

538 KARANGHAPE ROAD - REVISED DESIGN PROPOSAL

Design Statement - 26 July 2024



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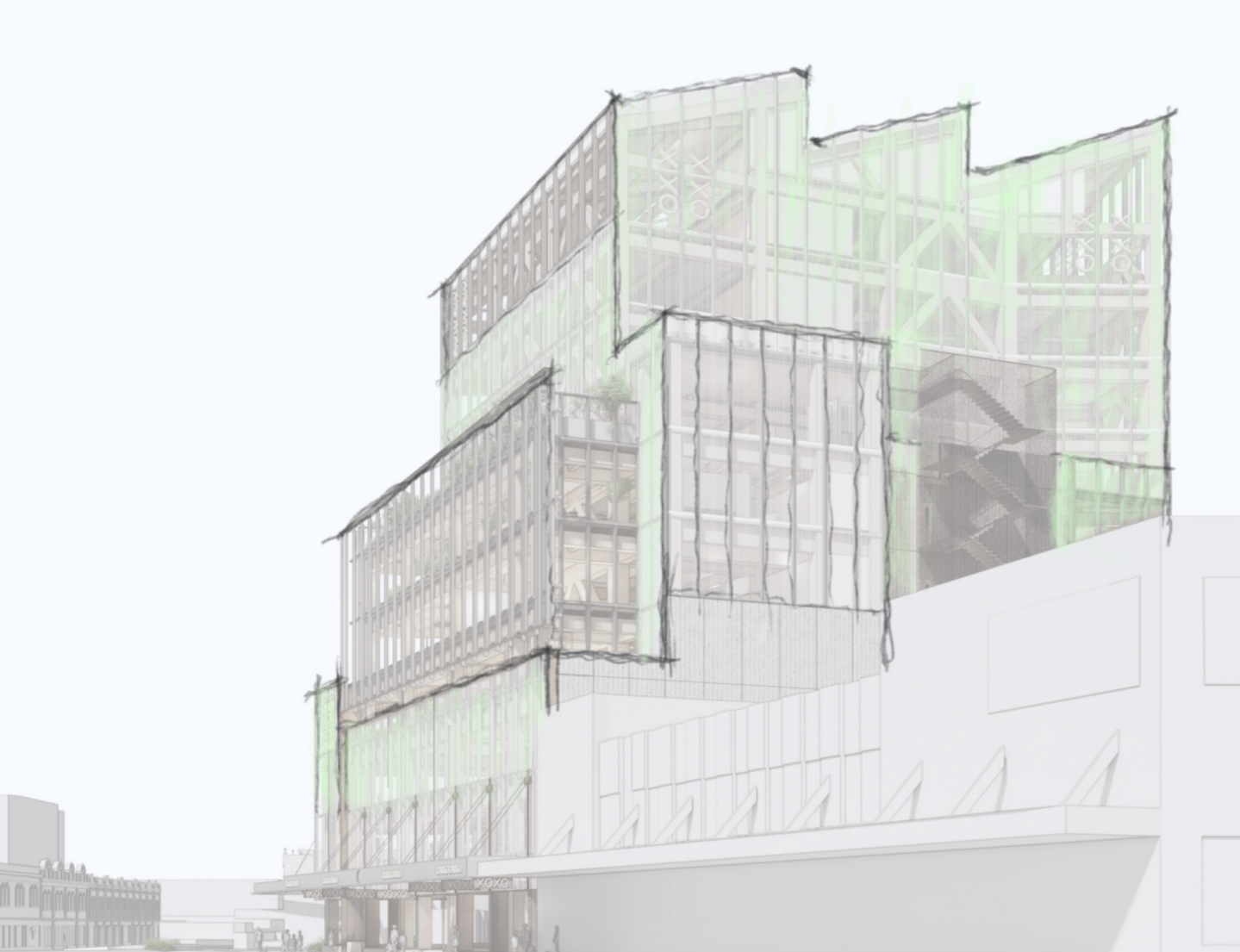
Design Statement - 26 July 2024

REVISED DESIGN PROPOSAL

- SCHEME DEVELOPMENT & RESPONSE
- COMPARISON WITH NOTIFIED PROPOSAL

APPENDIX

- PLAN SETBACKS DIAGRAM
- K-ROAD ELEVATION
- SECTION THROUGH 15 HOPETOUN STREET APARTMENTS TO MT EDEN
- SHADING DIAGRAMS



SCHEME DEVELOPMENT & RESPONSE

The massing and design of the proposal has been reviewed in light of submissions received, and amended. Key changes include:

- Reduction of Abbey Street frontage height.
- Revised massing to better align with PC78 setback controls to western and southern boundaries.
- Onsite mitigation of wind effects through western boundary setbacks and revised stair design (now external).

The massing of the building has been revised to address the above matters whilst retaining the key urban design & massing strategies developed through engagement with the Urban Design Panel.

Western elevation (to 582 Karangahape Road)

- The Western elevation of the building has been amended through the introduction of setbacks to mitigate wind impacts and to respond to the PC78 setback requirements. The changes include a 3m setback from Level 2 on the southern side of the façade, and a 6m setback above Level 6 and Level 7 for the entirety of the western facade. These setbacks allow the western envelope to be glazed and for the upper levels, read as occupied, as opposed to the previously proposed articulated concrete panels.
- The stairs on this façade are now proposed as a sculpted external structure, clad in porous metal cladding to allow wind to pass through.
- The northern portion of the western façade abutting the neighbouring boundary, has been revised to a vertical occupied mass with glazing (previously concrete), from Levels 4 to 7.
- The southern portion of the façade closest to Abbey Street, has been reduced in height by one level to better comply with the PC78 street frontage setback standard.

Southern Elevation (Abbey Street)

- The southern elevation of the building at Abbey Street has been altered with the podium reduced by one level (now presenting as three levels not four), and the upper parts of the building are reduced in width with the introduction of the setbacks from the western boundary.

Eastern Elevation (Gundry Street)

- The eastern elevation has been amended with the reduction in height of the Abbey Street podium to three levels, and the wintergarden along the rest of the Gundry Street frontage now proposed as approaching two levels (Level 3 and Level 4) in height (previously only one level, Level 4).

Northern Elevation (Karangahape Road)

- The northern elevation remains generally unchanged, with the exception of narrowing the upper levels as a result of the setbacks introduced on the western side of the building.

These design strategies achieve increased envelope compliance and mitigated wind effect, while retaining the key urban design & massing strategies developed to arrive at the notified application.

Specifically, the massing has now been configured to achieve compliance with the controls governing interface with the neighbouring property to the west. This has been achieved using the same language deployed on the three street frontages, with an expressed broader massing at lower levels, and the glazed upper levels stepping to enhance the three dimensional composition developed in the current notified proposal.

Development of the notified proposal through our engagement with the Urban Design Panel created design principles that firstly, achieve a cohesive architectural response when viewed in the round and secondly, ensure an occupied western presence that has a sense of occupation and massing relief to the western boundary. The articulated saw-tooth roof remains, maintaining the sculptural form of the upper portions of the form in the round.

COMPARISON WITH NOTIFIED PROPOSAL

North-Western View



REVISED DESIGN

- Glazed / veiled built form to upper levels now stepped away from western boundary
- South-western corner of upper levels now shaped to marry western and southern boundary geometries.
- Western boundary built form now expressed as broader massing at lower level with glazed occupation to upper levels
- External stairs as screened sculptural form expressed outside building form
- Lower levels of articulated concrete panels now reduced in height.
- Clear glazed apertures expressed to enhance sense of occupation.-



NOTIFIED PROPOSAL

COMPARISON WITH NOTIFIED PROPOSAL

South-Western View



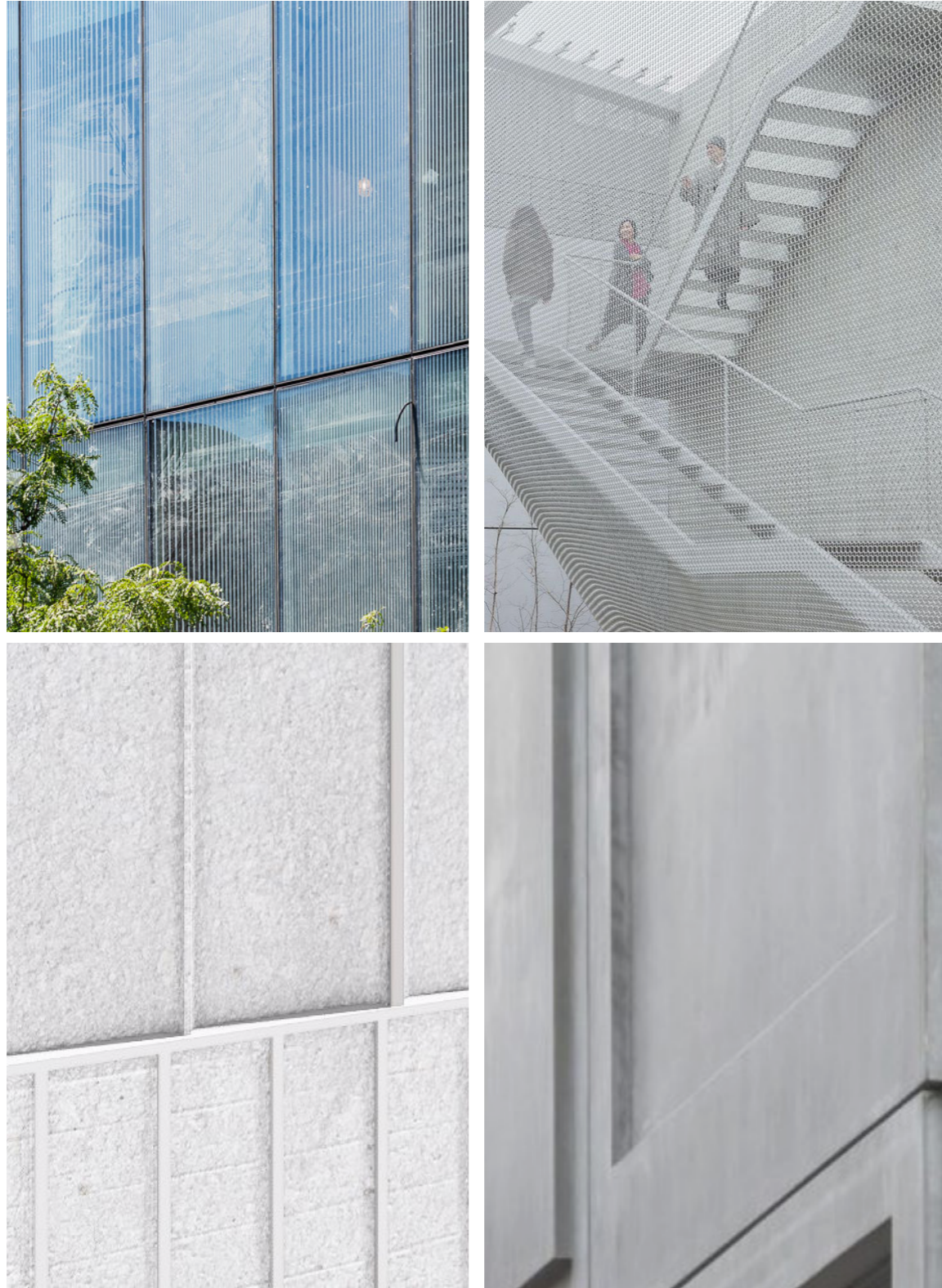
REVISED DESIGN

- Glazed / veiled built form to upper levels now stepped away from western boundary
- South-western corner of upper levels now shaped to marry western and southern boundary geometries.
- Western boundary built form now expressed as broader massing at lower level with glazed occupation to upper levels
- External stairs as screened sculptural form expressed outside building form
- Lower levels of articulated concrete panels now reduced in height.
- Clear glazed apertures expressed to enhance sense of occupation.
- New canopy and screen to provide shelter and mitigate wind effect
- Abbey St frontage now reduced in height by one level



