Annexure D

Design Statement

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DESIGN STATEMENT
HOTEL DEVELOPMENT – TAHUNANUI.

Introduction

Arthouse Architects have been engaged to provide concept plans for a new hotel development at Tahunanui, Nelson. The plans provided are for the purpose of this application only and further development will be required. Any development of the plans will be in general accordance with this submission.

The proposal is for a six level L Shaped hotel building with meeting rooms at 45/47 Beach Road, Tahunanui.

The planning zone is Suburban Commercial. The zone across Beach Road is Open Space Recreational. Across Waikare Street the zone is Residential.

The building has been positioned on the site to address the Northwest and Southwest (road) boundaries, providing a strong edge to the corner site. Separation from the neighbouring 5 storey (Carpark + 4) Oceanview building has been maximised to help mitigate any adverse effects to this property.

The number of hotel rooms proposed is 47, consisting of a mix of standard rooms, split king rooms, and suites. This includes 3 'Sea View Suite' type guestrooms on the top level. Internal layout configurations of the apartments may be slightly amended to suit hotel operator preference. All guestrooms will have external windows. All guestrooms will have access to a small private balcony.

The carparking, loading bay, bicycle parking and rubbish storage will be located on the ground level with access off Waikare Street via a gated entrance.

Design Intent

The design intent is to create a building that sits well within the local context, while providing a viable business model for the owners. The building provides a counterpoint to the existing Oceanview Apartments and high-level proposed future development plans for the surrounding suburban commercial block. This building will frame the northwestern corner of the suburban commercial zone and is designed to provide a strong edge to the block by ensuring the building sits along the two road edges, and by placing the carparking to the rear of the site.

The adjoining residential zone will be impacted by the proposed development with regards to the scale, height, and shading impacts. The design process has been cognisant of these effects from the outset and efforts have been made to reduce these impacts and are described below.

The intent is to create a building that responds to its location near Tahunanui Beach and the park reserve, This is achieved in part by ensuring all rooms have opening doors and balconies that face outwards towards the North and West, offering views of the reserve and ocean (at the upper levels). The balconies provide a more residential feel to the building and also provides a setback for the

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hotel guestrooms, offering more privacy to both the occupants and the neighbouring properties. By adding the balconies this pushes the guests further away from the envelope edge and potential overlooking of neighbouring properties. The decks have been designed to just fit a small table and two chairs, and are not places to spend a long period of time. The rooms also do not provide cooking facilities, and the hotel will not provide room service, with the intent that meals will be eaten off site, further reducing the time / opportunity to utilise these spaces.

The bulk of the building has been modulated, both vertically and horizontally, by creating strong contrasting coloured 'frames' that sit around blocks of guestrooms, with balconies sitting within these frames, with varying handrail types. The building is further visually broken down by elements acknowledging its function, receding the ground floor level as public space and accentuating the upper levels as private guestroom levels.

A generous external entry stair along Beach Road denotes the pubic entrance, and is highlighted by the change in façade modulation directly above the entrance. At street level, the built-up wall, required for flooding mitigation, will be planted to soften the impact to pedestrians.

A secure vehicle drop-off area, accessible carpark and Loading Bay is accessed from Waikare Street and is located behind the building. This area will have controlled access due to its lack of visibility for safety and security for staff and guests.

Due to the 2.09m uplift of the ground level, providing an accessible ramp along the front of the building would have resulted in a 27.5m accessible ramp. This would impact on the efficiency of the structure and the ability to maximize the site, therefore a proposed lift has been located next to the accessible carpark at the rear of the building. Taxis would also be able to use the loading zone to pick up / drop off guests who require assistance, and clear signage at the base of the entry stairs would be provided, along with an intercom system would alert the hotel operator when needed.

Suburban Commercial Zone – Assessment of effects

Buildings and structures should be designed and sited to allow reasonable access to daylight and sunlight to any neighbouring area, including any road or public area.

