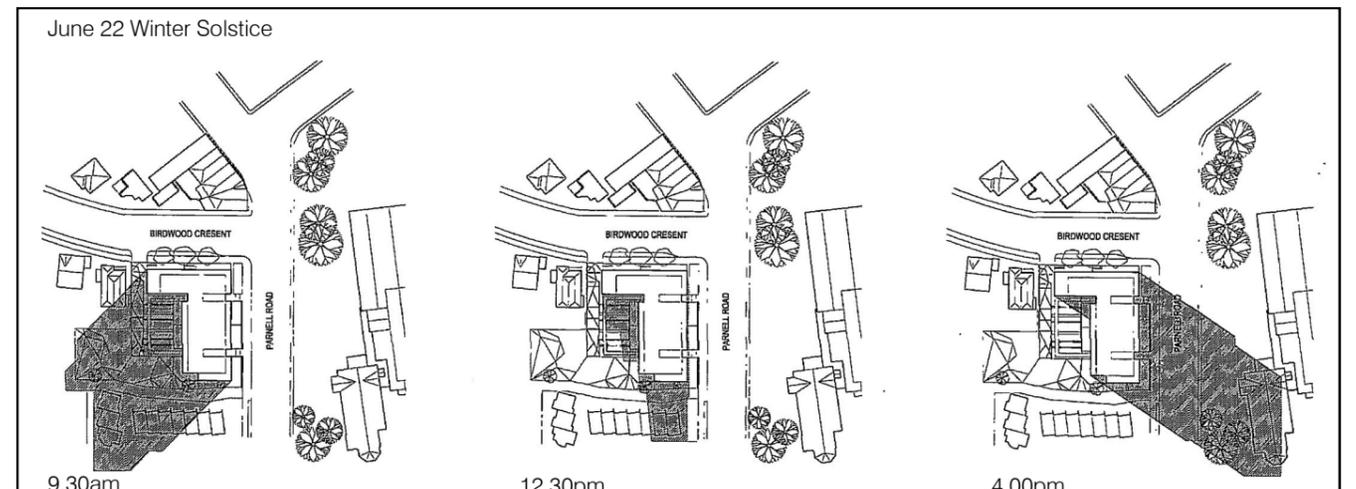
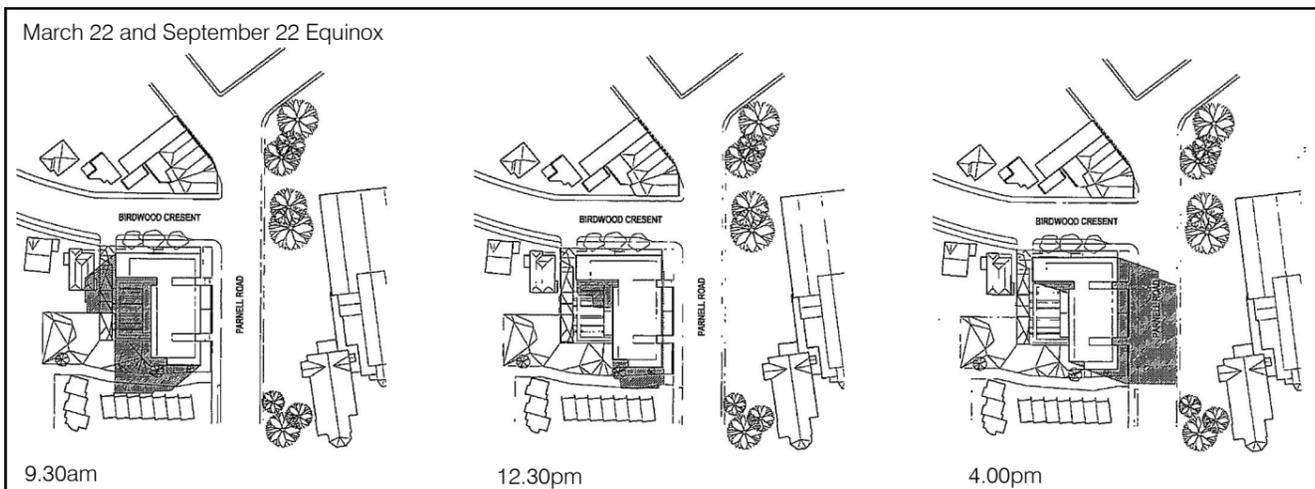
Above: Western elevation 1:500@A3



Above: Southern elevation 1:500@A3

### Shadowing

- The shadow diagrams of 9.30am, 12.30pm and 4.00pm during the equinox show that the neighbouring buildings are not affected in a large way by the proposed apartment building.
- The winter diagrams show much harsher shadows. The terraced units on the southern side of the site are affected for most of the day, this could lead to cold and damp living conditions.

