

Architect Design Statement

in support of **Land Use Resource Consent Application** for

Barrett Street Townhouses

at **51 Barrett Street, New Plymouth**

Proposed Residential Development
for **Te Atiawa Iwi Holdings Limited Partnership**

Revision A
November 2022

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1.0 Application Summary

1.1 Project and Consent Information

To: New Plymouth District Council

Applicant: Te Atiawa Iwi Holdings Limited Partnership

Location: 51 Barrett Street, New Plymouth



Aerial view of the site (Source: Solari Architects Drawings)



Legal Description(s): SEC 2389 TN OF NEW PLYMOUTH 15655

Zoning: Residential Environment Area A

Site Area: 1031m²

The Proposal: This Architect Design Statement is in support of the Resource Consent Application made on behalf of Te Atiawa Iwi Holdings Limited Partnership for proposed multi-unit residential development of 8 townhouses at the above address.

Consenting:

This Design Statement relates to the application for the Land Use component of this development. It has been prepared alongside and should be read in conjunction with the following associated documents:

- Architectural Drawing Pack by Solari Architects Limited
- Assessment of Environmental Effects by Laura Buttimore Planning
- Landscape Drawings by Blac Limited
- Traffic Assessment by AMTANZ Ltd
- Civil Engineer's Drawings by Envelope Engineering
- Geotechnical Report by INITIA Ltd

Relevant Documents:

This report has been developed alongside, and should be read in conjunction with the New Plymouth District Council Operative District Plan, in particular:

- Volume 1: Issues, Objectives, Policies and Rules
- Residential Environment Area Rules
- NPDC Residential Design Guide

2.0 Architect Design Statement

2.1 Introduction

This Design Statement is in support of the Resource Consent Application for the proposed residential development at 51 Barrett Street in New Plymouth. The proposal is to create a mix of 8 2 and 3-Bed townhouses.

The proposal takes advantage of a number of opportunities that the site presents – in particular, the corner aspect of Barrett and Morley Streets. It creates the opportunity for an interactive built edge on the busy Morley Street. This allows for a driveway and bike accessway on the quieter Barrett Street. There is opportunity for thoroughfares through the site connecting the units to both streets. The client has previously developed sites with similar typologies indicating the growing interest in the multi-unit residential typology in New Plymouth.

A pre-application set of architectural drawings were circulated with New Plymouth District Council in September 2022. This progressed to a wider meeting with the client, all project consultants, and a selection of council members. A second meeting was subsequently held to focus on planning and urban design matters. The feedback through the process was generally positive, and as a result the design has progressed and developed largely in accordance with the presented proposal. Additional assessment information was requested relative to concerns of potential effects on the neighbouring 107 Morley St and 47B Barrett St, urban design outcomes of the bulk forms on the street edge and levels of daylight to the living spaces to units 5 and 6. This additional information has been provided in the final application.

This report is written in support of the resource consent application. The report will provide and outline the design intent of the project and respond to the requirements of the New Plymouth Operative District Plan (ODP), the Proposed District Plan (PDP) and the New Plymouth Residential Design Guide (as provided in the PDP).

Through our experience in the medium density housing space, we have been exposed to a wide variety of design guides. The New Plymouth Residential Design Guide (NPRDG) is still only a proposed guide and provides a good starting point however it still has a way to go in refinement to becoming a valuable tool. We have found the most valuable and useful guides are those that are outcomes based rather than rules based. They often provide visual examples of good versus bad through photography or diagrams and have clear, robust discussion points around the specific parameters we are working with. We have utilised what we believe to be exemplary guides in this space to assist the design and outcomes of this design proposal. We see this site as being a perfect opportunity for good medium density housing so have used the best tools around to assist us in this. One of the best guidance documents we have come across is the Australian 'Darebin good design guide: medium density development' (published Aug. 2020) **[D MDH DG]**. We have used excerpts from this and other guides to support the assessment of our proposal against the Proposed NPRDG. The additional design guides that have been used as reference in this report to best convey the positive design outcomes of this proposal include:

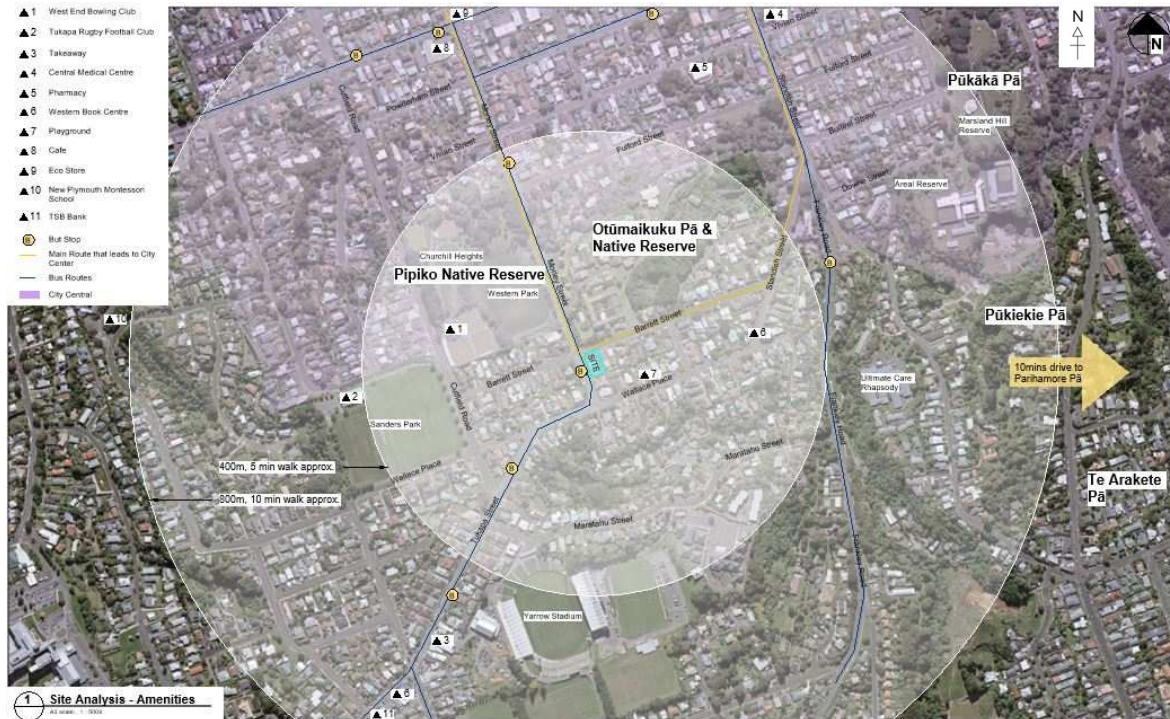
- Australian 'Darebin good design guide: medium density development' (published Aug. 2020) **[D MDH DG]**
- Australian 'New South Wales Department of Planning, Industry and Environment: Low rise Housing Diversity Design Guide (published July 2020) **[NSW LR DG]**
- New Zealand 'MOE National medium density design guide' (Published May 2022) **[NZ MDH DG]**
- Wellington City Council 'Design Guide Residential V05' **[WCC RDG]**

2.2 The Site and Context

The site is located to the north at the intersection between Morely and Barrett Streets.

The site is situated within the historical Pipiko and Otūmaikuku Pā native reserve sites within the traditional heartland of Ngāti Te Whiti hapū of Te Atiawa Iwi. The site and surrounding area holds cultural significance to Ngāti Te Whiti, the mana whenua of the area as historically the land was extremely fertile providing excellent growing conditions for food and other plants. This development is one of the first sites Te Atiawa Iwi Holdings Limited Partnership is developing to begin re-indigenising New Plymouth. This restoration (tūrangawaewae) of these historically significant sites, will enable Ngāti Te Whiti to re-establish their connection with the land.

The former building on the site is located on top of a relatively flat platform that gradually drops approximately 400mm from the southern to the northern corners of the site.



Wider Site Context Diagram (Source: Solari Architects Drawings)

The form and layout of New Plymouth City Centre is strongly influenced by its street grid pattern which extends from the east, from Moturoa and Lynmouth, to the west around Strandon. The strong street grid pattern extends back from the waterfront for 7 to 10 blocks across the flat, and towards the more residential areas which have developed on the hills that surround the central area.

The proposed site is located on the edge of the central business district, about 10 blocks back from Kawarua Park and the waterfront. The site itself is in ODP is Zoned Residential A however just across the road the zone is to

Residential B. The predominant development style, and zoning, intensifies towards the Business Zones. To the South, development is much more of a traditional residential style, with a mix of residential styles of different eras.

Being just on the outskirts of the of the Central Business District, and on an arterial route the site has great access to a range of local amenities and services. The city centre provides a range of shops, cafes, offices, restaurants, galleries, sports and recreation facilities, libraries and other communal and commercial facilities, providing a wide range of community, recreation and employment locations. Morley Street connects directly to the coast where walking and cycling tracks stretch for kilometres in both directions along the waterfront.

Sanders park and Western Park are less than a block from the site providing high quality sports grounds and event spaces and the West End bowling club. The former Barrett Street Hospital site is directly across the road which is earmarked for future treaty settlements but is currently managed by LINZ on behalf of the Crown. A river called Waipounamu or sometimes called Wai-papa-pounamu runs through the Barrett Street hospital site which is piped underground through surrounding sites.



Drone view of Barrett hospital site across the road from development (Source: LINZ).

This residential style of the area is typically of fine grain, with large, detached houses in a range of styles from traditional villas to more contemporary houses. Road set back vary widely along Barrett Street will little consistency. driveways and garages also feature and generally houses around the site go up to a max of 2 storeys. Intensification has occurred on a few sites, typically where this occurs it is of more traditional infill development, and several properties have been extended or redeveloped entirely.

2.3 Proposal Description

The proposal is for a development of eight terraced townhouses split into two blocks of four dwellings. The development provides a mix of two and three-bed 2-storey townhouses.



