

## **Milla Saris**

### **Presentation of Architectural Evidence Speech for Resource consent hearing of the 8 unit townhouse development at 51 Barrett Street**

#### **Slide 1**

Kia ora koutou, my full name is Milla Josefien Saris. I am speaking to the architecture of the proposed development at 51 Barrett St.

I hold a Bachelor of Architecture, and a Master of Architecture from Victoria University Wellington. I am a Registered Architect with the New Zealand Registered Architects Board and a full member of the New Zealand Institute of Architects. I am a Registered Homestar Practitioner and a member of the New Zealand Green Building Council.

I am currently working as a full-time employee for Solari Architects Limited and was the Design Lead for this development. As such I am representing Solari Architects as the engaged Architectural consultants for this project.

#### **Slide 2**

To clarify the design intent, I will outline key project elements and essential analyses. The site bears historical significance, as it is tied to Otūmaikuku Pā native reserve site within Ngāti Te Whiti hapū's ancestral territory. Te Atiawa Iwi Holdings' re-indigenization efforts align with their strategic plan, Te Kotahitanga, which aims to restore heritage and housing Te Atiawa whanau, as detailed in Dion's evidence paragraphs 12-17. Positioned just beyond the Central Business District, and accessed via Morley Street, the site enjoys proximity to amenities, coastal tracks, parks like Sanders and Western Park, and future treaty settlement sites. The surrounding residential style is characterized by a diverse range of housing and which complements the design's integration, accentuating its positive local and heritage impact.

### **Slide 3**

The proposal strategically utilizes various site opportunities, particularly its corner location at Barrett and Morley Streets. This arrangement facilitates a dynamic built edge along Morley Street and relocation of the existing driveway to the quieter Barrett Street. Thoroughfares seamlessly connect the units to both streets, enhancing accessibility and fostering a connection with the adjacent Otūmaikuku Pā site. Optimal sun exposure is harnessed at the rear of block A and the front of block B, informing the layout of outdoor living areas and unit placement. This practical approach ensures efficient utilization of the site's attributes, resulting in a well-integrated living environment.

### **Slide 4**

For context, photos of the existing site are provided on sheet RC-005 in the architectural appendix 1. The current conditions do not promote interaction with the street edge or embrace the corner aspect. The single-story house that previously occupied the site has since been demolished.

### **Slide 5**

As stated in paragraphs 31-34 of my evidence statement, the project encompasses a well-thought-out arrangement of eight townhouses, divided into two blocks: Block A comprises two-bedroom units, while Block B consists of three-bedroom units. This configuration emerged after thorough consultation with the local Hapu: Ngāti Te Whiti and Te Ātiawa Holdings, aligning with their housing requirements. Extensive design iterations and collaboration with our clients led us to the conclusion that eight units best optimize the site's potential, ensuring a harmonious blend of outdoor spaces, parking facilities, and architectural forms, meeting all essential development criteria.

This proposal seamlessly integrates with the site's existing conditions. Carefully considered unit levels correspond to the prevailing ground conditions. The development's masterplan emphasizes shared spaces, referred to as "bump spaces," strategically located between the buildings. These communal areas foster interaction among residents, nurturing a sense of community that extends beyond the site's boundaries.

**Slide 6**

As per my evidence in paragraph 12 and Appendix 1 drawing RC-009, the development embraces core Māori principles, notably Tūrangawaewae which can translate to 'a place to stand', epitomized by the notions of identity, independence, and ownership. Unit identity is reflected in unique features like coloured doors and stepped unit design. Independence is fostered through private outdoor spaces and ground-level living for all. Ownership is seen in unit orientation and common area placement, ensuring security through passive surveillance.

**Slide 7**

As stated in my evidence paragraph 12 and shown in Appendix 1 RC-007, our architectural design is strongly influenced by the Maunga (Mountain) narrative, specifically Mount Taranaki peak and Pouākai peak. This is reflected in building arrangement, form, colours, and materials. Gable forms and sloped roofs echo the Maunga's contours, with the highest roof point at the south corner, visually connecting to Mt Taranaki. Building orientation, cladding angles, and roof shapes enhance this. Orange represents Kōkōwai for protection, and grey tones echo andesite stone. Overhanging roofs evoke protection, and paired forms symbolize the two peaks. The design integrates with the street grid and embraces diagonal connections, honoring the Maunga's cultural significance.