NOTIFIED PROPOSAL

WESTERN BOUNDARY / ENVELOPE



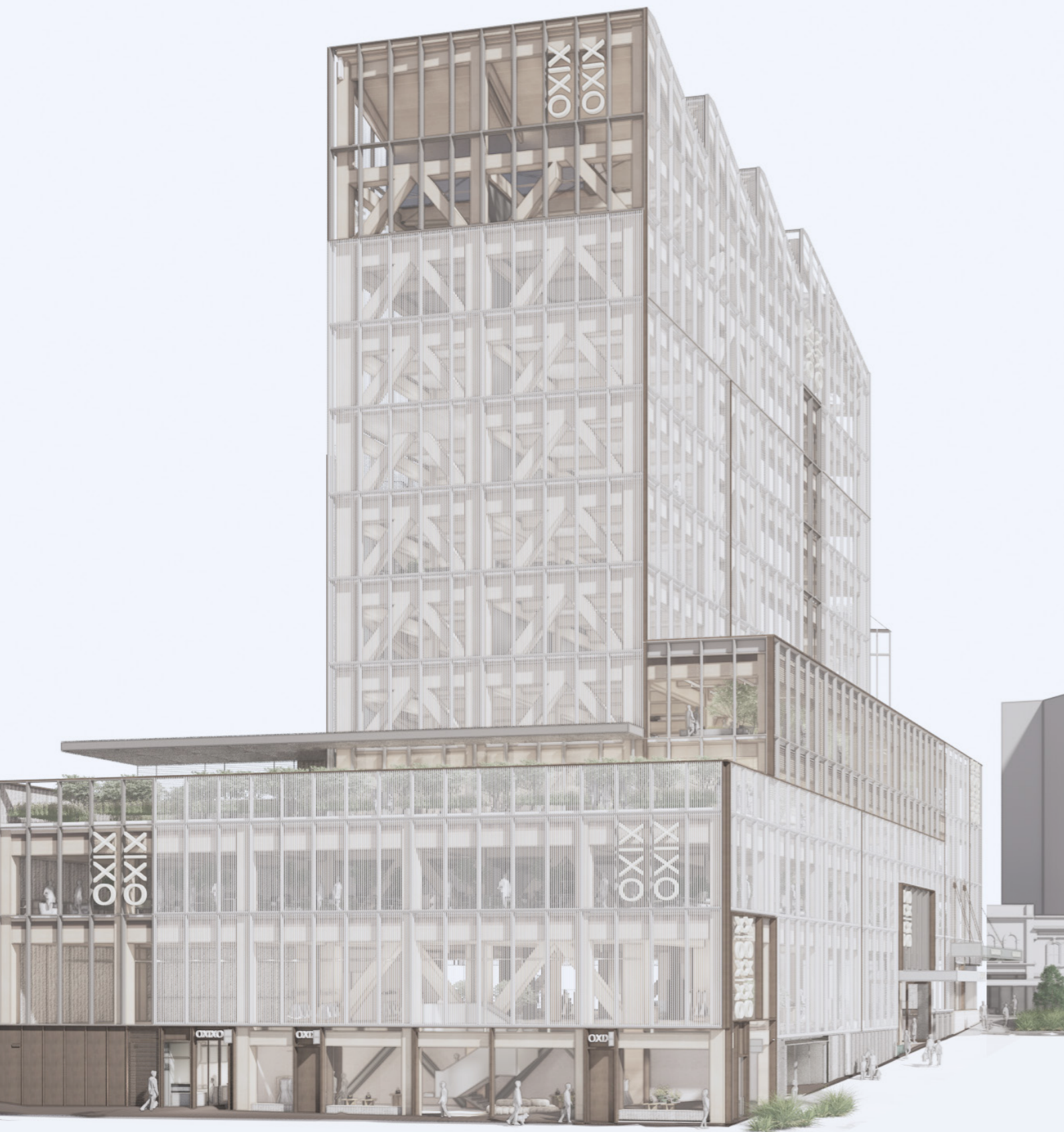
GLAZING SYSTEMS, SHAPED MASSING & EXTERNAL ELEMENTS COMBINE TO CREATE A SENSE OF RELIEF, DEPTH, MATERIALITY & OCCUPATION TO THE WESTERN BOUNDARY.



FEARON HAY

538 K ROAD

26.07.2024 - REV A 6



REVISED DESIGN

- Wintergarden along the rest of the Gundry Street frontage now proposed as approaching two levels (Level 3 and Level 4) in height
- New canopy and screen to provide shelter and mitigate wind effect
- Abbey St frontage now reduced in height by one level

South-Eastern View

FEARON HAY
538 K ROAD

26.07.2024 - REV A 7

COMPARISON WITH NOTIFIED PROPOSAL

North-Eastern View



REVISED DESIGN

- Wintergarden along the rest of the Gundry Street frontage now proposed as approaching two levels (Level 3 and Level 4) in height
- Abbey St frontage now reduced in height by one level



NOTIFIED PROPOSAL

CONCLUSION

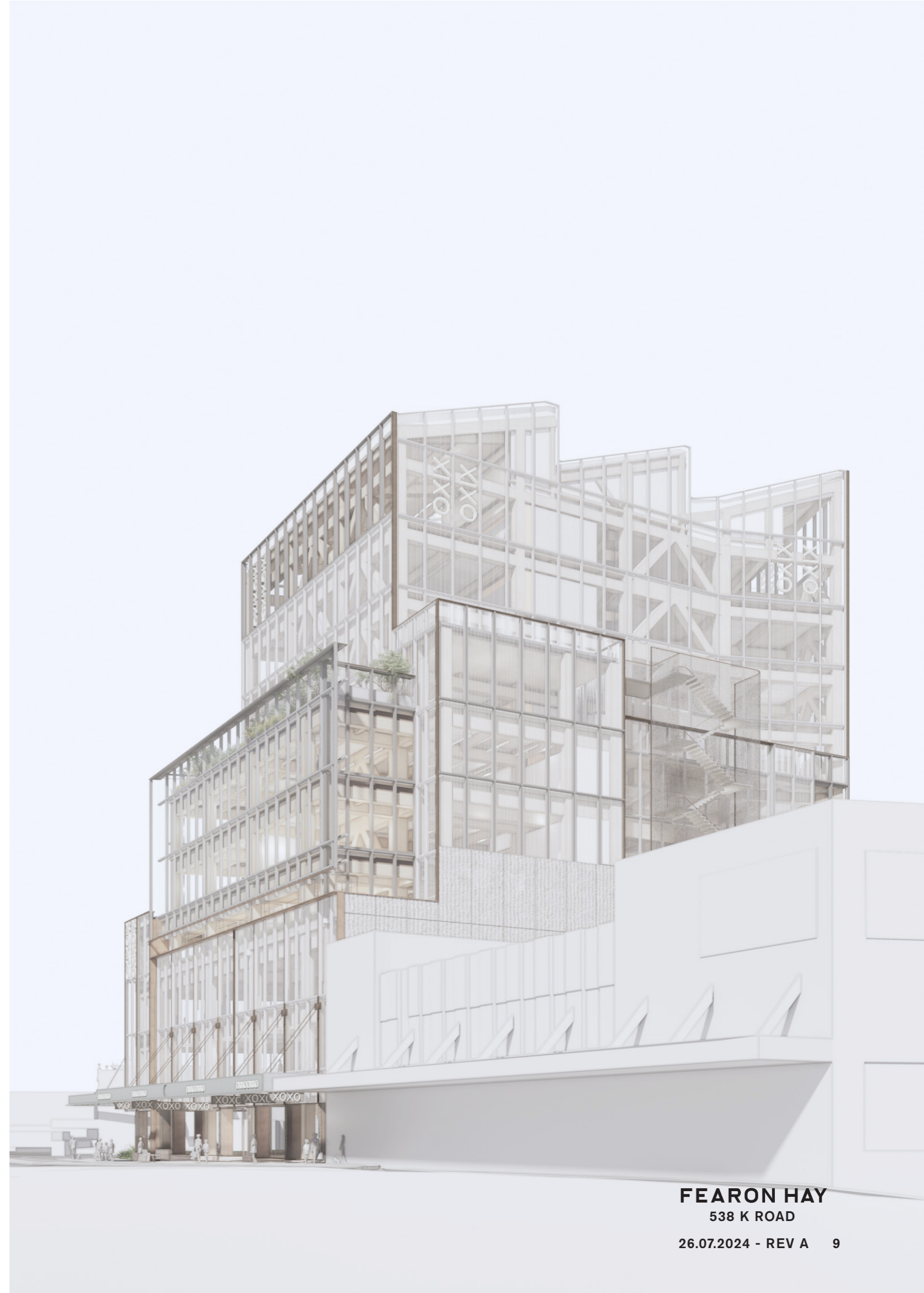
Design strategies captured in this statement and the associated drawing collateral are proposed as mitigation to opposing submissions received through the notification process. These include:

- Maintenance or enhancement of AUDP supported massing and urban form.
- Increased alignment with planning setback controls (PC78) to Abbey Street and 582 Karangahape Road boundaries.
- Reduced massing to mitigate adverse wind effects to neighbouring properties and streetscapes without external canopies on neighbouring sites.