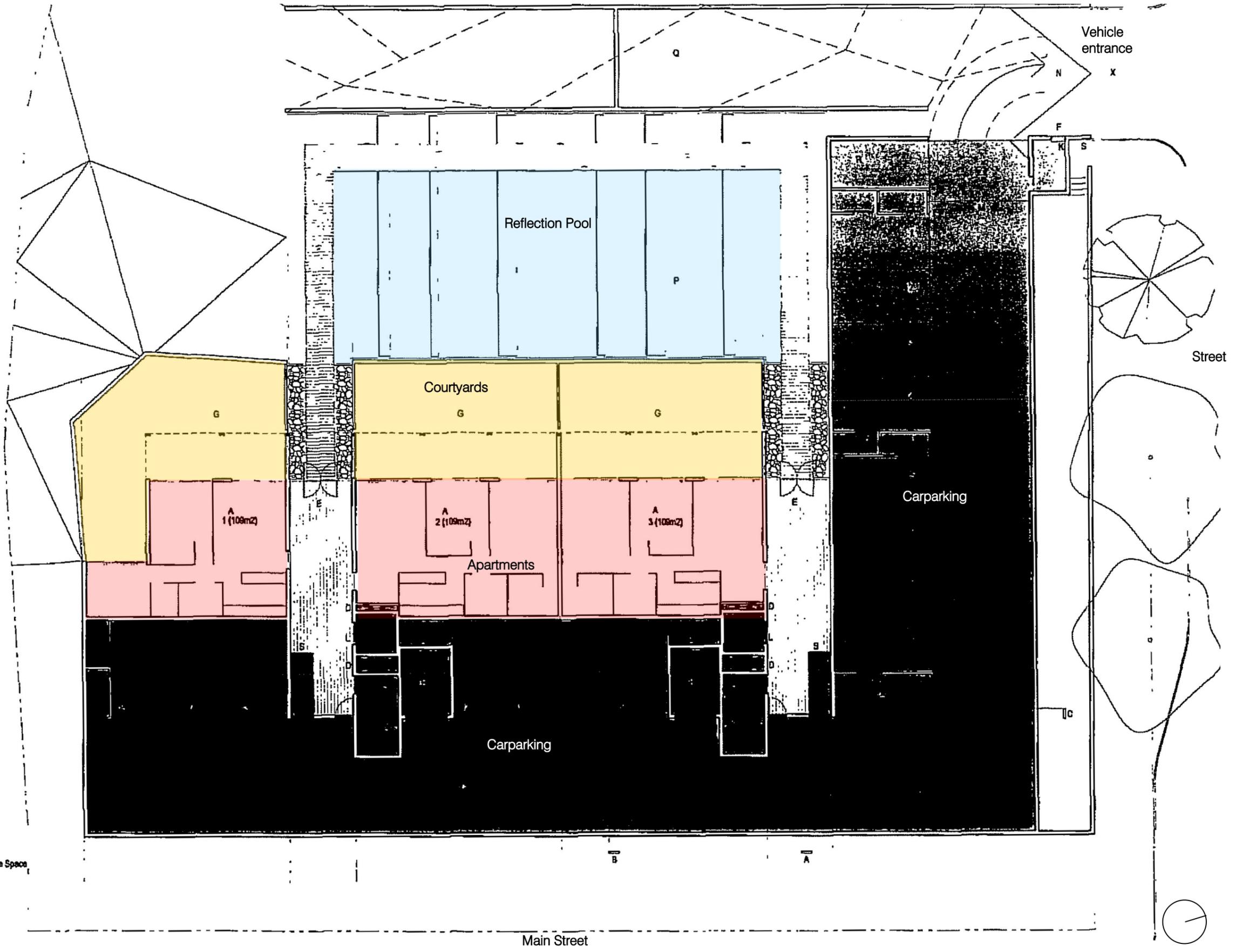


### Level 1 Plan

- Most of the private outdoor space is available on level one.
- The living spaces and bedrooms in the west facing apartments have views of the courtyard and reflection pool.
- There is carparking on the northern and eastern side of the building.

- LEGEND**
- A APARTMENT
  - B FOYER
  - C CARPARK
  - D SERVICE DUCT
  - E ENTRY
  - F FIRE ALARM PANEL
  - G COURTYARD
  - H TERRACE
  - I VOID
  - J STORE
  - K SPRINKLER VALVE ROOM
  - L LIFT
  - M CONTROL BARRIER
  - N VEHICLE RAMP
  - O PAVING
  - P REFLECTION POOL
  - Q PERGOLA
  - R SERVICE SPACE
  - S STAIR
  - T TRANSFORMER
  - U SWITCHROOM
  - V LIFT MOTOR ROOM
  - W POOL PLANTROOM
  - X VEHICLE ENTRY & EXIT
  - Y ENTRY CANOPY
  - Z ARTWORK PLINTH

Gross Floor Area 1288m<sup>2</sup>  
 Carpark 15 Spaces + 1 Service Space  
 Store rooms 10  
 RL 63.30

