

THE BAYHILL

CAROLINE BAY, TIMARU

RESOURCE CONSENT SUBMISSION JULY, 2016

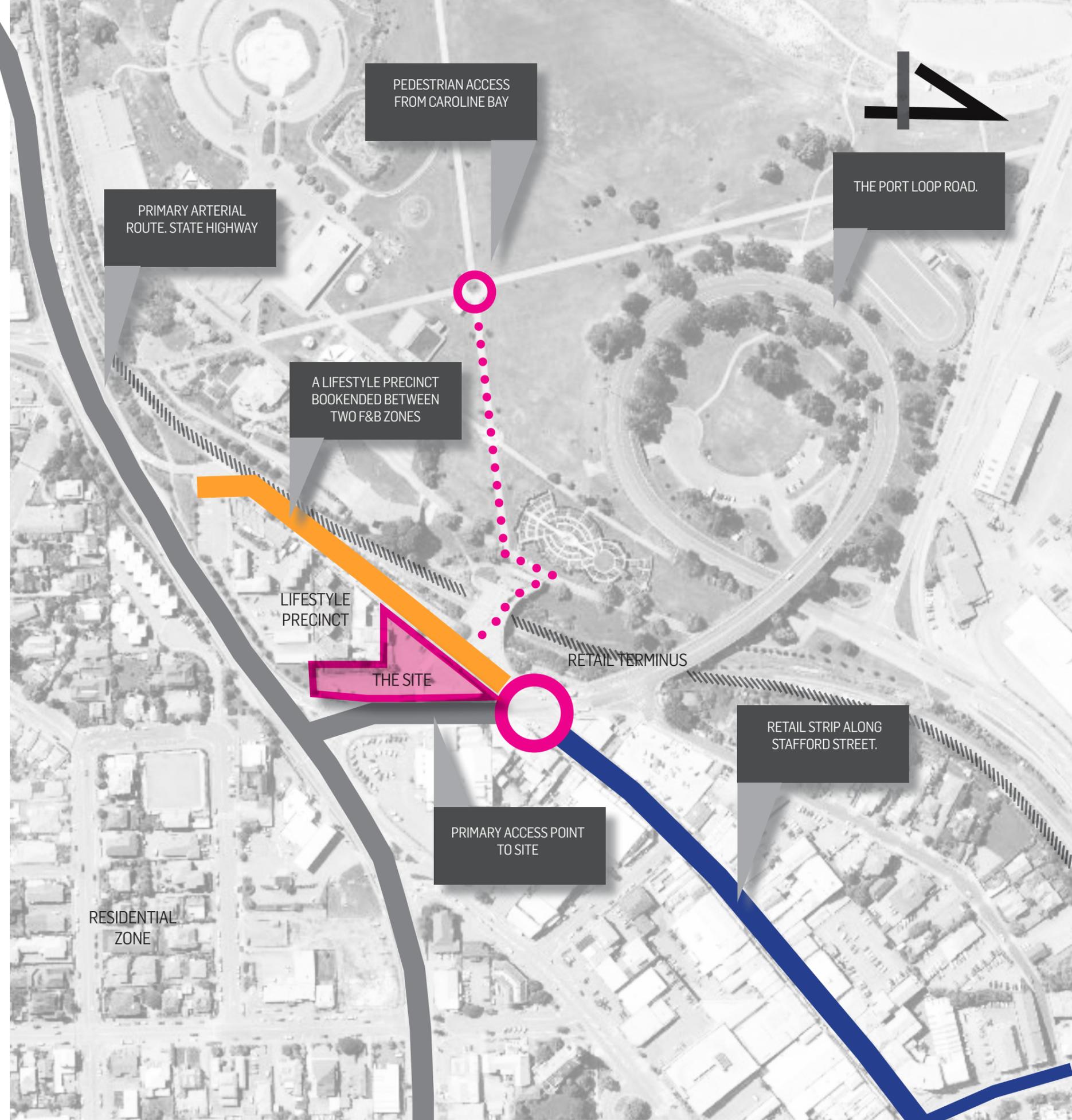
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DESIGN STATEMENT

THE SITE

The site sits at the junction of the Bayhill and Sefton Street. The site is assembled from four parcels of land comprising a total development of 2510 sqm.

Upon the corner site sits the existing and vacant Hydro Hotel development. A three storey hotel with ground floor restaurant and bar. The remainder of the site is given to car dealerships – who have erected a small single storey dealer office adjacent to the Hydro Hotel's western façade. Along the south western portion of the site; NZTA has retained a 200mm setback strip to ensure no vehicle crossing can occur near the SH1 intersection. The western boundary borders onto NZTA parcel of land which connects through to a Council owned on-grade car park servicing the food and beverage precinct to the north of the site.

The site is generally flat; with a slight inclination across the site to the west. From the south east corner of the site to the western edge; there is an approximate 1.5m incline. Across the Bayhill frontage – the car park dealership has been built up to street edge and a small retaining wall contains this from the footpath. The site has no other features of remark or flora worth describing, requiring consideration or merit.





THE HYDRO

Caroline Bay has been a community focal point for well over 100 years through that period The Hydro Hotel has presided over the bay since 1912.

The original Hydro Grand was designed by Herbert Hall in partnership with Frederick Marchant. The Hydro Grand is one of Timaru's most prominent buildings within the central city. The façade dome, tower, arches, balconies respond well to it's seaside setting.

Several modifications have been made to the development over the years; including the removal of two large gable forms across the primary façade which have been to the detriment and legibility of the overall form. The building is formed to boundary and provides no weather protection to pedestrians or any public realm.

Standing derelict for a number of decades; operationally – the hotel design no longer is suitable for modern hotel occupiers and as a result the building has fallen into a state of disrepair.

The building has achieved a Heritage NZ rating of category II and for further assessment of the Heritage value of the Hydro Hotel we direct you to the report authored by Jeremy Salmond of Salmond Reed Architects.

MICRO-CLIMATE & ASPECT

The site sits at elevation overlooking Caroline Bay. The Bayhill building edge sits upon a north east aspect the thus benefits from excellent morning to lunch sun.

