

An aerial photograph of a city neighborhood, likely Auckland, showing a mix of residential buildings, streets, and green spaces. A large teal overlay covers the left and bottom portions of the image, containing text and logos. A diagonal blue band with the text 'EXEMPLAR CASE STUDY' runs across the middle of the image.

# Example Design Statement // APARTMENT BLOCK

The following Design Statement has been developed from the original drawings and associated material for the Trinity Apartments scheme, designed by Architectus.



**AUCKLAND  
DESIGN MANUAL**  
TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURAU

EXEMPLAR CASE STUDY



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# Existing Site Plan

## The Site

The site is a 3510 sqm corner lot. The site slopes down 7.5m to the west. Most of the fall occurs on the eastern side of the site.

## Micro-climate

The southern and western elevations are exposed to the prevailing south western winds. However neighbouring buildings and trees provide some shelter.

Street trees provide some shading on hot days to the northern elevation.

## Views and Vistas

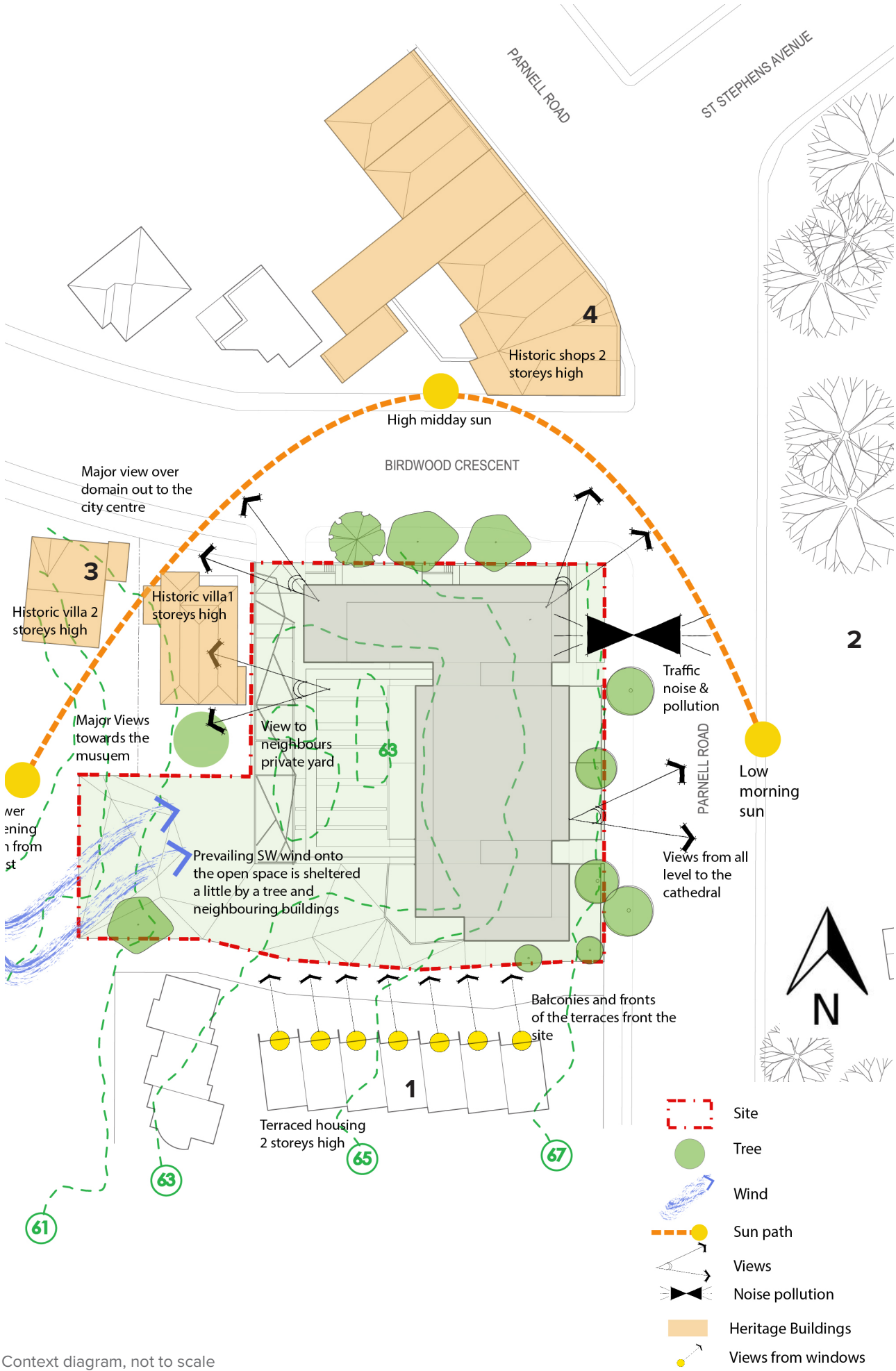
The site has significant views out to the Waitemata Harbour, Devonport, the city centre, the domain, and the museum. It also has local views to the cathedral and other neighboring heritage buildings.

## Pollution

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



Neighbouring buildings



Context diagram, not to scale



# Streetscape Character

- ▶ The character of Birdwood Crescent to the north of the subject site is predominantly residential with the southern side of the street displaying single or two storey villas, increasing up to three stories at the rear to take advantage of the topography.
- ▶ The northern side of the street has a more varied character with more recent residential development interspersed with traditional villas.
- ▶ Building setbacks are typically 3-5 metres, with low fencing at the street in a variety of materials, but typically timber pickets or simple plaster walls.
- ▶ Surveillance to the public realm is maintained by the low fence heights and close proximity of dwellings to the frontage. Parking in the front yards is generally absent.
- ▶ The neighbour on the southern side is a series of terraced units. These units are two storeys high, clad in plaster, with gabled roofs. They front the private lane, and their balconies and windows on the second and third stories look out towards the site.
- ▶ The cathedral across the road has a dominant jagged gable roof. It has been set back from the street, and landscaped with grass and large trees. It has been constructed with a mixture of materials.
- ▶ A one storey weather-board-clad villa is located west of the site, with verandah and a hipped roof. Its private open space is directly adjacent to the development.
- ▶ A two storey perimeter retail development is located north of the development. They are traditional in design; clad in weatherboard, have a verandah, parapet, and detailing around the windows. They mark the end of the retail strip and the beginning of the residential zone.



Three adjacent properties on Birdwood Cresent



Terraces on adjacent property to the south



Cathedral buildings on opposite side of Parnell Road





# Street Typologies

## Birdwood Crescent

A local road with two traffic lanes, restricted on-street parking, footpaths on both sides and a planted berm on the southern side only. Exotic street trees frame the street, with traditional street lights adding to the historic character.



Birdwood Crescent looking east towards Parnell Road



Birdwood Crescent looking west

## Parnell Road

A District Arterial Road carrying significant volumes of traffic within a four lane carriageway, with footpaths on either side. Street tree planting is limited to within the footpath on the western side of Parnell Road. A bus stop is located outside the subject site. Traffic lights control the intersection of Birdwood Crescent and Parnell Road and provide for pedestrian crossing to the adjacent Cathedral. No parking is provided for on Parnell Road in the immediate vicinity of the subject site.



Parnell Road looking north towards intersection with Birdwood Crescent



Parnell Road looking south



Bus stop outside subject site

## St Marys Close

A local cul de sac serving the adjacent terrace housing development at 435 Parnell Road. This is a public street but has the impression of a private driveway due to its construction (cobblestones) and lack of typical public street infrastructure such as separated pedestrian footpaths and lighting.

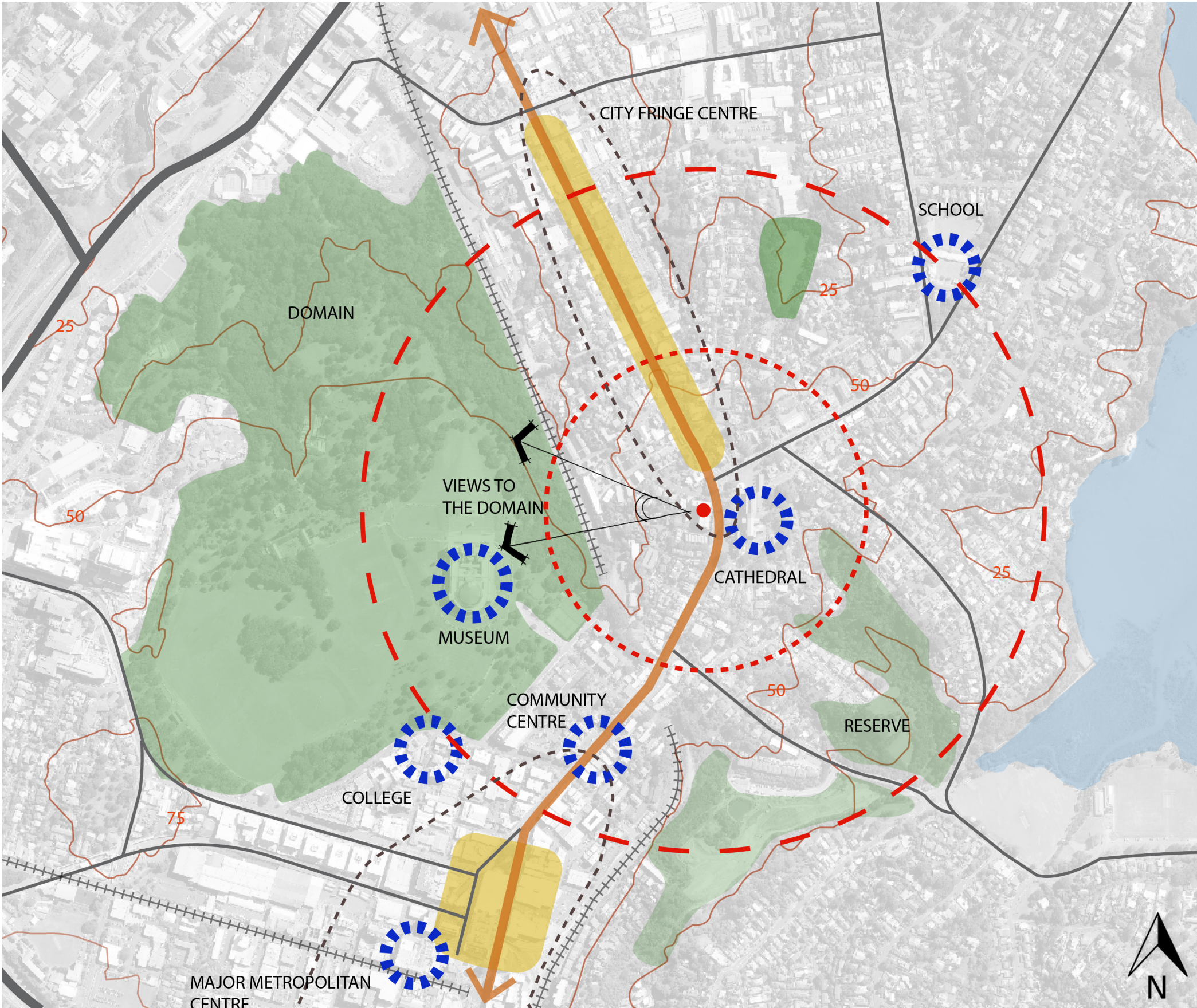


St Marys Close



# Natural and Cultural Environment

- ▶ The site sits on top of a ridge, landform generally falls to the north and east towards the harbour. This provides the site significant views above the neighbouring buildings out to the harbour, Devonport on the North Shore, and the city centre. There are also views out to the Auckland Domain from ground level.
- ▶ The site has access to ample green open space amenity. One of Auckland’s largest public open spaces, the Domain, is located west of the site. A large park and reserve are located south west of the site. A smaller reserve is located north of the site.
- ▶ The coastline is located 800m east of the site, however this is mostly wetlands which has visual amenity but restricted in terms of recreational amenity.
- ▶ The site is located near two of the city’s major cultural attractions. The site is located across the road from Holy Trinity Cathedral, and the Auckland Museum is situated 400m away in the Domain.
- ▶ The site represents a transition in the landscape from the indigenous condition of the Domain to the English Landscape + Selwyn Oaks associated with the Holy Trinity Cathedral.