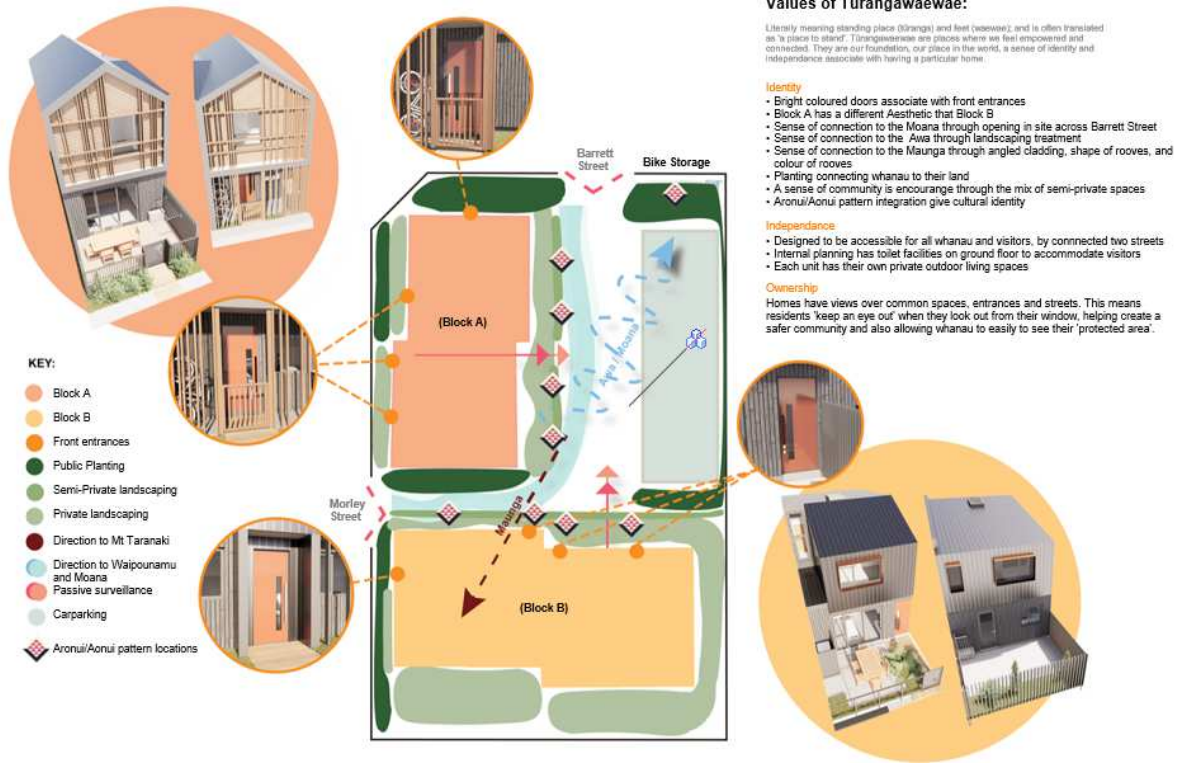
Proposed Ground Floor Site Plan (Source: Solari Architects).

The proposal has been developed around a number of key design concepts.

Connection and Consideration of Cultural Significance – The Cultural Narrative

As previously mentioned, Ngāti Te Whiti of Te Atiawa Iwi have a longstanding relationship with the land in and around the application site. Solari Architects have worked closely with Sarah Mako, Te Poihi Cambell and Joshua Hitchcock from Te Kotahitanga o Te Atiawa Trust to develop the proposal, from the arrangement of the buildings through to the cultural narrative through the use of colours and materials. This collaborative process has ensured development meets the needs of their whānau and the narrative is intertwined and intrinsically incorporated into the built form and landscape architecture of the proposal. This process brings the whakapapa of the whenua to the forefront of the development.

The development seeks to incorporate fundamental principles and values instilled in the Māori culture, including the overarching wish to create a sense of place for the wider Iwi community, also known as the value of Tūrangawaewae. The ways in which the development achieve these value are shown in a context sheet as part of the resource consent set. One of the ways the proposal encapsulates this value is by representing the cultural narrative in the building articulation



To further explain the origin of the cultural narratives used in this proposal we will step through the collaboration of Solari Architects, and Te Kotahitanga o Te Atiawa Trust representatives.

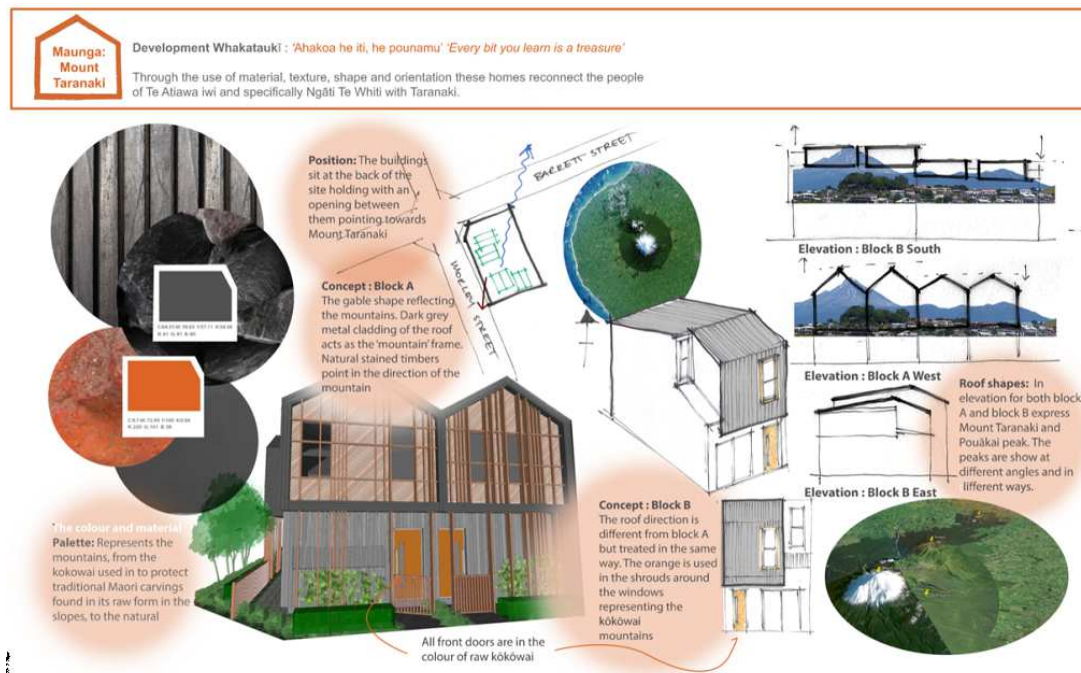
As explained by Te Poihi Campbell, the former Barrett hospital site (Otūmaikuku) is significant to Iwi and has the historic reference to a place of education which is why the whakataukī (proverb) for the larger Barrett site is “Whāia ngā kura o ngā mātua kia angitū, kia tū tiketike, kia whiti ora e!” – ‘Pursue your aspirations towards excellence’. This development site at 51 Barrett Street across the road is smaller but still relates to the larger Otūmaikuku site. As such this site has been gifted the whakataukī “**Ahako he iti, he pounamu**”. – ‘Every little bit you learn is a treasure’.

Through discussion and design development Solari proposed using the materials and forms of the architecture to teach whānau and the wider New Plymouth community about Māori culture. In these discussions with Te Kotahitanga o Te Atiawa Trust, Solari learned of the significance of land, mountain, river, sea and tribe. From the spoken language where greetings include a person introducing themselves by locating their land, mountain, river, sea and tribe in a ‘Pepeha’, to the cultural traditions where Māori respect and nurture nature and all of its elements.

In incorporating Taranaki’s mountain, sea, closest river, and the land(forest) in our design we have aimed to respectfully incorporate Māori values into the architecture that will in itself become a tool for education.

Each of these elements and their expression through the development is explained through concept pages in the Resource Consent Architectural drawing set and explained as follows:

Maunga / Mountain [Mount Taranaki peak & Pouākai peak]



Proposed Development Concepts (Source: Solari Architects).

- Significance of site having a connection to the maunga and in plan and in elevation:
 - Locating the buildings with a gap which opens toward the maunga.
 - Angled direction of the cladding – directing the eye to the mountain.
- Tūrangawaewae (restitching, restoring, re-indigenising, re-establishing)
- Roof shapes represent the maunga
 - Kōkōwai in its raw form for protection of treasures (carving) is shown in the orange colours amongst the dark cladding.
 - Colour of the stone andesite (grey) used as the roof colour.
 - Overhanging protrusions for protection – like the cover of a mountain.
 - Two cones of Taranaki (Taranaki peak and Pouākai peak represented in the pairing of the roof forms.
 - The gable roof shown in different orientations in both blocks represents the shape of the mountain.



Proposed Development Concepts (Source: Solari Architects).

Ngatere / Forest [Kaitake ranges]

- Connection to the land (forest)
 - Cultural artifacts and artwork expression of creativity.
 - Replanting the forests represented by vertical timber batten screens with wire planters.
 - Forests in the mountains using timber cladding types.

Moana / Sea [Tasman Sea] & Awa / River [Waipounamu]

- Connection to the moana and rivers (sea and rivers)
 - Waipounamu, also known as wai-papa-pounamu is the stream running under the Otūmaikuku site.
 - Orientation and location of building to provide opening site towards Otūmaikuku.
 - Colour of pounamu used in landscaping treatment.
 - Treatment of pattern across paths through the site, teaching the meaning off different patterns and symbols.

In continuing to work with Te Kotahitanga o Te Atiawa Trust and Ngāti Te Whiti, the future design development of the proposal will draw on the history of the site, and the reasons for its significance Solari Architects will continue to incorporate cultural narrative into the fine grain details. This will cement the longstanding relationship that Te Atiawa Iwi and Ngāti Te Whiti has and will have with the site.

Connection to the Existing Site

The proposal works with the existing conditions of the site, embracing the platform on which it sits. The unit levels are dictated by the current ground conditions. FFL at units 1-4 are RL52600 which is elevated by 300mm from the Barrett St low point of RL 52300. FFL at units 5 – 8 are at RL 52700, which is 100mm up from block A.