The additional design strategies in this proposal create greater relief, depth & material diversity to the western facade, removing adverse wind effects to neighbouring properties and surrounding street frontages.

The massing of the western built form now progressively steps away from the boundary, allowing an occupied built form in line with the other three frontages.

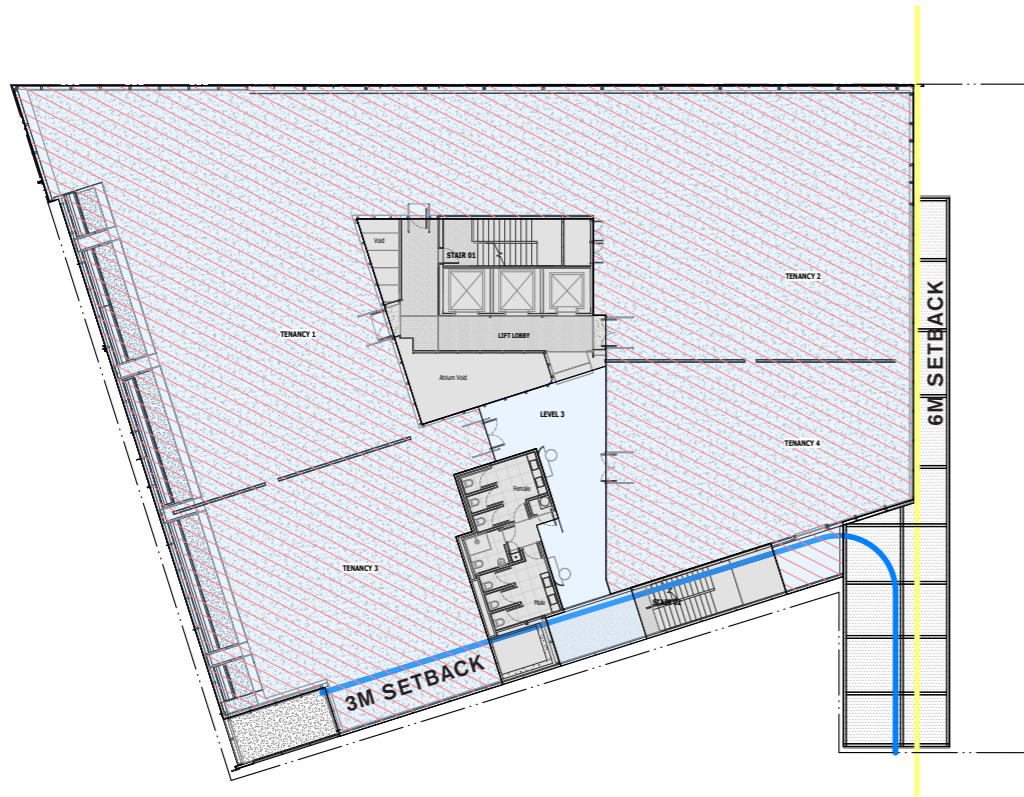
The presence of the constructed design on this strategic site is to reinforce its role as a 'gateway' to the Karangahape Road precinct.