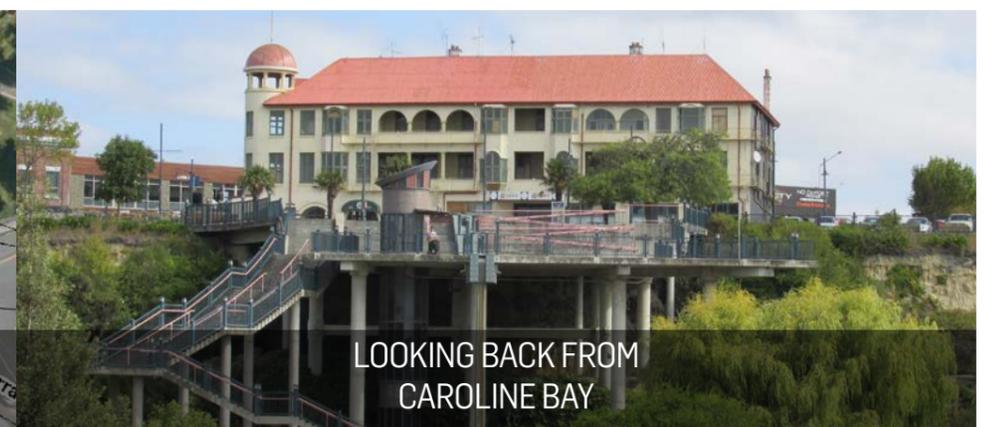
The site; due to it's elevated location and unencumbered aspect also has the potential for exceptionally strong exposure to the easterly winds – which are prevalent throughout the year and can make the site somewhat uncomfortable. It is noted that residences to the north of the site have large glazing to the Bay – but limited unprotected outdoor deck & balcony space. Giving clues as to how views over the Bay are usually enjoyed (from behind large windows). Additionally; the retail units to the northern parts of the Bayhill utilise street mounted screening and heating to protect themselves from the elements.

The site has significant views to not only the iconic Caroline Bay; but also to the Southern Alps to northwest, the township to the South and Southeast down the East Coast. The views are afforded to the site due to it's elevated nature and with road bounding's to two frontages – potential of unencumbered views. As a driver it has been noted by the client that the north east aspect over Caroline Bay – whilst special and valuable also needs to be considered against west facing aspect for evening and living spaces.

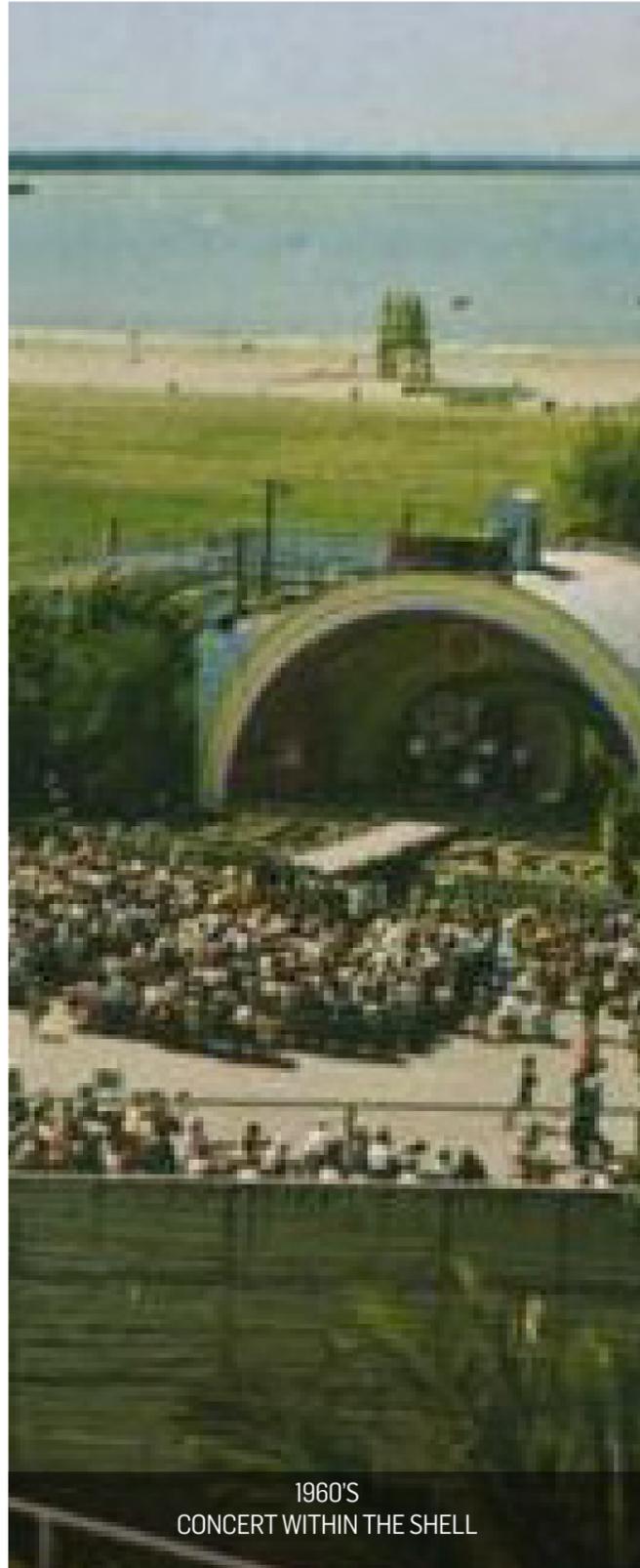
SITE CONSTRAINTS

The southern elevation is exposed to traffic noise and air pollution. This presents not only a hazard environmentally – but also to pedestrian traffic. Heavy vehicles proceed down Sefton Street toward and from the Port ; stopping distances need to be considered and activity to the south east corner needs to be considered to mitigate potential risk. This is further exacerbated by the angled nature of the intersection which elongates the crossing length. Further detail of this is explored within the submitted Traffic Design Group report.

As discussed within the Micro-climate analysis; the exposure across the eastern aspect toward the sea requires consideration to robust materiality, ongoing maintenance and cleaning methodology.