On Site Amenities

- Outdoor areas directed towards the centre of the site
- Bike parking within each unit parcel
- Rubbish bin storage within each unit parcel
- Carparking on site

Connection to the Street

- Barrett Street is the primary car access location for the site.
- Unit 1 has passive overlooking onto Barrett Street.
- Morley Street facades positively address the street presenting the main visual connection / visible street frontage to the public. Footpaths provide pedestrian access to the site and direct people to their private gates.
- The building design employs textural, but simple forms and considered proportions to create a fresh and contemporary exemplar of multi-unit housing for the area.
- Using depth in the facades and battens that connect to the ground the buildings connect with the human scale.



Morely St Perspective (Source: Solari Architects).

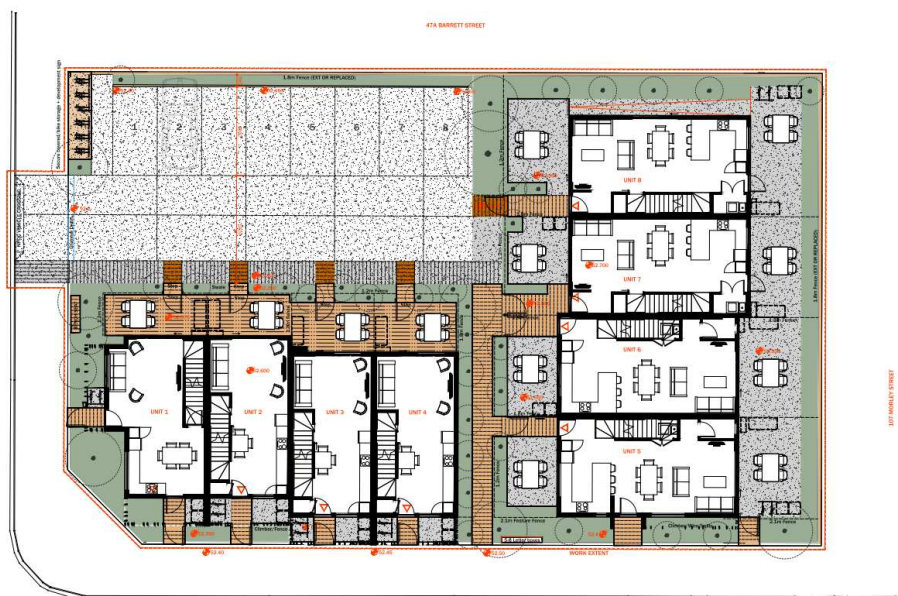


Barrett St Perspective (Source: Solari Architects).

Encouraging interaction

The masterplan of the development is designed to create spaces between buildings which are shared – including the footpaths and driveways – which are described as “bump space”. These are places where people may bump into their neighbours, encouraging a sense of community within the site. Low fencing to private yards will both allow a sense of openness and allow passive surveillance to shared spaces/car parking areas. The idea of community is supported by locating the opening and access point on Barrett Street to connect to future development at Otūmaikuku.

The Landscaped space has been designed by Brad Dobson at Blac Inc. to clearly define the threshold between the semi-public transitional areas and the private paths to the houses, through planting, and path materiality.



Conceptual Site Plan (Source: Blac Ltd).

2.4 Design Elements: District Plan Context

The Operative District Plan

The Operative New Plymouth District Plan is somewhat limited in consideration of medium-density development; however it is the primary document against which the proposal will be considered. The proposal has been developed with consideration of the existing District Plan rules and standards. The Council is currently awaiting decisions on the Proposed District Plan (PDP).

Assessment of the Proposal relative to the Operative District Plan

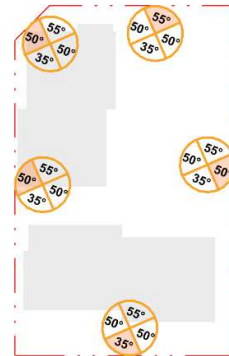
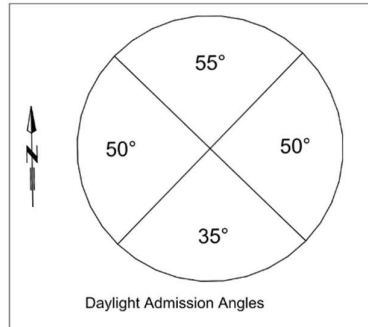


New Plymouth District Plan Map (Source: NPDC District Plan)

The site is zoned as Residential Environment Area A.

The maximum coverage of the site is 40%. The maximum height for buildings in this zone is 9m, and the daylight admission requirements are 3m from ground level at boundaries and come into the site at the angles outlined in the diagram below. The required minimum front yard is 4.5m from road boundaries, and minimum setback from side boundaries is 1.5m.

Diagram 3.1 Calculation of daylighting angle



Daylight admission requirement diagram (Source: NPDC District Plan). Daylight admission requirement diagram on site (Source: Solaria Architects)

Unit 1 has a set back from the north boundary of 3m yard rule to Barrett Street. The built for in the Barrett St front yard does not breach the rule at only 20% coverage. On the western boundary to Morley Street Units 1 and 2 have a set back of 2.5m at ground floor with a 1.5m overhang from level 1. Units 2 and 3 have a set back of 1.5m at ground floor with a 1.5m overhang from level 1. Unit 5 has a set back of 1.5m with a 600mm overhang of level 1. These setback breach the 4.5m front yard rule at 59% coverage. The drawings show breaches of the daylight admission angles (labelled as recession planes in the sections) along the south, east and lower-west boundaries. In the PDP, there are no daylight admission angles on road boundaries. More detail is provided in section 1.8 below.

Unit 8 has a roof form breach on the eastern boundary. The max breach is of 300mm height, 250mm depth and 3.4m length. The effects of this breach are far less than that of a compliant proposal in terms of sun shading to the surrounding neighbours. Significant efforts have been made to ensure the proposed unit otherwise sits completely within the recession plane envelope.

The Proposed District Plan

The PDP is still awaiting decisions and therefore the proposal will primarily be considered against the existing ODP.

Whilst the PDP is not yet operative, it is a useful reference in understanding the future planning environment and residential development context within New Plymouth. The Proposed Plan includes Medium Density Residential Zones, that applies to most of the current central city residential areas. The proposed site is located across the road from this proposed zone and will have a direct relationship with the activities proposed in the development of the Otūmaikuku site in the future. The subject site through the PDP hearing process has now been identified to be rezoned Medium Density Residential Zone.

Objective MRZ-01 of the Medium Density Residential Zone states that the zone is ‘predominantly for residential activities and is characterised by medium density housing’. MRZ-03 states the objective to ‘increase the variety of housing densities, types, sizes and tenures to respond to community needs, while also responding appropriately and sensitively to the context, character and amenity values of the surrounding neighbourhood.’ These two objectives show Council’s intention for these areas to evolve to a higher-density form of residential development over time. Using the surrounding context as reference, we can already see development of more medium density homes.

Other objectives seek to provide occupants and neighbours with high amenity values, provide well designed buildings which positively contribute to compact urban form and efficient land use and manage any adverse effects on natural features, streetscape and residential amenity.

The Proposed Plan describes multi-unit development as any development that results in 'three or more residential units on any site...'. Multi-unit developments are a Restricted Discretionary activity under the Proposed Plan. Council has discretion over a number of items relating to the built form and the effects in relation to the proposed Medium Density Zone Effects Standards. These effects standards are proposed to generally be more slightly more permissive than the current Residential Zone standards.

The Proposed District Plan also requires multi-unit developments to undergo an assessment against the Residential Design Guide ('Design Guide'). The Design Guide outlines the type and quality of outcomes Council is seeking in residential development in the City and provides a framework against which residential proposals which require resource consent can be assessed. As there is no such guide applicable to the current district plan, we will now step through the proposal with a more detailed assessment, relative to the Proposed Residential Design Guide.

2.5 Design Elements: Assessment relative to the Residential Design Guide

The intent of the Design Guide is to facilitate residential intensification through the development of high design quality. It recognises that good design is site-specific and responsive to its context, providing a framework against which new residential proposals can be developed and assessed.

The Residential Design Guide is currently being incorporated into the PDP as part of the process to develop and adopt the PDP. As such, it is technically open to amendment during this process. Having said this, many of the guidelines are universally accepted so the best practice design guides mentioned in this report provide further useful reference and rationalisation for the design outcomes of this proposal. The NP Residential Design Guide is therefore a beneficial tool to understand the intention of the council with regard to the design of new residential developments in New Plymouth.

Outline of the Design Guide Assessment

This report is structured around the guidelines in the Residential Design Guide. The Design Guide will be used as a framework to discuss how the proposal has been developed, and to illustrate how the design has considered best practice and site-specific context.

This report will step through the various guidelines and discuss the proposed design relative to each point. Where the design guide is not applicable, this will be stated. Support of external design guides are provided as additional references where relevant. To support this discussion, we have referenced the following exemplary design guides as a mechanism for urban design assessment:

- Australian 'Darebin good design guide: medium density development' (published Aug. 2020) **[D MDH DG]**
- Australian 'New South Wales Department of Planning, Industry and Environment: Low rise Housing Diversity Design Guide (published July 2020) **[NSW LR DG]**
- New Zealand 'MOE National medium density design guide' (Published May 2022) **[NZ MDH DG]**

- Wellington City Council 'Design Guide Residential V05' [WCC RDG]

1. Context and Character

Outcome: Developments that take advantage of the site's conditions and are compatible with and integrate well with the character of the local street and surrounding neighbourhood.

Local Context and Neighbourhood Character

1.1

This proposed development reflects a similar density as other sites on Barrett Street and in the surrounding streets. The pages below describe the scale and density of these surrounding properties for reference. In addition to this more general overview, the primary and secondary characteristics are discussed in more detail later in this section.

Site Characteristics

1.2

The proposal seeks to respond to, and work with, the specific conditions of the site and its context. This is discussed in further detail in the remainder of this section.

Achieving Compatibility

1.3

Currently, medium density housing typologies are not well represented in New Plymouth. While we are aware of developments in progress they are not yet complete to the point of providing reference. This provides a unique opportunity to explore the relationship between both the existing character of the residential areas, and that of more dense typologies.