The size and scale of buildings and the visual appearance of sites within any suburban commercial centre, should not detract from the character and amenity of the neighbouring areas. This is controlled through policy rules including:

- Glare, dust, and noise
- Recession planes for access of sunlight to adjacent residential sites and public open spaces
- Maximum building height, setback from residential boundary and landscaping
- Control of the appearance of large buildings

Reference to the following rule : SCr.21.4

a) the extent to which expansive walls can be softened through the use of architectural features, including form or surface treatment and landscaping.

b) the degree to which building appearance and site layout, including advertising, is harmonious with other development in the surrounding area, particularly any residential development.

c) the extent to which the site layout will minimise potential effects on the neighbouring area including noise, appearance and glare. d) the efficient use of the site. e) safe access of traffic to and from the site and any effects on traffic generation.
f) the extent or otherwise to which a larger area would make better use of public infrastructure.
g) the effects of a larger floor area on the role of the City Centre as the focal point for the city.
h) any adverse effects on a Residential zone.

SCr.21 **Floor Space Maximum and External Appearance**

The allowable gross floor area of 800m².

The total gross floor will be approximately 2000m², 2 ½ times the permitted standard, however consideration has been given to the design of the building to be appropriate to its urban environment and location relative to its zone.

The ground floor gross area is 346m², and the building has 6 levels, built up on a plinth approximately 2m above existing natural ground level due to requirements from Nelson City Council to mitigate flooding hazards.

Due to the building functioning as a hotel, the large gross area does not equate to large, expansive spaces more suitable to warehousing or industrial use. The largest room in the building will be a meeting room at approximately 78m². At this scale, the building will not be hosting large events / conferences etc. This is further reinforced by the lack of kitchen facilities available. The impact of visitor numbers and increase in traffic is examined by others and forms part of the greater submission documentation.

The general plan arrangement of the building is a 'L' shape fronting onto both Beach Road and Waikare Street. The road frontage elevations are approximately 24m along Beach Road and 22m along Waikare Street. The main entrance is located off Beach Road, with accessible stairs, while an alternative, wheelchair accessible lift entrance has been located next to the drop off and accessible carpark area off Waikare Street.

The L shape plan has been devised partially in response to the site configuration, with reasonably short boundaries to both road frontages. It results in a building that holds the corner.

The building façade has been modulated to help reduce the overall bulk and signifying the functions behind. This has been achieved through a clear vertical demarcation of the entrance point on Beach Road, pushing back the public elevated ground floor external walls where possible, and changing the materiality of the top floor of the building to denote the executive suites.

To further break down the scale of the building it has been designed to read as three separate sub-blocks – two facing onto Beach Road and one facing onto Waikare Street. Each sub-block is wrapped with a solid cladding that comes out to the edge of the small decks allocated to each unit, and wraps the floors 2-5 vertically. There is potential for each sub-block to be developed further to highlight a unique identity thorough the use of colour or materiality.

The sub-blocks will float over a recessed ground floor which will be extensively glazed to provide opportunities for indirect engagement with the street. The large meeting room and reception area will have glazed units that can open over an external balcony to expand the space towards Beach Road.

The building has been arranged to maximise the hotel units facing onto Beach Road and the public amenity of the Tahunanui Reserve. This elevation shows 33 units in total. The Waikare Street elevation shows 14 units in total.

Due to the site configuration, building up to the boundary was considered the optimal way to utilise the site, however the length of this area is reduced , which has resulted in a boundary wall of approximately 10,650 in length on the boundary to 43 Beach Road. This wall is located away from the end of the Oceanview Apartments

The building is set back approximately 4.5m from the adjoining property on Waikare Street. The neighbouring property is the visitor carpark area associated with the Oceanview development. Beyond this, the property is currently being used as a commercial storage area. Windows facing south onto the neighbouring property are limited to the stairwell and access corridors to limit outlook.