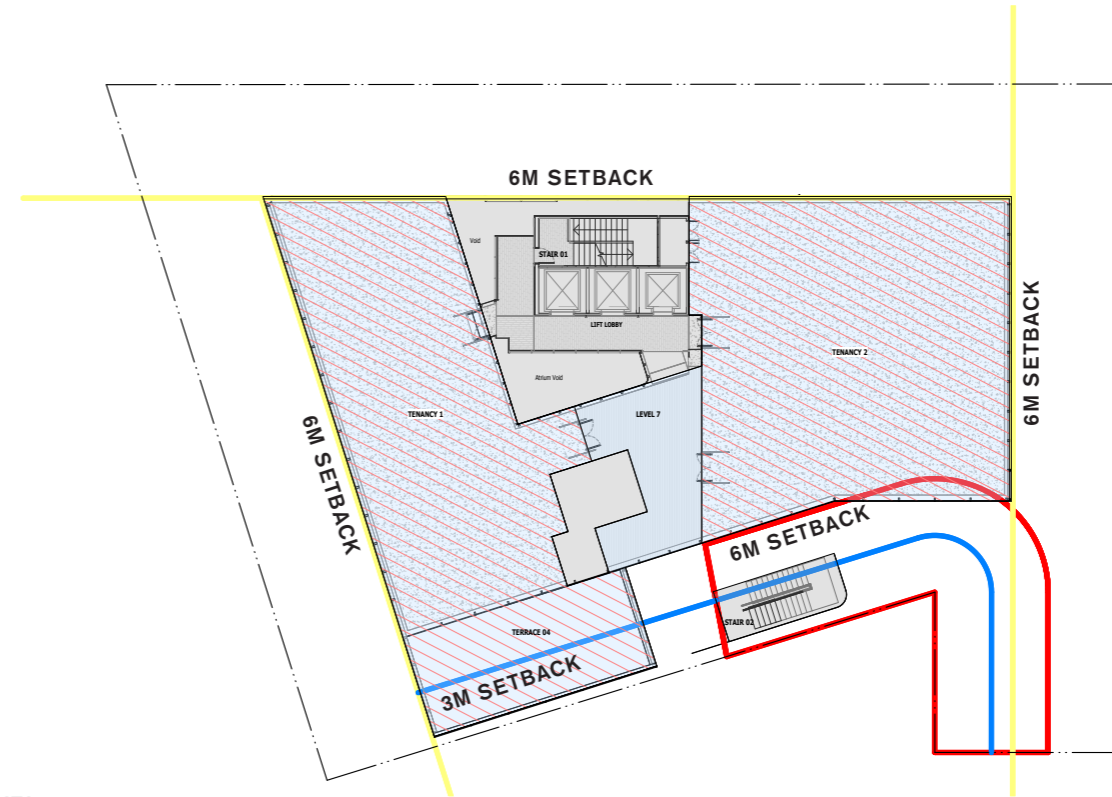
APPENDIX

PLAN SETBACKS DIAGRAM

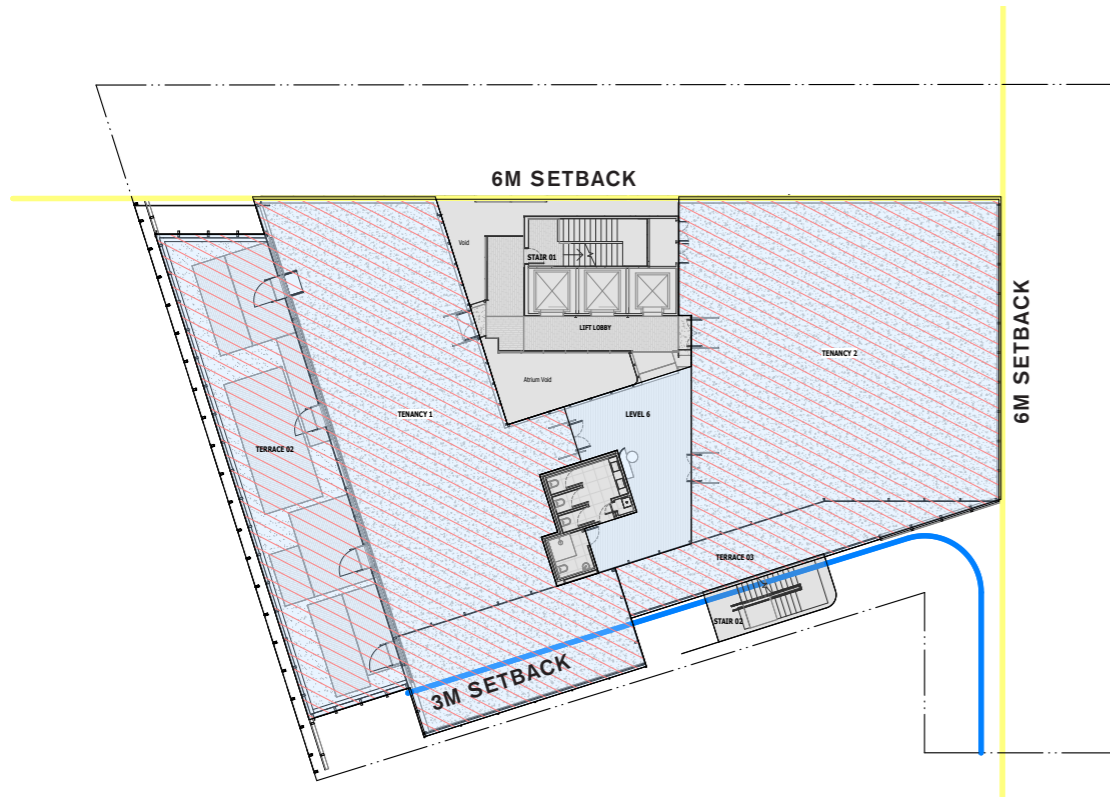
Mid & Upper Levels



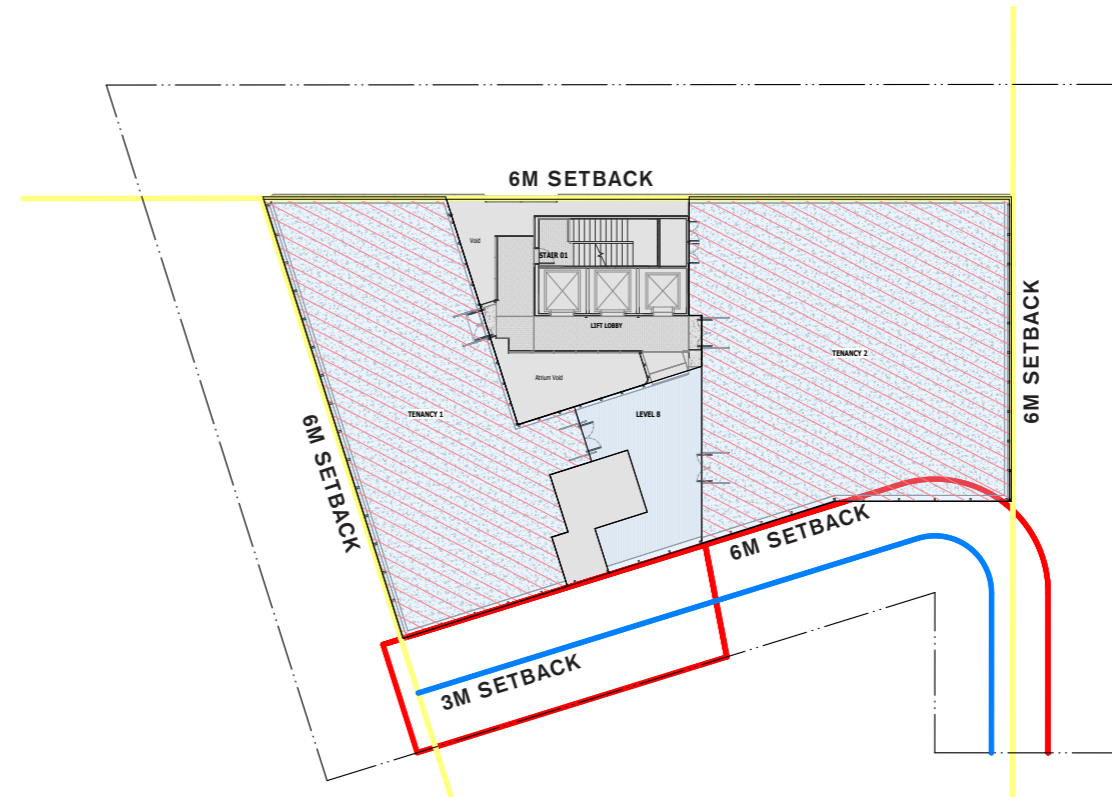
LEVEL 3



LEVEL 7



LEVEL 6



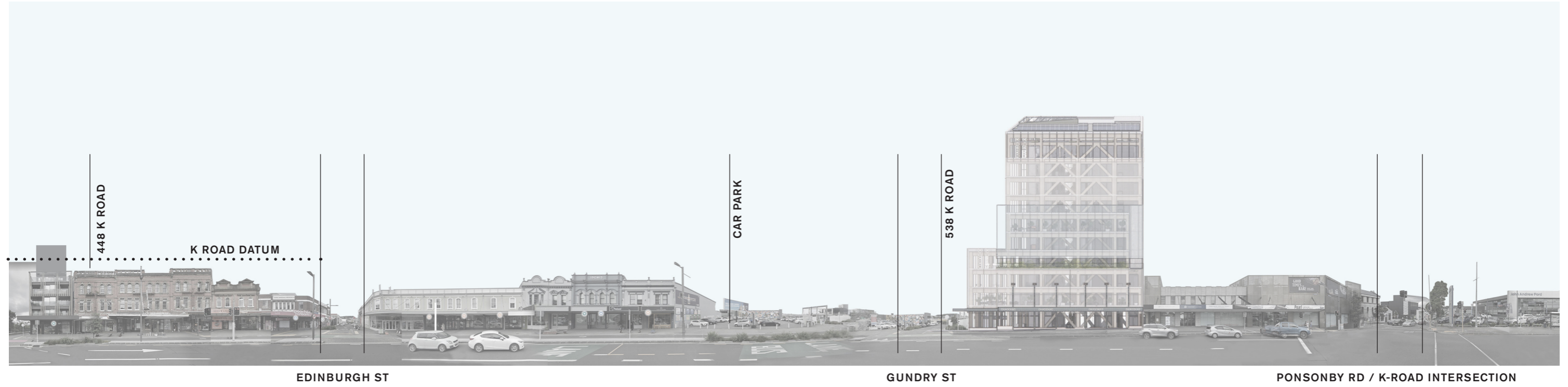
LEVEL 8

- WESTERN BOUNDARY 32.5M HEIGHT & 6M SETBACK
- 3M WIND SETBACK (WESTERN / NEIGHBOUR BOUNDARY)
- STREET FRONTAGE MAX. HEIGHT & 6M SETBACK

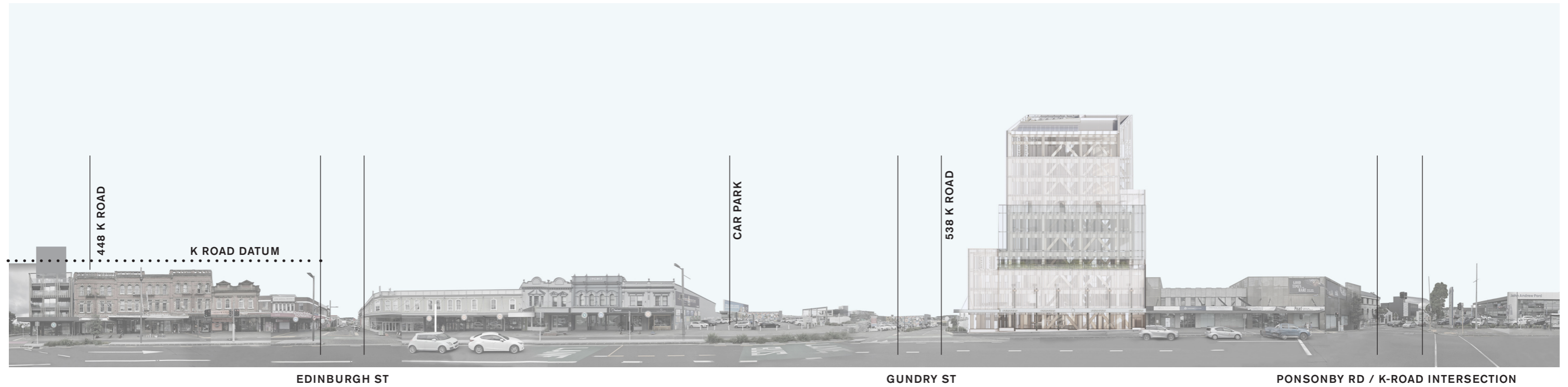
K-ROAD ELEVATION

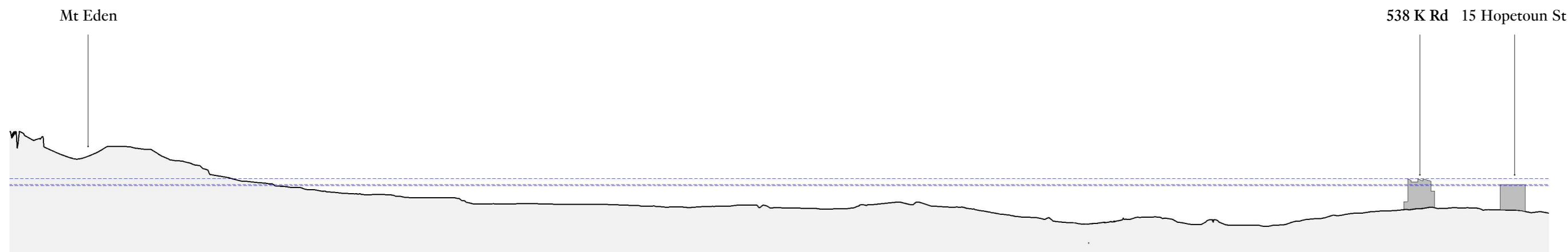
North Elevation with Street Context & 538 K-Road Building Indicated