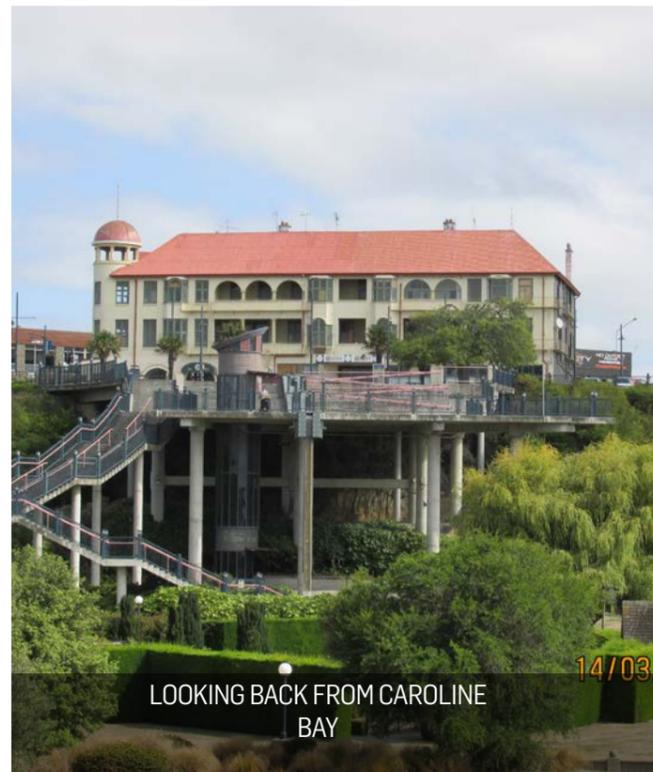
LOOKING BACK FROM
CAROLINE BAY



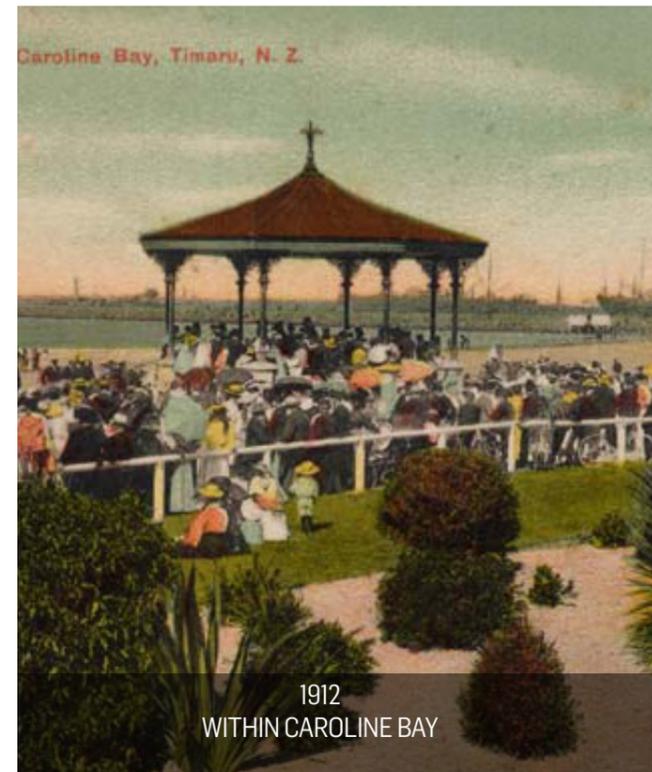
1960'S
CONCERT WITHIN THE SHELL



FROM THE TOP OF THE 'HYDRO'
DOME



LOOKING BACK FROM CAROLINE
BAY



1912
WITHIN CAROLINE BAY

CAROLINE BAY HAS BEEN A
COMMUNITY FOCAL POINT FOR OVER
100 YEARS. THE ASSEMBLED BAYHILL
SITE OFFERS AN OPPORTUNITY TO
LINK THE BAY WITH THE HIGH STREET.



DESIGN RESPONSE

USAGE

After determining that re-use of the Hydro wasn't a viable commercial proposition; the applicants brief to the design team was to develop a mixed use scheme comprising three primary usages of:

1. Hotel
2. Office
3. Residential

In assembling the site; a dialogue into end user desires and needs was entered into which formed the key requirements of the brief to the Design Team. The Hotel was to target a destination offer with additionally a strong focus on commercial business traveller. The Hotel would draw upon the Food and Beverage offers provided within the development to not require it's own hospitality offer. The hotel would also form a central hub of use for commercial and residential uses looking for meeting and congregation space.

The office requirement was to target a nett area per floor plate of less than 400sqm to align to market requirements – and be positioned in a strong and pivotal location upon the site. Open plan category B quality accommodation was targeted to suit local demand.

The apartment offer was to satisfy an unrealised demand in Timaru for apartment lifestyle. Key apartments with grand space and hero views would be complemented by smaller apartments offering for occupiers looking for the amenity offered by the complementary uses provided for within the Bayhill development. Dualkey arrangements have been identified as a planning module appropriate for a proportion of dwellings.

The ground floor was to be given to quality food and beverage offers as well a small amount of service retail (servicing the needs of the occupiers). A desire to elevate and maximise aspect is a key requirement of the retail and food and beverage offer.

Central to the brief is the creation of a public realm which expands upon that offered by the Piazza and within Caroline Bay itself. A space which is inviting, recognisable and informative to visitors and local alike.