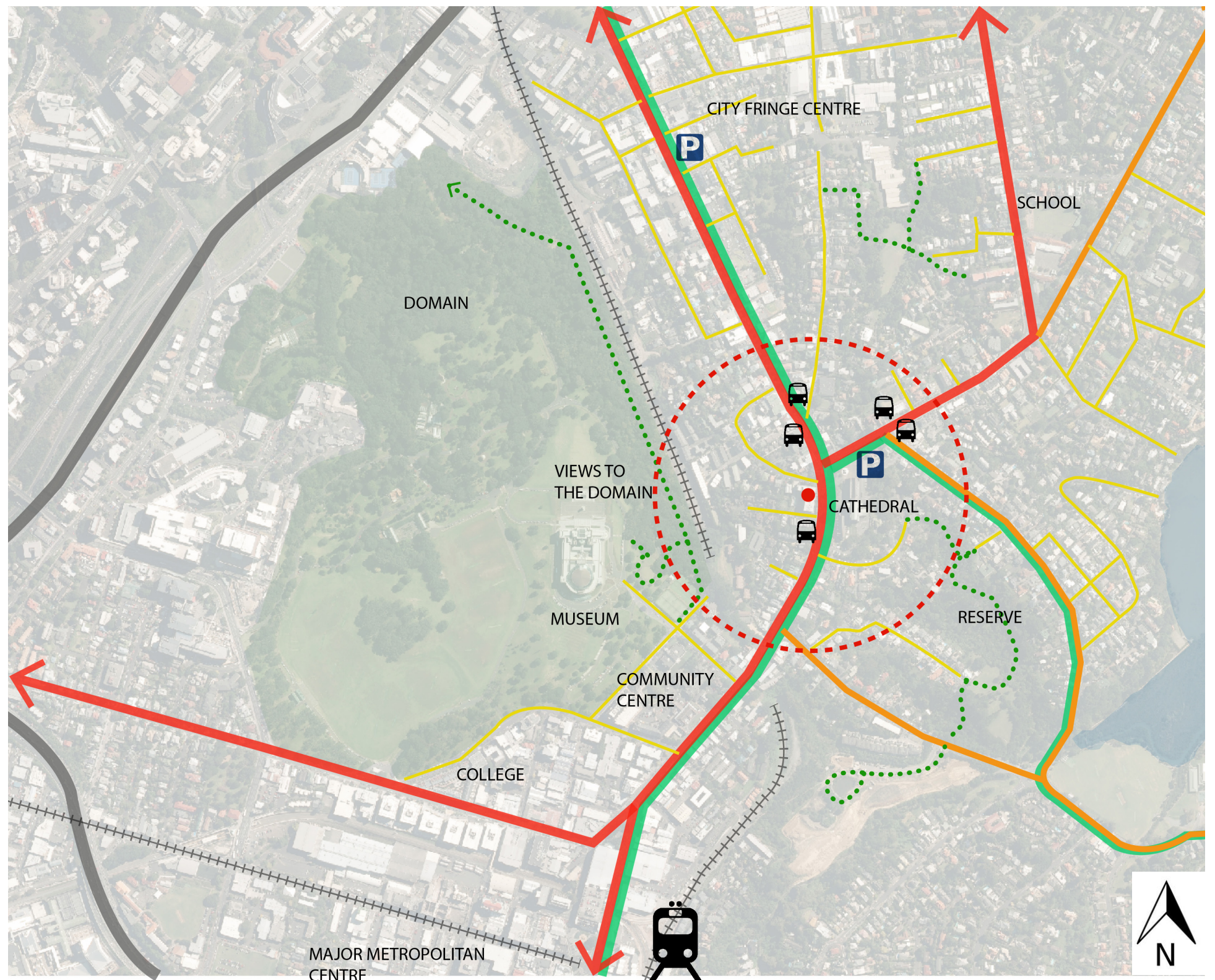
Natural + Cultural Environment 1:8000 @ A3

- Site
- Public Open Space
- Shops
- Attraction/ Facility
- District arterial road
- Major Views
- Railway Line



# Movement

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



Movement Analysis Plan 1:8000 @ A3

- Site
- District Arterial Road
- Collector Road
- Local Road
- Motorway
- 🚊 Train Station
- 🚌 Bus Stop
- ... Pedestrian Connection
- Bus Route



# Built Form Character

- ▶ Parnell, which constituted part of the original purchase for Auckland in 1841, has always played an important role in the region's history. It is understood to have formed an integral part of the Maori occupation of the Tamaki and but the 1870's, Parnell was the largest suburb in Auckland. By this time, Mechanic's Bay had become an important business precinct, and Parnell Rd was one of the main commercial thoroughfares to the farming communities in Onehunga, Epsom and Remuera.
- ▶ In 1843, Bishop Selwyn purchased land at the top of Parnell Rise for the Church of England's cathedral. The first St Mary's Church open in 1860 and dominated Parnell's skyline until 1886 when the new St Mary's Cathedral was constructed at 437 Parnell Road and was later shifted in 1982 to its present position.
- ▶ The design of the initial building represented a collaboration between Bishop Selwyn and architect Fredrick Thatcher, both of which were influenced by the Cambridge Camden movement. Accordingly these early buildings were designed in a neo-gothic style, which in NZ became known as the "Selwyn Style". Bishop Selwyn was also responsible for planting many of the trees in Parnell. During the 1900's buildings continued to be added into this precinct. These included Neglian House, the St Mary's Cathedral Hall and the Cathedral of the Holy Trinity in the early 1960's. In the early 1970's, the subject site at 429 Parnell Road was redeveloped into the current office and residential apartment building, and was designed by Worleys.



Parnell 1940 (Auckland Council GIS Aerial Photograph)

- ▶ A defining characteristic of the wider Parnell area, is that despite the area's historic nature, its architecture reflects a broad range of styles and periods. While the overall street patterns and building relationships follow Victorian forms, development has been influenced by the Arts and Crafts (Queen Anne), Spanish Mission and Californian Bungalow movements. This factor is important when considering how contemporary buildings should be integrated into the neighbourhood.
- ▶ There is a consistency between the vertical elements of the commercial and residential buildings along Parnell Road and the predominantly vertical rhythm of the neo-gothic architecture of St Mary's Cathedral and the Cathedral of the Holy Trinity. The shop fronts and above street level structures along Parnell Road have a distinctive vertical pattern, which is also reflected in the terrace houses at 469-475 Parnell Road. This characteristic is generally expressed by the spacing and placement of windows and bays, and creates a degree of consistency amongst otherwise quite diverse architecture.
- ▶ The character of Birdwood Crescent to the north of the subject site is predominantly residential with the southern side of the street displaying one or two storey dwellings, increasing up to three stories at the rear of the sites to take advantage of the topography. The northern side of the street has a more varied character with more recent residential development interspersed with traditional villas. Architectural character and materiality in the immediate vicinity is varied. As the city's oldest suburb, there are many residential villas, both Victorian and Edwardian buildings in the main street, and of course the gothic Cathedral. Modern buildings are scattered around the area, but mostly on the eastern side of Parnell Road.
- ▶ Building setbacks are typically 3 to 5 metres, with low fencing to the street in a variety of materials, but typically timber pickets or simple plaster walls. Surveillance to the public realm is maintained by the low fence heights and close proximity of dwellings to the frontage. Parking in the front yards is generally absent. Large street trees and grassed berms give the area a green character.





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



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



Cathedral images



Building Setbacks & Heights 1:1000 @ A3

- Building Line Setbacks
- Active Retail Frontage
- ③

Number of Storeys



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



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



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



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



Images depicting Parnell area characteristics





# Use and Activity

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



St Mary's Cathedral



Gateway Pier

# Urban Structure

- ▶ The subject site forms part of an irregular urban block, defined by Birdwood Crescent to the north, St Marys Close to the south and Parnell Road to the east. The wider neighbourhood block structure is defined by the two major roads (Parnell Road and St Stephens Ave), with the remainder of the blocks being dissected by cul-de-sacs or loop roads, with variable block permeability as a result.
- ▶ The Overall street patterns + building relationships follow Victorian forms.
- ▶ The urban structure in the area is permeable, has a strong edge definition, is small in scale and varied in form due to the age and topography of the area.
- ▶ Retail and commercial buildings are attached and form a unified street edge. Parking and servicing occurs at the rear of the buildings and along the narrow lanes. It is important that the footprint of the new development is similar in character so it fits in with the urban structure.
- ▶ Residential buildings are often small and detached.
- ▶ The church and museum have very large footprints as they are important public facilities. Large set backs reinforce their significance.
- ▶ Building heights vary in the area, ranging from about 1-6 storeys on the main street, with most of the high buildings on the north east side of the shopping area. The cathedral is approximately 30m high.
- ▶ The main street that the site sits along is 21m wide and similar in design to most traditional main streets in the city. It includes four travel lanes and a footpath on each side of the road (the road widens at the end of the shopping area). The four lanes could make the street difficult to cross for pedestrians and vehicles exiting and entering the site.



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



# Planning Context

**Relevant district plan objectives, policies, assessment criteria and development controls that will influence the development of the site.**

The subject site is zoned Residential 7b (High Intensity) in the Auckland City District Plan (Isthmus). The site is not subject to any protected view shafts and does not contain any identified heritage features.

The Residential 7b zone aims to “maximise design flexibility and allow residential activities to establish at a relatively high intensity, while protecting the surrounding environment from adverse effects of development.” This is to be achieved by imposing minimal development controls on sites while affording appropriate protection on the interface with lower intensity zones and promoting quality and innovative design solutions for developments by requiring the application of urban design criteria.

The zone is characterised by:

- relatively high rise, high density development;
- Favourable aspect and slope;
- Good access to open space and leisure opportunities, business centres, community services and public transport.