NOTIFIED PROPOSAL

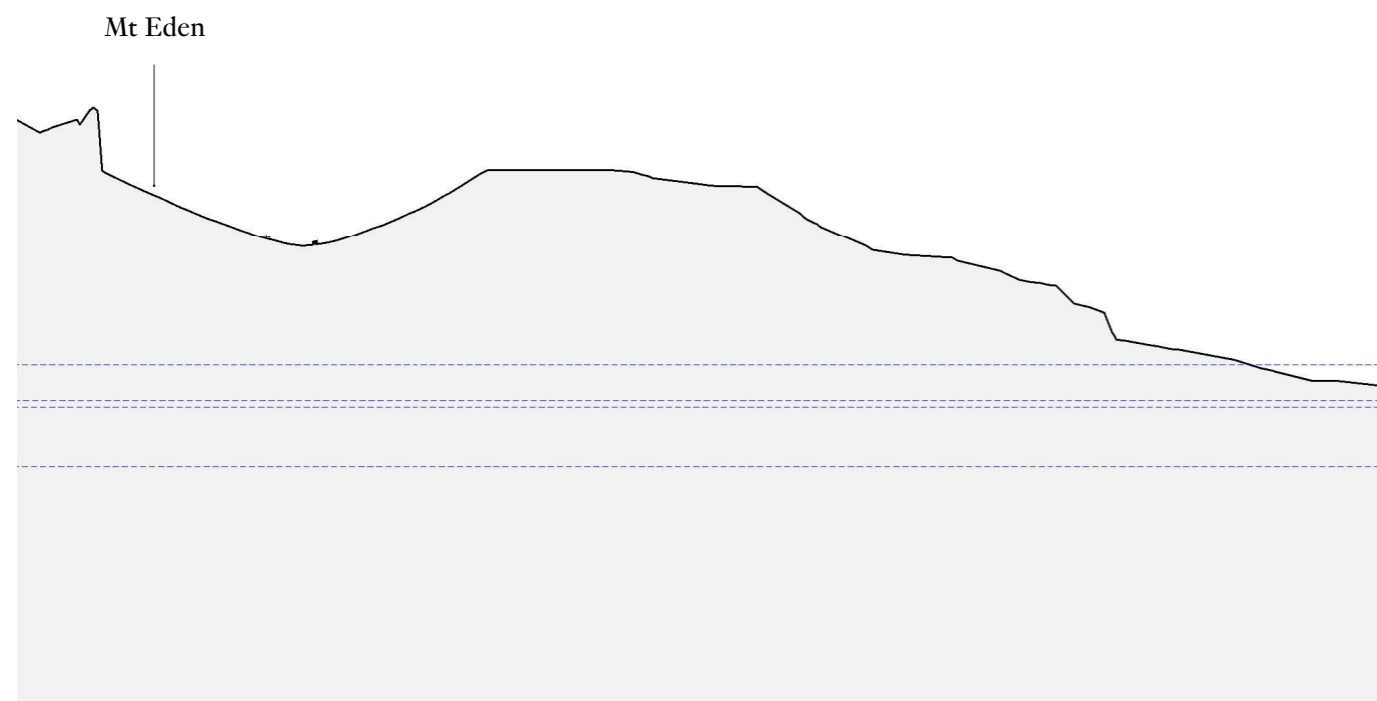


REVISED DESIGN

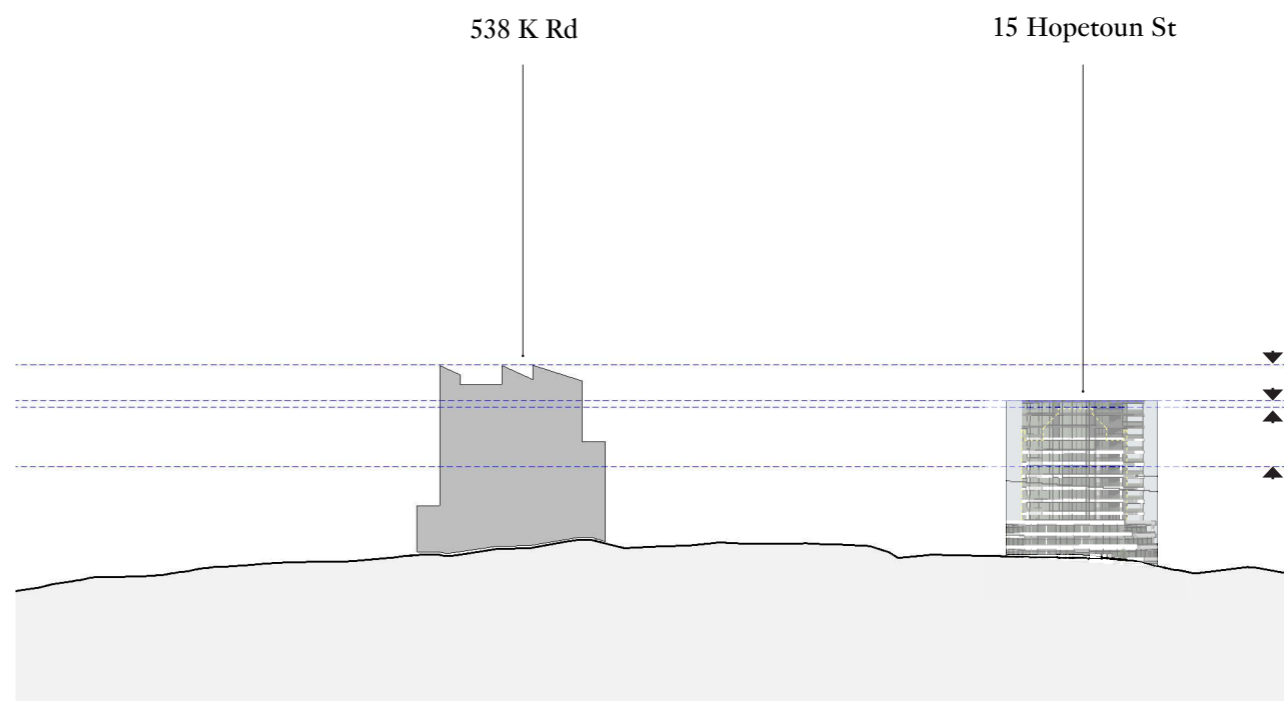




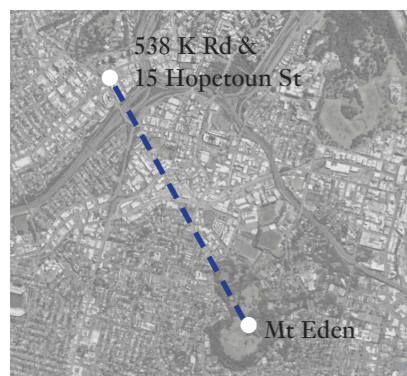
Section
Scale 1: 3500



Section
Scale 1: 1000



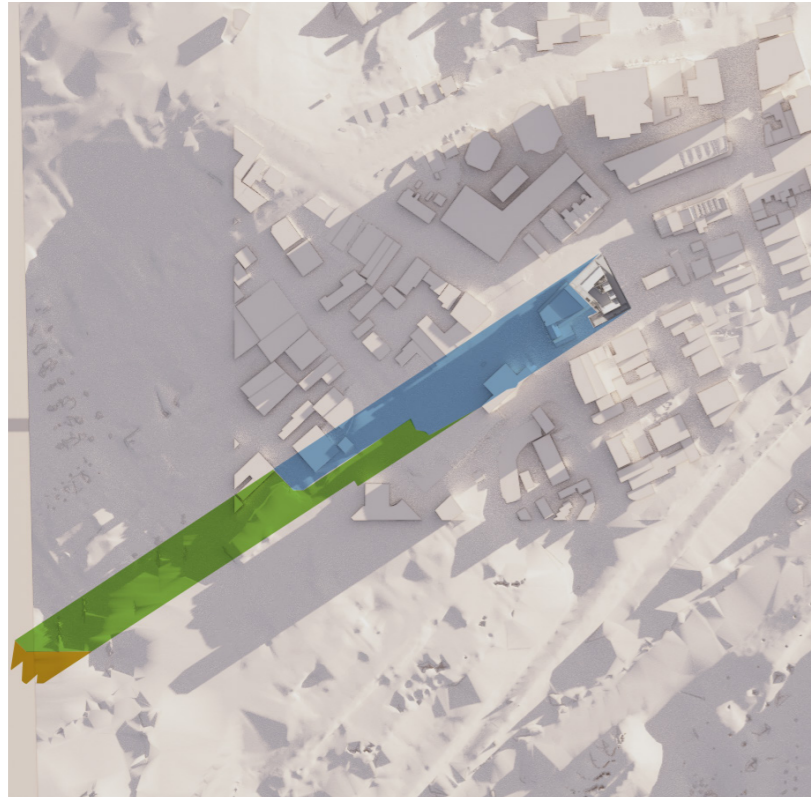
- ▼ +117.020 proposed scheme
- ▼ +107.500 15 Hopetoun St
- ▲ +105.787 Max 35m Height PC78
- ▲ +90.15 height of existing consented building at 538 K Road



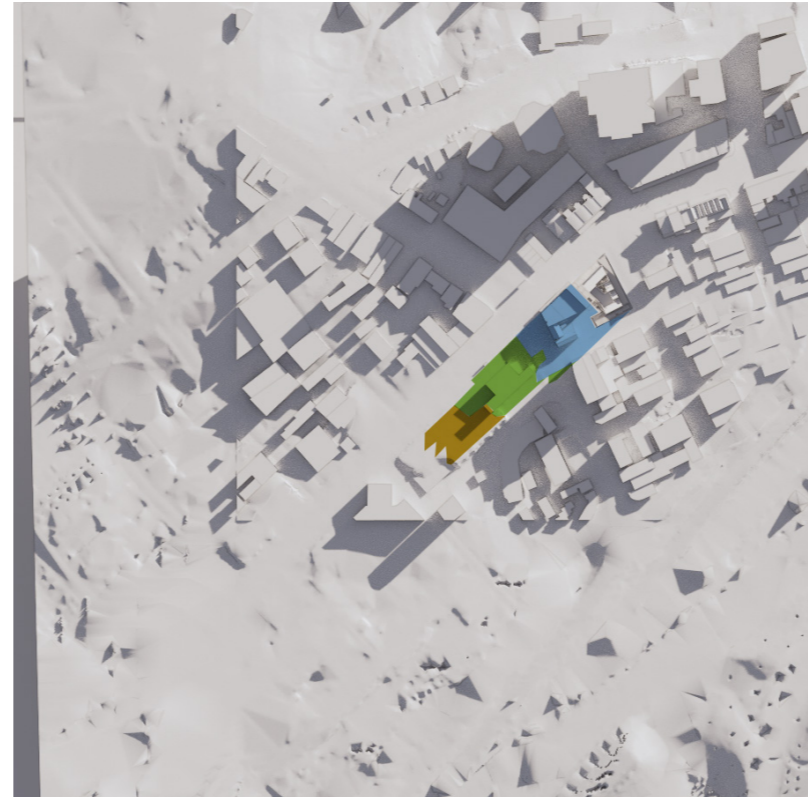
SECTION THROUGH 15 HOPETOUN STREET APARTMENTS TO MT EDEN

SHADING DIAGRAMS - WINTER SOLSTICE (JUNE 21ST)

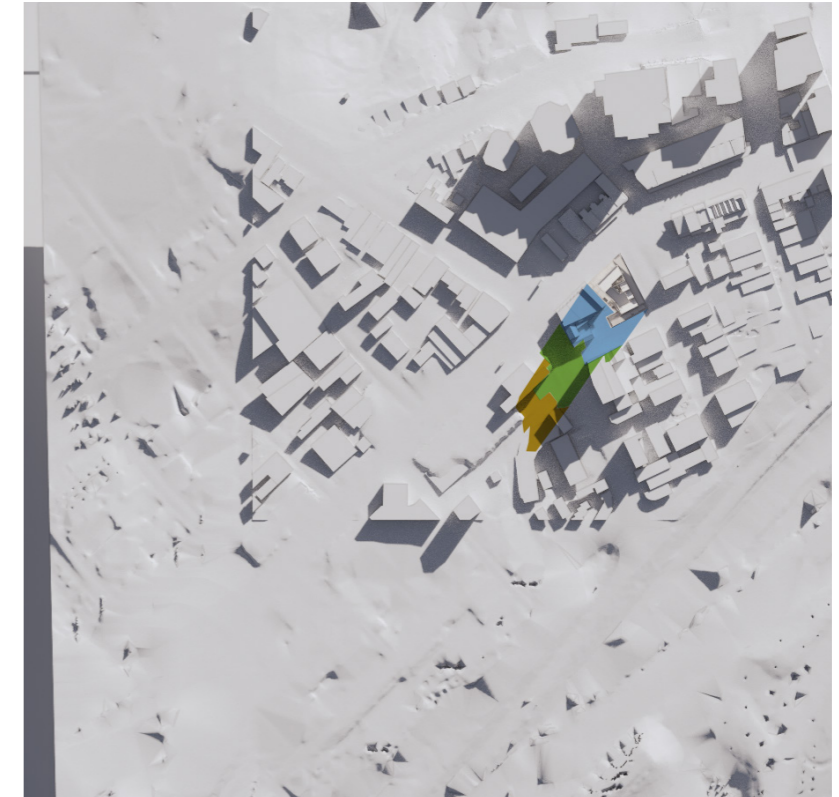
Comparison between Operative AUP / PC 78 / Proposed Building