- STRONG COVENANT
PRIMARY INDUSTRIAL OR
PUBLIC SECTOR
- LANDMARK
DEVELOPMENT

- 4 STAR OFFER.
- BUSINESS TRAVEL FOCUS
- EMERGENT TOURIST INDUSTRY

- OLDER DEMOGRAPHIC
- LOW FAMILY / DEPENDENTS
- PROFESSIONAL RENTAL INVESTORS



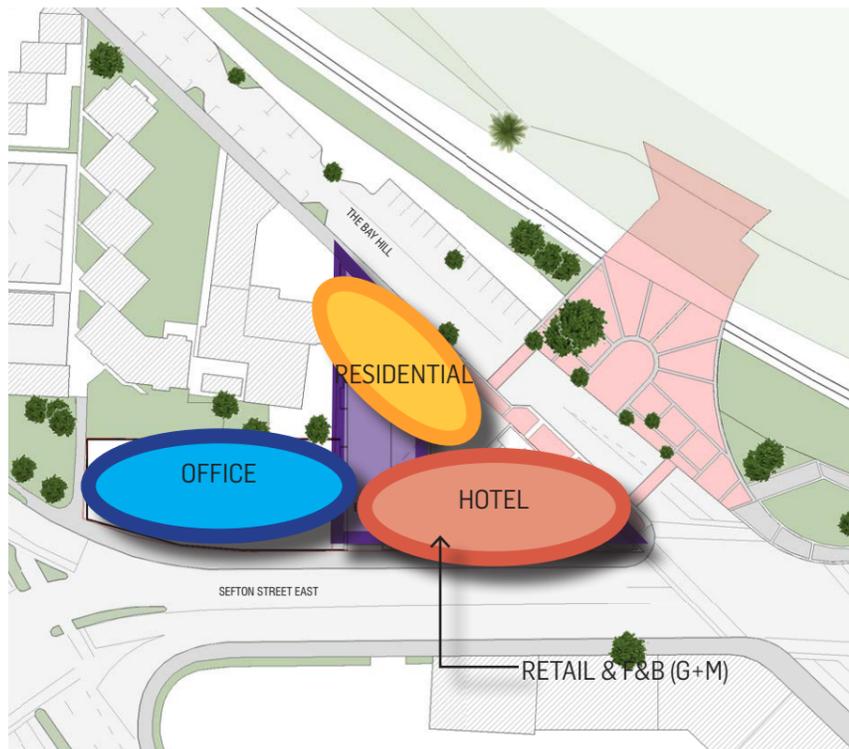
DESIGN RESPONSE

ARRANGEMENT

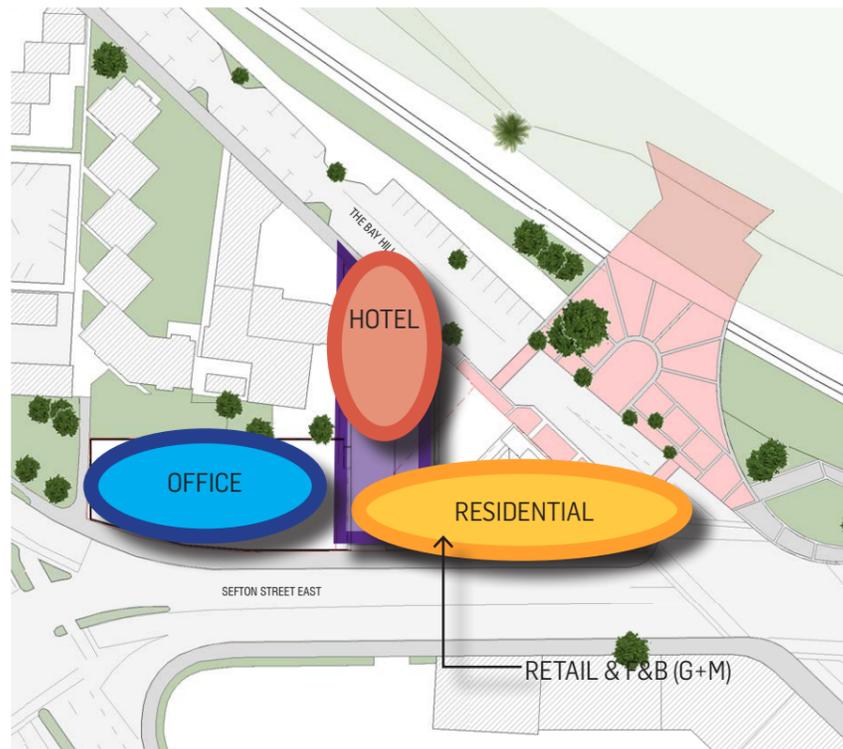
In response to this brief; a number of schemes were developed which tested a design and massing theories. Options tested included:

- A. A replacement hotel located upon the SE of the site (upon the Hydro site); Office to the W bounding to SH1 and Sefton Street; Residential to the N fronting to the Bayhill
- B. Residential to the SE of the site with northern aspect apartments; Office to the W bounding to SH1 and Sefton Street; Hotel to the N fronting to the Bayhill.
- C. Office to the SE of the site (upon the Hydro site); Hotel to the W bounding to SH1 and Sefton Street; Residential to the N fronting to the Bayhill

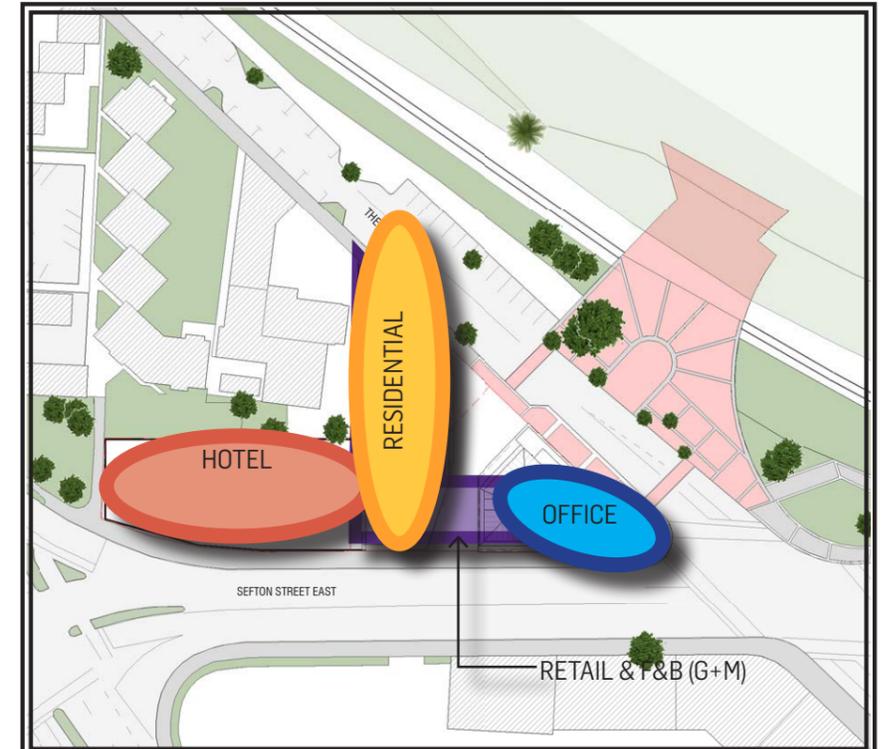
Option C responded best to the needs of the brief but also in terms of functional, commercial and site environmental reasons; Thus Option C was the scheme selected for further development to application for consent.



