

51 Barrett St Westown, New Plymouth

Resource Consent Hearing Presentation
Townhouse Development
ARCHITECTURE

Site analysis | Wider Context | Sheet RC-002

Key

- ▲ 1 West End Bowling Club
- ▲ 2 Tukapa Rugby Football Club
- ▲ 3 Takeaway
- ▲ 4 Central Medical Centre
- ▲ 5 Pharmacy
- ▲ 6 Western Book Centre
- ▲ 7 Playground
- ▲ 8 Cafe
- ▲ 9 Eco Store
- ▲ 10 TSB Bank
- Stream
- ⓑ Bus Stop
- Main Route that leads to City Center
- Bus Routes
- City Central



1 Site Analysis - Amenities
A3 scale: 1 : 5000

Site analysis | Immediate Context | Sheet RC-006



Existing Site Photos | Sheet RC-005



View from across the road on Barrett St to the proposed corner development site. The existing site has one single storey dwelling with large hedge encroaches onto public pathway on both Morley and Barrett Streets.



View from across the intersection to the proposed corner development site. The existing site has one single storey dwelling with large hedge encroaches onto public pathway on both Morley and Barrett Streets.



View into existing front yard of proposed site.



View of neighbouring site, 47A and 47B Barrett Street.



View of existing garage from street outside neighbouring site, 107 Morley Street.



View of existing garage and side yard of 107 Morley Street.



View of frontyard and garage entrance at 107 Morely Street



View from looking east down Barrett Street



View of neighbour across the intersection, 55 Barrett Street.



View from looking west down Barrett Street.



View from looking south down Morley Street.

Site Plan | Sheet RC-010

AREA CALCULATION		
	Area/m ²	%
Total Site	1032	100%
Site Coverage	417	40%
Landscape permeable area	307	30%
Driveway & Carpark	192.5	19%
Communal Landscaping	135	13%

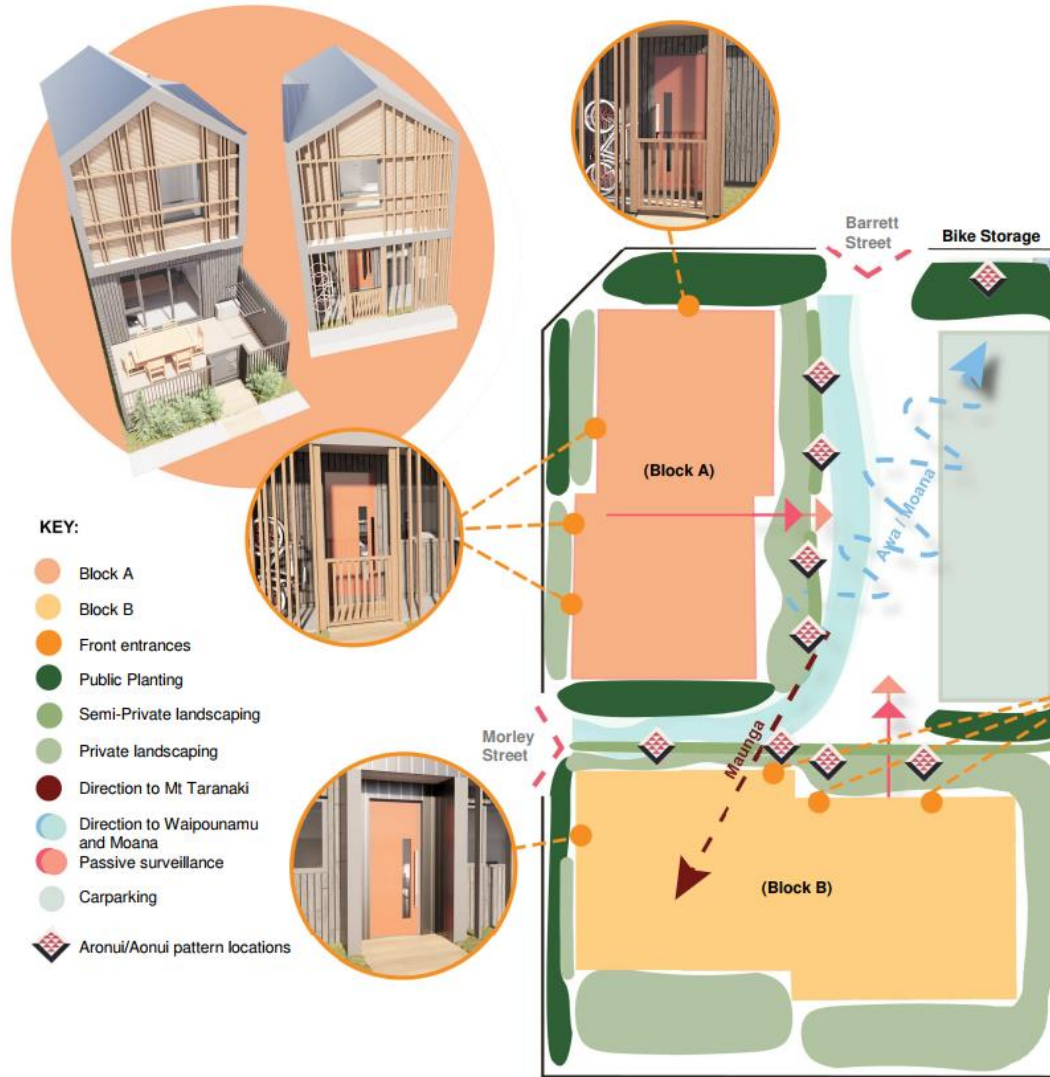
	Total Area /m ²	Building Area /m ²	Building Coverage
Front yard A	169	100	59%
Front yard B	101	15	14%



