



FLEET STREET

11–13 Fleet Street,
Eden Terrace,
Auckland

Fast Track Resource Consent Application
Revision A

13 June 2022



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This document outlines the design proposal for Lot 91, 11-13 Fleet Street, Eden Terrace, Auckland. It forms the requirements for Resource Consent, prepared by PB&A on behalf of Shackleton Developments. The scope of the proposal includes the new buildings and associated enabling infrastructure and landscape ground works within the site.

The proposal consists of 57 residential units in the form of apartments with shared car and bike amenity's. The basement parking is accessed from the south end of Fleet Street. Pedestrian access is from both ends of Fleet Street which are connected to Charlotte Street and Newton Road.

The proposal is within the Auckland Council Unitary Plan and as such has the following considerations:

- * Business – Mixed Use Zone (H13)
- * Auckland Design Manual
- * Apartment Design Guide

Prepared for Shackleton Developments

Lot 90 & 91
11–13 Fleet Street
Eden Terrace

Revision A
13/06/2022

Fast Track Resource Consent Application

Our Vision

With a growing city and an increased demand for more housing in Auckland, the aim for Fleet Street Apartments is to create a central housing complex which responds to the surrounding environment in a sustainable and ethical way to encourage greater wellbeing in the community of Eden Terrace.

Our Ethos in Nature

Architectural Design Statement

Community



Security



Natural



Openness



Enticing



Wellbeing



Local



Environment

With a rapidly expanding city, it's becoming harder to be connected with the natural environment around us. Access to nature helps us have a sense of belonging and enhances the communities' sense of wellbeing. Our intention is to strongly weave the natural environment into Fleet Street Apartments through the inclusion of a social rooftop garden space, by grounding the building in the landscape through quality planting and public realm design, optimising views to the adjacent Basque Park, and including greenery as screens in internal courtyards for both privacy and beauty.

Wellbeing and Sustainability

Architectural Design Statement



Architectural Precedent – Nightingale Apartments (Australia)

A sense of wellbeing is often derived from how we experience our surroundings. We want to encourage a community and sustainability-focused approach, which places people and the environment at the centre. We aspire to encourage social interaction and connection to the local natural environment by creating quality shared spaces including courtyards, a communal rooftop garden and dining area, shared laundry space, clothes hanging area and gallery access spaces to promote social and physical wellbeing.

Being close to main roads such as Symonds Street, Newton Road and Queen Street, there are many transport spines located in the area. Fleet Street Apartments will provide a car share pool for resident booking, with no individual carparks provided. Instead, residents will have generous bike parking provisions (in excess of AUP requirements), and will rely primarily on the easy access to public bus routes, train routes and bike lanes. The development encourages energy efficiency (solar power and water reuse) and a more sustainable way to travel and live.

With Basque Park located directly across from the site, Fleet Street Apartments already has a generous borrowed “front yard”, giving residents space for outdoor recreation. Combined with other pocket parks and nearby Maungawhau (Mount Eden) in the neighbourhood, the design is an example of quality density preventing sprawl and relying on shared green spaces for social wellbeing in a growing neighborhood. The design implements a more sustainable and shared way of living.

Our Community

Eden Terrace – Auckland CBD

Te Ara I Whiti – The Lightpath (Cycle Path)



Basque Park Mural – Deborah Crowe



Goodness Gracious Cafe



The Orange building on Newton Road



Looking towards Mount Eden from Newton Road



Sir George Grey Special Collections, Auckland Libraries

Laying Tram lines in New North Road, 1908



Basque Park (across from site)



Carmel Israeli Street Food



Upper Symonds Street

Located in Eden Terrace, Fleet Street is part of vibrant and eclectic urban area. The site can be accessed from either Newton Road (onto Fleet Street north) or Charlotte Street (Fleet Street south). The site is only a 6-minute walk to Symonds street shops containing many established food and retail spaces, and 20-minute walk to the base of Maungawhau (Mount Eden) .

Being close to both nature and to Auckland’s CBD with many well-establish and varied buisnesses in the area, Fleet Street is well-positioned for a sustainable, bike and walking focused development. The surrounding community houses many food outlets as well as commercial buildings to bring together both social and work life balance to the community – providing the benefits of city life with suburban amenity.