The compatibility of this development with the immediate context is further discussed in section 1.8.

Relating to Primary Characteristics of the Local Context:

Landform

1.4

The site is relatively flat, and the unit blocks step up in stages across the site towards the highest southern corner which is approximately 400m higher than the Barrett Street entry. These steps are minimal but provide opportunities to add distinction between the public and private paths across the site. This also reduces excavation and major earthworks.

Vegetation

1.5

The site is bordered with tall overgrown hedge that has been progressively taking up the public footpath. There is no vegetation of note on site. The Otūmaikuku site across the road in comparison has very established vegetation which provides an appealing view for the proposed development, and reference for the planting palette provided by Blac Ltd.



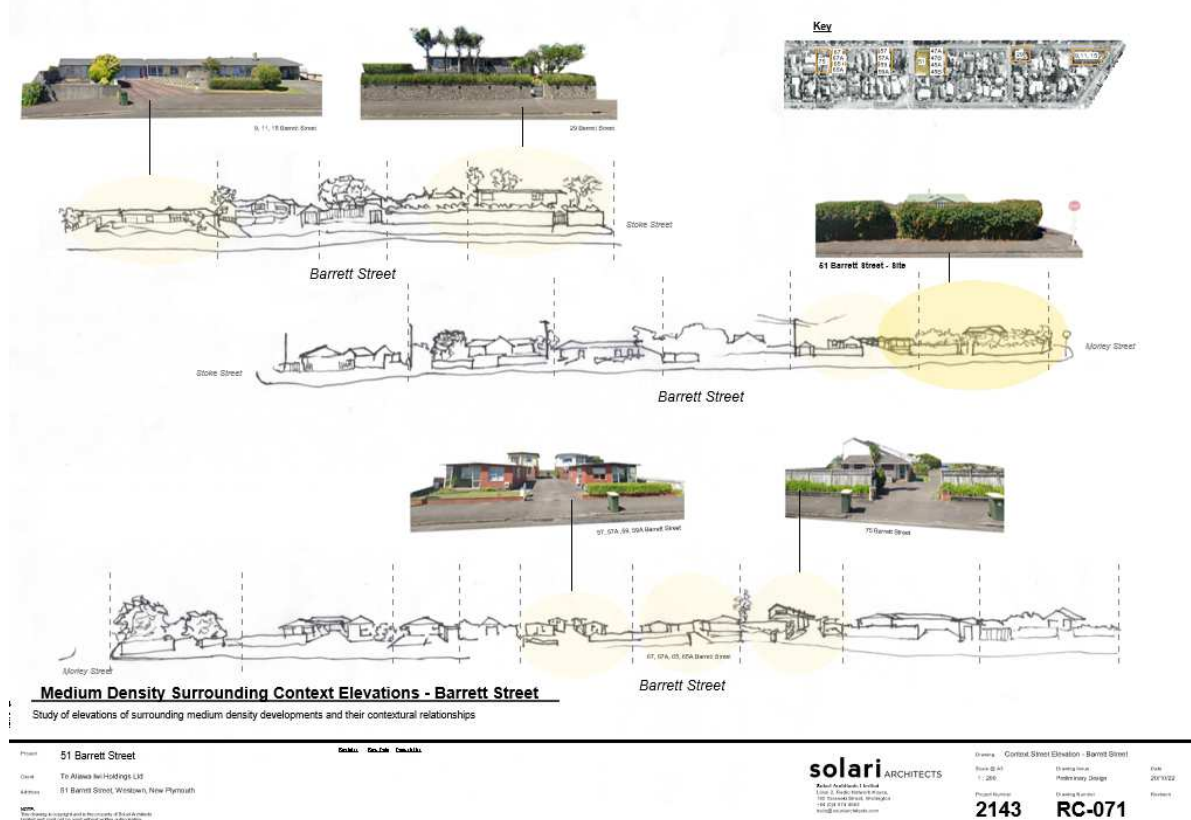
Boundary Hedge on site (Source: Solari Architects)

This proposal is accompanied by a full landscape design package by Blac Ltd. This includes the planting of new trees, low level native planting and climbing plants which will act as screens for privacy and add visual appeal. The architecture and façade treatment for both blocks specifically incorporates timber battens that act as both privacy screens and climbing structures for plants. The architecture aims to compliment the proposed vegetation and vice versa for a more interactive, and connected street edge. This is a positive design strategy as is suggested by the NSW MDH DG : “Planting on structures can provide amenity, improve air quality and microclimate, while reducing direct energy use and storm water runoff.” (pg. 24)

Building height

1.6

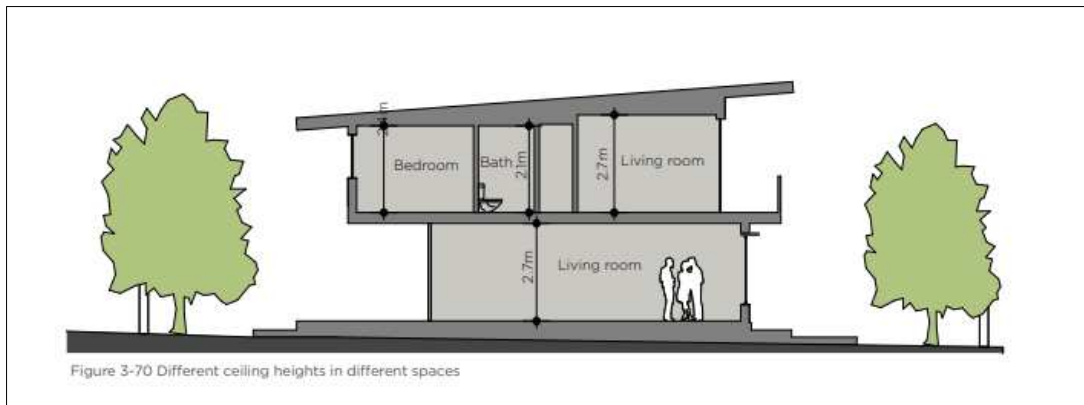
Residential development immediately surrounding the site is generally single or two storey, as is typical of much of the residential stock in New Plymouth. A number of more recently developed, or redeveloped, sites in the vicinity contain two-storey detached dwellings, and infill houses.



Medium density developments close to the proposed site (Source: Solaria Architects)

All proposed buildings on the site are two-storey in height reflecting the surrounding context. The proposed building heights are compatible with the existing residential context, although the building form is somewhat more intensive than the typical built form of the surrounding residential context, it does allow the development to relate to the higher-density built forms expected of future development of adjacent sites. In this way the proposal serves as a bridge between the two zones, creating a visual connection between them.

The typical inter-storey height across the development is proposed at 3m with 2.7m for floor to ceiling height. Units 7 and 8 are the exception from this as they required the bedroom level to be 2.4m floor to ceiling due the restrictions of the daylight envelope. High ceilings in MDH is generally accepted as good practice for a multitude of reasons, some of these are presented by the NSW LD DG “The height of a ceiling affects the amenity of a dwelling and the perception of space. Well designed and appropriately defined ceilings can create spatial interest. Ceiling height is directly linked to receiving sufficient natural ventilation and daylight access to habitable rooms” page 121.



Source: New South Wales Department of Planning, Industry and Environment: Low rise Housing Diversity Design Guide Page 121

Building bulk/scale, frontage with separation distances

1.7

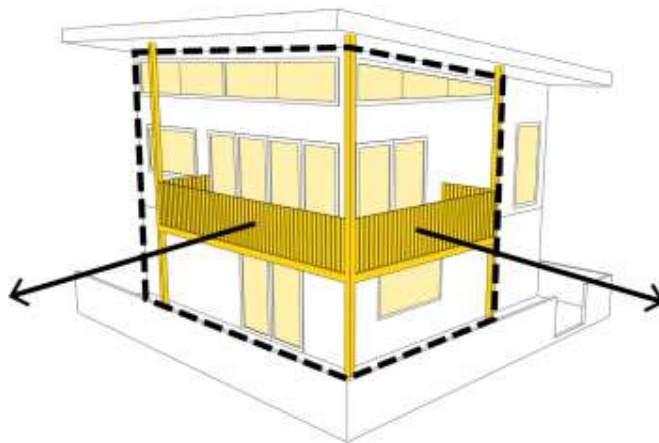
The Morley street facades are significantly more dense than that of Barrett Street as Morley Street is an arterial road, and Barrett Street is a quieter residential road. Block A addresses Morley Street most significantly and forms the strong urban edge to this significant corner section with the bulk of the block being at the street edge.

Unit 1 is a corner unit, fronting both streets, and has the benefit of all day sun. As explained Morley Street is an arterial road, and in the future this road will become even busier. The proposed unit has been designed in alignment with good design practices of residential corner sites. Design guidance on corner sites encourages positively addressing each street frontage, and ‘holding’ or ‘anchoring’ the corner of the site. This means locating the building close to the front of the site, using vegetation and façade articulation to create human scale and incorporating access or overlooking to the street.

Corner sites

G42. ••• Buildings on corner sites must be designed to positively address both street frontages.

This may be through architectural features that wrap the corner, windows of the same proportion on both façades and reduced setbacks on both boundaries.



Source: Wellington City Council Design Guide Residential V05 Page 18

35.
Emphasise street corner through change in articulation and expression.



Articulation of windows and roof help define the corner and address both the streets.



Lack of articulation and windows only addresses one street, creating a blank interface on secondary street.

Source: Darebin good design guide Medium density development Page 72

The proposed Unit 1 aims to achieve this urban edge treatment through the integration of dual access, vegetated edges rather than fencing, and screen treatments to delineate between public and private.



Source: Corner unit render Solari Architects.