Integrated residential developments are provided for as a Discretionary Activity in the Residential 7b zone and are to be assessed against the Residential Design Guide for Developments in the Strategic Growth Management Areas (Appendix 10), including consideration of:

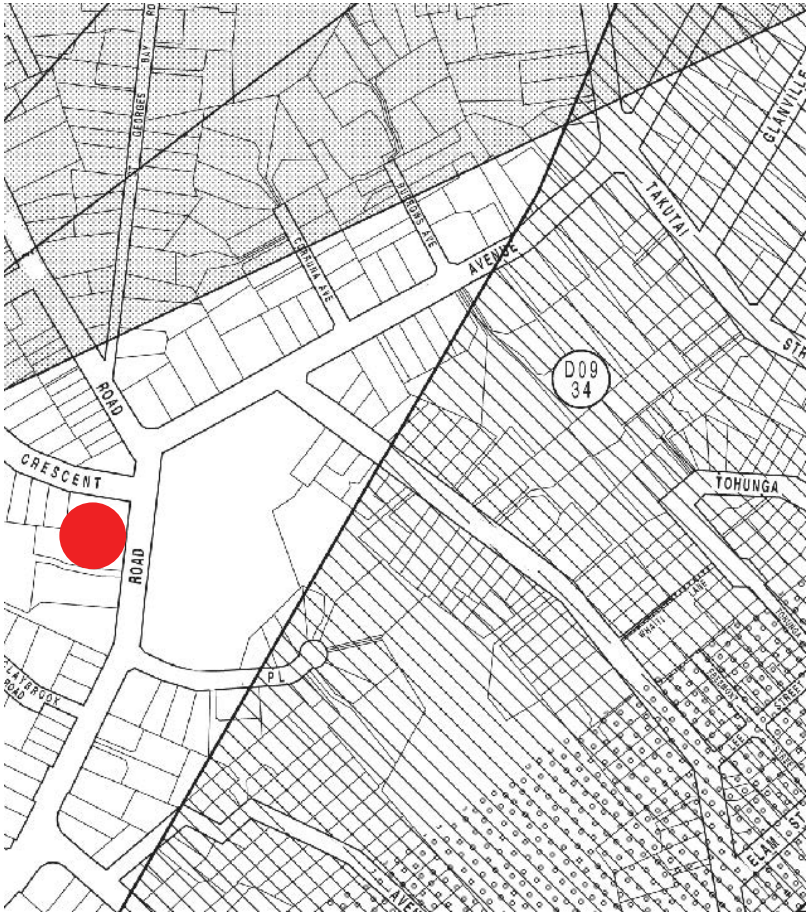
- Neighbourhood Character
- Site Layout
- Density
- Energy Efficiency
- Building Envelope
- Visual Privacy
- Acoustic Privacy
- Landscaping
- Driveways and Car parking
- Private Open space
- Site Facilities

Key development controls that will inform the design:

- Height (10m)
- Intensity Level (1 person per 25m2 of site area)
- Building in relation to boundary (refer clause 7.8.1.3(c))
- Maximum building coverage (35% of net site area)
- Minimum landscaped permeable surface (not less than 40% of net site area)
- Yards (1.5m)
- Private open space/ outlook (refer Clause 7.8.1.8.C)
- Minimum unit size (35m2 – 90m2 – refer clause 7.8.1.17) (note this list is not exhaustive)

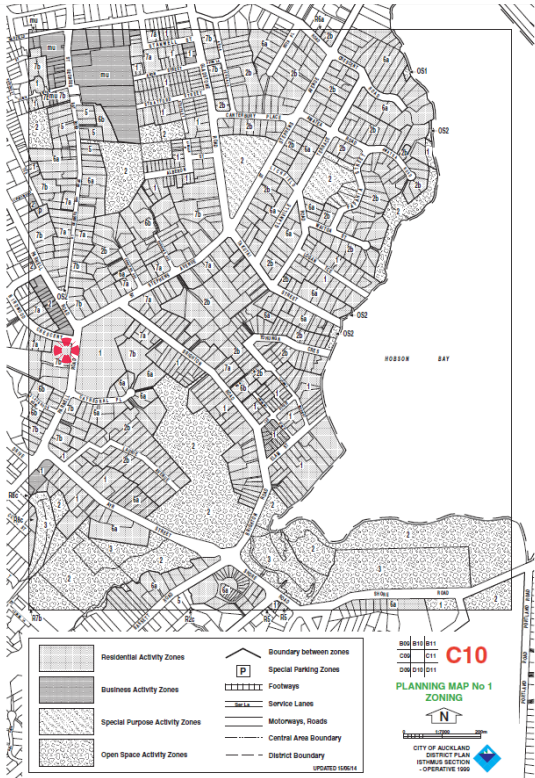
## Key implications for development proposal

- 1 Carefully consider interface with adjacent Residential 1 properties on Birdwood Crescent, and in particular overshadowing, visual domination and privacy effects through building placement, scale and location of glazing
- 2 Look for innovative design solutions that achieve anticipated density of development while protecting amenity of adjacent lower density sites
- 3 Capitalise on views and absence of volcanic cone protection areas in combination with 10 metre height limit
- 4 Consider hierarchy of streets (being a corner site) and decide which is the primary frontage
- 5 Respond to the adjacent heritage buildings including the Cathedral Precinct whilst minimising effects of arterial road with associated width and traffic volumes
- 6 Acknowledge corner and transition from mixed use retail setting

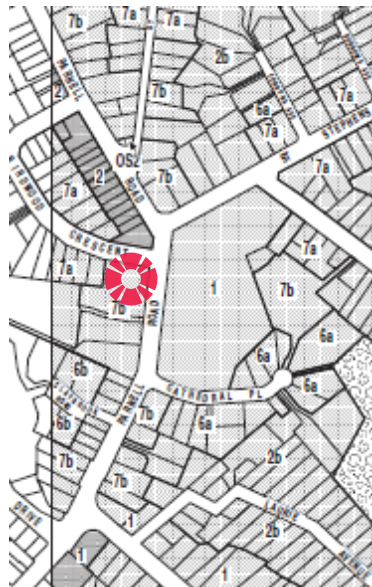


District Plan map showing protected view shafts. The area to the north is b09-01- a view shaft protecting site lines to the museum. The area to the south east is D09-01- a view shaft protecting site lines to the harbour and gulf.

Auckland City District Plan (Isthmus) Map



subject site



District Plan map showing protected features, including buildings (square icon) and trees (triangle icon).

- 12: Dragon Tree
- 18: English Oaks (6)
- 15: St Marys Cathedral
- 16: English Oaks(15),Moreton Bay Fig & Pin Oak
- 53: Horse Hitching Post





# Opportunities and Constraints

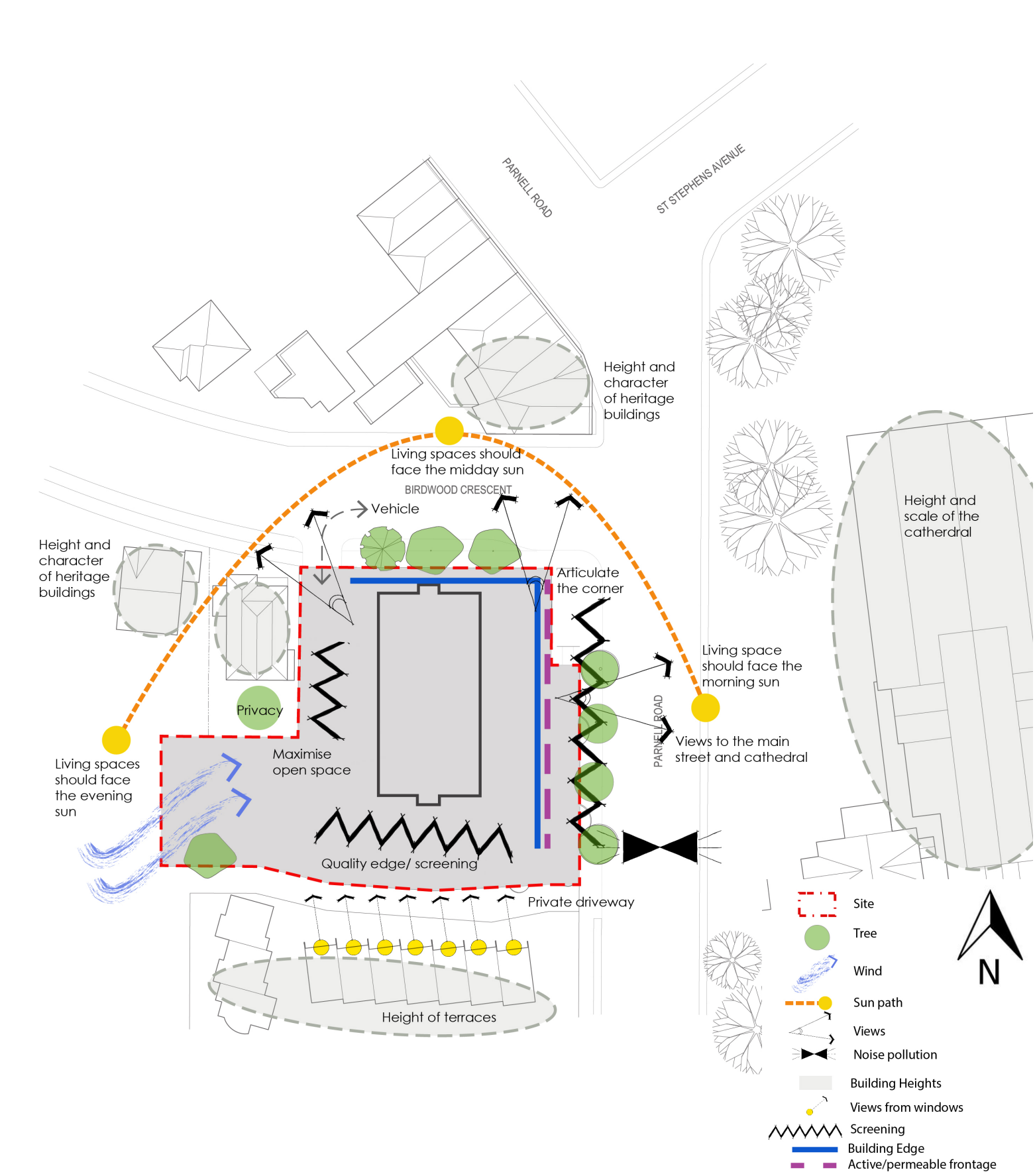
## Opportunities

- ▶ Current building makes little contribution to the street-scape, presenting an enclosed stair tower, articulated block work construction and haphazard landscaping.
- ▶ Important corner site that represents the transition from the retail strip on Parnell Road to a more residential character
- ▶ Reinforce the street edge and create a more legible relationship with adjacent private sites
- ▶ Views out to the harbour, museum, Domain and the city centre
- ▶ Topography provides opportunity for basement parking and ground floor to have direct access and relationship to the street
- ▶ Green character of the area including street trees and heritage trees in cathedral site
- ▶ Northern orientation
- ▶ High amenity provided by proximity to cathedral and associated open space
- ▶ Draw upon the historical conditions and context, acknowledging existing architecture but being of the current era
- ▶ Architectural era’s, styles and quality of cathedral buildings and adjacent retail buildings
- ▶ Use the building scale and form to visually narrow the width of Parnell Road

## Constraints

- ▶ Prevailing south-westerly winds
- ▶ Tension between residential requirements for privacy at ground level and desire to activate the street
- ▶ Noise and air pollution from main street
- ▶ Scale of buildings on adjacent sites and potential domination effects
- ▶ Direct views from neighbouring terrace dwellings into site
- ▶ Maintaining primacy of cathedral building
- ▶ Maintaining privacy of adjacent villa (to west)

- ▶ Traffic volumes on Parnell Road



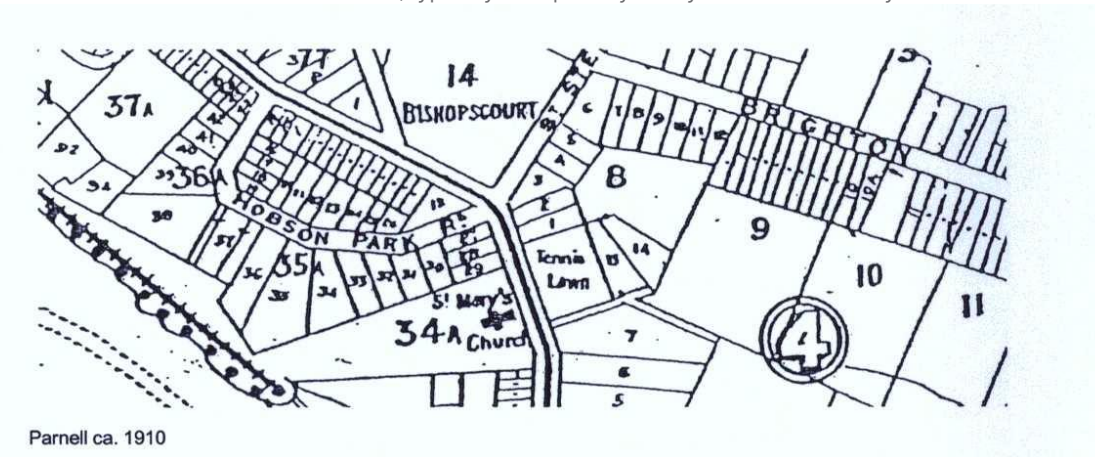
Opportunities + Constraints Analysis (Not to scale)



# Concept Design Principles

Based upon the preceding analysis of the site and its context, the following principles have been developed to guide the design of the site:

- Referencing the past use of the site including the previous subdivision boundaries (3 separate titles) and associated villas. This traditional form of subdivision would have created a band of residential buildings along the road frontage, with a series of spaces between them, typically occupied by side yards and boundary fences.