Materiality and Architectural Precedents

Designing to the Environment

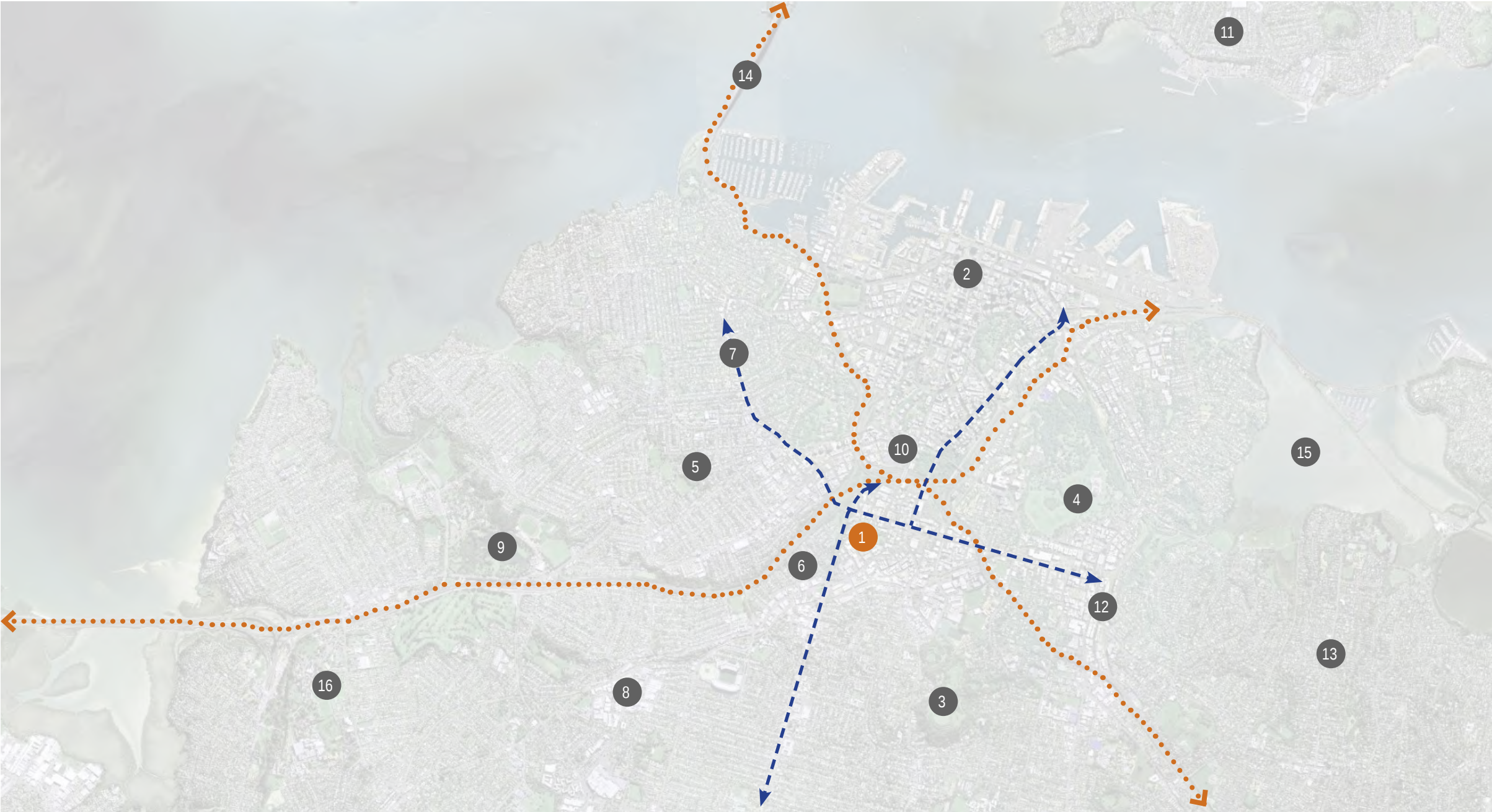


Our Design critically responds to our surrounding environment, integrating density with nature. Natural planting will be placed on the roof top garden space as well as outside apartments in pocket courtyards to bring nature into the home. Despite being a dense developemnt, the Fleet Street Apartments uses the architectural form and screening to provide residents good privacy, while maximising views and sunlight. Apartments are designed with windows intentionally placed near wing walls, so that bedrooms have maximum privacy. Quality building materials that respond to the rich surrounding urban environemnt will create a sence of place that is both within and apart from the city.