Proposed Site Floor - Roof

A3 scale: 1 : 200





- KEY:**
- Block A
 - Block B
 - Front entrances
 - Public Planting
 - Semi-Private landscaping
 - Private landscaping
 - Direction to Mt Taranaki
 - Direction to Waipounamu and Moana
 - Passive surveillance
 - Carparking
 - ◆ Aronui/Aonui pattern locations

Values of Tūrangawaewae:

Literally meaning standing place (tūranga) and feet (waewae); and is often translated as 'a place to stand'. Tūrangawaewae are places where we feel empowered and connected. They are our foundation, our place in the world, a sense of identity and independence associate with having a particular home.

Identity

- Bright coloured doors associate with front entrances
- Block A has a different Aesthetic that Block B
- Sense of connection to the Mt. Taranaki through opening in site across Barrett Street
- Sense of connection to the moana and the Waipounamu stream through landscaping treatment
- Sense of connection to the Mt. Taranaki through angled cladding, shape of rooves, and colour of roofs

Planting connecting whānau to their land

- A sense of community is encourage through the mix of semi-private spaces
- Aronui/Aonui pattern integration give cultural identity

Independence

- Designed to be accessible for all whānau and visitors, by connected two streets
- Internal planning has toilet facilities on ground floor to accommodate visitors
- Each unit has their own private outdoor living spaces

Ownership

Homes have views over common spaces, entrances and streets. This means residents 'keep an eye out' when they look out from their window, helping create a safer community and also allowing whānau to easily see their 'protected area'.





Development Whakataukī: 'Ahakoa he iti, he pounamu' *'Every bit you learn is a treasure'*

Through the use of material, texture, shape and orientation these homes reconnect the people of Te Atiawa iwi and specifically Ngāti Te Whiti with Taranaki.



The colour and material Palette: Represents the mountains, from the kokowai used in to protect traditional Māori carvings found in its raw form in the slopes, to the natural

Position: The buildings sit at the back of the site holding with an opening between them pointing towards Mount Taranaki

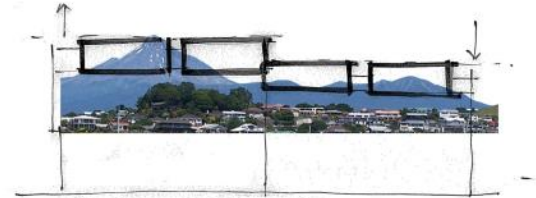
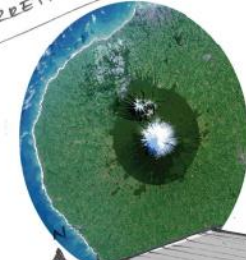
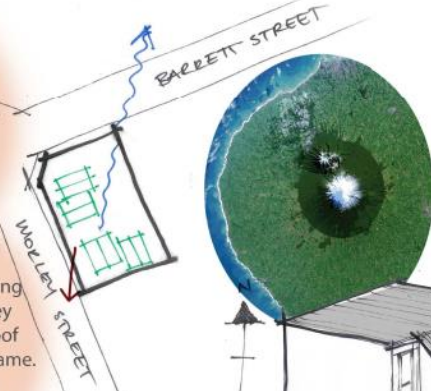
Concept : Block A

The gable shape reflecting the mountains. Dark grey metal cladding of the roof acts as the 'mountain' frame. Natural stained timbers point in the direction of the mountain

Concept : Block B

The roof direction is different from block A but treated in the same way. The orange is used in the shrouds around the windows representing the kōkōwai mountains

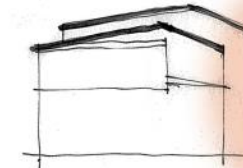
All front doors are in the colour of raw kōkōwai



Elevation : Block B South



Elevation : Block A West



Elevation : Block B East

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.