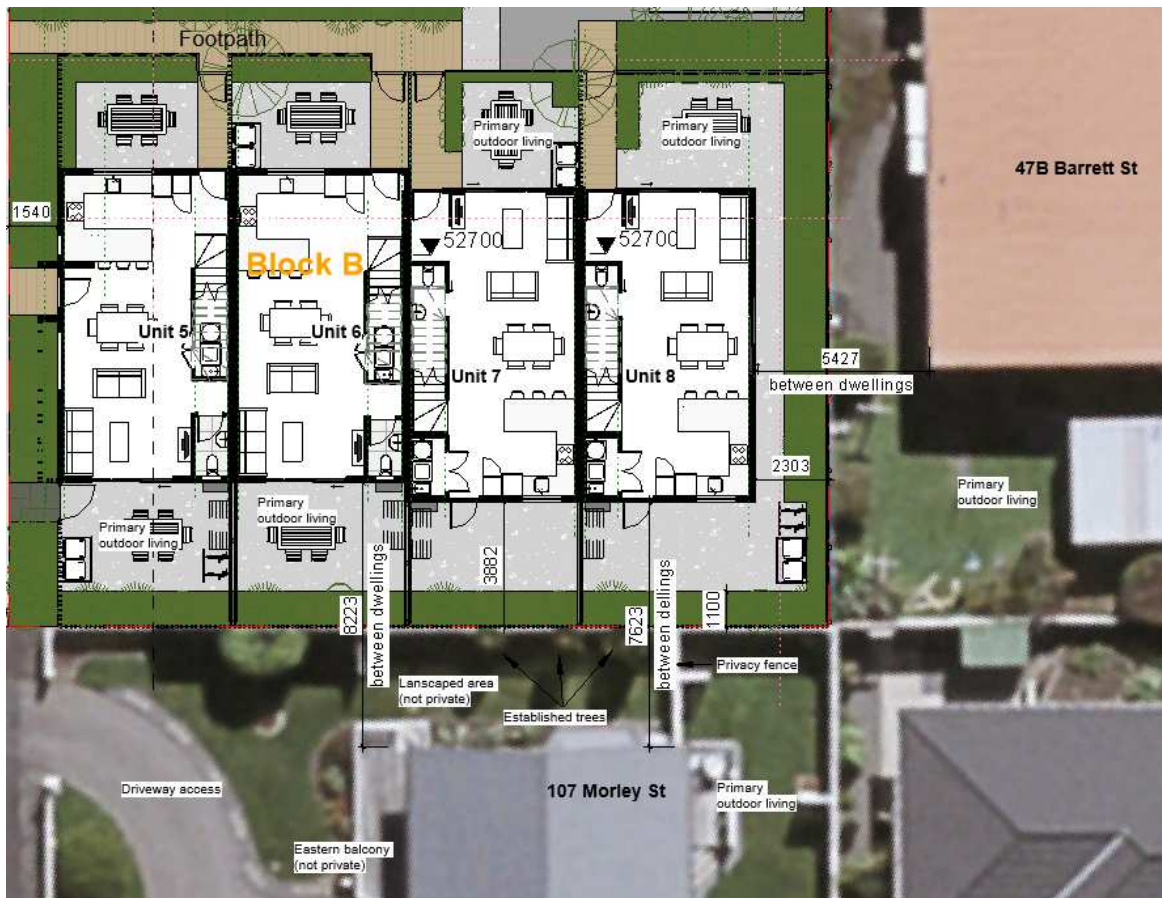
Block B is located at the rear of the site. The bulk impression of block B is reduced due to its location on site and only its profile being visible from Morley Street.

Block A and B are separated by 4.5m, inclusive the front yard of unit 5 and a semi-public pathway and landscape buffer treatments. This provides enough distance for privacy between unit 4 and 5 whilst also providing security and overlooking to the pathways in between.

As explained in section 3 of NZ MDH DG, “The design and use of the space between residents and neighbours, including those within the development, requires careful consideration. This is important when increasing the number of houses on smaller sites.” The suggestions for this scenario provided by the design guide are as follows: “increasing separation between neighbours can be achieved by positioning outdoor living spaces, accessways, and courtyard car parking in between buildings. Landscaping can also provide screening between sites. This enhances privacy and outlook while providing gaps for ground level sunlight access” page 10. With these considerations in mind Block B has been designed and located to achieve the best outcome for the neighbours at 107 Morley St and 47B Barrett St.

107 Morley Street has their primary outdoor living space to the east of their property, and 47B Barrett Street’s sensitive boundary is to their service area.

All units to block B have outdoor areas to both the north and south of the units, allowing whānau the ability to use the spaces for different purposes. Firstly, the proposal provides a landscape buffer at the south and eastern boundary to ensure distance and separation is achieved between the built form and the neighbour’s dwellings. Secondly units 7 and 8 have their primary outdoor living area to the north of the units, away from the sensitive southern boundary. The unit 5 and 6 south facing outdoor spaces are located opposite the driveway area of 107 Morley St, which allows them to have larger back yards than units 7 and 8. Units 5 and 6 still have the amenity of north facing courtyards, but also have the opportunity to inhabit the south facing outdoor areas should they prefer more privacy.



Source: Neighbour conditions Solari Architects.

The proposed built form is slightly more intensive than other examples of MDH currently typical of the area, the building forms have been designed to read as a collection of individual homes. This is accentuated through the building form, and the use of materials and detailing.

Frontage setbacks and building orientation/alignment

1.8

The buildings are aligned with the existing street grid pattern that strongly defines the layout of the central area and are aligned with the street edge as is typical of residential development in the area. However, there is an underlying

re-orientation to better align with the cultural narrative. The building opens up and allow diagonal connection across the site to connect with natural elements as explained in the section relating to the cultural narrative.

Whilst residential buildings, particularly along Barrett and Morley Street are strongly orientated perpendicular to the street edge, building setbacks relative to the street edge do vary, creating a more urban feel. This has been accentuated over the years by site redevelopments, extensions, and additions as well as a number of accessory buildings that are located up to the street edge. The proposed buildings along Morley Street have been designed to incorporate variation in the building line, with a number of step-backs and pushouts that help to modulate the building form along the street edge. This is accentuated further by variation in roof form, façade articulation and considered use of materials and colours.



Medium density developments, front yard set back and driveway locations in the surrounding context (Source: Solaria Architects)

Relating to Secondary Characteristics of the Local Context:

Roof form

1.9

The surrounding area contains a mix of roof forms. The characteristic gabled character of the rooflines in the original villa style of dwelling is certainly prevalent in the surrounding area. Over time more recent additions through the decades have filled in spaces, or replaced original villas with a more individual, or hotchpotch collection of architectural styles which provide an eclectic range of hip, gable and flat roof forms.

The proposed buildings have been detailed in a contemporary architectural style, following good design principles of residential design guides. Variation of gable and shallow pitch roof forms are used on the townhouses. The roof forms are used here to visually reflect some of the existing character of the surrounding residential areas to the south, whilst maintaining consistency with the contemporary style across the proposal.

36.
Use simple and clean roof forms.

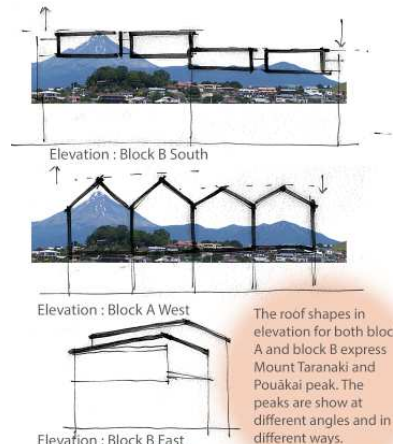


Simple roof forms create a bold and clean appearance that is visually appealing.

Roofs with unnecessary articulation and hipped form present a cluttered look.

Source: Darebin good design guide Medium density development Aug 2020 Page 72

The proposal includes a mix of roof gable forms and sloped roofs to site context and directly relate to the cultural narrative and the 'Maunga'. The highest roof point is at the south corner which serves as the anchor to the site. The roof pitches gradually decrease as they meet the outer edges of the site to emulate mount Taranaki. The pairing of the units and their roof types emphasizes this concept.



The roof shapes in elevation for both block A and block B express Mount Taranaki and Pouākai peak. The peaks are shown at different angles and in different ways.



Variation of roof form in development (Source: Solari Architects)

Façade articulation

1.10

The proposal has been designed in a consistent contemporary architectural style, that provides a level of visual consistency throughout the development. Each building, or collection of townhouses, contains 4 individual units. The articulation of the facades of these buildings has been carefully considered to achieve a coherent and consistent architectural style across the development but allow for individual units to be clearly identified.

As discussed in the previous section the pairing of the roof pitches provides variation within the blocks, then the setbacks add another layer of dimension. For Block A there are the yard setbacks as well as the overhang of level 1 for each unit. For block B the setbacks are on level 1 at each unit where large vertical windows disrupt the continuity of the block. Pairing the units and creating two distinctly different approaches to the two further signals variation across the development.

38.

Provide variety in design with a consistent palette to create interest along the street.



Variations in the arrangement of roof form and direction along with articulation within a consistent theme can add visual interest to the streetscape.

Source: Darebin good design guide Medium density development Aug 2020 Page 76

A consistent suite of openings has been carefully applied across the buildings to work with the specific requirements of each building or unit. The openings provide variation to the articulation of the façades and forms generally, but further to this, draw a level of visual consistency across the development.

The design detail of the 'Maunga' and 'Ngatere' concept further break enhances the facade articulation. The mountain being the top half off all units and the forest being articulated through the use of battens. This is explained in more depth in the next section.

Materials, finishes, textures, colours

1.11

The material palette selected directly relates to the cultural narrative. The colour material application has meaning and significance wherever it is used.

Maunga:

Grey: The dark grey colour of the Andesite have been applied to aspects of the design that represent the mountains such as the rooves and the level 1 forms. The colour has been applied through the use of metal cladding.

Orange: Within the cladding are moments of orange. This symbolises the raw kokowai found in the slopes of the mountains. To illustrate this concept orange is used in the metal window shrouds whenever there are windows coming through the grey metal cladding, and as the colour of all the front doors.

Ngatere:

Natural timber: Where the façades face Morley Street and Barrett Street vertical battens are used to represent forest ranges. The slender battens are applied in a random pattern to emulate the organic nature of the forests. Within the pattern the horizontal battens frame the window and door openings to ensure view and light are not lost from within the units.