Site Study

Neighbourhood and Site Analysis

Location – Auckland CBD



- 1 SITE - 11-13 FLEET STREET
 - 2 AUCKLAND CENTRAL CITY
 - 3 MOUNT EDEN / MAUNGAWHAU
 - 4 AUCKLAND DOMAIN / WAR MEMORIAL MUSEUM
 - 5 GREY LYNN
 - 6 KINGSLAND
 - 7 PONSONBY
 - 8 SAINT LUKES MALL
 - 9 WESTERN SPRINGS PARK
 - 10 KARANGAHAPE ROAD
 - 11 DEVONPORT
 - 12 NEWMARKET
 - 13 REMUERA
 - 14 AUCKLAND HARBOUR BRIDGE
 - 15 HOBSON BAY
 - 16 UNITEC INSTITUTE OF TECHNOLOGY
- Motorway symbol: orange dotted line with arrowheads
- Main Roads by Site symbol: blue dashed line with arrowheads (Newton Rd / Symonds St / Ian McKinnon Dr)



EDEN TERRACE, AUCKLAND

NTS

AUCKLAND CENTRAL

Neighbourhood and Site Analysis

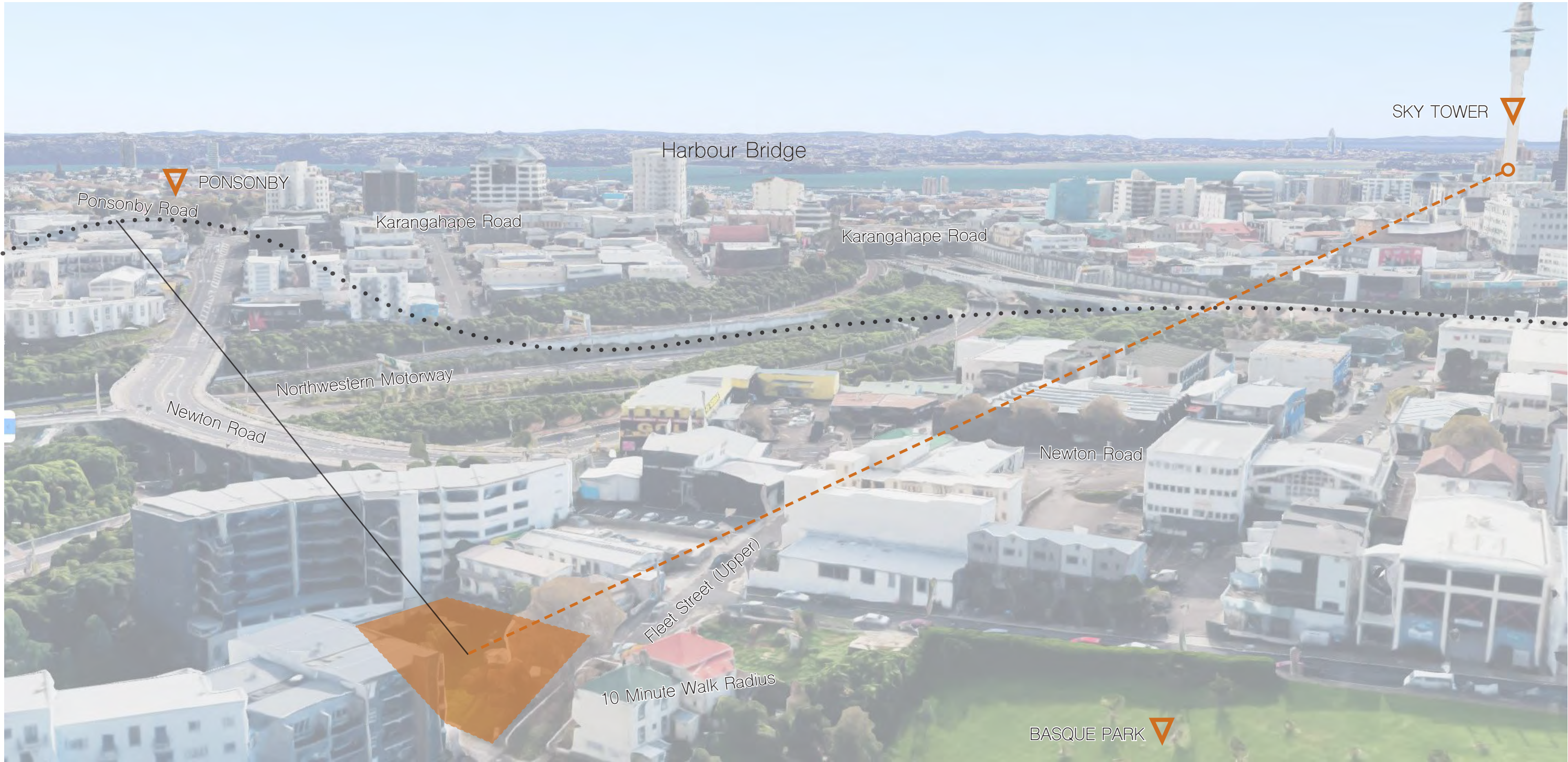
Site in relation to key geographical features