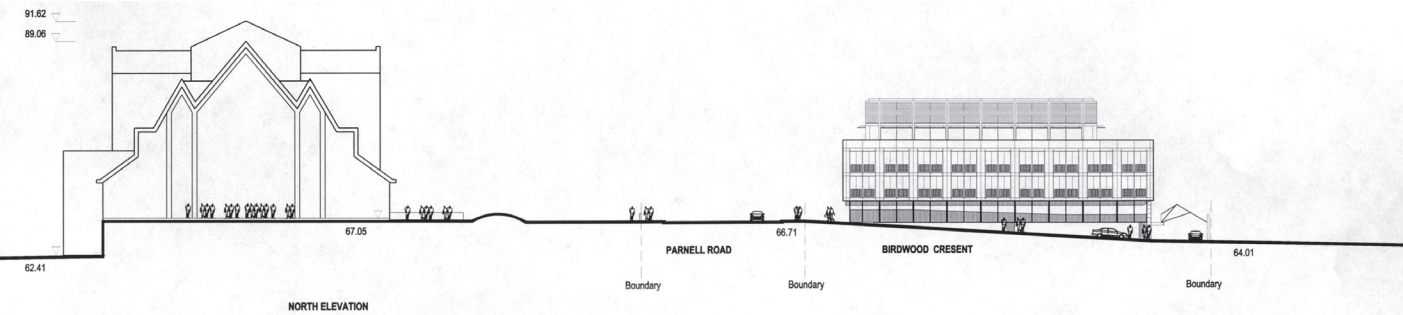


Historical Subdivision Pattern

- To continue the general building line of Parnell Road by placing the building on the street, to produce an edge to the Cathedral precinct, of

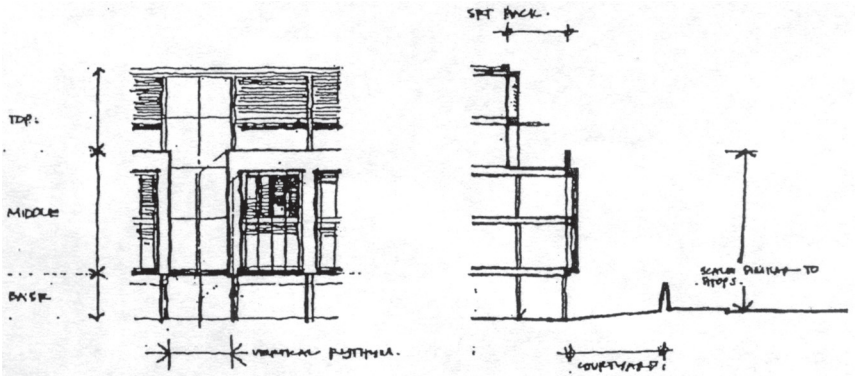
an appropriate frame (building and landscape) that is engaging and respectful of this significant assemblage of buildings; whilst also lessening the overpowering presence of three lanes of traffic, and to make Parnell Road a street

- To acknowledge the corner and the transition from the busy mixed use setting of Parnell Road to the relatively quieter, though still mixed use and scale, setting of Birdwood Crescent.
- To carefully evolve a building that draws on historical conditions and context, that acknowledges the existing architecture, whilst clearly being of our time and place.



Cross Section

- Utilise an abstraction of this rhythm, particularly along Parnell Road where the building is divided by glazed atriums which form break points through the structure. Within this larger organisation use a series of secondary vertical and horizontal divisions to respond to the pattern of Parnell Road, particularly the early commercial and residential buildings which extended along this thoroughfare.
- Set back the top levels of the building at a height which essentially reflects the parapet of the adjacent buildings along Parnell Road, enabling it to be read as an extension of this urban form.



Walsec sketch

- Use materials that reflect the character of the existing buildings along Parnell Road, including timber panelling and stone walls to respond to the street system and provide privacy to neighbouring properties.
- Concentrate the proposed building at the north-eastern corner of the site to protect the existing town-houses and their north-westerly aspect and enable these residences to effectively 'borrow' the proposed developments westerly garden environment.
- Limit glazing to the southern elevations of the building to avoid privacy conflicts, and orientate the building on a north-south axis, representing a significant improvement on the existing building.
- Create a design connection with the Cathedral buildings through a consistent approach to scale, rhythm, texture and quality materials.
- Utilise artwork on the Birdwood Crescent and Parnell Road corner, as part of a small local purpose reserve, to represent the transition of Parnell Road from a predominantly commercial zone to a more residential one.
- Establish a link to the landscape of the Cathedral of the Holy Trinity, including species selection and placement of trees.

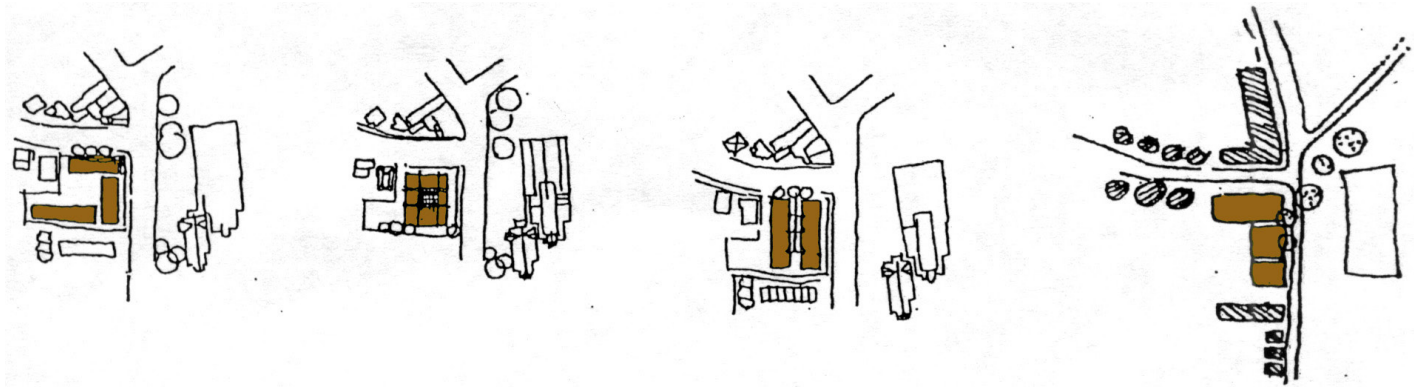


# Concept Plan

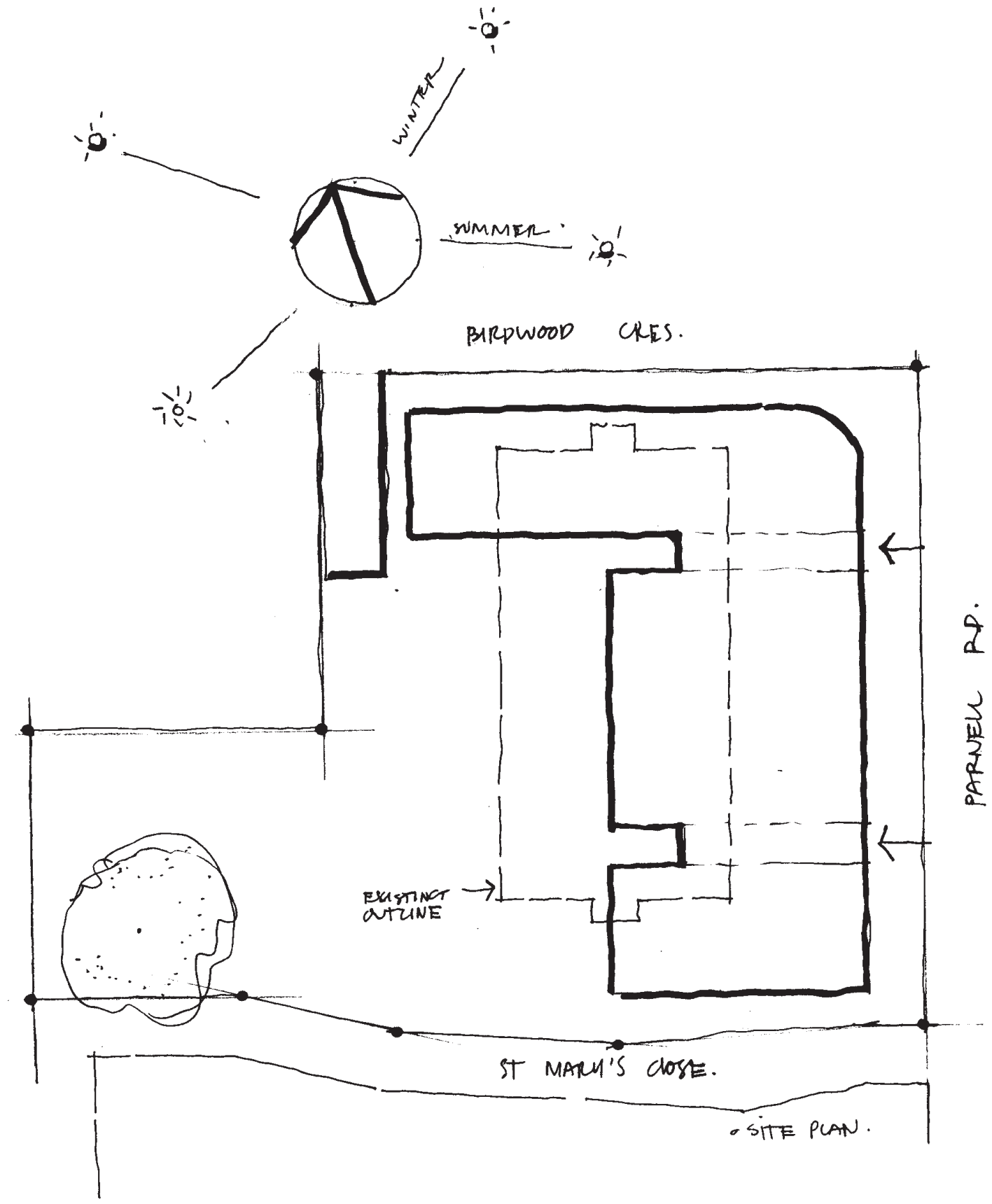
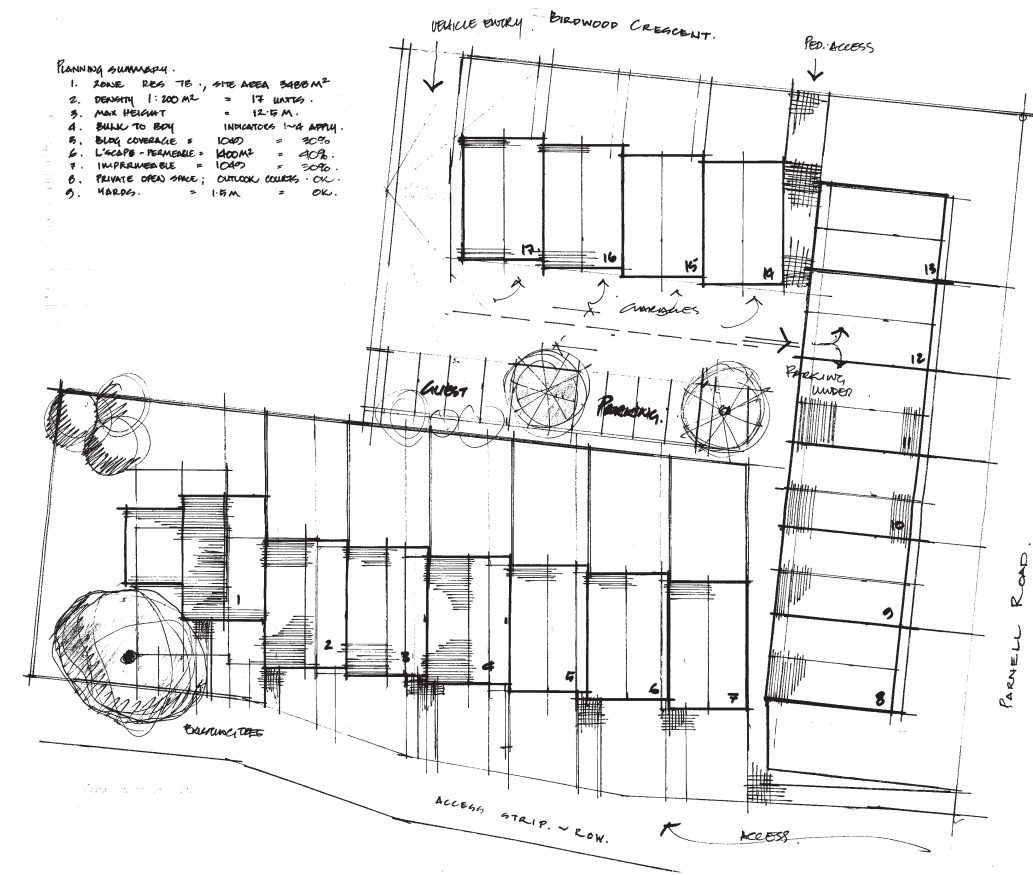
From the established design principles, two approaches were developed:

