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## MEMO

Project	The North Shore Project
Subject	Fast Track Process — Design Statement

Project No.	A5488
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### THE NORTH SHORE PROJECT

6-10 THE STRAND | 21 HURSTMERE ROAD | 31 HURSTMERE ROAD | 33-45 HURSTMERE ROAD

#### DESIGN STATEMENT

##### Design Brief

The vision for The North Shore Project is to redevelop the sites at 6-10 The Strand, 21 Hurstmere Road and 31 Hurstmere Road, Takapuna (noted herein as the “subject site”). The development will create a revitalised retail and residential living quarter which connects the adjoining properties across the subject site. The mixed-use development is to contain premium and serviced apartments, penthouse apartments, street front and ground level retail and hospitality offerings, associated vehicle parking and services, and public realm development.

The client has provided a brief to deliver a project that will make people want to visit, live, relax, work and shop in a series of new buildings, each having their own character but linked by an improved and safe public realm. The objective is to develop the site with a high quality mixed-use residential development containing premium and serviced apartments, penthouse apartments, street front and ground level retail and hospitality offerings, associated vehicle parking and services, and public realm development that will contribute to the development of Takapuna's urban centre, and complement the beachside environment.

##### Design Response — Description of Proposal

The subject site is proposed to be redeveloped into a cluster of buildings, arranged around a generous public realm upgrade at the podium level. The articulation of the built form responds to Takapuna's character in both its urban and coastal context.

The proposed activities for the subject site are approximately 300 apartments in a mix of studio (serviced apartments), one bedroom, two bedroom, two bedroom + study, three bedroom, and three bedroom + study configurations. A pool and/or gym facility, private courtyard gardens, and associated basement vehicle parking and storage is included for residents.

An activated retail frontage and atrium link will provide activity at ground level along Hurstmere Road and connect east to west through to The Strand, and onwards to Takapuna Beach. Activity along the street frontages of Hurstmere Road, The Strand, Channel View Road and the atrium link will be a mix of retail and hospitality offerings, with associated basement vehicle parking.

### HURSTMERE ROAD BUILDING

Consisting of approximately 100 serviced apartments, 64 apartments, and three penthouse apartments, the Hurstmere Road building is designed with efficiency around two circulation cores placed around a glazed atrium. Along with the north-facing façade, the atrium of the building allows an abundant amount of natural light to infiltrate the accommodation.

The building is sandwiched along the retail promenade of Hurstmere Road and responds to the active frontage with a double-height space within which the atrium activates and connects the urban centre to the beach. A strong podium grounds the building at street level, while a lighter, and sculptural upper level creates activity and interest against the sky. The basement car park is accessed utilising the existing Right of Way Easement from The Strand and will service both resident parking, and public parking for the whole development as well as the building at 33-45 Hurstmere Road.

The building responds to the finer urban grain, materiality and typology of Takapuna's retail precinct and retains a certain grit and character lifted from existing buildings whilst contributing to the transformation of Hurstmere Road and a reinvigorated Takapuna.

### CHANNEL VIEW ROAD BUILDING

The Channel View Road building contains approximately 130 premium apartments and nine penthouse apartments in a cluster of four separate buildings, with a mix of courtyards and pedestrian access ways connecting the blocks together. The form and varied roofscape breaks the mass and provides a sense of depth to the façade, while allowing natural light and ventilation to all dwellings. The apartment entry points on Channel View Road provide clear and well-defined entrances to the building. There are separate entry points off the courtyards for the other three buildings. Access to all apartments and associated facilities are from six circulation cores that also provide access to the basement car parks. The private courtyard gardens can be accessed by all residents at ground level.

The building responds to its proximity to the beachfront by using materials appropriate for a coastal location — natural, durable, and efficient.

### PUBLIC REALM

The project includes a series of well-designed public spaces around and throughout the development that carefully consider the impact of wind, sight and shelter and safety. The landscape treatment creates a welcome approach to the residential units and provides a vital north to south and east to west pedestrian connection with careful consideration of vehicle access points.

The proposed public realm design provides an extension to Hurstmere Green to the east, and a more pedestrian friendly connection from The Strand via the north south link, both activated by spill out spaces adjacent to food and beverage outlets. The atrium link — connecting Hurstmere Road to The Strand and Channel View Road and on to Gould Reserve and Takapuna Beach — shapes a public space that is activated by retail and hospitality at the edges.

### Design Changes

Throughout the design and development of the project, the project team has engaged in both internal review and independent design review via the Auckland Urban Design Panel (AUDP). The following outlines key changes to the proposed development:

#### HURSTMERE ROAD

- Reconfigured design and elevational treatment of the Hurstmere Road elevation.
- North-facing apartments face over 31 Hurstmere Road with articulated facade.
- Hurstmere Road building now a doughnut configuration with atrium.
- Added street canopy to align with 33-45 Hurstmere Road canopy and the atrium link.
- Eastern end of the Hurstmere Road building shifted back to allow a better visual connection to Norfolk Pine plaza area.