EDEN TERRACE, AUCKLAND – LOOKING TOWARD VIEWS TO SOUTH

Neighbourhood and Site Analysis

Site in relation to key geographical features



EDEN TERRACE, AUCKLAND – LOOKING TOWARD VIEWS TO SOUTH

Neighbourhood and Site Analysis

Site Photography - View to Site from Southwest (Rendall Pl)



Site Photography - View North from Site to Basque Park



Neighbourhood and Site Analysis

Site Photography & Existing Context

Site from Fleet Street South (Lower)



Close up of site & public verge with existing tree



Site from Basque Park (Norwich St)



Site from Fleet Street North (Upper)



Site from Basque Park (Norwich St)

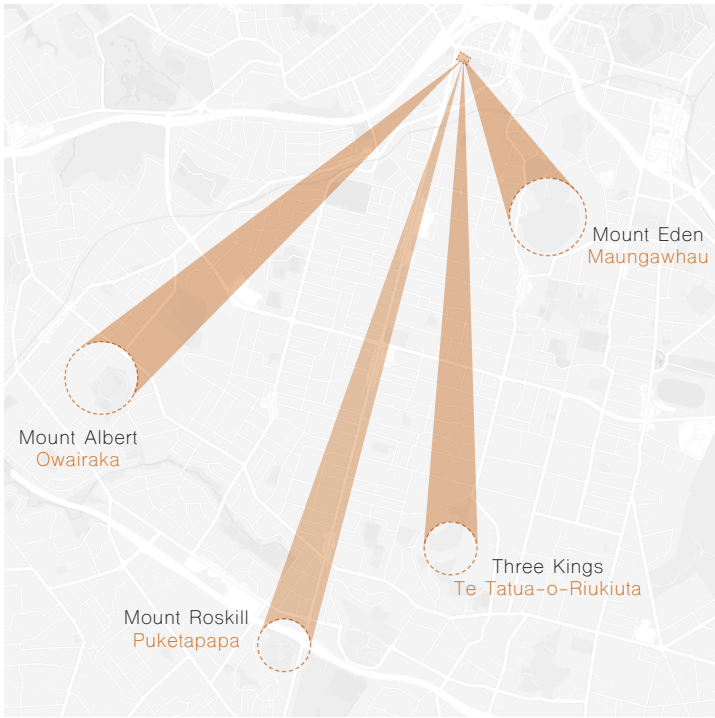


Site from South-West (Devon St)