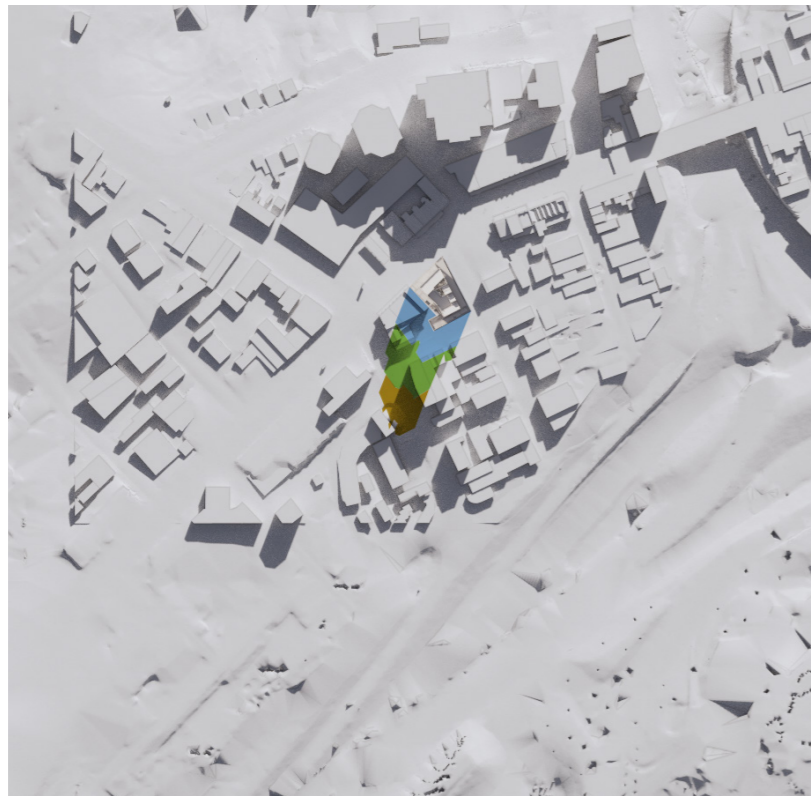
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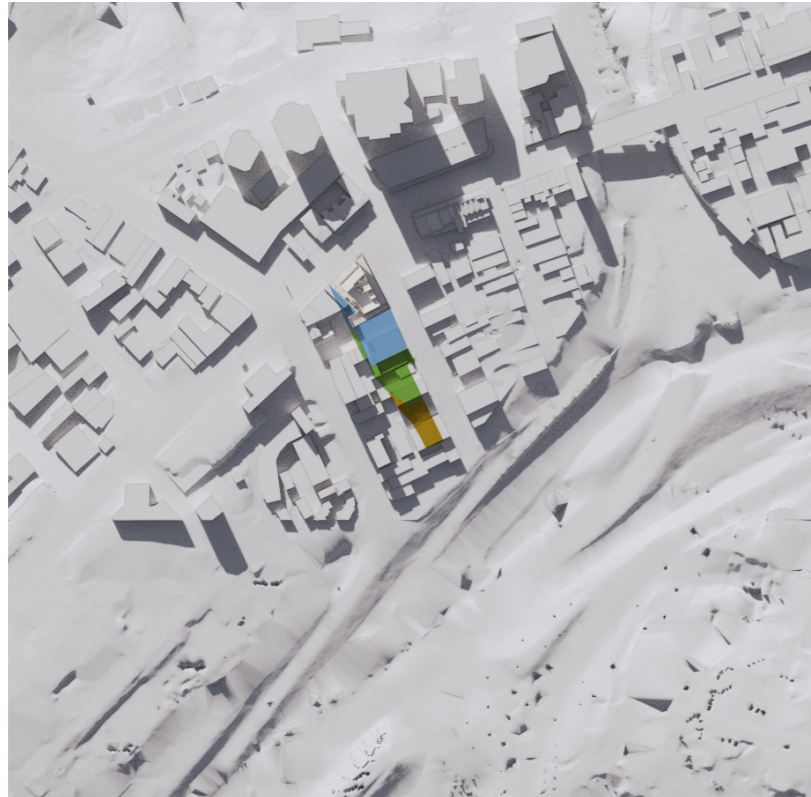


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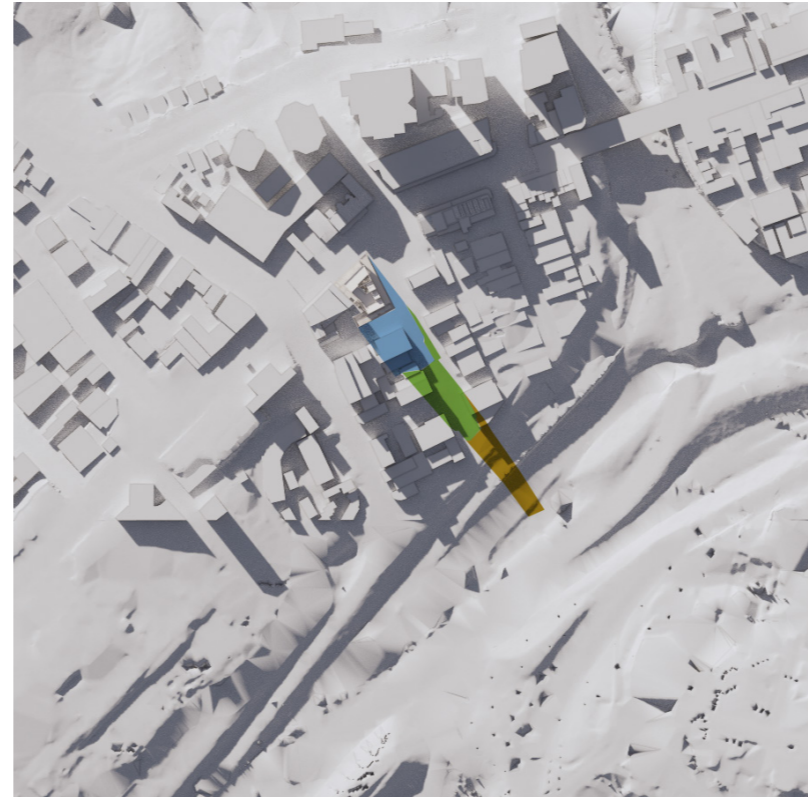
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-  SHADING FROM COMPLIANT MASSING UNDER PC 78 (35M HEIGHT LIMIT & 6M BOUNDARY SETBACKS)
-  SHADING FROM PROPOSED BUILDING MASSING

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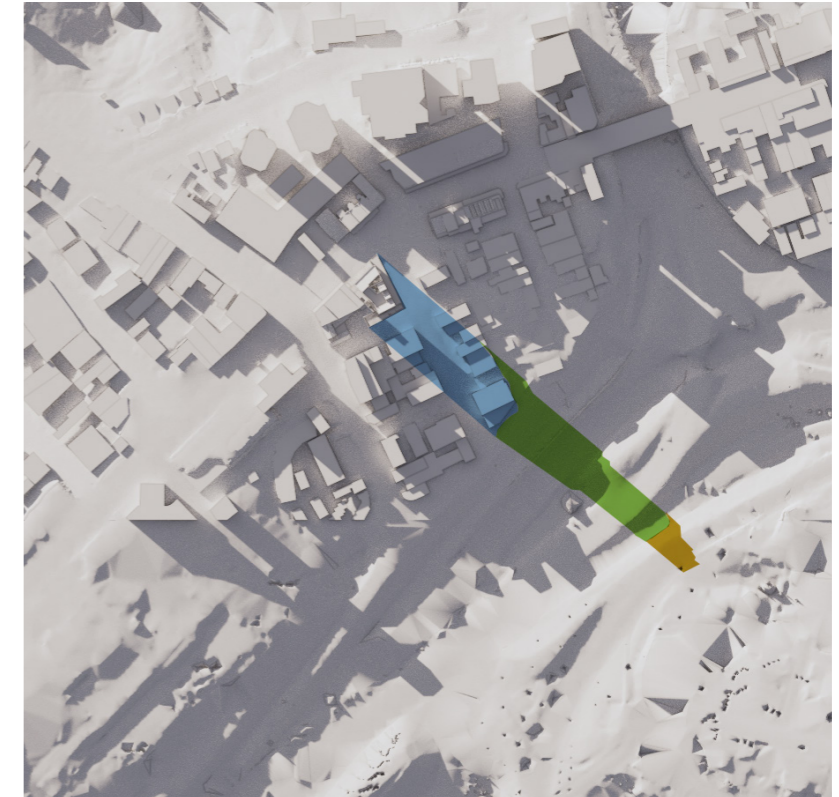
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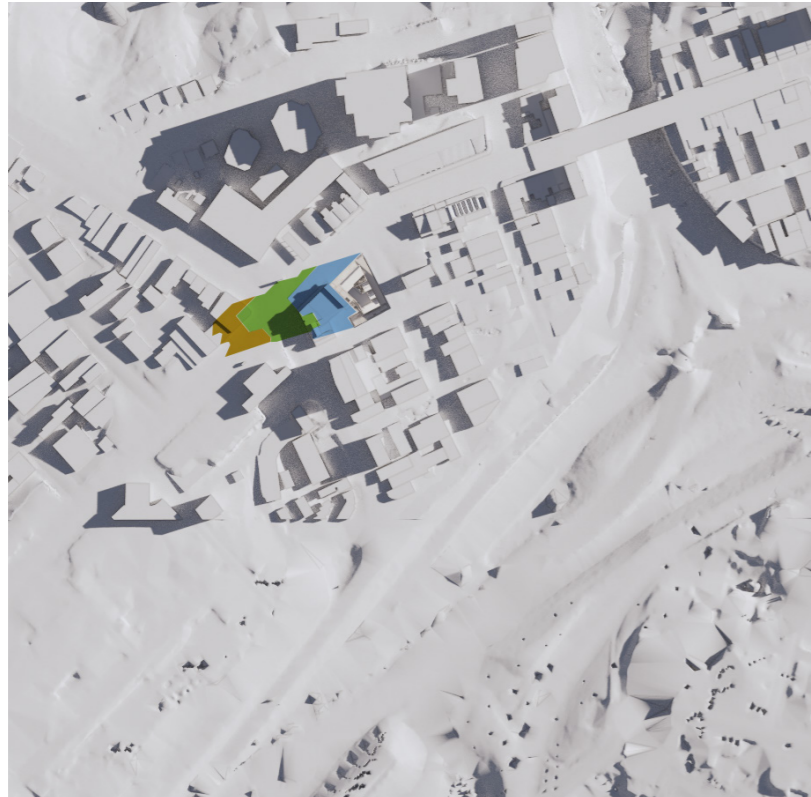