Development Whakataukī: 'Ahakoa he iti, he pounamu' *'Every bit you learn is a treasure'*

Through the use of material, texture, shape and orientation these homes reconnect the people of Te Atiawa iwi and specifically Ngāti Te Whiti with Taranaki.



Planting: Native plants including culturally significant plants will be used in the development provide an educational tool for teaching whānau



Block A & B concept: Battens of different sizes within the roof frame represents the native forests under on the slopes of the mountain. These battens carry down to the ground creating a frame for new climbing plants - 'regenerating the forest'.



Natural stained timbers point in the direction of the mountain and the dark charred timber below represent its volcanic nature



Aronui/Aonui pattern

Culturally significant patterns: Patterns used in the landscape treatment symbolises and connects this development to the Waipounamu stream under the larger Otūmaikuku for example the Aronui/Aonui Pa:tern used in the gates and screening



Kupenga (net) design reinterpreted in landscape and sculptural elements. The connecting and re-stitching of the larger Te Atiawa iwi.



Position: The view path opens in the direction on the moana in the distance, and Waipounamu stream across Barrett Street

MDRZ Baseline Model | Plan | Sheet RC-062-MRZ



Baseline Site Floor - Roof - MRZ

A3 scale: 1 : 500

Built Footprint Standalone house:
263m²

4 Bedrooms
1 Ensuities
2 Bathrooms
Garage & Workshop

Duplex Units: 126m² each
252m² Total

4 Bedrooms
1 Ensuities
2 Bathrooms
Garage & Workshop



Proposed Site Floor - Roof 1.500 MRZ

A3 scale: 1 : 500

Built footprint : 376m² excluding bike structure

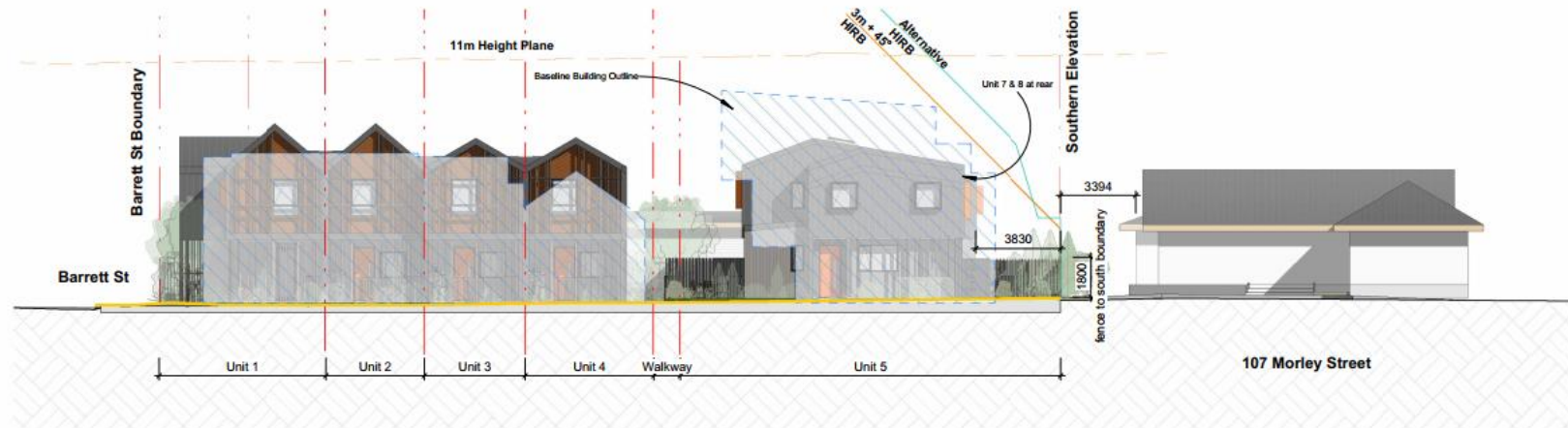
20 Bedrooms
8 WCs
8 Bathrooms
8 Carports