## Slide 8

In accordance with the Ngahere (Forest) cultural narrative, as outlined in Appendix 1 drawing RC-008 and paragraphs 21-22 of my statement of evidence, our architectural approach seamlessly weaves the forest essence into the project. This integration encompasses building arrangement, color palettes, and materials, chosen purposefully to align with this narrative. The design seeks to establish a robust connection to the land, evoking the forest's presence. Vertical timber batten screens with wire planters symbolize forest regeneration. Diagonal timber cladding on the buildings further echoes the forests' significance.

Similarly, the Moana (Sea) and Awa (River) cultural narrative, detailed in paragraphs 23-26 of my statement of evidence and depicted in Appendix 1 drawing RC-008, informs our architectural strategy. Deliberate choices in building arrangement, form, colors, and materials integrate these elements thoughtfully. The Papa Pounamu stream beneath Otūmaikuku Pā is echoed in the building orientation, showing respect for the river's presence. Pounamu-inspired colours are harmoniously incorporated into the landscape, while meaningful patterns like the Aronui pattern, representing water, enhance the cultural experience for residents and visitors. These patterns carry historical and cultural weight, fostering a deeper appreciation of the Moana and Awa heritage.

Additionally, as elaborated in Dion's paragraphs 29-32 of his statement of evidence, the name "Papa Pounamu" was gifted to the development by Ngāti te Whiti, reflecting the connection to Ōtūmaikuku Pā and its stream, known as Papa Pounamu.

## **Slide 9**

Moving to the District plan matters, we initially submitted our resource consent and additional analysis under the operative district plan. However, there has been a significant development since then - the decisions version of the proposed district plan has been released. Notably, our site's zoning has changed to a medium density zone, and categorized as Papakāinga housing. This adjustment aligns the development with the PDP Medium Density provisions, supporting intensified development in central areas close to amenities.

The information provided in Appendix 3 includes a comprehensive analysis of the medium density zone provisions. We have developed a new permitted baseline model in compliance with the medium density residential zoning proposed district plan rules. This model includes a standalone dwelling to the north of the site and two "infill" medium density townhouses to the south. This configuration is representative of common development scenarios in the area, where existing sites are subdivided to accommodate additional dwellings.

The standalone dwelling is based on a design by Solari Architects and has been constructed in reality. The townhouses reflect typical multi-level designs, featuring ground-level garages and guest bedrooms, living areas on the middle level, and bedrooms on the upper level.

## **Slide 10**

Sheet RC-063a-MRZ in Appendix 3, provides a visual comparison between the proposed development and the permitted baseline model along the Western elevation. In the diagram, the Proposed development bulk is indicated with a yellow hatch overlaying the permitted baseline model, while the permitted baseline model is represented with a blue hatch over the proposed development elevation.

Importantly, the PDP rules dictate a change to the maximum 'height in relation to boundary' of 3m and 45 degrees concerning the boundary, as depicted in this diagram. Notably, neither proposal breaches this 'height in relation to boundary' requirement. Furthermore, the PDP regulations have excluded 'height in relation to boundary' restrictions in relation road boundaries. It is also worth mentioning that neither of the building masses exceeds the 11 metre height plane as stipulated.

## **Slide 11**

Sheet RC-063c-MRZ in Appendix 3, provides a visual comparison between the proposed development and the permitted baseline model along the Eastern elevation.

Here it is evident that neither of the bulk forms breach the specified 'height in relation to boundary plane' along the southern boundary. However, there is a breach to western boundary, by unit 8 of Block B. The breach relates only to the roof structure. During the design phase, meticulous efforts were made to reduce them. This reduction process involved adjustments to interstorey heights, alterations in roof pitch, and division of roof forms.

## **Slide 12**

Sheet RC-063b-MRZ from Appendix 3 displays a comparison between the permitted baseline model and the proposed development along the southern elevation.

This drawing shows further dimensions to the breach on the eastern elevation. The breaches are in relation to the roof structure. As you can see the mass of units 7 and 8 is smaller to units 5 and 6 and the roof of unit 8 is split to reduce the breach to the eastern boundary.

In compliance with the PDP, the permitted baseline model includes windows and balconies that have potential overlooking effects on the neighbouring property at 107 Morley Street. However, in the design of the proposed development, a conscious effort was made to minimize any overlooking impact on 107 Morley Street. This was achieved by strategically placing outdoor living activities primarily on the sunny northern facade of the units and limiting the number of windows on each unit's first level.