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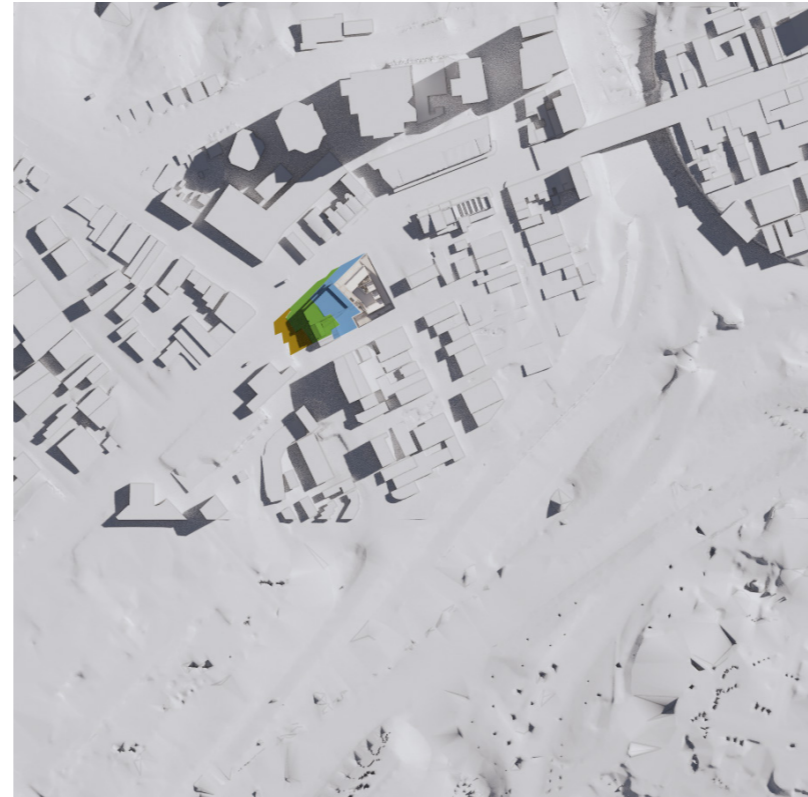
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SHADING DIAGRAMS - SPRING / AUTUMN EQUINOX (SEPTEMBER / MARCH 21ST)

Comparison between Operative AUP / PC 78 / Proposed Building



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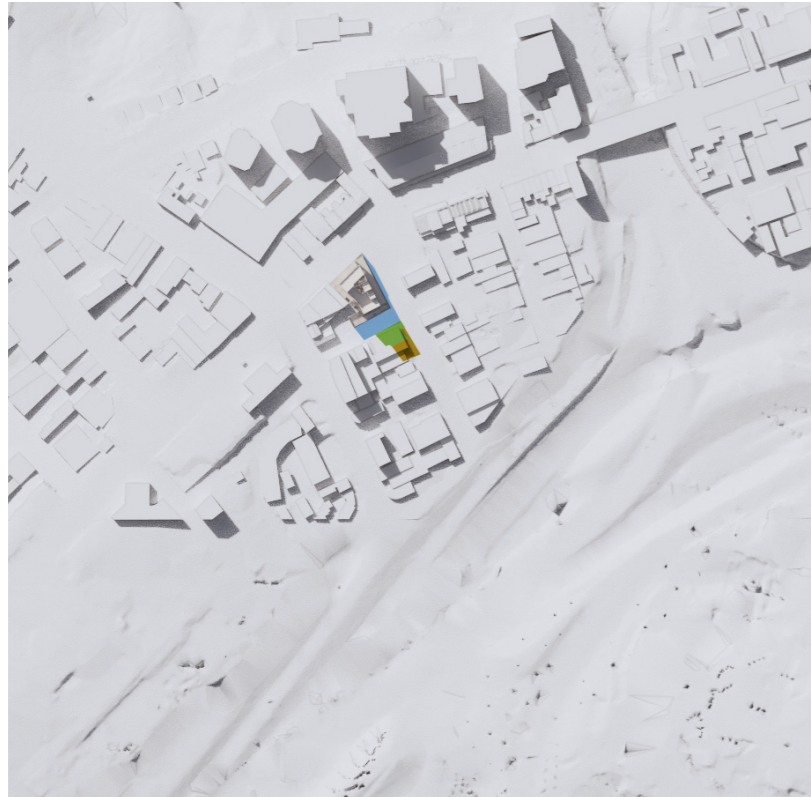


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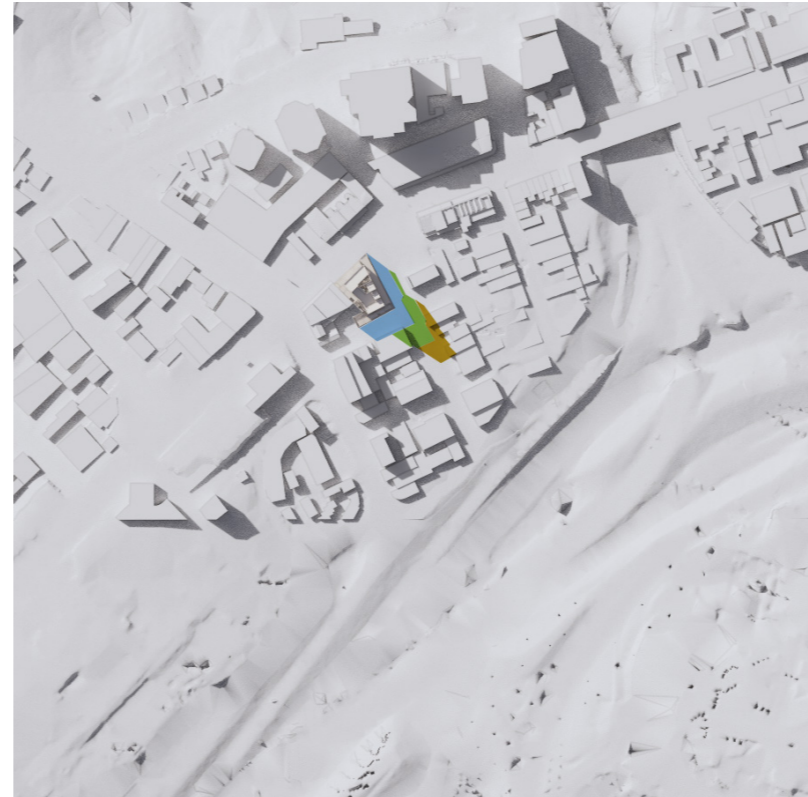
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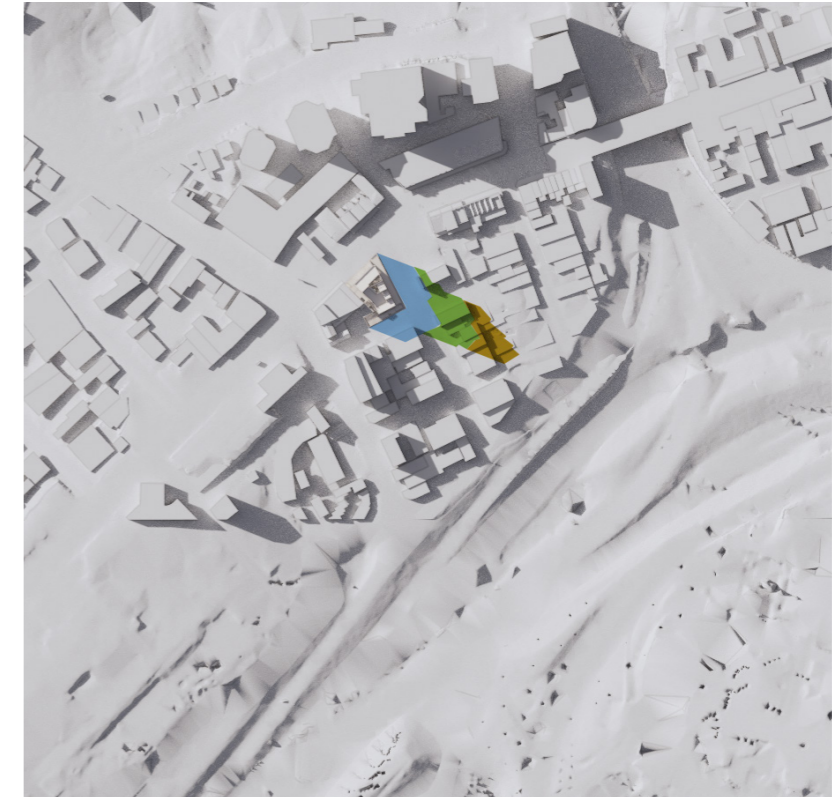
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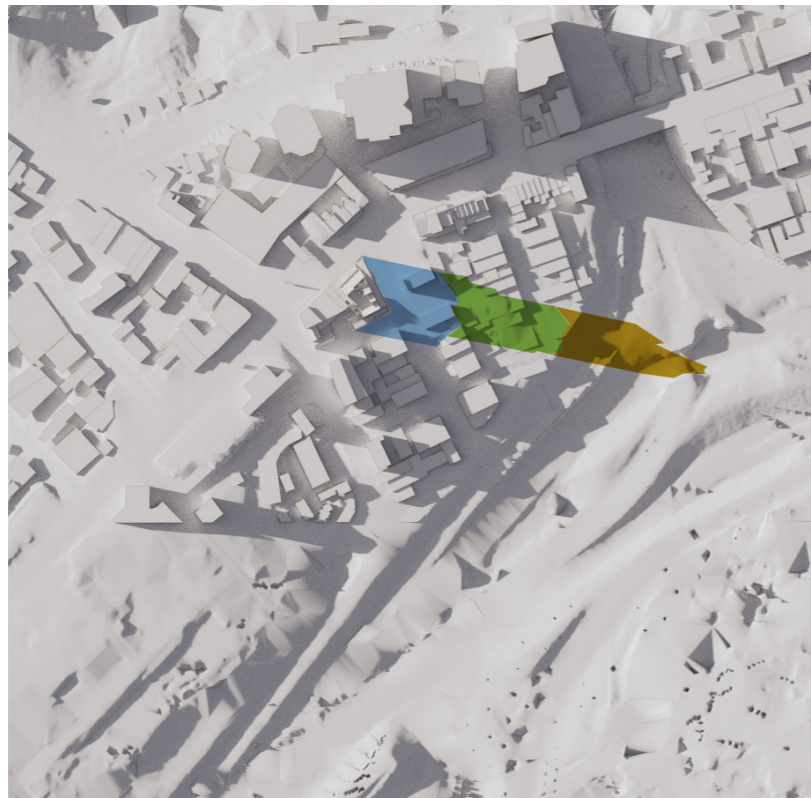
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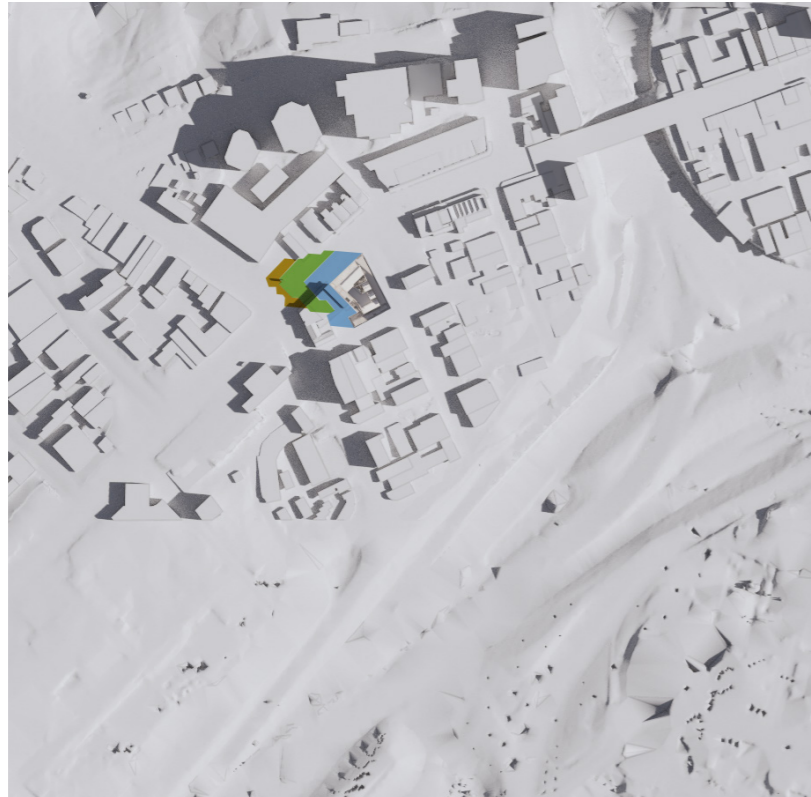