MDRZ Baseline Model | West Elevation | Sheet RC-063a-MRZ



Baseline Elevation - West - MRZ

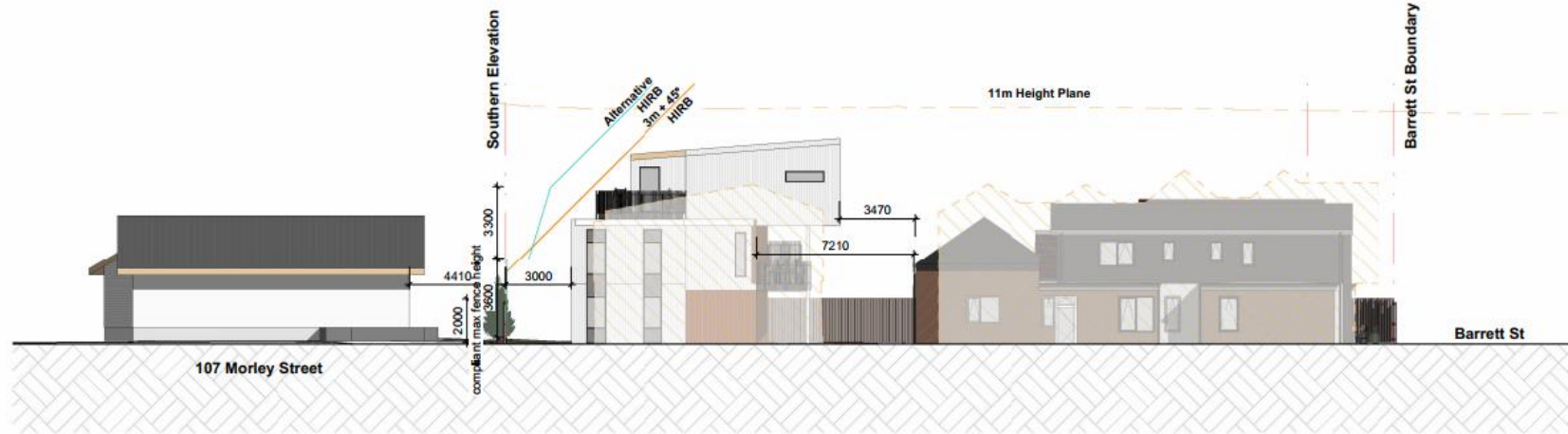
A3 scale: 1:200



Proposed - West Elevation - MRZ

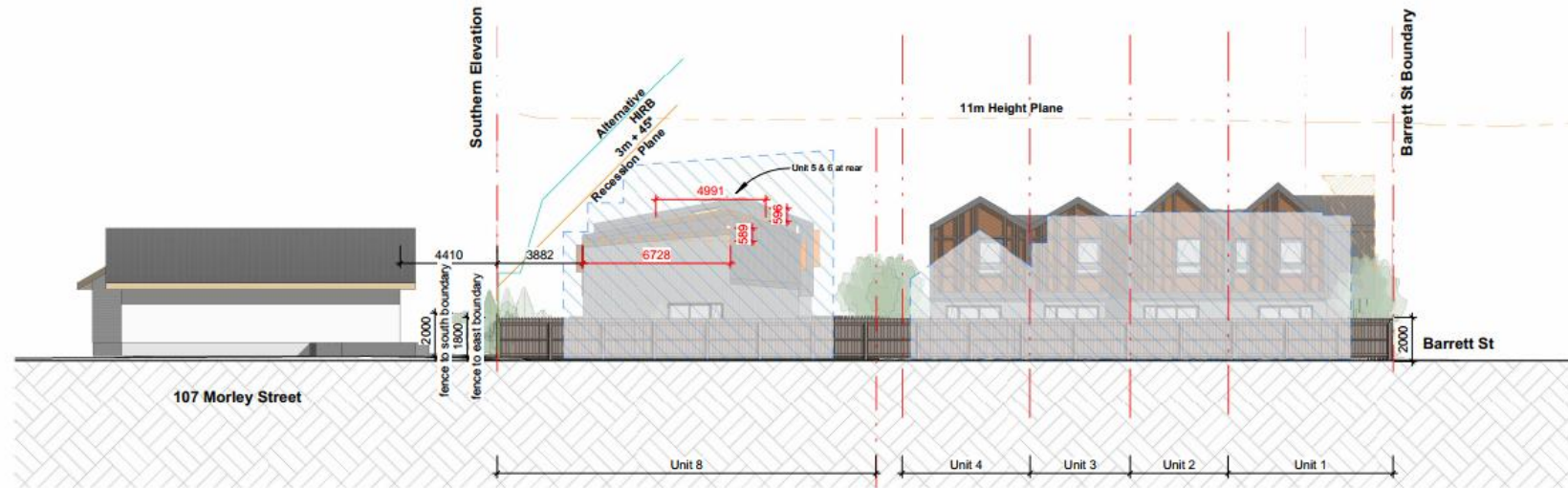
A3 scale: 1:200

MDRZ Baseline Model | East Elevation | Sheet RC-063c-MRZ



Baseline Elevation - East- MRZ

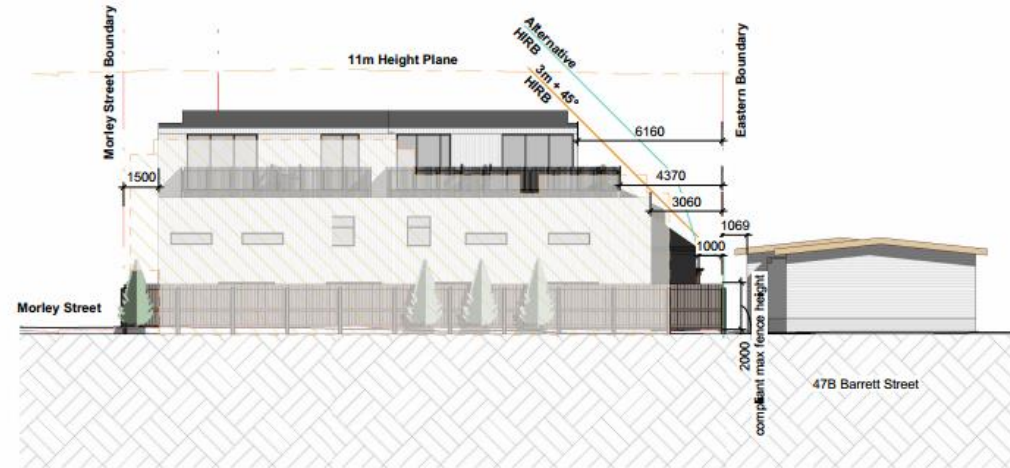
A3 scale: 1:200



Proposed - East Elevation - MRZ

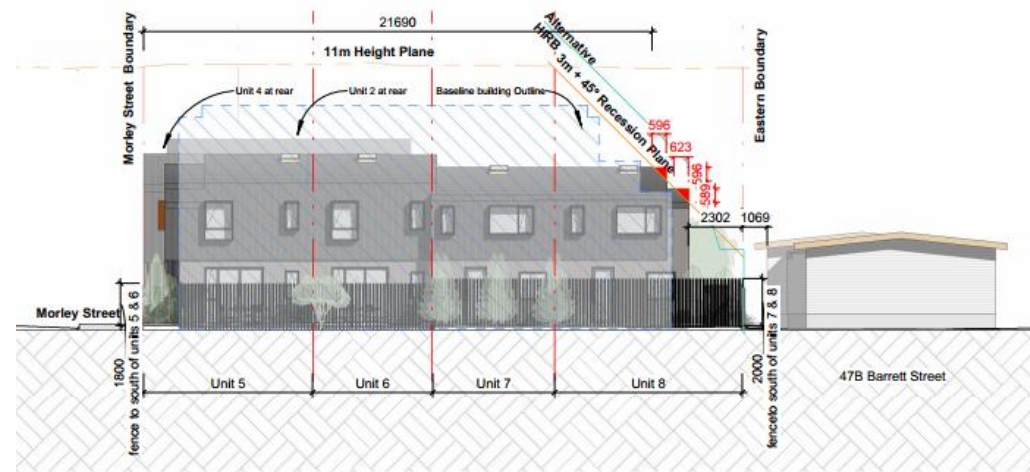
A3 scale: 1:200

MDRZ Baseline Model | South Elevation | Sheet RC-063b-MRZ



Baseline Elevation - South MRZ

A3 scale: 1 : 200



Proposed - South Elevation-MRZ

A3 scale: 1 : 200

Context Neighbor Conditions | Sheet RC-052



Eastern boundary to 47B Barrett St, corner of section



Southern boundary to 107 Morley St, corner of section



Southern boundary to 107 Morley St, with existing vegetation



Southern boundary to 107 Morley St, with existing vegetation



107 Morley St, set back from road with driveway and public facing terrace

MDRZ Baseline Model | Equinox Sun Study



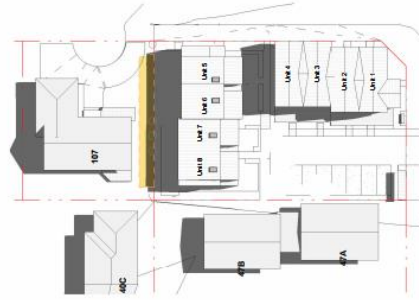
Baseline - Equinox - 1pm - MRZ
A3 scale: 1:300



Baseline - Equinox - 2pm - MRZ