PROPOSED ARRANGEMENT (A)



PROPOSED ARRANGEMENT (B)



PROPOSED ARRANGEMENT (C)
 PREFERRED OPTION

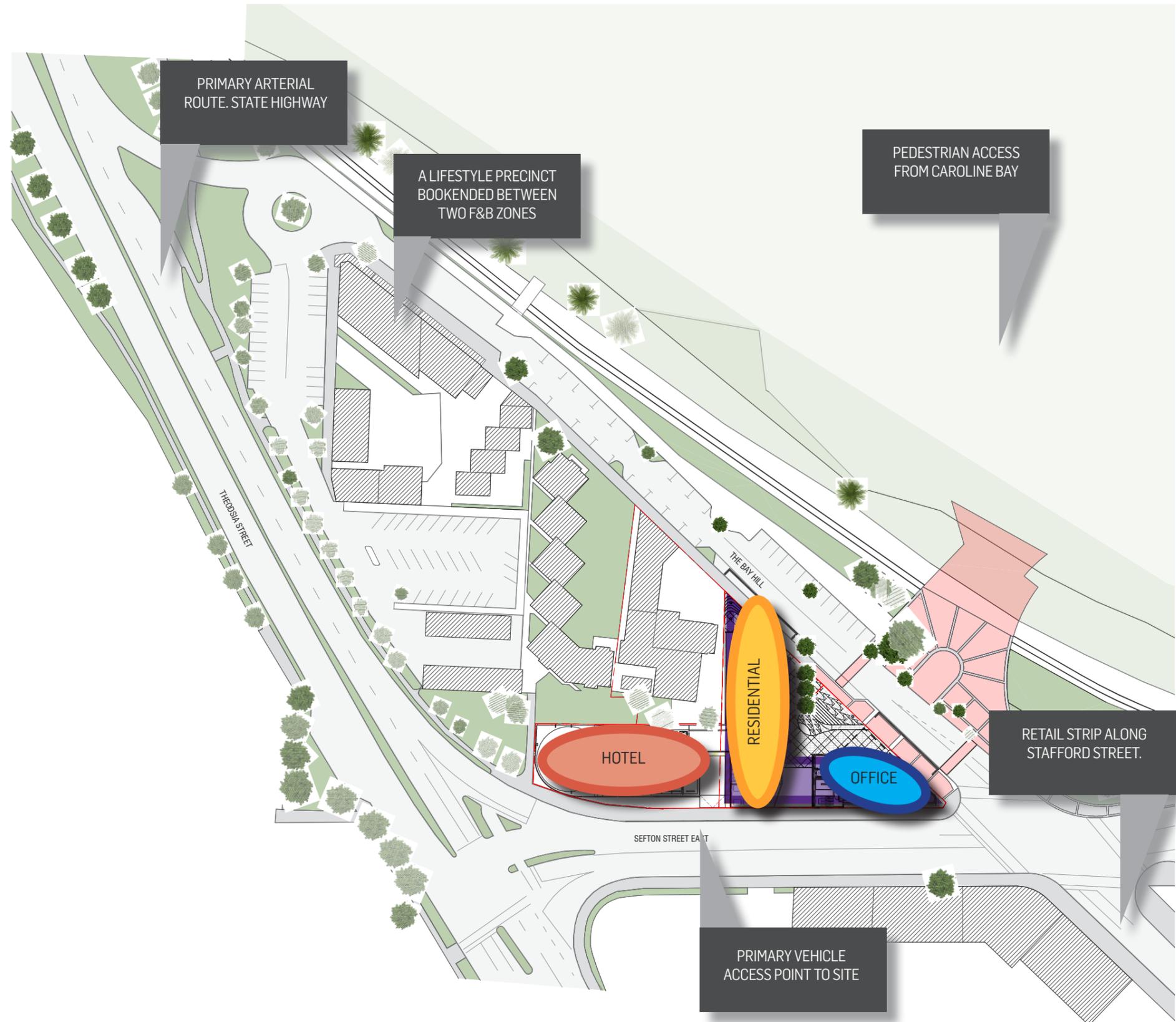


DESIGN RESPONSE

PROPOSED SITE LAYOUT

A five storey office is proposed for the Sefton Street and Bayhill corner of the site; each floor plate has a gross floor area of approximately 450-475sqm. Responding to the site boundary the building will be triangular in mass – with the acute point at the SE corner of the development. At the upper level will be folded and playful penthouse office which will fold both in height but also across its perimeter to create outdoor deck space for the occupants to enjoy. At ground floor is a large opportunity for a food and beverage tenant of around 200sqm. The core for the office is located upon the western edge and opens onto the public realm with an inviting lobby space. Upon each floor unisex toilets are provided along with requisite lift and riser space for mechanical and electrical requirements.

Running in a north south axis are the residences. Five floors of apartments are offered with a typical level containing seven apartments. The top floor contains four larger penthouse units with larger deck space to the north and southern aspects. Entrance to the apartments is found through a shared hotel and apartment lobby space fronting onto the public realm. This shared use allows the apartment a grander arrival sequence to that that generally offered within apartment developments and also enables potential synergies for concierge and management. Upon each floor an arrival lobby leads to a central corridor accessing the individual rooms. Directly from the residential core access can be made to the basement where car parking is provided as well as bike parks and personal storage.