Design Principles

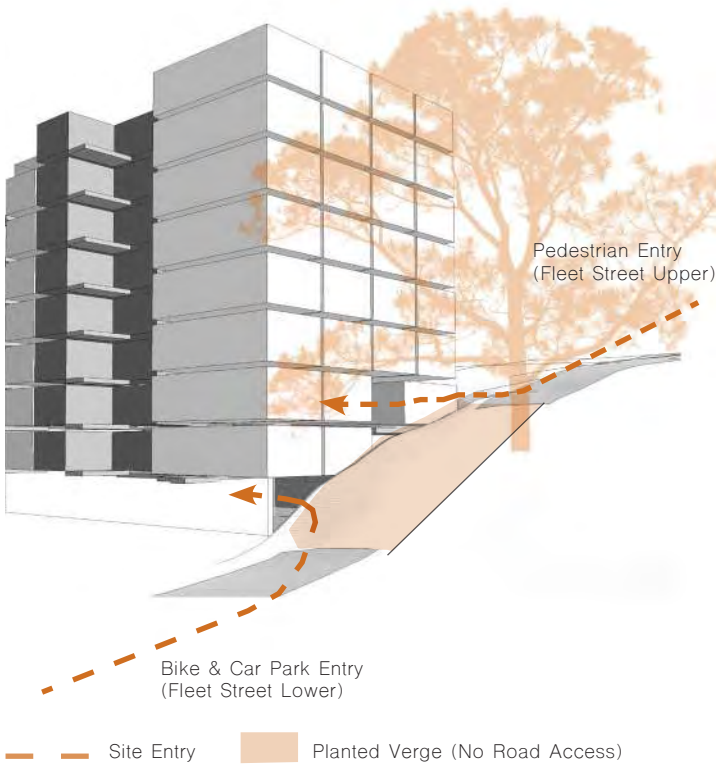
Design Principles

Surrounding Site



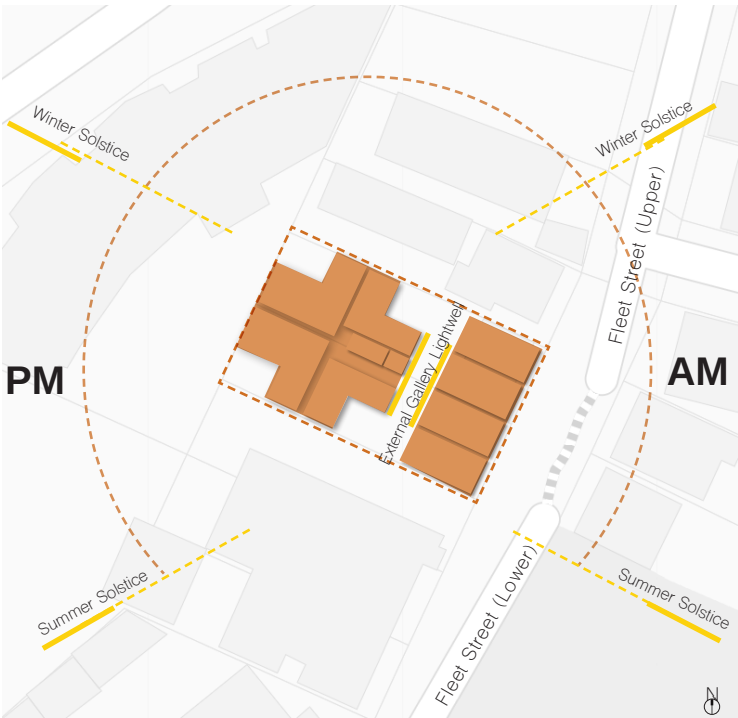
Views of Mountains

With Auckland being a large isthmus filled with Volcanoes there is no surprise Fleet Street has views to Four of them. With slopped site and a volcanic view shaft above it, this encourages views to Mount Eden, Three Kings, Mount Roskill and Mount Albert. The design will look to optimise its visual connection back to these Maunga especially from the rooftop garden space.



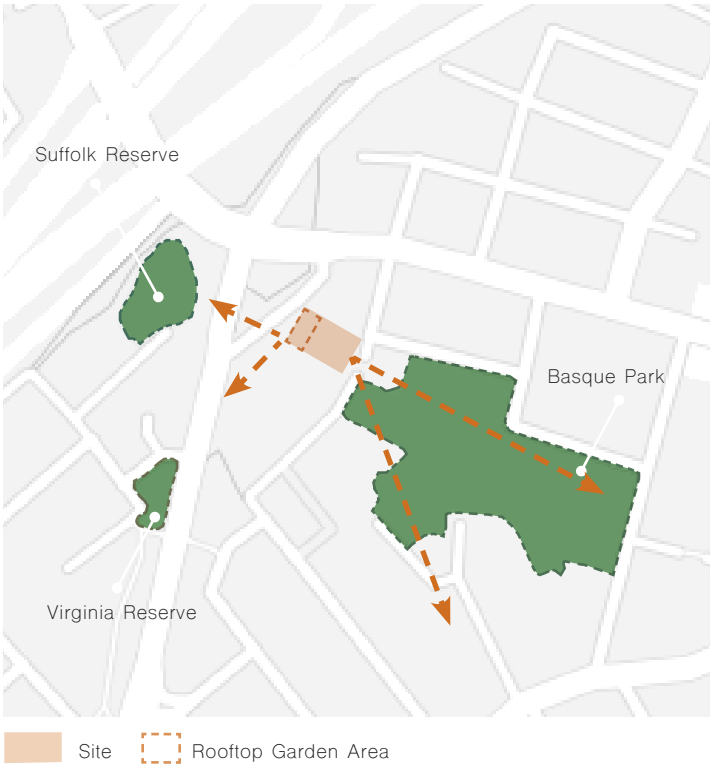
Prominent Entries

Being on a sloping site with no road access to the front of the site, a unique design response is generated. The Ground Level bike and carparking area is accessed from Fleet Street Lower, with the majority of parking embedded into the site. The buiding’s pedestrian access then faces onto Fleet Street Upper at Level 2. Connection into the building from both dead-end roads brings a sense of connectivity to the site, and allows a beautiful design response that interacts with the existing tree and verge area.



