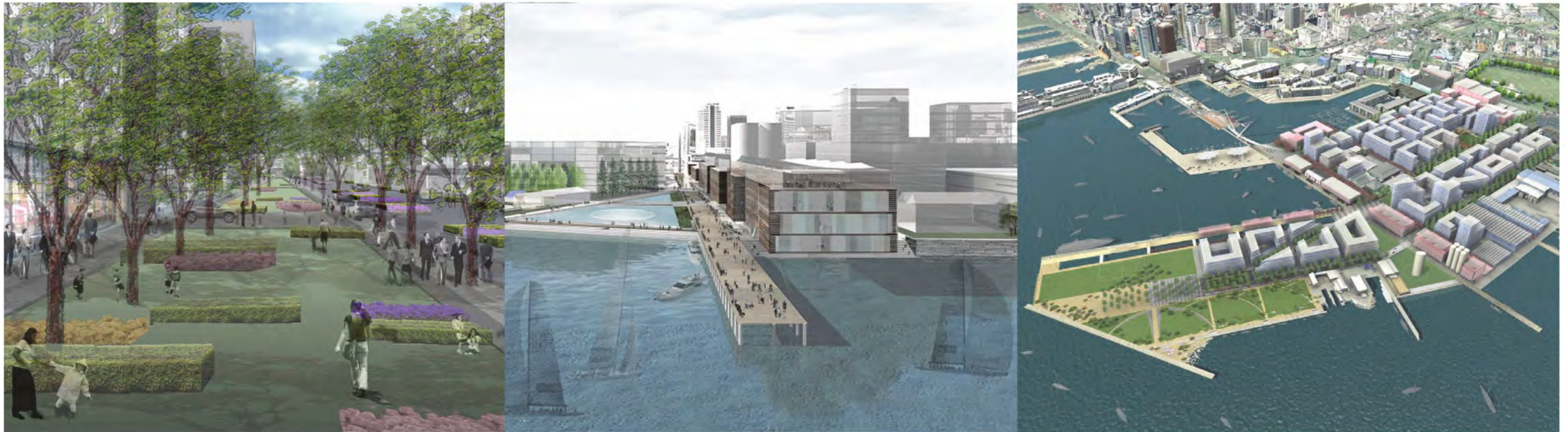


WYNYARD QUARTER URBAN DESIGN BACKGROUND INFORMATION



Wynyard Quarter: Urban Design Background Information

October 2010



Wynyard Quarter aerial view looking south-west

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1.0 Introduction

Realising Auckland's Waterfront Potential

1.1 Introduction

The Wynyard Quarter (also known as the Tank Farm or the Western Reclamation) represents one of the largest undeveloped areas of waterfront land in Auckland. Its redevelopment creates the opportunity to establish a working and recreational waterfront linked by a sequence of engaging public spaces which will reinforce Auckland's 'turangawaewae' or 'sense of place' and identity as a waterfront city.

1.2 Structure

This document illustrates the robust and clear urban structure and network of open spaces for the Wynyard Quarter. The first section outlines the design concepts which establish the concept for development. The second section provides a description of and response to the 7 Key Urban Design Principles. The third section illustrates in plan and perspective views the indicative extent and character of development proposed for the Wynyard Quarter as well as the key components of the area's public realm.

1.3 Purpose

The purpose of the Urban Design Background Information is to provide an overview:

- Vision for the future of the Wynyard Quarter;
- A design concept for the Wynyard Quarter's public realm;
- The urban design principles.

1.4 Relationship to Plan Change/District Plan

This document is included as an annexure to the District Plan for the following reasons:

- It provides an overview of the design approach taken for the Wynyard Quarter;
- It provides the background and rationale for the District Plan provisions relating to the Wynyard Quarter;

The footprints and form of buildings shown in plans, diagrams and illustrations in this document are indicative only. This information is not a statutory document.



The Wynyard Quarter in Auckland's waterfront context

2.0 Urban Design Concepts

Urban Design Concept diagrams



1. The Waterfront Axis



2. The Park Axis



3. The Wharf Axis



4. Waterfront Precincts

2.0.1 The Four Key Concepts:

This Concept for the Wynyard Quarter establishes four key urban concepts that will integrate the site into its unique waterfront and CBD setting. These concepts respond to the site's present and future urban and landscape conditions to establish the physical concept for the site. These concepts (illustrated above) are:

- | | |
|-------------------------|--|
| 1. The Waterfront Axis | 'Establishing the Waterfront Spine' |
| 2. The Park Axis | 'Creating a Landscape Network' |
| 3. The Wharf Axis | 'Connecting Land and Sea' |
| 4. Waterfront Precincts | 'Developing Areas of Distinct Character' |

Each of these concepts incorporate a range of urban design, architectural and landscape propositions or 'projects' which work together to establish a robust strategy for the Wynyard Quarter and the high quality built form and public realm proposed for the Wynyard Quarter.

2.1 Concept 1

The Waterfront Axis

2.1.1 The Waterfront Axis

The Waterfront Axis includes the following design elements which establish the Waterfront Spine;

1. Marine Events Centre The Marine Events Centre will occupy the existing Halsey Street Extension Wharf site. Its proximity to the existing Maritime Museum will create a new waterfront destination for water and marine based event activities. The Marine Events Centre also creates the opportunity to establish an internationally recognised events venue on this visually prominent site.