- (1) A building along Parnell Road, Birdwood Crescent and down St Mary's Close;
- (2) A building along Parnell Road and Birdwood Crescent only.

It was decided to build along Parnell Road and Birdwood Crescent only, as a result of an evaluation of the configuration of the individual apartments and their relationship to views, open space and each other, and the analysis of the wider context of the site.



Site Layout Options & Analysis



Concept Design Layout

Sketches reproduced with the kind permission of Architectus



**The proposal encompasses:**

- ▶ 33 apartments of varying size and configurations (garden typologies, Parnell Rd and Birdwood Crescent typologies, and 2 level typologies).
- ▶ An “L” shape plan along Birdwood Crescent and Parnell Road.
- ▶ The form is stepped along the street edges and at the junction with its neighbours on Parnell Rd and Birdwood Crescent.
- ▶ Courtyard gardens set back 5m and 3m respectively from Parnell Road and Birdwood Crescent. Both are enclosed for privacy with elevational separation from the street environment (either raised above or set below the street level).
- ▶ Street frontage landscaping responds to the existing planting of the Cathedral and continues the existing pattern on Birdwood Road.
- ▶ A planted pergola covers the car park entry and along with the stepped form of the building, makes a transition in scale coming along Birdwood Crescent.
- ▶ The building is divided into two sections – upper apartments stepping back from the lower and the general height of the structures existing on Parnell Rd and Birdwood Crescent.
- ▶ The form of the building is divided in plan along Parnell Road into 3 pieces reflecting the organisation of the building and an acknowledgment of the historical scale of previous subdivision.
- ▶ Overall the proposal seeks to produce a building that responds to the Parnell Heritage Report of 1992 that states “...it should be noted that infill guidelines should discourage the replication of earlier styles and form of architecture and should encourage the design of good modern architecture which acts as a good neighbour in terms of its materials, openings, scale, rhythm and setback. “



Site Layout in context of surrounding neighbourhood



Proposed Site Layout

- LEGEND
- 1

PROPOSED APARTMENT BUILDING
- 2

REFLECTION POOL
- 3

PERGOLA OVER VEHICLE RAMP
- 4

ENTRY / EXIT
- 5

VEHICLE ENTRY/EXIT
- 6

EXISTING TREE
- 7

LANDSCAPED GARDEN
- 8

PROPOSED TREES
- 9

ARTWORK PLINTH

PLANNING SUMMARY

ZONE: 7b

SITE AREA 3488m²

1: MAX HEIGHT

ALLOWED 12.5m

PROPOSED 17.3m

2: DAYLIGHTING

COMPLIES ON SOUTH & WEST INDICATORS # 1&4 (RESIDENTIAL ADJACENT).

NON COMPLIANCE TO NORTH & EAST (ROAD BOUNDARIES).

3: YARDS:

1.5m REQUIRED COMPLIES.

4: COVERAGE

ALLOWED 35%

PROPOSED 36.5% (1281m²)

5: PERMEABLE

REQUIRED 40%

PROPOSED 30% (1159m²)

6: IMPERMEABLE

ALLOWED 25%

PROPOSED 33% (1048m²)

EXISTING BUILDING

The site plan illustrates the proposed apartment building (1) and its integration with the surrounding environment. The building is centrally located, with a red dashed outline indicating its footprint. It is surrounded by landscaped gardens (7) and proposed trees (8). The plan also shows existing trees (6) and an artwork plinth (9). The site is bounded by Parnell Road to the north and east, and St Mary's Close to the south. A north arrow is located in the bottom right corner of the plan.

Key features and labels include:

- Streets:** PARNELL ROAD, ST STEPHENS AVENUE, BIRDWOOD CRESCENT, ST MARY'S CLOSE.
- Building and Landscaping:** 1 (Proposed Apartment Building), 2 (Reflection Pool), 3 (Pergola over Vehicle Ramp), 4 (Entry/Exit), 5 (Vehicle Entry/Exit), 6 (Existing Tree), 7 (Landscaped Garden), 8 (Proposed Trees), 9 (Artwork Plinth).
- Compliance and Planning Summary:**
  - Zone:** 7b
  - Site Area:** 3488m²
  - Max Height:** Allowed 12.5m, Proposed 17.3m
  - Daylighting:** Complies on South & West indicators # 1&4 (Residential Adjacent). Non-compliance to North & East (Road boundaries).
  - Yards:** 1.5m Required, Complies.
  - Coverage:** Allowed 35%, Proposed 36.5% (1281m²)
  - Permeable:** Required 40%, Proposed 30% (1159m²)
  - Impermeable:** Allowed 25%, Proposed 33% (1048m²)