Maximising Solar

The site is rectangular, with the narrow ends facing east and west. Four courtyards with lightwells cut into the site mass to provide protect light and outlook to apartments facing away from the street. An external gallery circulation space cuts the building into two masses, with grated flooring to allow sun to penetrate thorough into the southern courtyard. In addition to lightwells, all residents have access to the shared rooftop garden on the western end of the building and Basque Park, providing plenty of opportunity to enjoy sunlight.

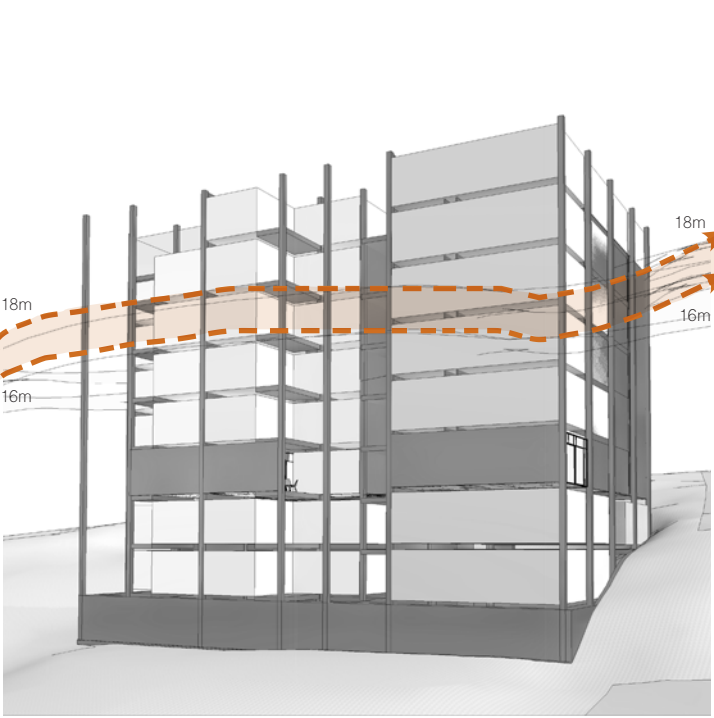
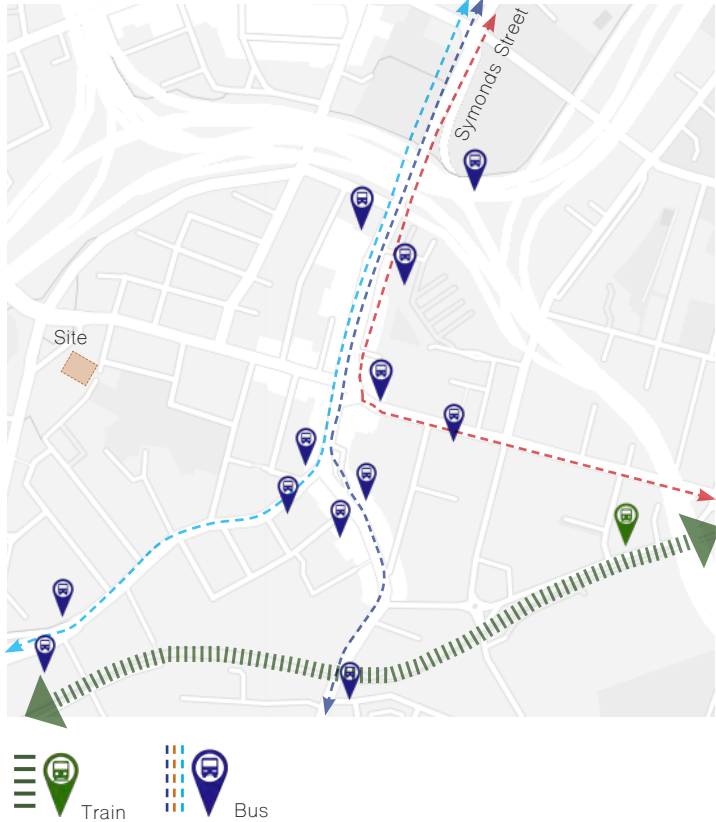


Connection with Nature

The Site is lucky to be situated across from Basque Park which gives prominent views to a well-used community space. Apartments are stacked along Fleet Street to maximise views to Basque Park and existing trees. Also by placing the rooftop garden to the west, all residents can enjoy views to Suffolk and Virginia Reserve, creating multiple connections to community green space.

Design Principles

Surrounding Site



Pocket Courtyards

To compliment Basque Park located across the road, the expansion of pocket parks into Fleet Street apartments allows for more green space within the site. Providing pocket courtyards allows the outdoor amenity to be enjoyed from inside the apartments. The garden space on the roof also allows for greater connection with the community and natural environment.