#### CHANNEL VIEW ROAD

- Reconfigured single block into four separate blocks with reconfigured courtyard spaces between allowing multiple pedestrian entry points for the residents and creating a more permeated built form.
- The four buildings to have similar materials and elevations but with differences.
- Larger pedestrian entry points along Channel View Road frontage.
- Redesigned and reduced penthouse level(s) with fewer blocks and reduced height.
- Penthouses differentiated from apartments below with different materiality.
- Reduction in overall height of the block from previous scheme.
- Reconsidered elevation treatment to Channel View Road frontages to better respond to AUDP commentary.
- Better overall apartment layout and amenity for residents with dual frontage apartments.
- Reconsidered materials and colours, particularly to the Channel View Road elevation.

#### THE STRAND

- Now a separate standalone building from the Channel View Road building.
- Creates more space around existing Norfolk Pine.
- Differentiated with colour and materiality from other buildings.
- Fronts onto the view from Memorial Plaza and opens up the view from The Strand.
- Additional open plaza space adjacent to The Strand.

#### NORTH SOUTH LINK

- Removal of the square to create better laneways, more focussed direct movement.
- Added accessible ramp to allow for change in level of the link around the Norfolk Pine, aligned to position of existing ramp.
- Suggested ground floor activity of Building Manager along north south link.

#### EAST WEST LINK — NORTH

- No change with a retail frontage at grade.
- Elevational changes to buildings above with larger gaps between buildings.

#### EAST WEST LINK — SOUTH

- Atrium link with security control at east and west ends, glass roof over the space.



### Summary of Proposed Development compared to Complying Development

The proposed development is designed to respect the underlying principles of the Auckland Unitary Plan and the context of the subject site as it is today, and potentially in the future. The building respects and develops the existing Light and Air, Vehicle, and Pedestrian Easements.

The project enhances the Takapuna neighbourhood by following the underlying principles of the Auckland Unitary Plan, the subject site Zoning — Business – Metropolitan Centre Zone, Precinct, Overlays and Controls. The proposed design has been developed with distinct characteristics for street front articulation:

- Hurstmere Road — urban, finer grain, compressed
- Channel View Road — coastal, larger, open

While the proposed development exceeds the 24.5m building height limit, the project team believes that a suitable design outcome has been reached respecting, and delivering the Auckland Unitary Plan's Good Design Principles in the following ways:

### IDENTITY

The North Shore Project has its own identity with the bulk, form and articulation of the development that respects the neighbourhood into which it is being inserted. There is a diversity of building form, type, and material, responding to the different boundary conditions. The development respects its context, but also looks towards the future intensification of the site and surrounds.

### DIVERSITY

The ground floor activation of the street fronts and atrium link provides double-height space that is envisaged to accommodate a variety of vibrant and necessary retail and hospitality tenants. The potential for this activity to activate the neighbourhood and provide for the community will be embedded in the design. The apartment types have been designed with common service stacks and structure in an efficient manner to allow flexibility of the living and bedroom areas, minimising budget expenditure in hidden areas to maintain the integrity of material and architectural finishes.

### INTEGRATION

The North Shore Project integrates into the existing neighbourhood with the bulk, form and articulation responding to and further developing the Auckland Unitary Plan's intention. The mixed-use development continues the work and identity of the apartment typology Moller Architects have developed on other similar projects. There is already a mix of apartment developments in the area and our development seeks to further develop and articulate that typology.

### EFFICIENCY

The North Shore Project seeks to maximise the site's potential, delivering quality places where transactions and exchange are encouraged, and resources are optimised. The development utilises the restrictions of the site and focusses on enhancing the benefits and positive effects, including site shape, relationship to the street, landform, light and air outlook, and proximity to services, amenities, and infrastructure.

### Summary of Sustainable Design Deliverables

The proposed development is to be a high-quality mixed-use development with warm, healthy, and smartly designed apartments to encourage urban living in the central, coastal suburb of Takapuna. The proposed development is to be built with high quality materials and finishes that comply and exceed (in some parts) with New Zealand Building Code requirements, i.e., double glazing, efficient mechanical ventilation, higher density housing compared to single dwellings and townhouses, etc.

The location of the proposed development is close to transportation hubs, encouraging the uptake of public transport, walking, and cycling and contributing to a reduction of the impact of CO2 emissions. The public realm and carparking facility will provide for secure storage of bicycles, and the basement carpark will be future-proofed for e-vehicle charging for both casual and resident parking facilities.

A conversation has been initiated with the client to engage a sustainability consultant for the project, and further support the project's ambition to contribute to the healthier, happier, and more sustainable future of New Zealand's built environment.