2. Te Wero Bridge The Te Wero Bridge will create a new physical connection between the Wynyard Quarter, the Viaduct Harbour, and Quay Street.

3. North Wharf The existing North Wharf structure built in 1910-15 will be revealed to provide a waterfront pedestrian route which will continue the Waterfront Axis through to Westhaven. This wharf edge will be activated by waterfront retail, hospitality and pedestrian activity. The wharf edge will remain accessible to the fishing fleet to retain an active working waterfront experience.

4. Jellicoe Street Jellicoe Street will function as the primary destination for entertainment, retail and fishing activity. The street will be activated by development fronting North Wharf and the Fish Markets to the south, and an additional mix of commercial and marine related activity. This will generate an active relationship between the waterfront and the fishing industries.

5. Public Open Space / Water Feature Public Open Space / Water Feature is a landscape and recreation element. It also creates a demarcation between the precincts north and south of the Waterfront Axis. The space opens new western views from the site to the water, Westhaven Marina, Harbour Bridge, upper Waitemata Harbour, and Waitakere Ranges.

6. Cultural Destination The western end of the Waterfront Axis is identified as a potential site for a cultural destination such as a Museum or Gallery with a dynamic relationship to the water's edge. This would function as the western 'anchor' for the Waterfront Axis. The existing Golden Bay Concrete Silos are identified as a potential urban and cultural 'landmark' to be retained and integrated into the site.

7. North Wharf Extension An extension to North Wharf will facilitate its use for recreational activities as well as the potential for ferry and water taxi services that will complement and support the adjacent land based activities.



Location Plan

- Quay Street
- 1. Marine Events Centre
- 2. Te Wero Bridge
- 3. North Wharf
- 4. Jellicoe Street
- 5. Public Open Space / Water feature
- 6. Cultural Destination
- 7. North Wharf Extension



Waterfront Axis perspective view - artist's impression

2.2 Concept 2

The Park Axis

2.2.1 The Park Axis

The Park Axis includes the following design elements which create a landscape network;

1. Point Park Point Park will establish a major public space destination at the northern section of the Wynyard Quarter. The park's design will support both passive and active uses and will maximise access to the water's edge and provide views of the waterfront and CBD.

2. Victoria Park Victoria Park is the major public space in the western CBD area and is a key destination for both passive and active recreation. It will be connected to the Wynyard Quarter and Daldy Street via a pedestrian bridge link across Fanshawe Street.

3. Potential Cultural Anchor The Wynyard Quarter's headland location creates the opportunity to establish an architectural icon and a cultural destination that will activate the Point Park and celebrate its magnificent harbour setting.

4. Central Park Central Park will provide amenity for development between Jellicoe and Fanshawe Streets. The park will be activated by adjacent developments and pedestrian movement along the Park Axis and around its perimeter.

5. Jellicoe Plaza Jellicoe Plaza will be located at the intersection of the Waterfront and Park Axes. This urban space will connect movements through the Wynyard Quarter and provide a focus for waterfront activity and gathering. The plaza will create the opportunity for a signature urban landscape experience which will support the adjacent retail, commercial and cultural activity.

6. Daldy Street Linear Park Daldy Street Linear Park will be established by extending the Daldy Street axis between Fanshawe Street and Point Park. The park will provide a strategic route for passenger transport, pedestrians and cyclists through the Wynyard Quarter as well as recreational and social space. The park and street will be activated by adjacent retail and commercial activity within the Wynyard Quarter.



Location Plan



Park Axis perspective view - artist's impression

2.3

Concept 3

The Wharf Axis

2.3.1 The Wharf Axis

The Wharf Axis includes the following design elements which connect land and sea;

1. Jellicoe Harbour The existing water body defined by the Halsey Street Extension Wharf (Marine Events Centre), North Wharf and Wynyard Wharf is the prime water space in the Wynyard Quarter. Redevelopment will create the opportunity to establish a working waterfront harbour which supports the existing fishing industry activities as well as provides a location for water based events.

2. Wynyard Plaza Wynyard Plaza extends the Wharf Axis into the Central Precinct to reinforce the juxtaposition between the Central and Point Precinct alignments. It also establishes an urban plaza space which orientates pedestrians onto the Wharf Axis and provides views to Jellicoe Plaza and the harbour beyond.

3. Wynyard Wharf Wynyard Wharf provides an extensive marine heritage that supports the use of the wharf as berthage for the fishing fleet and cruise ships. The combination of waterfront uses and extensive public access will create a living/working wharf.

4. Brigham Street Brigham Street will establish a pedestrian and vehicular waterfront street with maritime character. The street will connect Point Park to the Waterfront Axis. Perpendicular view shafts will be preserved to link the street to the western edge. The water space between Wynyard Wharf and Brigham Street will be edged by proposed development creating an intimate relationship with the water to contrast with more exposed edge conditions.

5. Point Park The Wynyard Wharf axis will be linked to the eastern edge of Point Park. The interaction of the wharf, the water, and the green space will provide a recreational edge for fishing, walking and a natural vantage point for views to the city and harbour.



Location Plan



Wharf Axis perspective view - artist's impression