Proximity to Public Transport

Fleet Street is situated by many transport spines for bus, train and bike. Symonds Street has multiple bus routes which connect Auckland CBD and greater Auckland suburbs. The Fleet Street apartments are encouraging less car parks (around 10) and more bikes, this will encourage residents to rely on public transport and walking.

Creating Community

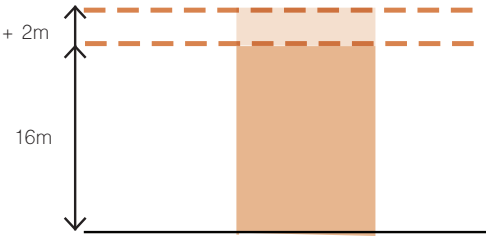
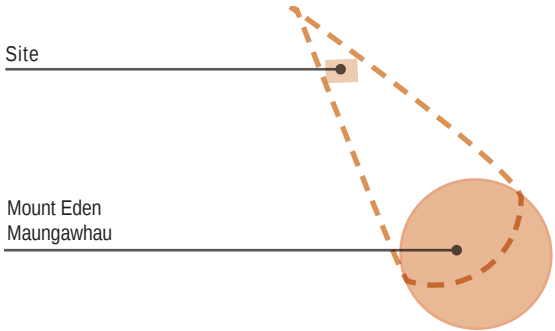
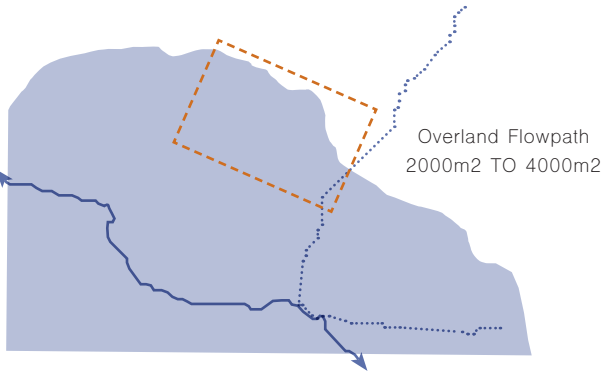
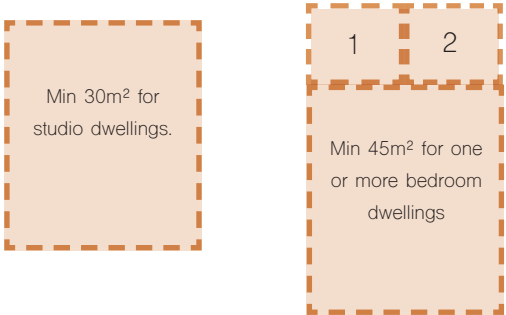
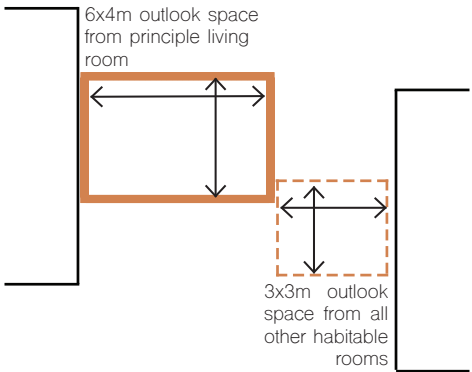
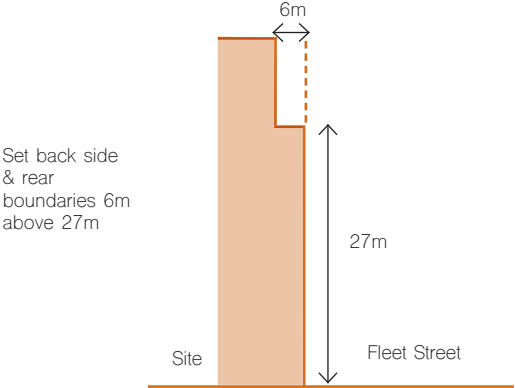
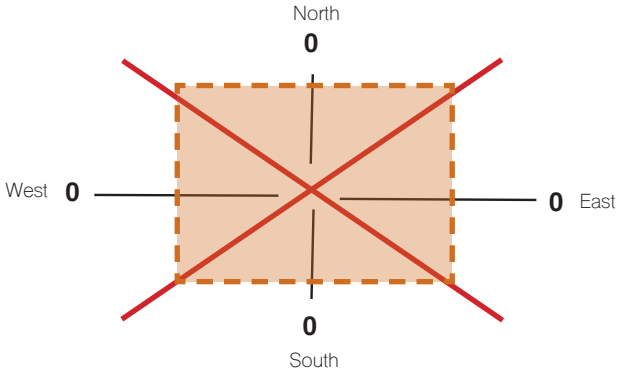
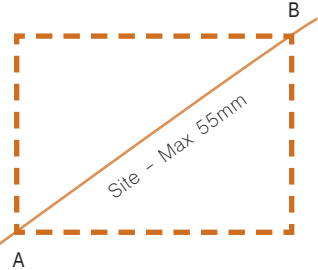
Fleet Street apartments creates community through the provision of quality shared spaces. These include the rooftop garden with bar and seating and shared laundry facilities. These amenities create space for chance interactions between residents, encouraging conversation and building community.