A3 scale: 1:300



Proposed - Equinox - 1pm - MRZ
A3 scale: 1:300



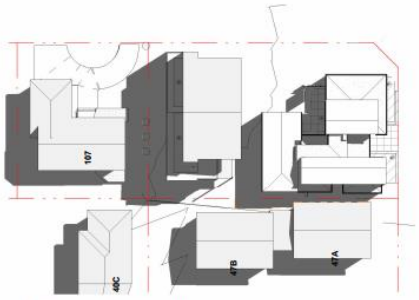
Proposed - Equinox - 2pm - MRZ
A3 scale: 1:300

Sun Study - External Area		
Front Yard		
Winter Solstice	Equinox	Equinox
Unit 1	10 hours	11 hours
Unit 2	5 hours	5 hours
Unit 3	4 hours	5 hours
Unit 4	1 hour	4 hours
Unit 5	4 hours	11 hours
Unit 6	4 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	8 hours
Back Yard		
Winter Solstice	Equinox	Equinox
Unit 1	5 hours	8 hours
Unit 2	5 hours	7 hours
Unit 3	5 hours	6 hours
Unit 4	0 hours	6 hours
Unit 5	0 hours	4 hours
Unit 6	0 hours	4 hours
Unit 7	0 hours	4 hours
Unit 8	4 hours	7 hours
Side Yard		
Winter Solstice	Equinox	Equinox
Unit 1 (west)	6 hours	8 hours
Unit 5 (north)	1 hour	8 hours
Unit 8 (west)	4 hours	11 hours
Total		
Winter Solstice	Equinox	Equinox
Unit 1	11 hours	11 hours
Unit 2	9 hours	7 hours
Unit 3	9 hours	11 hours
Unit 4	7 hours	11 hours
Unit 5	9 hours	11 hours
Unit 6	2 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	11 hours



NOTE:
Sun Shading Analysis excludes all fences (proposed fence and neighbouring fence).

Project Number: 2143
Drawing Number: RC-093c-MRZ