Expansive blank walls have been minimised where possible and juxtaposed against the modular rhythm of hotel unit's fenestration. Sub-blocks can have individual identities through the use of different materials or colours.

Proposed building signage will be limited to high level signage at the top floors and the main front entrance area off Beach Road. The upper-level signage will not be illuminated towards the Residential zone, and it is proposed to incorporate soft, pathway lighting to the front entrance for wayfinding and safety. Balcony lighting will be low wattage, directional, and not located in the soffits to reduce lightspill. Other external lighting will be limited to pathfinding and Beach Road signage only, reducing the impact of additional light spill onto the surrounding area.

The proposed building is built to the edge of both road boundaries, however, the ground floor level is required to be 2m above existing ground level due to flood hazard modelling requirements. To soften this edge, the ground floor is set back 600mm to allow for planters along the road edge, along with external circulation and privacy to the ground floor function rooms.

SCr.22 **Maximum building height**

Buildings and structures are permitted up to 10m in the Tahunanui area (west of Tahunanui Drive and north of Parkers Road).

The proposed building is approximately 23m high. This includes a Council required 2m ground floor uplift to mitigate against any future flood inundation. This level has been set at +4,820 including a 300mm freeboard (+4.52 + 0.3m = 4.82m)

The building is located on the edge of a block and adjoins the site of the Oceanview Apartment block which is approximately 17m high from existing ground level. It also sits on the edge of the Suburban Commercial Zone.

Due to the location, this building will have no shading impact on the Tahunanui Reserve, and limited shading to the Beach Road footpath. There will be morning shading to the Waikare Street footpath / cycleway although this could occur under a permitted activity.

The Oceanview Apartment building sets a precedent for larger scale buildings in this area, and was completed in 2019.

The increased height moves the transition of buildings of scale (Oceanview Apartments) closer to the residential zone by approximately 30m. The impact of the additional height at 45 Beach road has the most immediate effect on the residential block across Waikare Street. Sun studies have been undertaken to show the direct impact of shading to this area and are discussed further under SCr.27 Daylight Admission.

There will be some loss of private amenity to the neighbouring residential area, due to the increased height and outlook from the proposed development. If the building was reduced to a complying height, there would still be a loss of amenity. The layout has worked to limit the number of hotel units facing onto the residential zone to 14. It would be possible to have a complying, 3-level building with 14 units facing onto the residential zone if configured differently. Most of the immediate neighbouring properties have their outdoor living areas located to the west of their sites, except for 49 Beach Road. This property has outdoor living on the northwest side of the property. To mitigate this, there are no windows for the first 9m of the hotel, and all windows along this edge are recessed back with a 1.5m deep balcony in front of each room. Views are further limited from inside the hotel rooms by dividing screens on the balconies between each unit. Due to the intended use of the property as a hotel, it is not expected that customers will be spending extended periods of time out on the small balconies.

Views are generally towards the north and west in this area, towards the reserve and in some cases towards the mountain range beyond. The site directly behind the proposed hotel is zoned suburban commercial and views are not required to be protected. The residential zone begins to the west of the site and any impact on the houses in this area would be limited to partial north views. However, most properties along Waikare Street are set closely together which already limit their existing long distance views.

Potential number of floor levels / guestrooms have been calculated to ensure that the building can operate as a viable hotel. The proposed height is required to accommodate the needed number of guestrooms within the proposed floorplan.

The zoning directly to the northeast and southeast is suburban commercial, and the bulk of the building has been arranged in an ‘L’ shape to ensure adjoining neighbours in this zone have a reduced impact on any shading effects. Please see SCr.27 for further discussion on shading.

SCr.27 **Daylight Admission**

Any building on a site adjoining a Residential Zone must comply with the daylight angles as per Appendix 15.

The proposed building breaches the daylight angle to the residential zone 13.5m at the Waikare Street edge. This breach is taken from the midpoint of the Waikare Street road and an indicative daylight angle is shown from the residential zone edge to show that if the recession plane was to be taken from the zone boundary it would not be in breach.