Dark Timber: The ground level of each unit has an element of dark charred or stained timber representing the volcanic and nature of the maunga. This variation in material and colour to these forms provides another layer of visual complexity and interest.



Material and colour samples for use in the development (Source: Solari Architects)

2. Site Planning

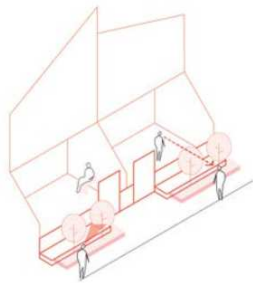
Outcome: Buildings, open spaces and circulation areas that are planned together to deliver good quality open space, optimise the amenity of the development and its neighbours and contribute to the amenity, safety and visual character of the local street.

Arrangement of Buildings and Open Spaces

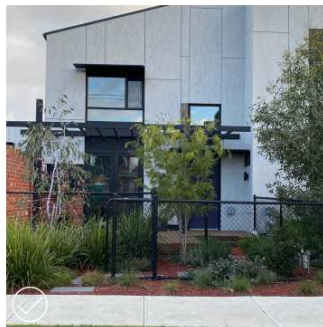
2.1

The arrangement of buildings and open spaces has been driven by a few key factors. The primary factors are the strong city grid, and secondly the opening towards the Otūmaikuku site and the underlying concept of pointing towards the maunga and Moana. The secondary factors are more practical. As Morley Street is an arterial road we have opted to provide safe vehicular, bike and pedestrian access off Barrett Street. The outdoor living areas for block A have been located at the eastern side for a similar reason, whānau will be able to have a good connection to the larger driveway as passive overlooking, this is also the quieter side of the units (This is good practice as explained further in 4.1). There is still a semi-private aspect to this façade which is why the design utilises layers of fencing, stepped levels and planting as is good design practice.

12. Design ground floor residential interface to provide a balance of passive surveillance and privacy.



Landscaping can balance the requirement of privacy and passive surveillance for dwellings with ground floor.



Landscaping with a visually recessive fence creates a soft interface with the street while providing privacy for residents.



Permeable low fences along with landscaping create the right balance between privacy and passive surveillance while adding softness to the streetscape.

Source: Darebin good design guide Medium density development Aug 2020 Page 36

Block B has living opportunities to both the north and south depending on privacy and spatial requirements.

Driveway, Carparking and Garage Location

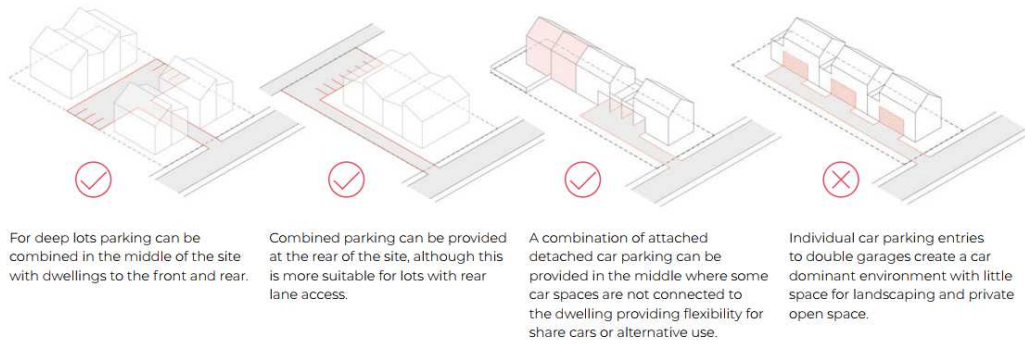
2.2

Internal site circulation has been designed as a shared pedestrian and vehicle accessway, with one car park provided per dwelling. Pedestrian access is indicated through the use of different surface material, reducing the amount of asphalt. This breaks up and narrows the perceived vehicle carriageway, helping to create a low speed environment.

Carparking has been combined to improve the outcomes of outdoor space for both Block A and B. Decoupling the carparks from the dwellings also reduced the amount of hard surface within the development, as is best design practice.

17.
Decouple cars from dwellings.

Separating car parking from the dwellings can help improve the amenity by creating more space for landscaping and courtyards for dwellings.



For deep lots parking can be combined in the middle of the site with dwellings to the front and rear.

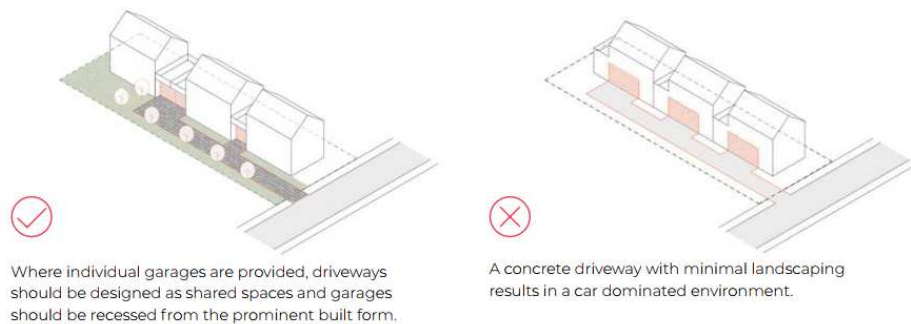
Combined parking can be provided at the rear of the site, although this is more suitable for lots with rear lane access.

A combination of attached detached car parking can be provided in the middle where some car spaces are not connected to the dwelling providing flexibility for share cars or alternative use.

Individual car parking entries to double garages create a car dominant environment with little space for landscaping and private open space.

Source: Darebin good design guide Medium density development Aug 2020 Page 44

18.
Design driveways as shared spaces with pedestrian priority.

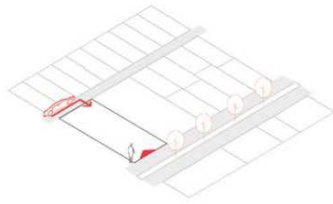


Where individual garages are provided, driveways should be designed as shared spaces and garages should be recessed from the prominent built form.

A concrete driveway with minimal landscaping results in a car dominated environment.

Source: Darebin good design guide Medium density development Aug 2020 Page 46

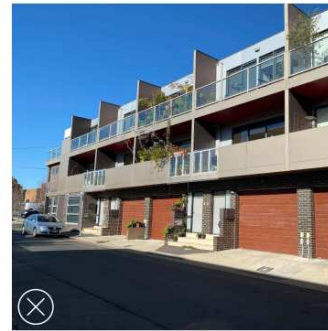
6.
Respond to hierarchy of streets and laneways.



Vehicular entry should be provided from secondary street or lane where available.



Locating car parking along a side laneway reduces the vehicular impact on the street.

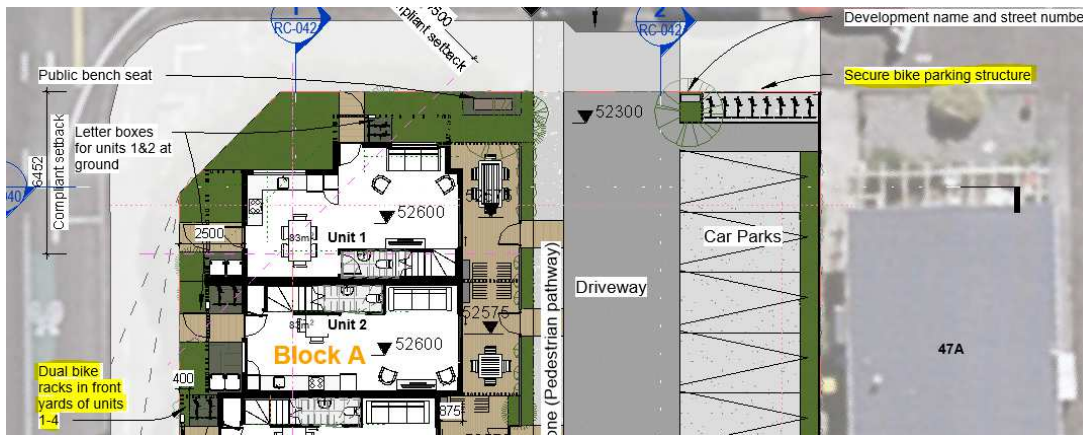


Dominance of driveways and car parking on the street compromises the pedestrian amenity and provides poor street address.

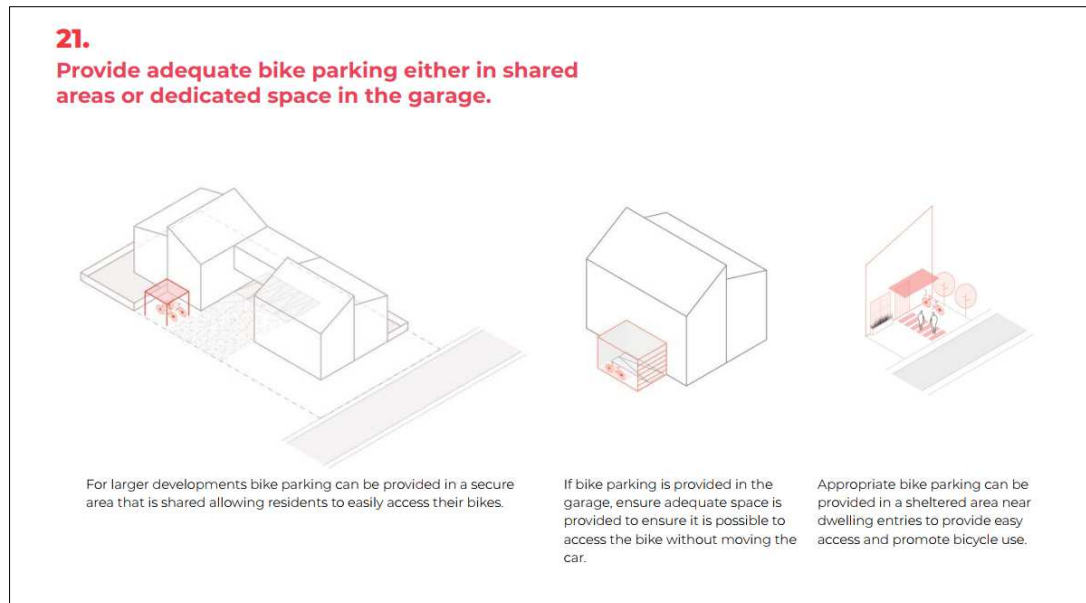
Source: Darebin good design guide Medium density development Aug 2020 Page 29

The accessways is bordered by new planting to soften the edges of a large hardscape areas.