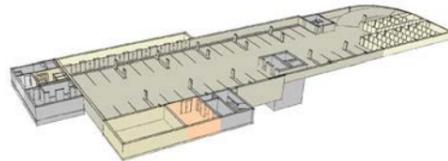




DESIGN RESPONSE

PROPOSED SITE LAYOUT (CONT.D)

The hotel is located upon the western portion of the site and running in an east west axis. The ground floor space has a small lobby which is accessed via transition through the residential development. Arrival at the hotel will either be via drop off upon the Bay-hill or via the car park. The lobby offers vertical connection to first floor meeting room suites, a potential gym or yoga studio tenancy to the north or direct to bedroom. The core lifts through a ground and first floor carpark to a glazed on floor lobby with views out over Caroline Bay. Each bedroom is accessed from a central corridor. A second stair is provided for egress requirements only and discharges at grade. Parking for the hotel is provided within the basement and first floor of the car park. A target of 1 park per 4 rooms has been targeted as appropriate to the needs of modern operators.



BASEMENT

- **APARTMENTS** : Loading zone adjacent to core
- **OFFICE** : Entrance lobby and staircase.
- **HOTEL** : Service entrance via hotel core. All other entrance via Residential lobby.
- **CAR PARKING** : Ino. Basement floor providing **33no.** car parks.

DESIGN RESPONSE

PROPOSED SITE LAYOUT (CONT.D)

Each building element is to read as a separate built form with a common façade language and linked by a common and continuous ground floor. The retail tenancies are framed within portions of dark stone cladding providing formed and controlled entrances and apertures to best frame views over the Bay. The ground floor tenancy to the SE pushes to the corner of the site and rounds off – reminiscent of the Hydro layout. The edge of the tenancy folds back in under the office to reveal the central public realm and draw the public up into its space and under its cavernous protection. The northern tenancy sits proudly above grade and with wide swept steps below offers to the north of the site the best viewing space within the development of the wider bay whilst inviting pedestrian traffic who might arrive from the north.



GROUND FLOOR

- **APARTMENTS** : Lobby accessed from the Bay Hill, servicing from Sefton Street.
- **OFFICE** : Lobby accessed from the Bay Hill, servicing from Sefton Street.
- **HOTEL** : Arrival lobby consolidated with residential lobby.
- **RETAIL / FOOD & BEVERAGE** : Service retail to rear with F&B adjacent to the Bay Hill.
- **CAR PARKING** : Provide **12no.** car parks.

DESIGN RESPONSE

PROPOSED SITE LAYOUT (CONT.D)

The carpark for all occupants is accessed off Sefton Street; after turning into the development (via left in, left out arrangement) vehicles proceed to their allocated space on either the ground, basement or first floor. To access basement car parks (which have been identified as the premium) vehicles need to descend a one way controlled access car ramp which sweeps around upon the western boundary of the site. Once the desired car park has been arrived at – the occupant then walks to either the residential or (through party wall) the office core. If the vehicle has been designated a first floor carpark then the occupant will be able to move into the residential / hotel lobby and traverse through to the office block if required. Swipe security access will be provided at all points



LEVEL 01

- **OFFICE** : **365sqm** floor plate
- **HOTEL** : Meeting space and lounge lobby to first floor.
- **RETAIL** : Gym or Specialist commercial offer to northern aspect.
- **CAR PARKING** : Provide **18no.** car parks - access provided to residential / hotel core.



LEVEL 02

- **APARTMENTS : 7no.** apartments per floor.
- **OFFICE : 365sqm** floor plates
- **HOTEL : 17** rooms per floor.



LEVEL 03

- **APARTMENTS : 7no.** apartments per floor.
- **OFFICE : 365sqm** floor plates
- **HOTEL : 17** rooms per floor.



LEVEL 04

- **APARTMENTS : 7no.** apartments per floor.
- **OFFICE : 365sqm** floor plates
- **HOTEL : 17** rooms per floor.



LEVEL 05

- **APARTMENTS : 7no.** apartments per floor.
- **OFFICE : 300sqm** floor plates
- **HOTEL : 17** rooms per floor.



LEVEL 06

- **APARTMENTS : 4no.** penthouse apartments per floors



THE VISION

- **OFFICE : 1326sqm** tenancy area
- **APARTMENTS : 32no** apartments
- **RETAIL : 855sqm** (including Food & Beverage)
- **HOTEL : 68no.** key hotel.
- **BASEMENT : 63no.** Car Parks.



DESIGN RESPONSE (CONTD.)