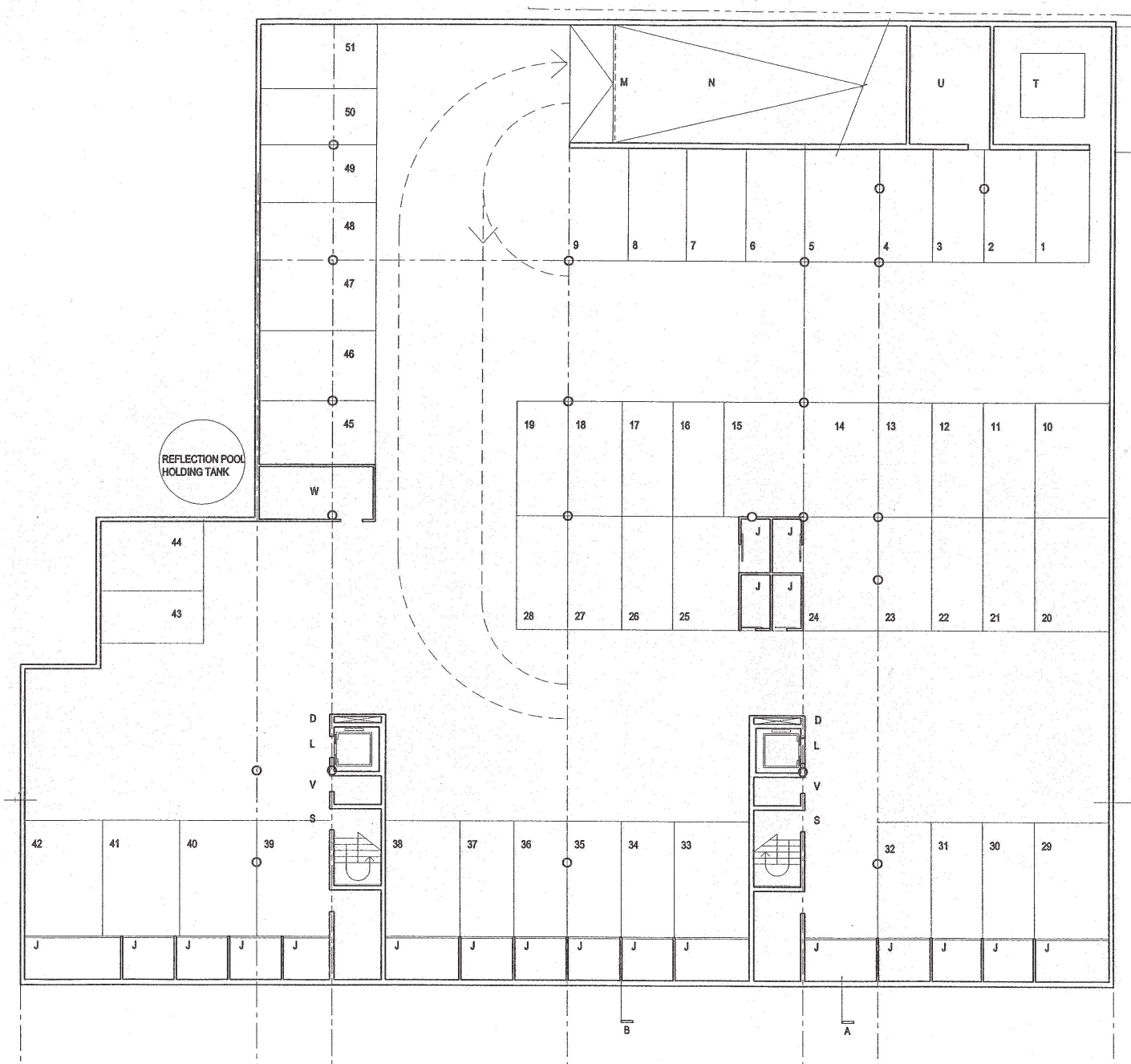
Proposed Site Plan 1:800 @ A3

16

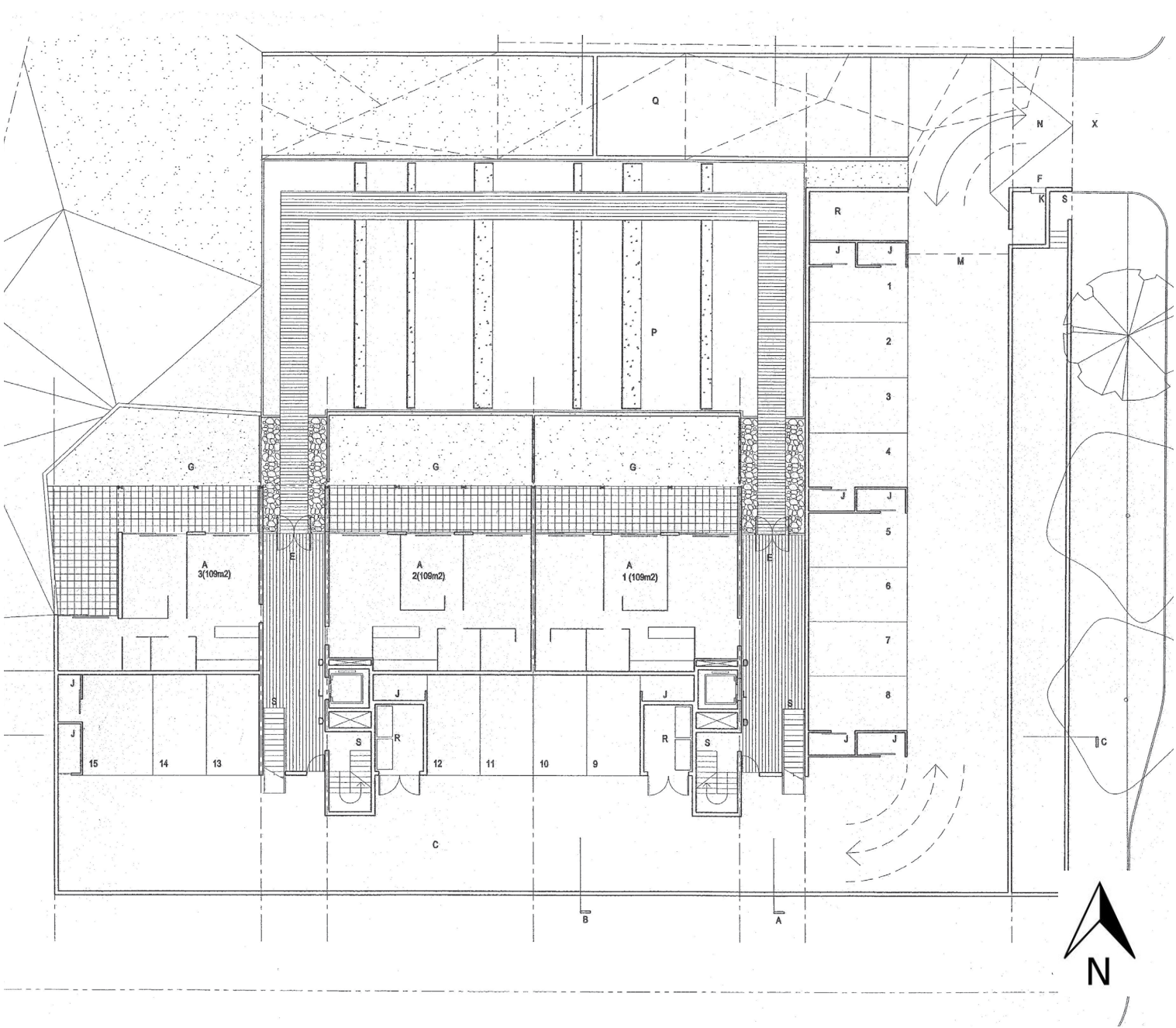
Plans reproduced with the kind permission of Architectus