Building frontages and entrances accessed from the internal circulation and Morley Street have been carefully designed to provide bikes and refuse bins. A communal bike storage area located at the Barrett Street Entrance is also provided, to help encourage whānau to use alternative forms of transport.



Source: Example of bike storage location Solari Architects.



Source: Darebin good design guide Medium density development Aug 2020 Page 51

3. Building Design

Outcome: Building design that provides internal living environments that are healthy, attractive, convenient and functional and maintains the privacy between adjacent dwellings while contributing positively to the safety, character and amenity of the local street.

Integrated Building Design

3.1

The proposal is generally fairly self-contained. While it is sited on the southern boundary Block B is offset from the boundary to provide as much distance as possible between the neighbour at 107 Morley Street and the units. Building massing and location can be assessed against a compliant building which has been addressed against the proposed development with sun studies. Refer to sheets RC-060 to RC-069 in the Architectural Drawings for supplementary sun shading information.

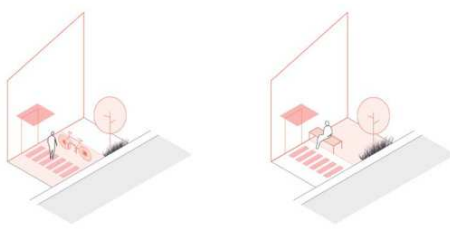

While, as has been described earlier, the proposal is of a density that is currently not typical of New Plymouth, the massing and design of the proposed buildings along Morley Street and Barrett Street has been designed to be of a residential scale. The built form is punctured by the internal accessways, and the elevations of the buildings along the streets are modulated, stepped and include variation in materials, roof form and openings to identify individual units and break up the form of the proposed building into clearly identifiable individual units.

Building Frontages

3.2

The buildings edges of Block A and unit 5 of block B is in keeping with good design practice associated with entry conditions. Units 2-4 of block A address Morley Street directly with their front entrances, unit 1 directly addressed Barrett Street and has a secondary entrance of Morley Street. The proposed units have smaller service front yards, with generous cover to the front doors. Units 6-8 of block B address the internal accessway and unit 5 has a Morley Street Entrance and a secondary entrance off the shared pathway.

13.
Provide a useable front verandah for dwellings along the street to create a sense of entry.


Entry verandah or porches form an important component of the dwelling connecting the outside with the inside. They should be designed to provide sufficient standing room and weather protection.

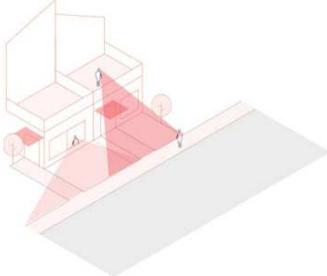


Generous and functional front verandah adds to the amenity of the dwelling.

Lack of an appropriate front verandah does not create a sense of entry to the dwelling.

Source: Darebin good design guide Medium density development Aug 2020 Page 36

The layout and arrangement of the buildings and their internal spaces means that all areas of the communal accessway is overlooked by a number of units, in aligned of good design practice. Kitchens of Block A are generally located at the front of the building, overlooking the street, and Block B alternates, where units 5 and 6 have kitchen to the north, units 7 and 8 have kitchen to the south. In addition, the majority of living spaces and private open spaces overlook the accessway and pathways which will create activity, or passive surveillance over these areas. Windows on side elevations overlooking communal spaces activate these elevations and provide informal surveillance and overlooking.

11.
Provide habitable rooms on ground and upper levels along the street for passive surveillance.

Habitable rooms and balconies along the street provide activation and passive surveillance that increases the sense of safety.

Habitable rooms and balconies with appropriate setback and landscaping.

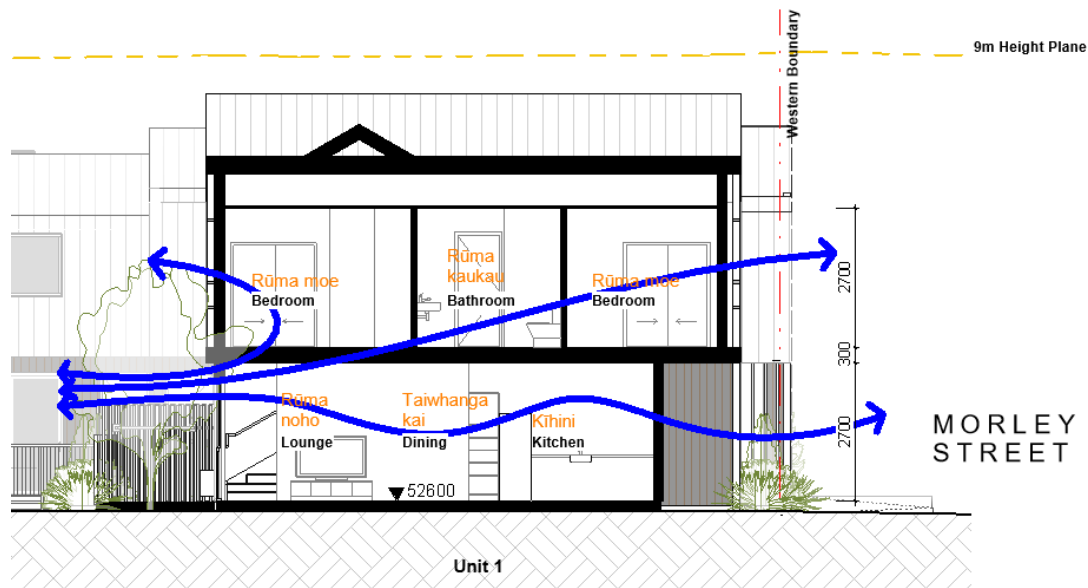
A large blank facade fronting the street provides a harsh and inactive interface.

Source: Darebin good design guide Medium density development Aug 2020 Page 35

Internal Layout and Amenity

3.3

All buildings have been designed so that the internal and external living spaces are located to the quietest side of the building, they have also been designed to utilise the sun at different times during the day, and cross ventilation. Units 5-8 have the benefit of having two areas with outdoor living areas. Internal and external living spaces are directly connected to each other.



Cross and stacked ventilation through units (Source: Solari Architects)

All units have living at ground level with a toilet under the stairs this provides the best connection out to the outdoor living areas and allows the upstairs room to be completely private bedroom and bathroom spaces. All first floor windows are to bedrooms or bathrooms. In addition to the separation distances between the buildings, windows have been carefully placed and designed to minimise overlooking into neighbouring properties. The units have been designed to minimise internal circulation space and maximise living space.

Building Entrances

3.4

As explained in section 3.2 the entrance to each proposed dwelling addresses the street, or accessway to which it relates. Entrances have been designed to be clearly identifiable to each unit and provide a sense of arrival, with variations in materials, setbacks and canopies and bright doors helping to accentuate the entrances. Consideration of the building form, alongside the use of materials, colours, textures, and architectural features such as canopies over porches and entrances stepped back from the building line, means that individual entrances are clearly identifiable and articulated.

Privacy for Internal Spaces

3.5, 3.6

Careful consideration has been given to the relationship between the private and public areas of the site, as well as privacy between units. Blocks are typically separated from each other by both the internal accessway and either

exterior living spaces or car parking areas, or both. This separation distance allows privacy to be maintained. Window position has been carefully considered to offset windows where appropriate.

Typically more private spaces such as bedrooms are located on the second floor. Corresponding units are separated with intertenancy walls designed to minimise noise transfer between units. Similar uses in each unit are generally located adjacent to each other, with quieter private areas located in similar areas.

4. Open Space Design

Outcome: High quality open space that is attractive, sunny and sheltered and provides for the outdoor recreational, service and storage needs of residents, while contributing to the identity of the development as a whole.

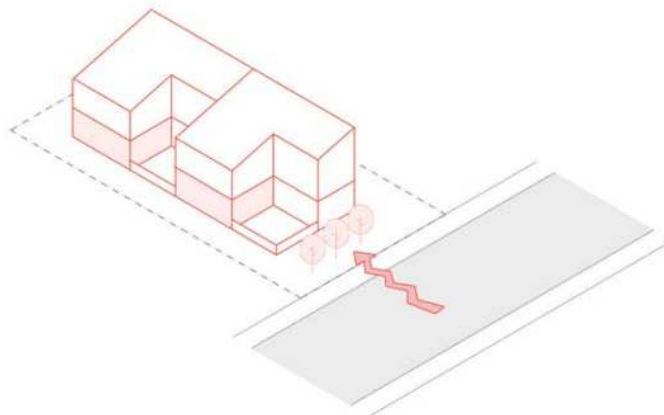
Private Open Space

4.1, 4.2

As previously discussed, private open space for each dwelling is located to maximise sunlight access, away from the traffic noise of Morley Street as is good design practice, and each private open space is located directly adjoining the living space. These two spaces are connected by a sliding door to allow the internal and external spaces to be opened up and extended. The glazed sliding opening provides a direct visual connection from the living space to the open space.

27.

Ensure noise sensitive uses are located away from noise on busy roads.



On busy roads, locate noise sensitive spaces away from the main road. Additionally, landscaping in the front setback can be used to reduce ambient noise inside the dwelling.