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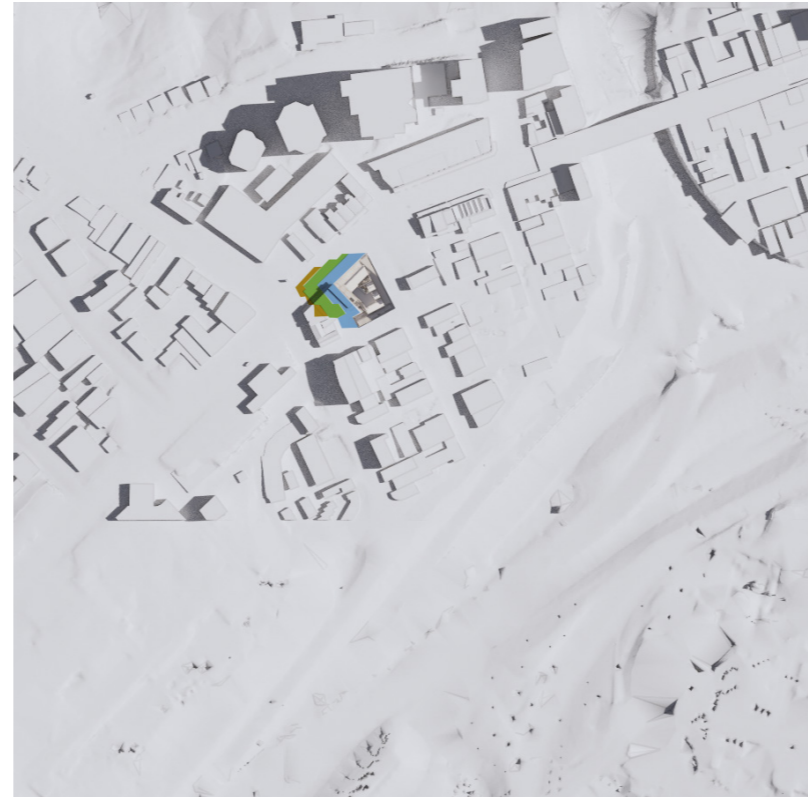
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SHADING DIAGRAMS - SUMMER SOLSTICE (DECEMBER 21ST)

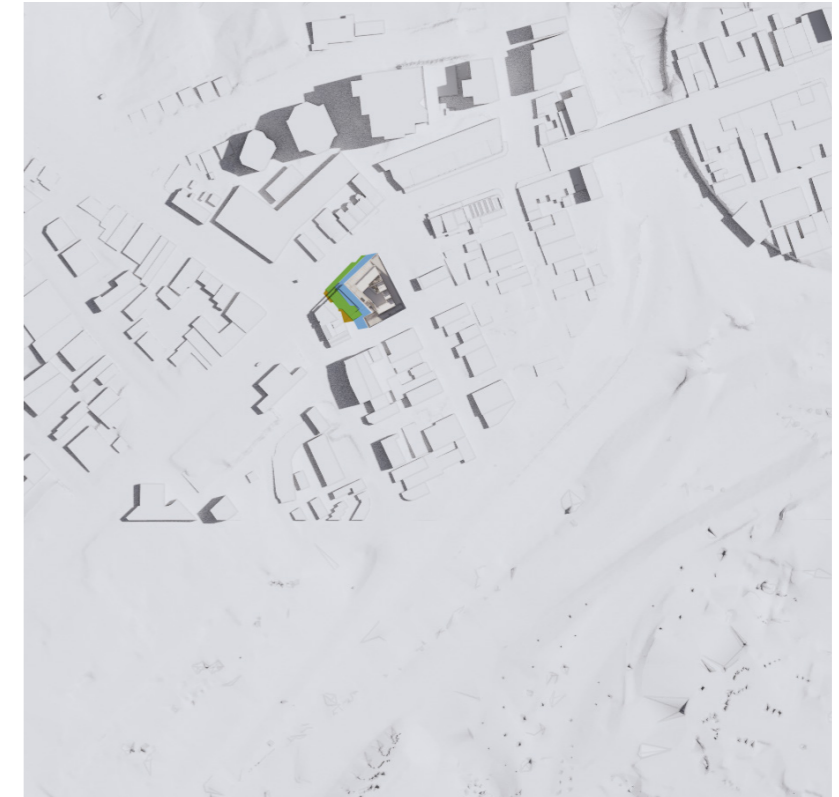
Comparison between Operative AUP / PC 78 / Proposed Building



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SHADING DIAGRAMS - SUMMER SOLSTICE (DECEMBER 21ST)

Comparison between Operative AUP / PC 78 / Proposed Building



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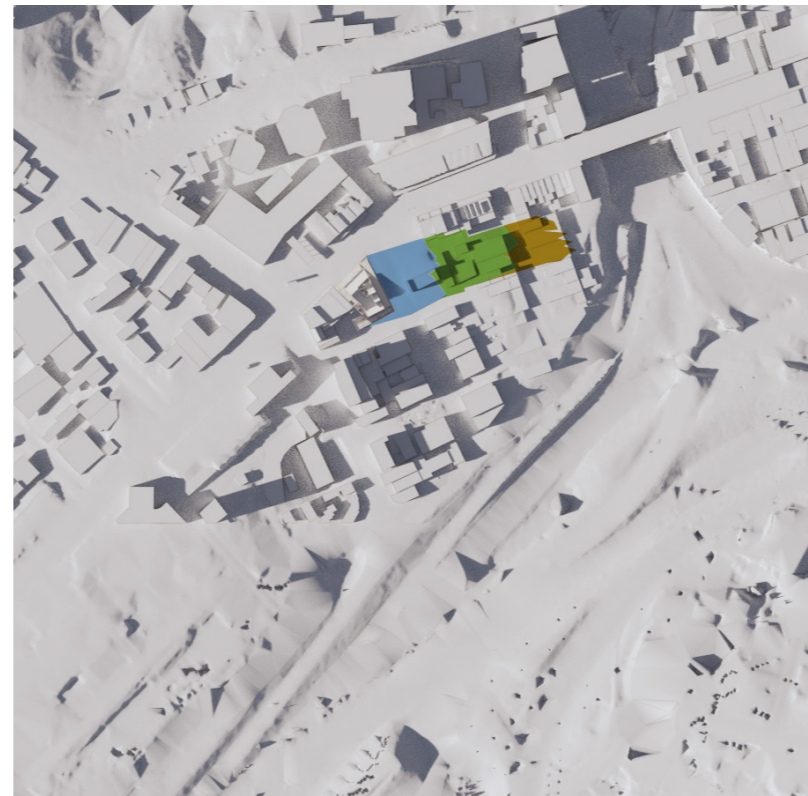
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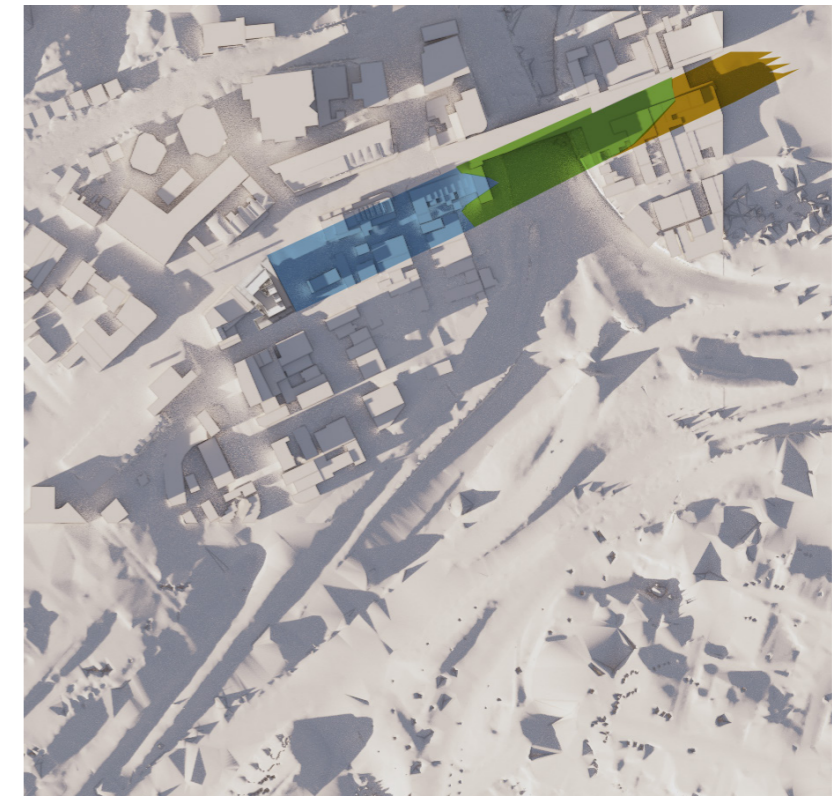
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