The building is located approximately 20m away from the residential site boundary. This setback helps to mitigate the daylight admission breach.

Sun study diagrams have been undertaken to determine the impact of this maximum height encroachment on neighbouring properties. These show shading to all impacted neighbouring properties during different times of the year, specifically mid-summer, equinox, and mid-winter.

Shading analysis shows that shading effects have left these properties by 12.45pm in mid-winter. This is the worst-case scenario and gets earlier throughout the year. Shading effects have left all residential properties by 10:45am at the equinox, and do not impact the residential zone at all between the dates 15 October and 15 January, relative to the rule noted below.

> *REr.35.5 The daylight/sunlight controls are set to allow, except where prevented by topography or other natural features, at least 1.5 hours of direct sunlight to every site around midday in midwinter, or alternatively 2.75 hours of direct sunlight during the periods before 11am and after 1.45pm at mid-winter.*

The shading diagrams show the overall impact of the proposed building, alongside the permitted building envelope. While it is understood that developments would not fill the permitted envelope, in this instance it provides a realistic alternative along the western edge of the site.

The top floor of the proposed building has been set back along the majority of the western length to reduce the overall bulk of the building and associated sun shading. The building has also been pulled back off the southern boundary by approximately 4.5m, reducing the overall length of the shading shadow.

There are no daylighting rules within the Suburban Commercial Zone, however for clarity from approximately 3pm between September and March, there is a shading impact to the southwest face of the Oceanview Apartment development. This shading impact is non-existent during the winter months.

The building has a natural buffer zone to the northwest due to the location of Beach Road and the Tahunanui Recreation Reserve and has no shading impact to the reserve. Waikare Street creates a buffer to the residential zone to the southwest and limits the shading impact on the neighbouring properties across the road.

Please refer to the shading diagrams which form part of this application for further information.

SCr.39 **Closing times Services to the public**

The building is proposed to be operated as a hotel / short-term accommodation and will be open to paying guests (the public) 24 hours/day.

Due to the nature of the service being provided, it is not envisioned that there will be any noticeable additional traffic movements or street noise when operating.

SCr.55 **Inundation Overlays**

Please refer to the overland flow path assessment that forms part of this submission.

SCr.69 **Airports Effects Control Overlay**

The building will sit within the Airports Effects Control Overlay.

The development of the design will provide acoustic insulation in accordance with Appendix 19 – Acoustic insulation requirements, or alternatively an experienced acoustic engineer will provide documentation to confirm that the design will reduce external noise levels to at least 45 dBA.

Conclusion

Although the proposed development breaches the maximum height limit and allowable gross floor areas. The project aims to preserve the amenity values of the area, while becoming a new addition to the higher density development that is occurring in the area. Access of daylight and sunlight is an important factor in the pleasantness of an area, particularly so for residential areas and public open spaces, and although there is an impact on the neighbouring residential area, we consider that the actual impact will be minimally greater than a permitted solution on this site.

We believe this proposal will drive positive change in Tahunanui, contributing to the creation of diverse visitor accommodation options and fostering high-quality development that could attract further investment in the area. Accommodation is a typical typology of the area, usually single or double level motel type options.

Siting the building on the street corner, engaging with the street frontage, and offering great views for visitors are central to the development's vision. Breaking down the façade and receding the ground and top floors are design strategies intended to enhance the overall aesthetic while minimizing the impact on neighbouring properties. The addition of balconies to all hotel units has been made to increase the general privacy for both guests and neighbouring residents.

The positive feedback from local hotel developers, based on their regional experience, has reinforced our belief that this project will enhance the general amenity of the area and the wider region. We see it as an exciting opportunity for Nelson to expand its visitor accommodation offerings in a cohesive and thoughtful manner.

We hope you view this application favourably.

Yours Sincerely,

Arthouse Architects