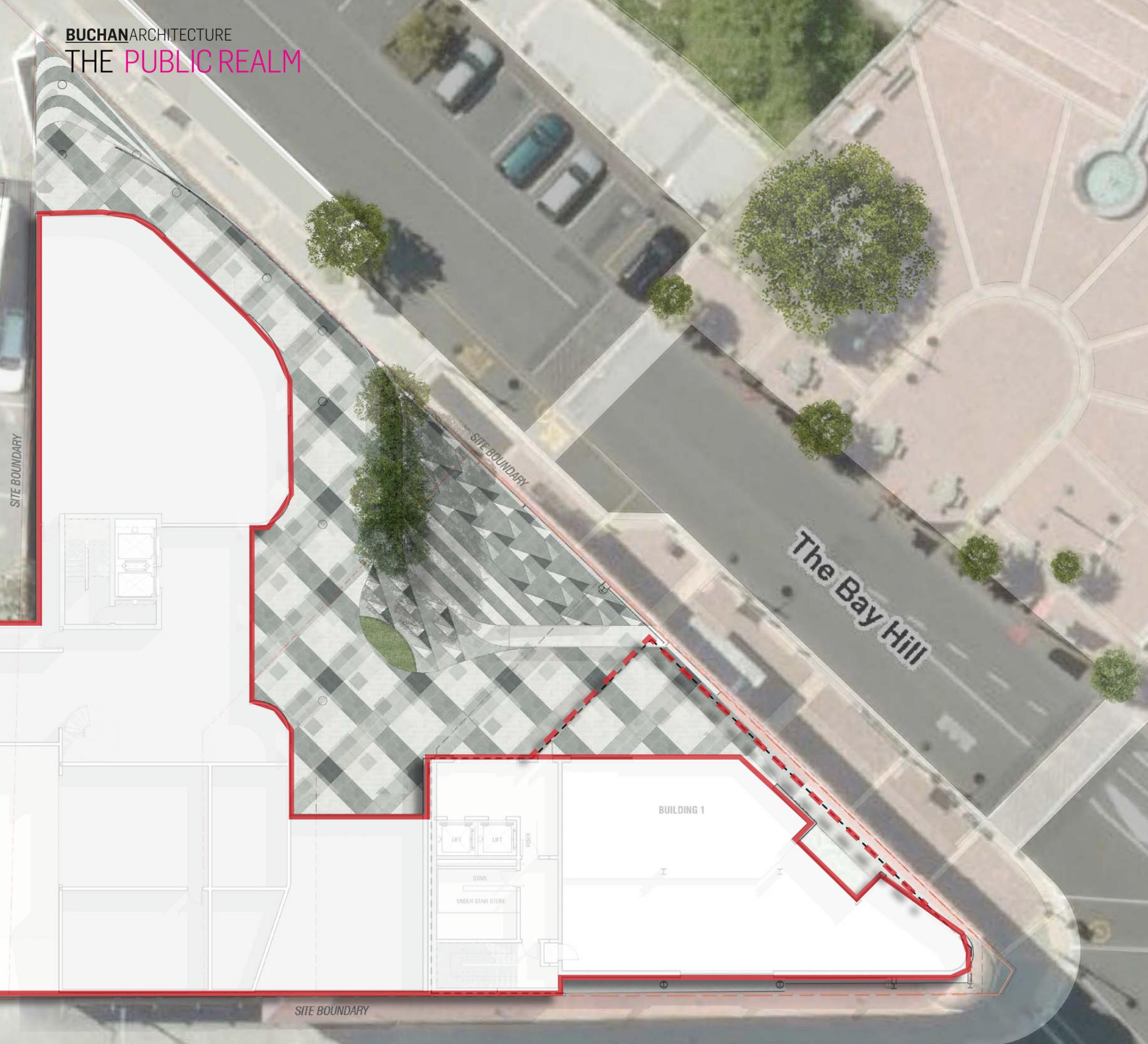
GROUND PLANE & PUBLIC REALM

The building elements of the office and residential functions are grounded by stone clad plinths for the ground floor retail and entry lobby functions. The urban realm is to read as a beach washing deep into the heart of the development – rising up the shore across the natural level change utilised to provide elevated views across Caroline Bay. Central within the space will be a sculptural element commissioned by the applicant. A planted bed of native species will also contain three cabbage trees aligned upon a north south axis – the purpose of which to provide geographic legibility and also lead the pedestrian to the northern tenancies. The wide sweeping steps will provide public and natural seating space.

Within the pavement of largely concrete paver selections; will be natural and local rock inserts including basalt and greywacke which will be inscribed with local stories. The overhanging office floorplate forms natural protection from the elements – and will have subtle references to Maori Rock Art cave pieces; the soffit above will have a larger panel dedicated to this – only visible when seated underneath.



BIRDS EYE OF PUBLIC REALM



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DESIGN RESPONSE (CONTD.)

THE OFFICE

The brown, gold material prevalent across the façade of the office and hotel is to be formed of aluminium composite panelling with a bespoke finish. The pattern will be commissioned piece which our intention is to draw subtle inspiration from the Te Ana rock art collections. The folds and texture will play with shadow across the bays to hold a restrained but intriguing finish. The aluminium panel inserts are to dissipate around the perimeter of the building to a glazed façade facing to Caroline Bay. Upon the top floor a playful roof form dances above the restrained façade which then upon the south east corner first rises up to the apex - highest point of the development and then down pushing the bronze cladding apart to allow the dancing folded element to cascade down between and wrapping into the office soffit – a frit pattern is applied to the glazing. Plant space is located upon the roof and will be screened and naturally obscured from view by the folds within the roof pitch.

THE RESIDENCES

The residential apartments façade forms a counterpoint to the office using a similar material palette interpreted in a differing manner. Rectilinear frames are made around apartment keys and across floors. Vertical fins of the bronzed aluminium are used to control view corridors from apartment balconies and bedrooms to control overlooking from the public realm and adjacent office functions. The form is also given a shift in materiality upon the north / south axis to promote a sense of two forms sliding against each other – reducing the sense of mass against the Bayhill frontage.,

The penthouse apartments have a playful roof form similar to the office component. The roof form is largely consistent across the building width with the exception of at the north and south where through the introduction of a change in pitch the sense of two masses – not one is reinforced. Again reducing building mass. Plantspace will be screened and naturally obscured from view by the folds within the roof pitch.

THE HOTEL

The carpark façade utilises an interpretation of a weaving pattern of aluminium and steel sheeting wrapping horizontally around the car park ramp and to ground and level 01. Above; the cladding materiality draws from the same palette as the office and residences.

The façade is broken in two typologies – adjacent to the residences a rectilinear folded aluminium and glazing system is used. With a contrasting white panel top floor. To the west adjacent to SH1; the façade is broken into two masses broken by the central hotel corridor. The façade cladding has a vertical hierarchy.



FROM NORTH BAYHILL

FROM STAFFORD STREET



A focus on restrained elegance;