Proposed Building Design

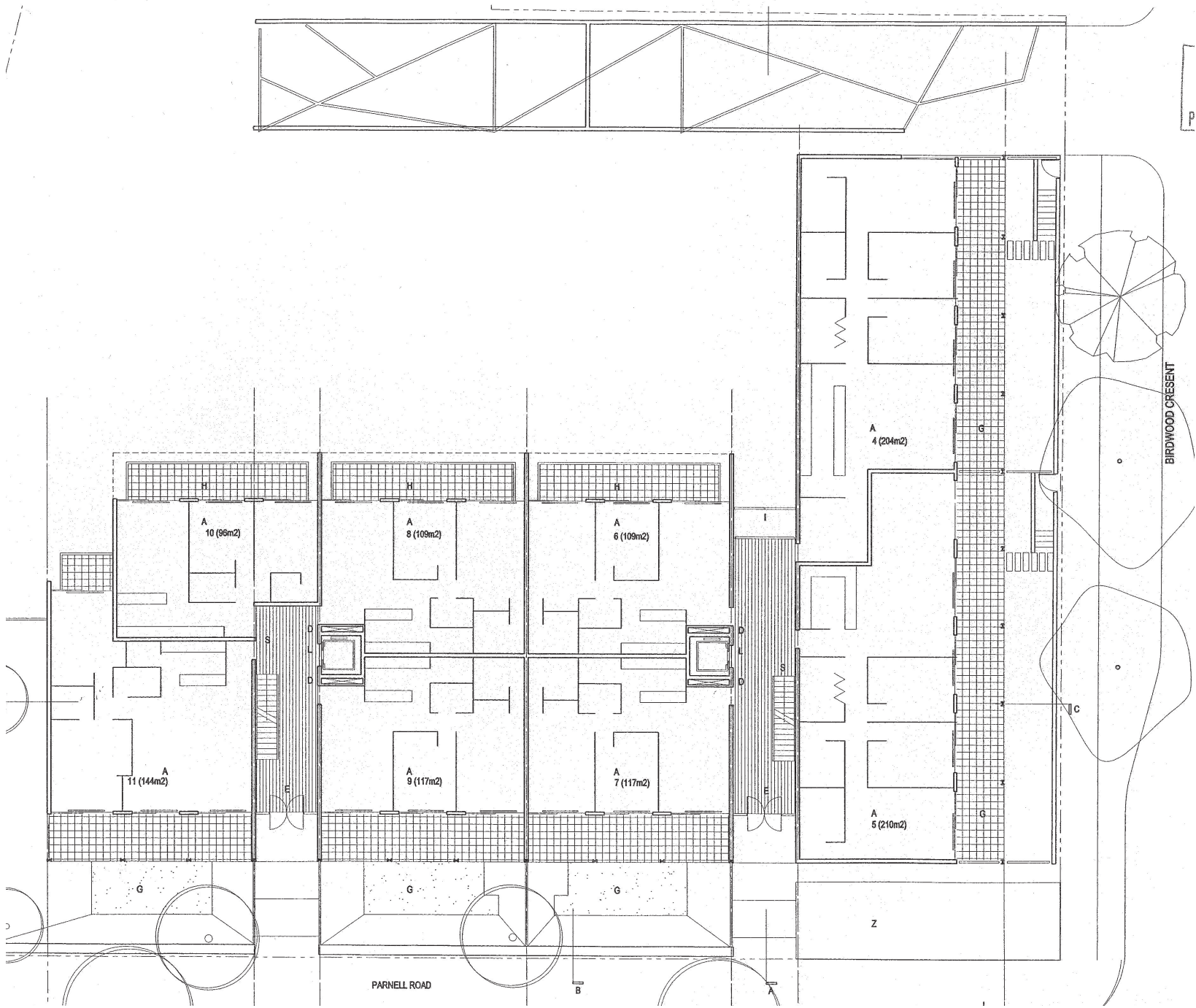


Proposed Level B 1: 400 @ A3

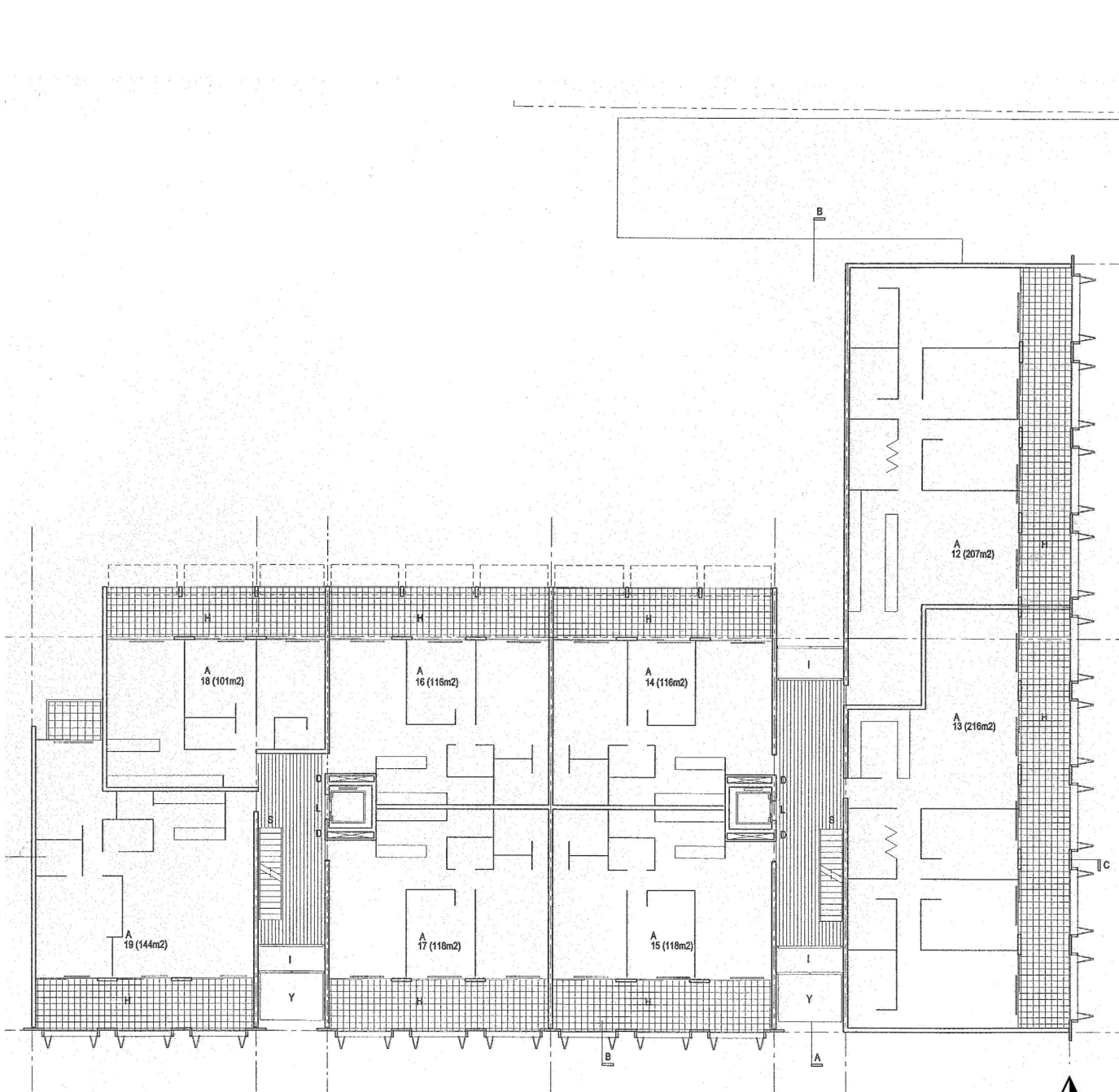


Proposed Level 1 1: 400 @ A3





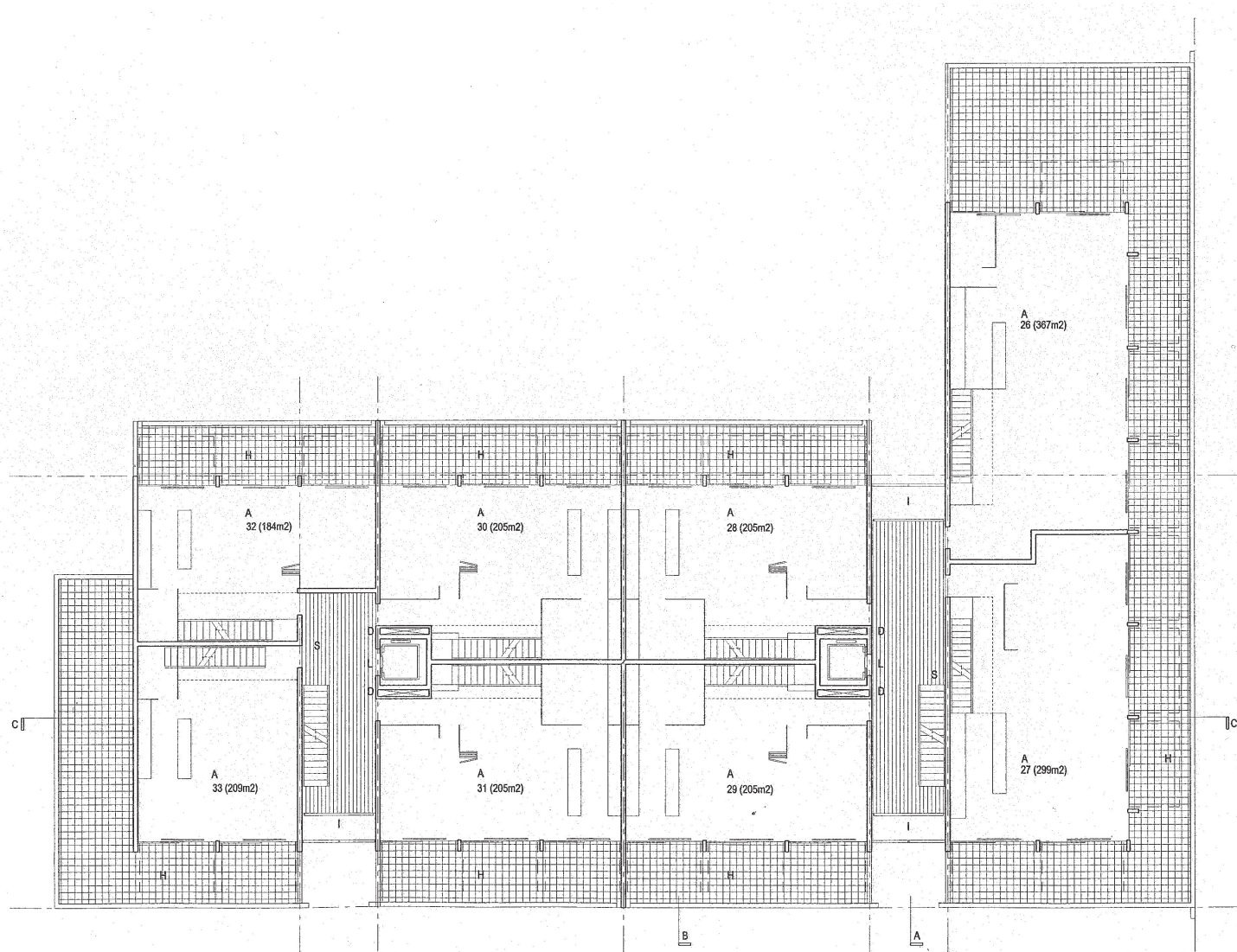
Proposed Level 2 1: 400 @ A3



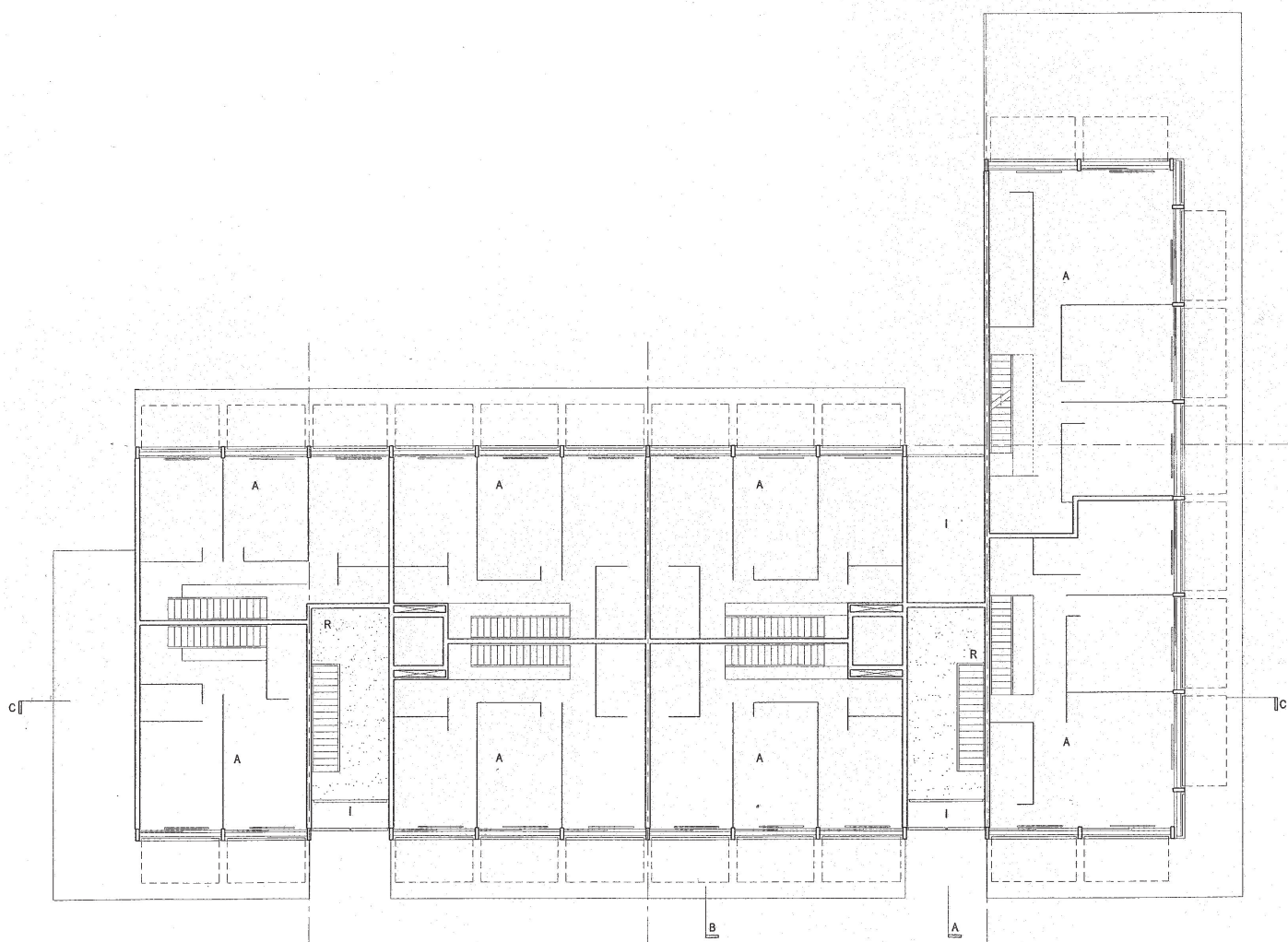
Proposed Level 3 and 4 1: 400 @ A3







Proposed Level 5 1 : 400 @ A3



Proposed Level 6 1 : 400 @ A3



# Proposed Elevations

The proposed building is to be clad in modern materials to juxtapose the heritage buildings surrounding it, including glass, steel and pre-cast concrete. Glass is used to provide a reference to the glazing on the cathedrals facade.

Solid pre-cast panels clad the building where privacy is required for neighboring sites. The upper levels have horizontal louvres for sun protection and to differentiate them from the more dominant lower floors. Two vertical glass lines are created where the entrances are located on the eastern elevation, breaking up the building's façade. A vertical rhythm is created on the northern and eastern elevations with vertical glass fins, providing privacy for occupants and forming part of the pollution barrier from the busy streets.