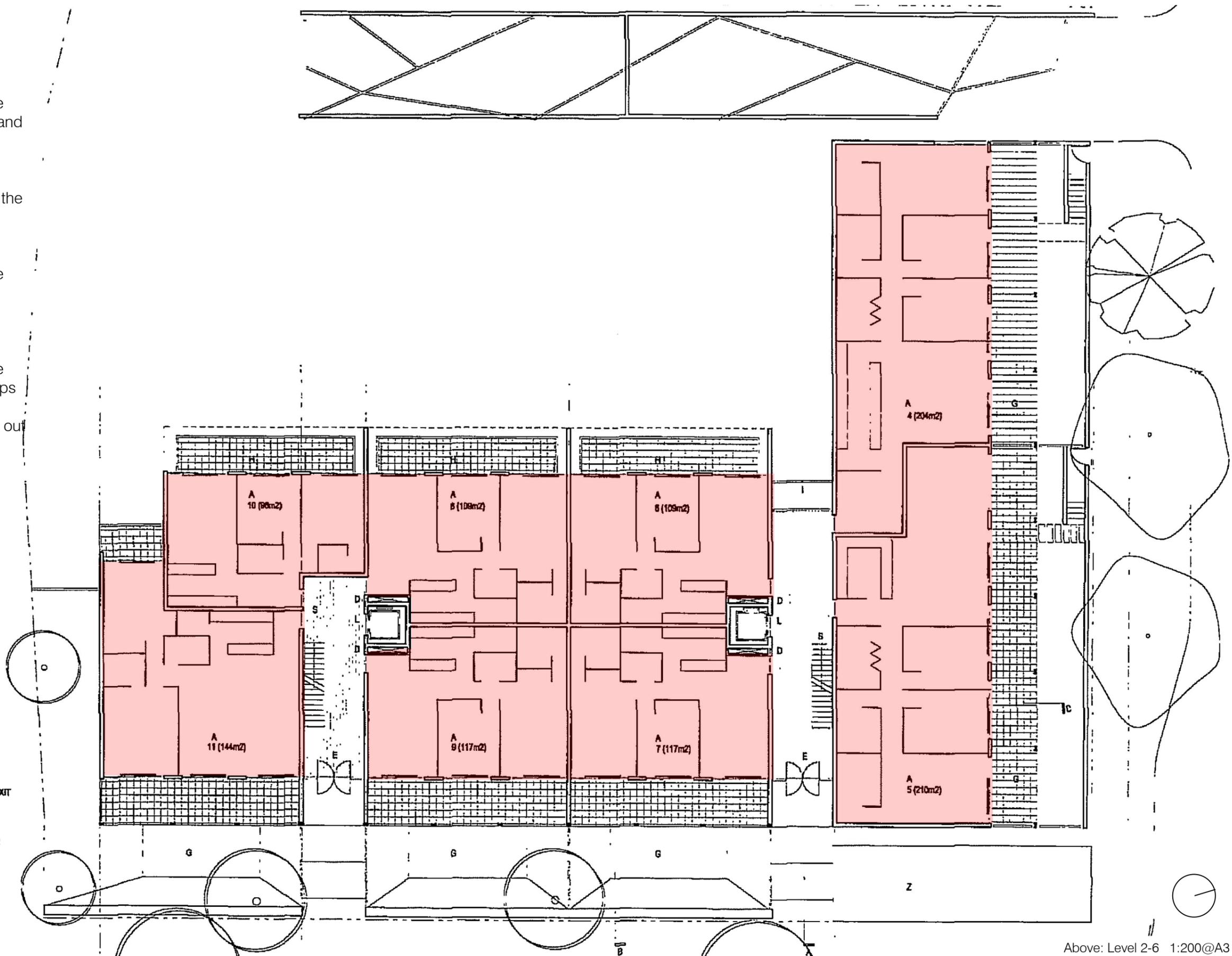


Level 2 Plan  
(Level 3-6 similar)

- The living spaces and bedrooms in the west facing apartments have views of the courtyard and reflection pool, and the upper level apartments have views out to the domain, museum, and the city centre.
- The living spaces and bedrooms in the east facing apartments have views of cathedral and main street.
- The living spaces and bedrooms in the north facing apartments have views of the street, shops and the upper level apartments have views out to the harbour and Devonport.

- LEGEND**
- A APARTMENT
  - B FOYER
  - C CARPARK
  - D SERVICE DUCT
  - E ENTRY
  - F FIRE ALARM PANEL
  - G COURTYARD
  - H TERRACE
  - I VOID
  - J STORE
  - K SPRINKLER VALVE ROOM
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  - T TRANSFORMER
  - U SWITCHROOM
  - V LIFT MOTOR ROOM
  - W POOL PLANTROOM
  - X VEHICLE ENTRY & EXIT
  - Y ENTRY CANOPY
  - Z ARTWORK PLINTH

Gross Floor Area 1220m<sup>2</sup>  
RL 66.40



Above: Level 2-6 1:200@A3