Height

With the site being on a slope it encourages views to both Mount Eden and Auckland's CBD. It also allows lots of natural light into the apartments. The variation of the building height supports a rich character of the street in which the apartments are situated. There is a volcanic viewshaft above the site which the proposed building mass sits well underneath.

Neighbourhood and Site Analysis

Planning Constraints and Opportunities

Refer to Unitary Plan Business – Mixed Use Zone (H13)		
Activity Area – H13	Maximum Height – H13.6.1.1	Volcanic View Shaft – Sensitive Areas Overlay (E20)
		
Flood Prone Area – Special	Dwelling Size – H13.6.10	Outlook & Separation – H13.6.9.1
		
Setbacks from Boundaries – H13.6.3.1	HIRB – H13.6.2.1 and Yards – H13.6.5.1	Maximum Tower Dimension – H13.6.4.1
		 Plan dimension of building above 27m must not exceed 55m

Design Reponse

Masterplan and Existing Landform

Site Survey - Fleet Street

11 FLEET STREET, EDEN
TERRACE,
AUCKLAND 1021

Lot 91 Deeds Reg 1331

335m2

13 FLEET STREET, EDEN
TERRACE,
AUCKLAND 1021

Lot 90,Deeds Reg 1331

337m2

TOTAL PROPERTY AREA:
672m2
(MORE OR LESS)



Aerial photo, existing assets & landform;

SITE INFORMATION

11 FLEET STREET, EDEN TERRACE,
AUCKLAND 1021
Lot 91 Deeds Reg 1331
335m²

13 FLEET STREET, EDEN TERRACE,
AUCKLAND 1021
Lot 90, Deeds Reg 1331
337m²

PROPERTY AREA (COMBINED): 672m²
(MORE OR LESS)

PLANNING/AUP
H13: BUSINESS MIXED USE

OVERLAYS:
NATURAL HERITAGE: REGIONALLY
SIGNIFICANT VOLCANIC VIEWSHAFTS &
HEIGHT

SENSITIVE AREAS OVERLAY (RCP/DP) - E20,
MT EDEN, VIEWSHAFTS

CONTROLS:
CENTRE FRINGE OFFICE CONTROL

MACROINVERTEBRATE COMMUNITY INDEX -
URBAN

MAX HEIGHT: 16m +2m

HIRB CONTROLS:
NONE BASED ON MIXED USE NEIGHBOURS

YARDS:
NONE

SPECIAL:
FLOOD PRONE AREA

OVERLAND FLOWPATH
2000m² TO 4000m²

OUTLOOK/BUILDING SEPERATION:
PRINCIPAL OUTLOOK: 6mx4m
SECONDARY OUTLOOK: 3mx3m

PRIVATE OUTDOOR LIVING SPACE:
NO REQUIREMENT

MIN DWELLING SIZE:
STUDIO: 30m²
1 OR MORE BED: 45m²

SCHEDULE OF ACCOMODATION

TYPE	NO OF BEDS	COUNT	AREA
APT A1	1	14	45.45m ²
APT A2	1	13	45.13m ²
APT B1	1	8	45.70m ²
APT B2	1	8	46.81m ²
APT C	2	14	70.75m ²
TOTAL		57	

SCHEDULE OF PARKS (CAR & BIKE)

TYPE	COUNT
CAR -5M X 2.5M (90 DEGREES)	11
BIKE - WALL HUNG	49
BIKE - WALK-IN (E-BIKE)	21
TOTAL BIKE PARKS	69



LOCATION PLAN

The information and design contained in this bulk and location is in relation to architectural intent only.
PB&A Ltd recommends the client confirms, with all relevant experts, any implications of council assets, conditions on title inclusive of instruments, easements and regulatory considerations.

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