- Detail
- Quality Finish
- Local Materials
- Respectful of Place

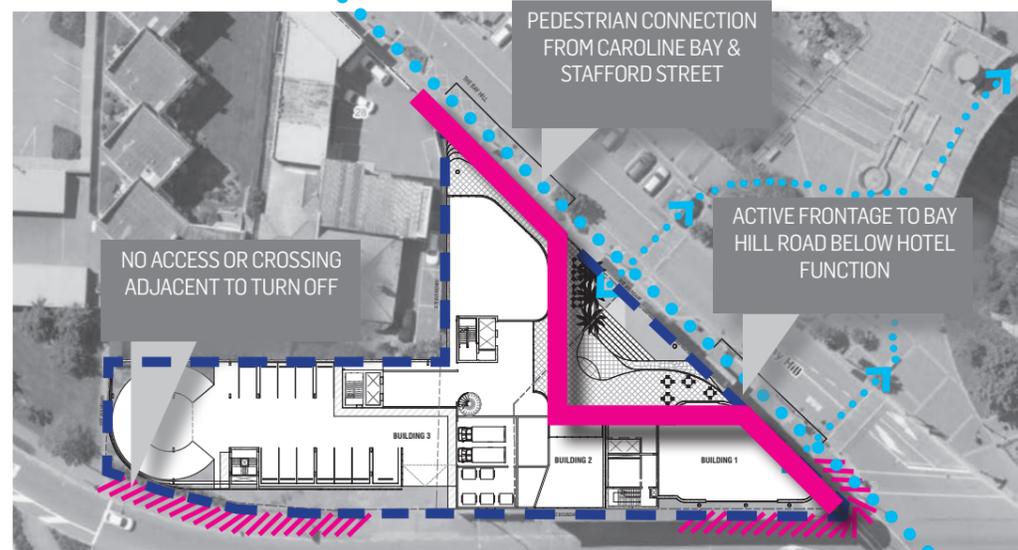




EXISTING HYDRO
OUTLINE

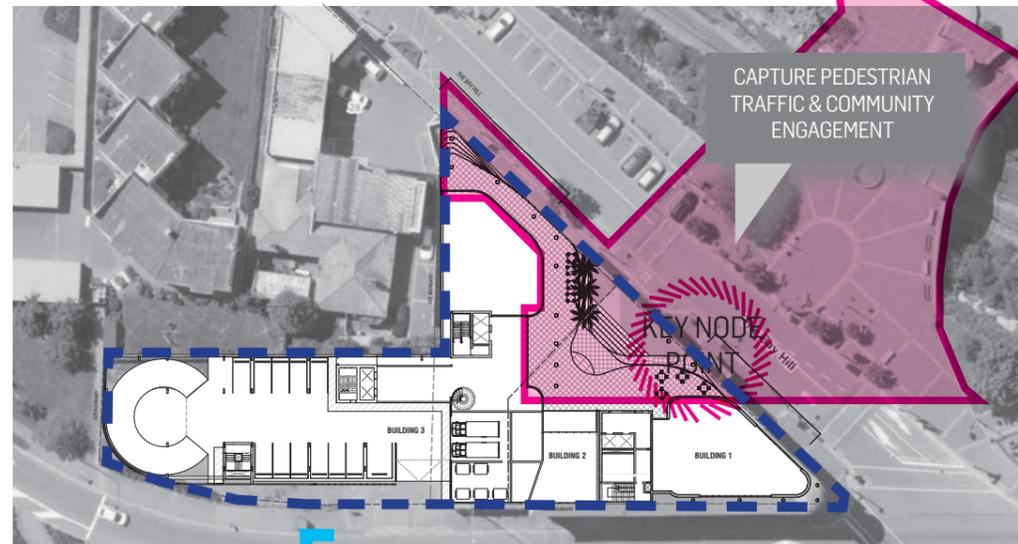


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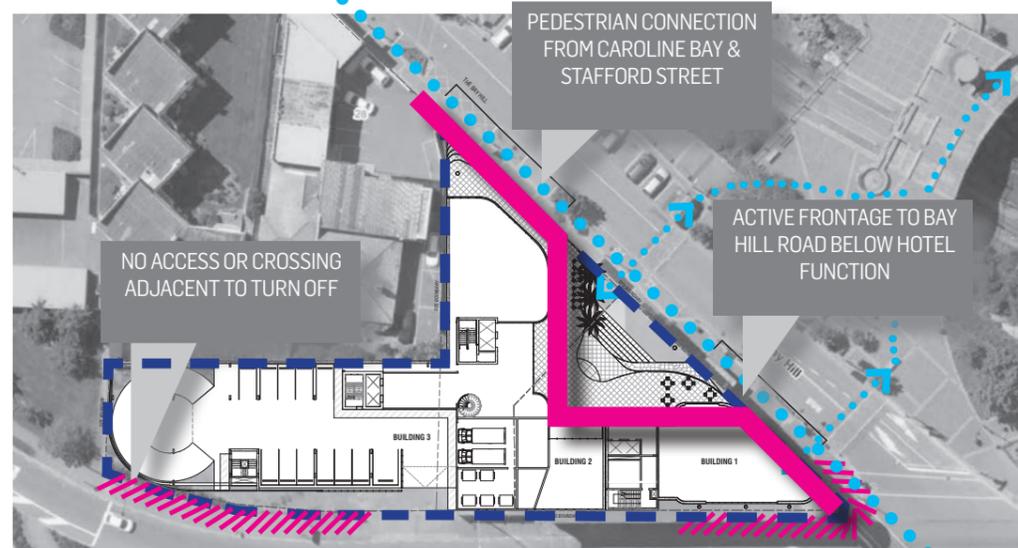
PEDESTRIAN ACCESS & ACTIVE FRONTAGES

- Vehicle crossings to be kept to a minimum
- Recommend avoiding if at all possible any additional traffic to the Bay Hill with the exception of drop off
- Vehicle crossings to avoid intersections and turning splay
- Considering demand, we would recommend that the food and beverage offer needs to be constrained to the hotel demise
- This will control servicing as well as holding food and beverage offer to a sustainable amount
- The strip between the hotel and the opposite end of the Bay Hill shall be maintained as residential / hotel frontage



EXTENSION OF THE PUBLIC REALM

- A scheme needs to be offered which the public feel a sense of ownership
- The restaurants and cafes need to open to the public and feel accessible and inviting
- A public space to be provided which draws pedestrians across the road and from Stafford St to allow engagement with the development



ACCESSIBILITY

- Accessible parking is provide upon the ground floor and basement of the car park development directly adjacent to the respective core locations.
- To manage traversing of level within the public realm; two primary ramps have been provided. One immediately adjacent to the swept central staircase and the other hard against the SE tenancy. Handrails and contrasting nosings have been provided to the public stairs.
- Accessible toilets are provided upon each floor of the office development along with the provision of two accessible shower rooms within the basement of the office development.
- All egress stairs have been designed to exceed code requirements for accessible width.