Eastern Elevation from Parnell Road



Northern Elevation from Birdwood Crescent



Western Elevation



Southern Elevation



## Proposed Streetscape Elevations



Proposal viewed from within Cathedral site



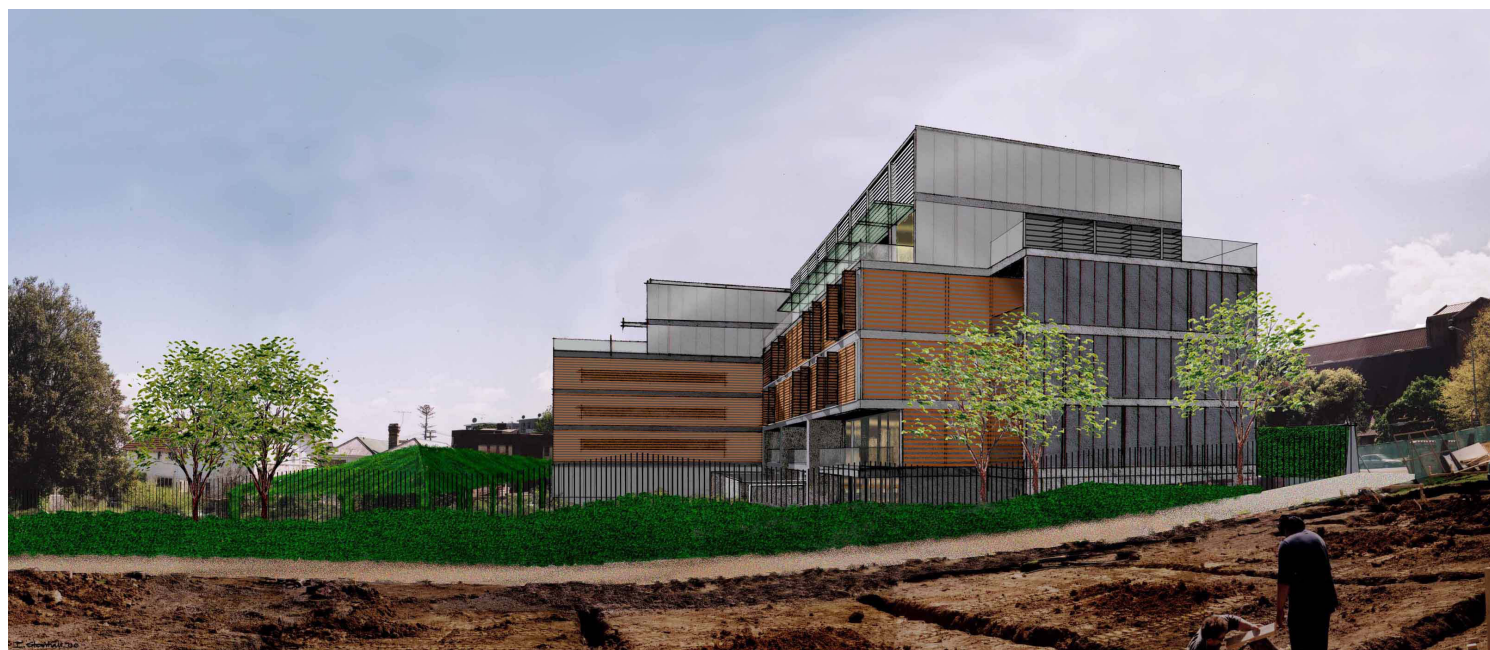
Proposal viewed from South



Proposal viewed from Birdwood Crescent



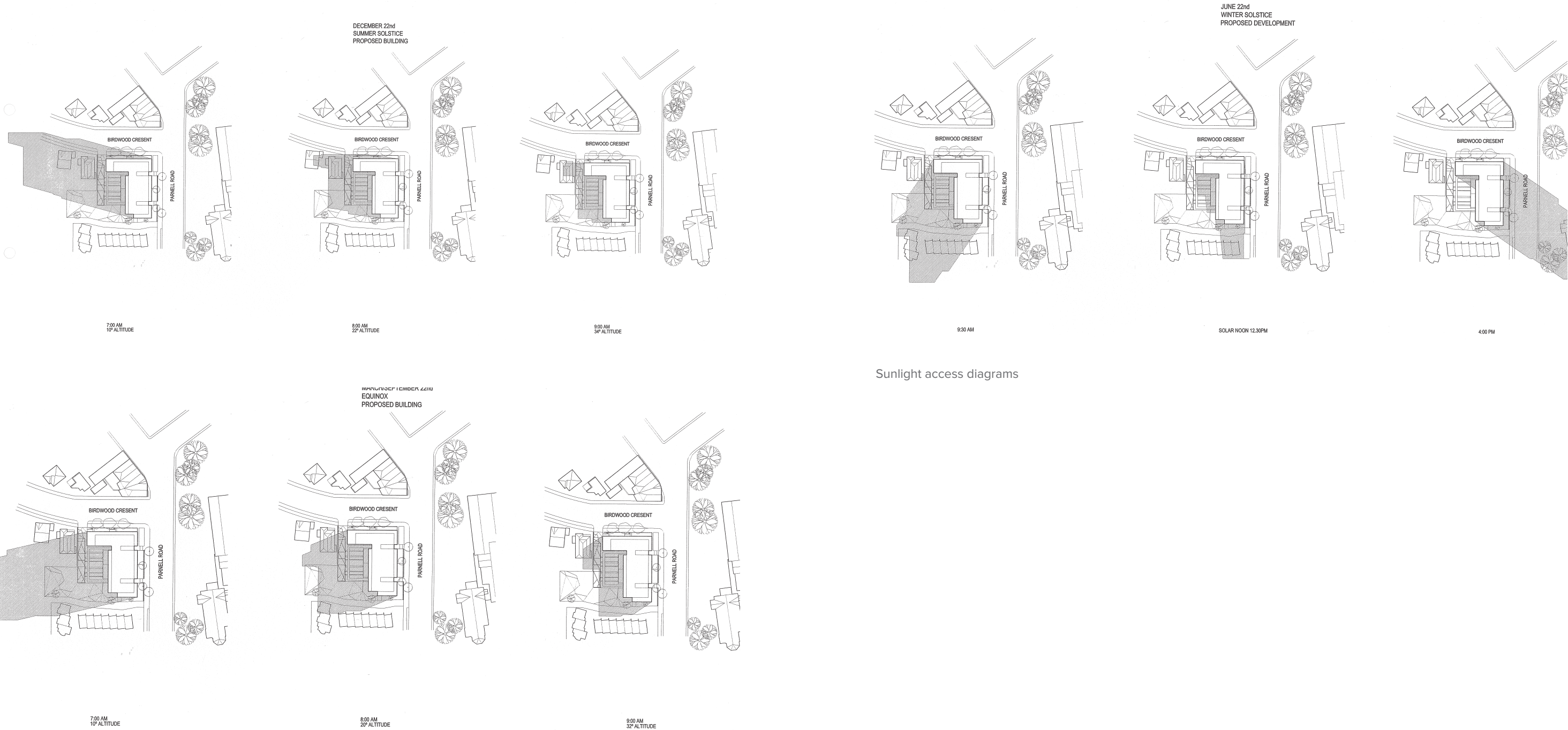
Proposal viewed from corner of St Stephens Ave



Proposal viewed from Parnell Road



# Sunlight Access Diagrams



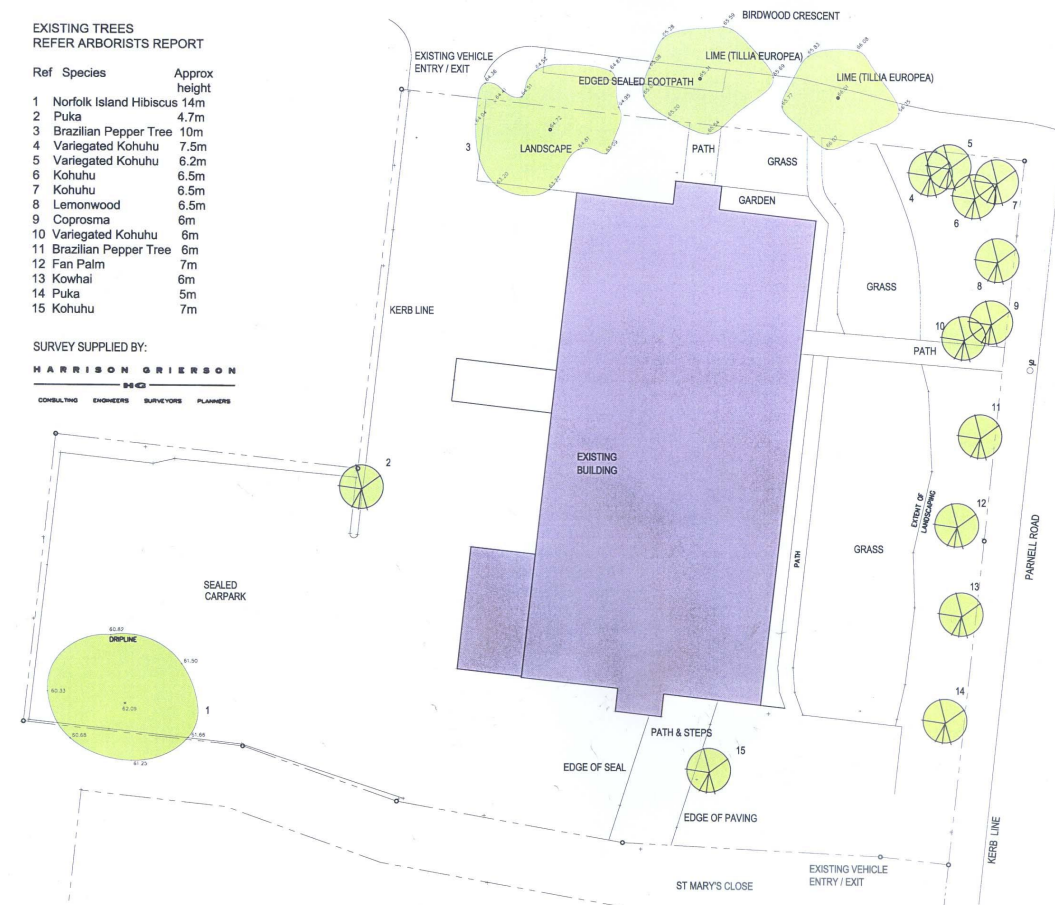
The Proposed Auckland Unitary Plan requires shadow diagrams for 9am, midday, 3pm and 6pm on the summer solstice, the winter solstice and the equinox. These diagrams were prepared prior to notification of these provisions.



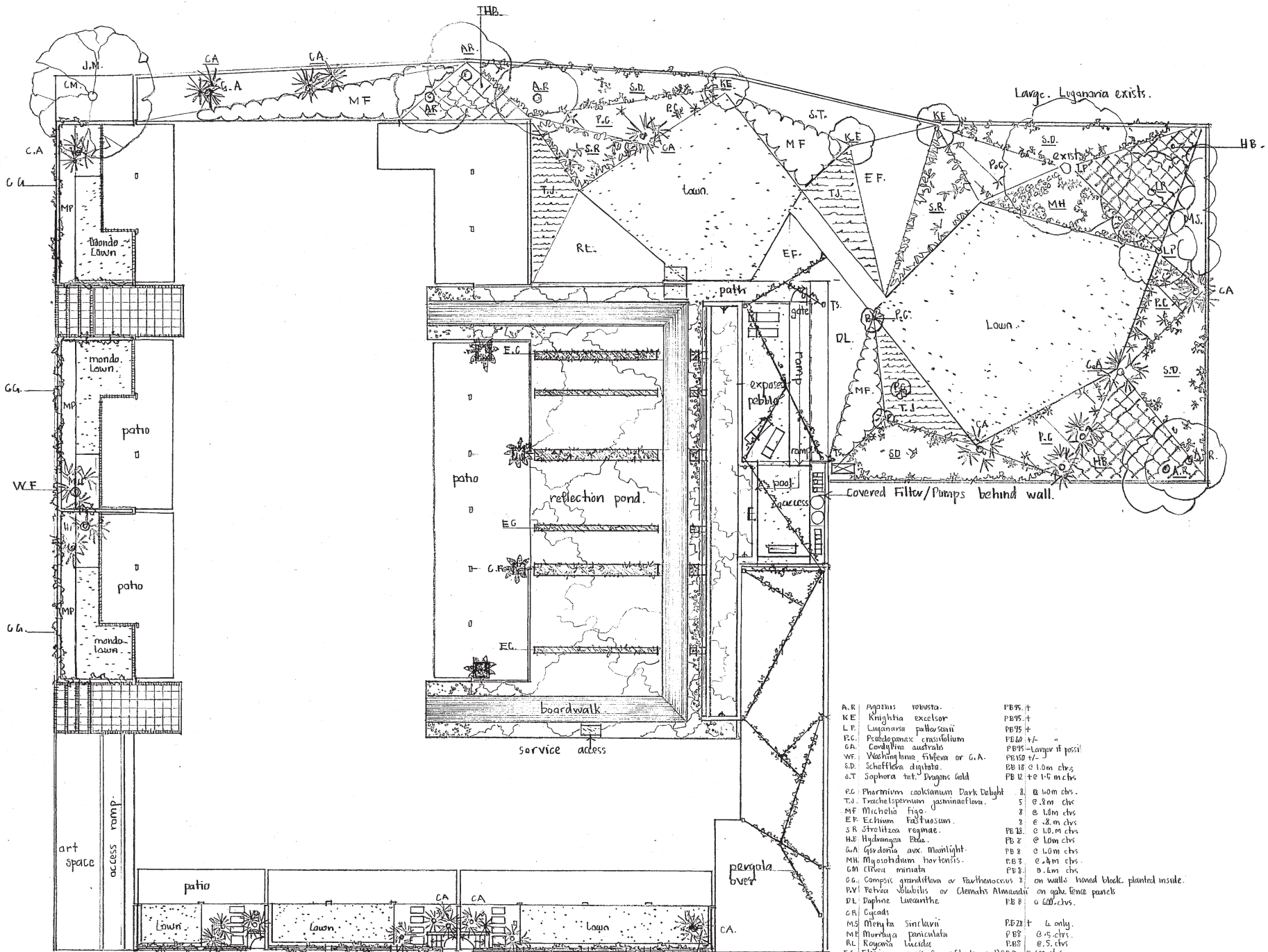
# Landscape and Open Space

The property’s surroundings and the dynamic landscape forces which have influenced it have motivated the landscape design for Trinity. Our analysis has had regard to the existing site vegetation, the exotic landscape of the Cathedral of the Holy Trinity and the indigenous vegetation associated with the Domain. Consideration has also been given to how the site has been influenced by the area’s topography and overland flow paths. The subject site represents a transition in the landscape from the indigenous condition of the Domain to the English landscape and Selwyn Oaks associated with the Cathedral.

- ▶ The key landscape design responses are:
- ▶ Establishing a link to the landscape of the Cathedral with Oak trees along Parnell Rd to reflect the existing Selwyn Oaks; extending into St Mary’s Close edge to initiate the transition from the formal to natural environment
- ▶ A sculptured garden wall for the Parnell Road edge, with the associated courtyards, to provide privacy for the apartments and establish a relationship with the landscape of the Cathedral. The wall suggests a rolling over of elements from the Holy Trinity landscape into the courtyard gardens.
- ▶ Retaining on Birdwood Crescent will form a slender vertical edge to the street boundary and enable the lawn area behind to establish.



Existing Trees, not to scale



Proposed Planting Plan, not to scale