Revision: A



Baseline - Equinox - 3pm - MRZ
A3 scale: 1:300



Baseline - Equinox - 4pm - MRZ
A3 scale: 1:300



Proposed - Equinox - 3pm - MRZ
A3 scale: 1:300



Proposed - Equinox - 4pm - MRZ
A3 scale: 1:300

Sun Study - External Area		
Front Yard		
Winter Solstice	Equinox	Equinox
Unit 1	10 hours	11 hours
Unit 2	4 hours	5 hours
Unit 3	4 hours	5 hours
Unit 4	1 hour	4 hours
Unit 5	4 hours	11 hours
Unit 6	4 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	8 hours
Back Yard		
Winter Solstice	Equinox	Equinox
Unit 1	5 hours	8 hours
Unit 2	5 hours	7 hours
Unit 3	5 hours	6 hours
Unit 4	6 hours	6 hours
Unit 5	0 hours	4 hours
Unit 6	0 hours	4 hours
Unit 7	0 hours	4 hours
Unit 8	4 hours	7 hours
Side Yard		
Winter Solstice	Equinox	Equinox
Unit 1 (west)	6 hours	8 hours
Unit 5 (north)	1 hour	8 hours
Unit 8 (west)	4 hours	11 hours
Total		
Winter Solstice	Equinox	Equinox
Unit 1	11 hours	11 hours
Unit 2	9 hours	7 hours
Unit 3	9 hours	11 hours
Unit 4	7 hours	11 hours
Unit 5	9 hours	11 hours
Unit 6	2 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	11 hours



NOTE:
Sun Shading Analysis excludes all fences (proposed fence and neighbouring fence).