In the proposed development, only a select few windows are positioned on the first level, with additional mitigations for overlooking. These include small frosted windows in the bathrooms and single bedroom windows in secondary bedrooms. Overlooking concerns have been further addressed through the placement of shrouds around the bedroom windows. These shrouds are designed to restrict the angle of overlooking while still allowing adequate natural light into the bedrooms. Overall, the design approach prioritizes privacy and respectful coexistence with the neighbouring property, aligning with the intent of the PDP guidelines.

### **Slide 13**

Sheet RC-052 from Appendix 1, provides a detailed focus on the existing conditions surrounding the submitter's property at 107 Morley Street. This sheet illustrates the distances between the dwellings of Block B in our proposed development and the existing property at 107 Morley Street.

In accordance with the requirements of the PDP, setbacks to the side boundaries are mandated to be only 1 meter. During the design phase, we were deliberate in creating a buffer zone to the neighbouring properties while still achieving a balanced allocation of outdoor living spaces to the north while maintaining a comfortable distance from Block A.

Our design considerations encompassed the various activities and functions of the outdoor areas at 107 Morley Street. We took care to ensure that any potential overlooking into their private rear yard was minimized, which we identified as their primary outdoor living space due to its private deck and privacy screens.



## **Slide 14**

Importantly, the proposed development aligns with the 'height in relation to boundary' requirements specified in MRZ-S3 of the PDP concerning the boundary on the southern side. As a result, we are not obligated to fulfil the MDZ-R32 rule, which mandates achieving a minimum of four hours of sunlight between 9am and 4pm during the equinox. However, to underscore the robustness of our application, we have included a sun study that demonstrates the proposed development surpasses the requirement by providing sunlight access exceeding four hours during the equinox period by two hours.

This slide shows two crucial drawings RC-093c-MRZ and RC-093d-MRZ from the equinox sun study that compare the permitted baseline model with the proposed development from 1pm – 4pm. These studies highlight a noticeable distinction in the impact on the front, side, and rear yards of Morley Street between the permitted baseline model and the proposed development

## **Slide 15**

In our standard practice at Solari Architects, we supplement the Equinox sun study with a winter solstice sun shading analysis, which we include as part of our resource consent applications, comparing it with a permitted baseline model. This study serves as a valuable tool in guiding the positioning of units to achieve a well-balanced distribution of sunlight access to both our own outdoor spaces and those of neighbouring properties.

Once again, the winter solstice sun shading study highlights a clear difference between the proposed development and the permitted baseline model, particularly during the hours of 12pm to 3pm as shown here on sheets RC-092b-MRZ and RC092c-MRZ. It is important to note that the additional floor level in the permitted baseline model introduces shading not only on the northern facades but also on the roof of the neighbouring property, beginning from 2pm.

## Slide 16

In conclusion, my evidence serves three primary purposes. Firstly, it offers a comprehensive overview of the project's design and the underlying cultural narrative. Secondly, it evaluates the application's compliance with MDZ provisions within the PDP, highlighting its alignment with medium-density objectives. Thirdly, this evidence assesses sun shading impacts on the submitter's property at 107 Morley Street.

Our proposal embodies a deep understanding and celebration of the cultural narrative woven into the development. Guided by the principle of tūrangawaewae, our design aims to create a sense of place for the wider Iwi community. Drawing from the site's whakataukī, we strive to educate about Māori culture, emphasizing land, mountain, river, sea, and iwi significance.

Architecturally, our interpretation of the maunga, ngahere, moana, and awa is reflected in building arrangement, form, colours, and materials. The maunga influence is evident in roof designs, symbolic colours, and roof shapes. The ngahere is represented through timber batten screens and cladding; and the moana and awa are honoured in the landscaping and masterplanning. These elements create a culturally enriched environment, fostering respect, appreciation, and community.

Aligned with MDZ objectives, the design emphasizes street connection and corner activation. Passive overlooking onto Barrett Street enhances engagement with the public, while the corner unit optimizes sunlight and adheres to typical urban design practices. The development demonstrates minimal shading impact on neighbouring properties, further reinforced by a comparison with the baseline model.

In summary, this proposal harmoniously integrates culture and design, aligning with medium-density goals. It creates a communal sense of place while honouring natural and cultural elements.

Thank you.