Source: Darebin good design guide Medium density development Aug 2020 Page 59

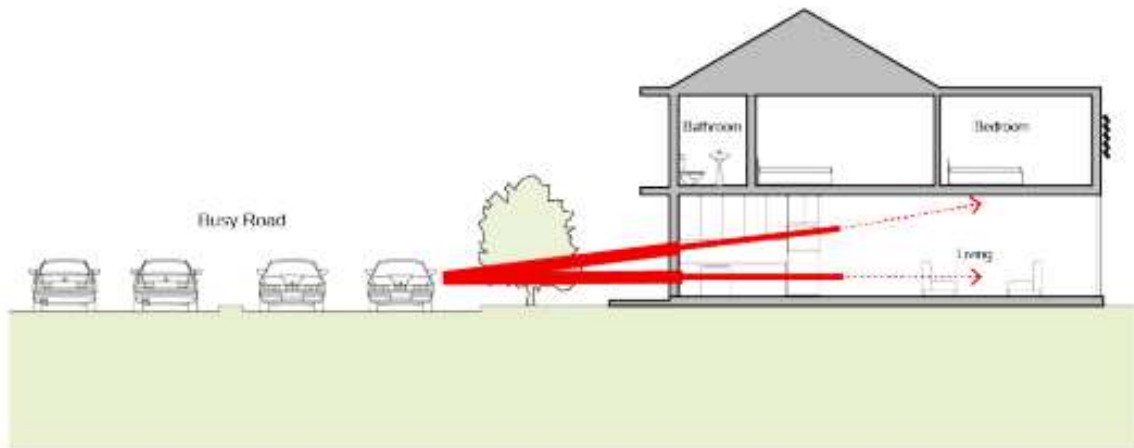


Figure 2-80 Locate noise sensitive rooms away from road noise

Source: NSW Medium density design guide development Aug 2016 Page 58

A key consideration of medium density developments is the interaction between private and public, or semi-public, zones within a development, and the interaction and level of privacy provided between residential units. This is discussed further in the next section.

All private open spaces provide a flat principal area that is directly connected to the internal living space. Exterior spaces are rectangular in shape and are at least the width of each individual unit, and located at the 'back' of the property. The arrangement and orientation of the buildings means that some back gardens are located adjoining the 'semi-public' accessways. The treatment of these boundaries has been carefully designed to balance privacy, safety, sunlight access and overlooking, both in terms of the impact on and from the private and public areas of the development.

Balconies

4.3

Only unit 1 has a balcony, off the primary bedroom. Externally this element adds articulation to the northern elevation and internally it allows for a larger lounge room beneath and a private outdoor space for the bedroom. This intern allows for a more premium 2 bedroom typology. This balcony is not a primary outdoor living space and is not intended to house outdoor furniture, but rather allow the inhabitant to connect with the outdoor environment by opening up the sliding door.

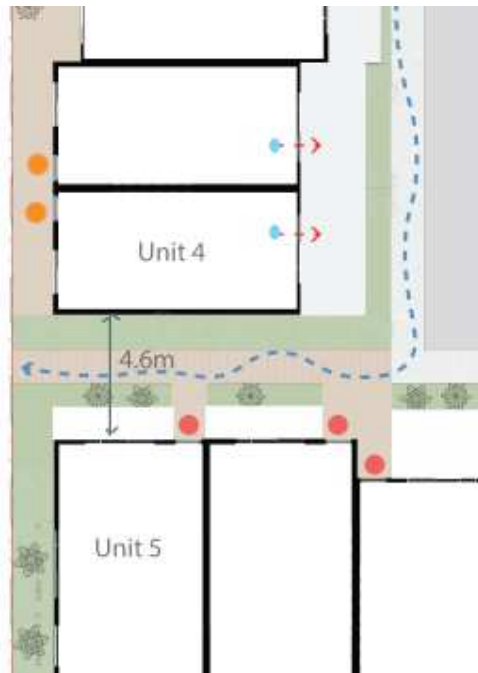
Privacy

4.4

Privacy of open spaces is maintained through 1.8m high fencing between adjacent private open spaces within blocks. Fencing of private open spaces to shared driveway areas is lower – at 1.2m. Providing lower fencing to one side of the private outdoor spaces creates a sense of openness and allows the spaces to borrow visually from the shared spaces and vegetation.

The fence construction to the rear yards differs between block A and B. Block A has a more solid vertical batten construction with approximately 50% permeability compared to the wire type front fences of block B with a far

higher permeability. This is due to block B having a larger distance between the public/semi-private and private zones, allowing more transparency. The intention is that the planting is able to take over and become a 'green' fence over time.



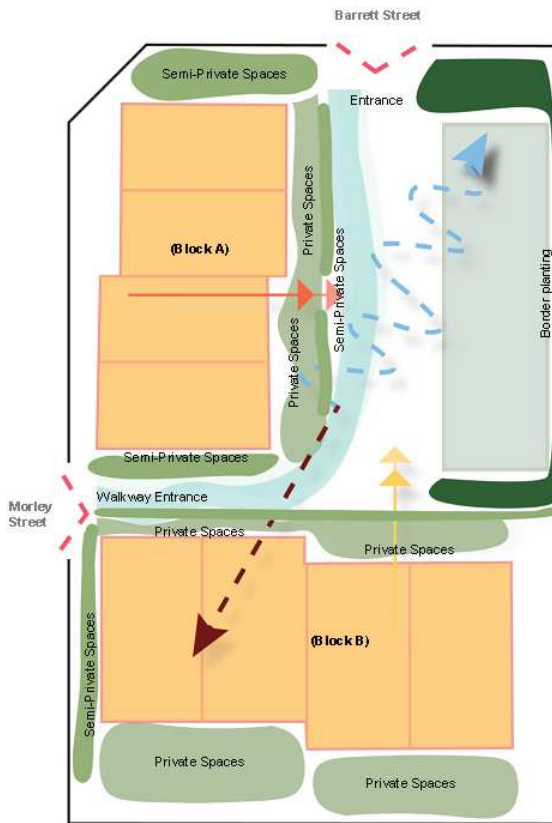
Physical separation providing privacy between closest dwellings (Source: Solari Architects)

Privacy of indoor spaces to units is achieved through distance between units and layering of various forms and uses between buildings – i.e. fencing, planting, sheds, vehicle and pedestrian circulation.

Shared Private Open Space

4.5

This site is restricted in the ability to provide any substantial outdoor shared space due to its relatively small size. Instead this proposal is to provide semi-private landscaped areas that are dense with planting to buffer, add layering and texture to the edges and thresholds. The location of these spaces also serves to facilitate pedestrian movement through the site. Changes in textures on the footpaths also provides threshold between private, and semi-private spaces.



Private versus semi-private diagram (Source: Solari Architects)

Whilst the site internal accessway is a functional vehicle movement space, it has been designed and landscaped to promote its use as a shared space that could have additional uses. Should there be a change in need and car parks are not required the carpark zone could be redesigned as a shared landscape area at a later date.

Landscaping

4.6

Landscaping to private yards includes paved/permeable and un-paved areas, allowing space for outdoor furniture as well as opportunity for planting along fence lines and in rectangular areas within private yards. The landscape design is covered by Blac. Ltd.

Front Yard Boundary Treatments

4.7

Front yard boundary treatments are very clear within the development as they have clear definition of front doors with colour, treatment of planting, and use of screening and screened storage locations. All front doors address the street where possible.

10.
Ensure main doors for dwellings along the street are facing the street.





Dwellings fronting the street should have their main doors visible from the street so that they provide direct address and activation to the public realm.

Dwelling with a front door visible from the footpath provide an active interface.

Dwellings without direct entry from street present an inactive frontage.

Source: Darebin good design guide Medium density development Aug 2020 Page 34

Service Areas and Facilities

4.8, 4.9

Service areas have been designed into private open space areas with additional storage and bin storage areas located at the front of units or within back yards.

15.
Give something back to the street.




Developments should make a positive contribution to the street, this could be in the form of a seat, bike hoops for visitors, small community garden or landscaping.

A timber bench seat can provide opportunity to rest encouraging interaction with the street and residents.

Source: Darebin good design guide Medium density development Aug 2020 Page 41

Additionally the development provides a seating area to the Sunny north Barrett St entrance of the site to positively contribute to the community.



Public seat on Barrett Street (Source: Solari Architects)

5. Efficient and Healthy Homes

Outcome: Promote sustainable residential development that creates efficient and healthy living environments through minimising the use of energy, water and toxic building materials.

Energy Efficiency

The masterplan of the development orients each unit's living and main bedroom spaces either north or east-west to benefit from all-day/morning and afternoon sun. Efficient spaces which are sun-oriented and insulated are much more capable to gain and retain heat. These dwellings will be constructed for ease of long term maintenance and durability, be well insulated, and have considered ventilation solutions. The internal layout and nature of medium density living will assist with efficiencies in energy use relative to a typical stand alone home.

The client is looking into upgrade opportunities for things such as solar panels on the unit roofs as an affordable energy supply mechanism. There are commercial business case considerations to be explored and resolved in this space.

Water Use, Conservation and Management

The careful design of landscaping and accessway has resulted 60% site coverage, with 19% driveway and carparking, 11% pathways and 30% permeable landscaping including planting and permeable hard landscaping. The proposed built site coverage is 40%. The landscape design plan incorporates planting in and around shared spaces, and at street frontages to offset large areas of hard surfacing.

The civil engineer team in coordination with the landscape consultant have managed the site water using a water sensitive design (WSD) approach. The site design incorporates a 'First flush' treatment system of stormwater runoff from transport areas through planted rain gardens. This includes natural planted rain gardens and treatment areas, under ground soakage locations, and raingardens overflow locations.

Waste Minimisation and Recycling

Waste is collected by the council from the kerb edge of either Morley or Barrett streets as applicable to the bin location. Block A has bin storage on the Morley Street Side, and Block B has access to Barrett Street across the shared accessway. Each unit is provided with space for multiple stacked waste and recycling bin storage by form of outdoor storage screened areas.

3.0 Summary

The proposed multi-unit residential development will make a positive residential contribution to the local area. We consider the development to be a well-designed scheme that will create a typology of housing to serve a range of demographics, in a fantastic location with plenty of local amenity.

This development is centred around creating a sense of community, connecting with its context and further activating the prominent corner section. The development seeks to be an enduring example of high-quality multi-unit residential development that will continue to grow in New Plymouth over the coming years.

4.0 Appendices

Architectural Drawings by Solari Architects.