Project Number: 2143
Drawing Number: RC-093d-MRZ
Revision: A

Project: 51 Barrett Street
Client: To Albion Iml Holdings Limited Partnership
Address: 51 Barrett Street, Westtown, New Plymouth

Scale: A
Date: 27/06/23
Project: RC-093c-MRZ



Drawing: Shading Analysis - Equinox - Permitted Baseline & Proposed - MRZ
Scale: @ A3
As Indicated
Project Number: 2143
Drawing Number: RC-093c-MRZ
Revision: A

Project: 51 Barrett Street
Client: To Albion Iml Holdings Limited Partnership
Address: 51 Barrett Street, Westtown, New Plymouth

Scale: A
Date: 27/06/23
Project: RC-093d-MRZ



Drawing: Shading Analysis - Equinox - Permitted Baseline & Proposed - MRZ
Scale: @ A3
As Indicated
Project Number: 2143
Drawing Number: RC-093d-MRZ
Revision: A

MDRZ Baseline Model | Winter Solstice Sun Study



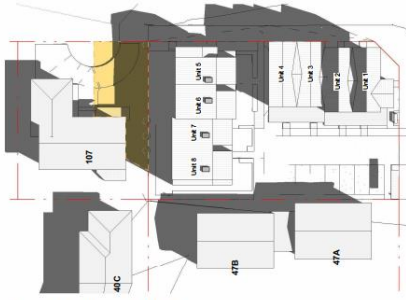
Baseline - Winter Solstice - 12pm - MRZ

A3 scale: 1:500



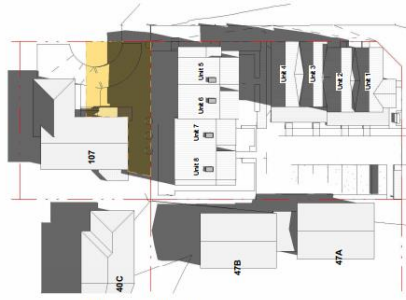
Baseline - Winter Solstice - 1pm - MRZ

A3 scale: 1:500



Proposed - Winter Solstice - 12pm - MRZ

A3 scale: 1:500



Proposed - Winter Solstice - 1pm - MRZ

A3 scale: 1:500

SUN STUDY LEGENDS:
 The orange outline indicates the shading caused by compliant building.
 Yellow highlighted area indicates the shading caused by the compliant building shown on the proposed plan.

Sun Study - External Area		
	Front Yard	Equinox
Unit 1	10 hours	11 hours
Unit 2	4 hours	5 hours
Unit 3	4 hours	5 hours
Unit 4	1 hour	4 hours
Unit 5	4 hours	11 hours
Unit 6	4 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	8 hours
	Back Yard	Equinox
Unit 1	5 hours	8 hours
Unit 2	5 hours	7 hours
Unit 3	5 hours	6 hours
Unit 4	6 hours	6 hours
Unit 5	0 hours	4 hours
Unit 6	0 hours	4 hours
Unit 7	0 hours	4 hours
Unit 8	4 hours	7 hours
	Side Yard	Equinox
Unit 1 (west)	6 hours	8 hours
Unit 5 (north)	1 hour	8 hours
Unit 8 (west)	4 hours	11 hours
	Total	Equinox
Unit 1	11 hours	11 hours
Unit 2	9 hours	7 hours
Unit 3	9 hours	11 hours
Unit 4	7 hours	11 hours
Unit 5	9 hours	11 hours
Unit 6	5 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	11 hours

Sun Study - External Area		
	Front Yard	Equinox
Unit 1	10 hours	11 hours
Unit 2	4 hours	5 hours
Unit 3	4 hours	5 hours
Unit 4	1 hour	4 hours
Unit 5	4 hours	11 hours
Unit 6	4 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	8 hours
	Back Yard	Equinox
Unit 1	5 hours	8 hours
Unit 2	5 hours	7 hours
Unit 3	5 hours	6 hours
Unit 4	6 hours	6 hours
Unit 5	0 hours	4 hours
Unit 6	0 hours	4 hours
Unit 7	0 hours	4 hours
Unit 8	4 hours	7 hours
	Side Yard	Equinox
Unit 1 (west)	6 hours	8 hours
Unit 5 (north)	1 hour	8 hours
Unit 8 (west)	4 hours	11 hours
	Total	Equinox
Unit 1	11 hours	11 hours
Unit 2	9 hours	7 hours
Unit 3	9 hours	11 hours
Unit 4	7 hours	11 hours
Unit 5	9 hours	11 hours
Unit 6	5 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	11 hours



NOTE:
 Sun Shading Analysis excludes all fences (proposed fence and neighbouring fence).



Baseline - Winter Solstice - 2pm - MRZ

A3 scale: 1:500



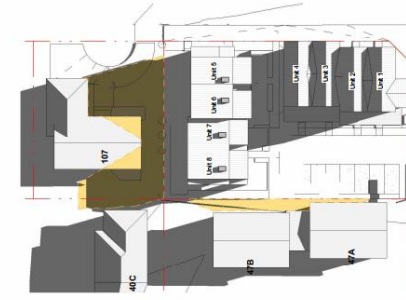
Baseline - Winter Solstice - 3pm - MRZ

A3 scale: 1:500



Proposed - Winter Solstice - 2pm - MRZ

A3 scale: 1:500



Proposed - Winter Solstice - 3pm - MRZ

A3 scale: 1:500

SUN STUDY LEGENDS:
 The orange outline indicates the shading caused by compliant building.
 Yellow highlighted area indicates the shading caused by the compliant building shown on the proposed plan.

Sun Study - External Area		
	Front Yard	Equinox
Unit 1	10 hours	11 hours
Unit 2	4 hours	5 hours
Unit 3	4 hours	5 hours
Unit 4	1 hour	4 hours
Unit 5	4 hours	11 hours
Unit 6	4 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	8 hours
	Back Yard	Equinox
Unit 1	5 hours	8 hours
Unit 2	5 hours	7 hours
Unit 3	5 hours	6 hours
Unit 4	6 hours	6 hours
Unit 5	0 hours	4 hours
Unit 6	0 hours	4 hours
Unit 7	0 hours	4 hours
Unit 8	4 hours	7 hours
	Side Yard	Equinox
Unit 1 (west)	6 hours	8 hours
Unit 5 (north)	1 hour	8 hours
Unit 8 (west)	4 hours	11 hours
	Total	Equinox
Unit 1	11 hours	11 hours
Unit 2	9 hours	7 hours
Unit 3	9 hours	11 hours
Unit 4	7 hours	11 hours
Unit 5	9 hours	11 hours
Unit 6	5 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	11 hours

Sun Study - External Area		
	Front Yard	Equinox
Unit 1	10 hours	11 hours
Unit 2	4 hours	5 hours
Unit 3	4 hours	5 hours
Unit 4	1 hour	4 hours
Unit 5	4 hours	11 hours
Unit 6	4 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	8 hours
	Back Yard	Equinox
Unit 1	5 hours	8 hours
Unit 2	5 hours	7 hours
Unit 3	5 hours	6 hours
Unit 4	6 hours	6 hours
Unit 5	0 hours	4 hours
Unit 6	0 hours	4 hours
Unit 7	0 hours	4 hours
Unit 8	4 hours	7 hours
	Side Yard	Equinox
Unit 1 (west)	6 hours	8 hours
Unit 5 (north)	1 hour	8 hours
Unit 8 (west)	4 hours	11 hours
	Total	Equinox
Unit 1	11 hours	11 hours
Unit 2	9 hours	7 hours
Unit 3	9 hours	11 hours
Unit 4	7 hours	11 hours
Unit 5	9 hours	11 hours
Unit 6	5 hours	6 hours
Unit 7	5 hours	7 hours
Unit 8	6 hours	11 hours



NOTE:
 Sun Shading Analysis excludes all fences (proposed fence and neighbouring fence).

Project: 51 Barrett Street
 Client: To Adams Int Holdings Limited Partnership
 Address: 51 Barrett Street, Westown, New Plymouth

Revision: A
 Scale: A3
 Date: 27/09/23
 Drawing Name: RC-092b-MRZ
 Revision: A



Project Number: 2143
 Drawing Name: RC-092b-MRZ
 Revision: A

Project: 51 Barrett Street
 Client: To Adams Int Holdings Limited Partnership
 Address: 51 Barrett Street, Westown, New Plymouth

Revision: A
 Scale: A3
 Date: 27/09/23
 Drawing Name: RC-092c-MRZ
 Revision: A



Project Number: 2143
 Drawing Name: RC-092c-MRZ
 Revision: A

