

ANNEXURE 12

VICTORIA QUARTER PLAN URBAN DESIGN STRATEGY AND BUILDING TYPOLOGY DIAGRAMS

Plan modification annotations - key



Indicates where content is affected by proposed plan modification x.
Refer to plan modification folder or website for details.



Indicates where the content is part of plan modification x, which is
subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.



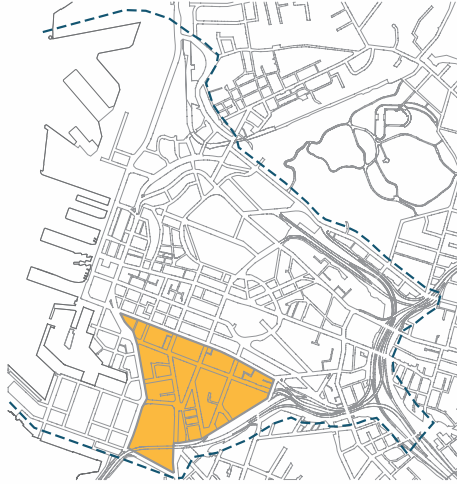


See key on page 1
of this section





Location



Activity context and topography



Victoria Quarter Plan

Vision

The dynamic western CBD fringe providing a diverse alternative choice of intensive inner city urban living and working opportunities.

Principles

- Encourage commercial activities suited to the fringe location and build on the synergies of neighbouring entrepreneurial and creative industries
Retention of medium scale and flexible building forms that suit CBD fringe, start up and specialist uses that desire a central city address without being subject to the costs associated with the commercial core.
- Encourage network of unique urban neighbourhoods
To build on the existing intimate style of housing within Victoria Park Market Precinct by promoting diversity in housing stock types and styles.
- Encourage residential and community amenity
Ensure that redevelopment provides the requisite community needs for the future residential and commercial occupants.
- Reinforce the west facing basin topography of the locality
Promote a built form of development that recognises and takes advantage of the aspect available.
- Establish a broad range of parks, squares and plazas
Provide an open space network that enables a linkage from Victoria Park through the quarter and to the open spaces of the core. The improvement of the amenity and streetscape of Hobson, Nelson, Fanshawe Street and the motorway is also necessary to enhance this.
- Reconnect Victoria Quarter with inner city suburbs and the rest of the CBD
Redevelopment will require additional linkages over the arterial roads and motorway in order to connect future occupants with the CBD and inner city suburbs.
- Recognise and celebrate significant heritage features
Note the former shoreline, low and heritage buildings/sites (Maori heritage sites, Victoria Park Markets, Freeman's Hotel, Berlei factory, Empire Tavern).
- Reduce dominance of the existing road network so as not to compromise the liveability of the quarter
- Improve pedestrian amenity of primary access routes to the CBD whilst enabling access efficiency and providing public transport.
To improve the appearance and walkability of access routes as people places whilst retaining transport (private/public) importance.
- Development potential complements rather than competes with the CBD
- Further development of Victoria Park as a recreation precinct
- Quality design for private development and in the public realm
Advocate quality design for private development and lead by example in the public realm.

Existing Flavour (Experience of place)

Dominance of traffic – disjunctive development – diverse development – barren and bleak in parts – through passage – hard and urban – tourism destination – non descript – mix of older character areas with industrial development – intimate parts – active in parts

Future Direction

Transition from fringe to core – place of social and commercial interaction/exchange – internal urban activity – internal focus – centre of gravity – pleasant environment – low key – cruisy – city family location – promote activity generators – interlinking network of urban neighbourhoods – liveable & creative

Existing Character (Physical)

Large areas of poor quality design – housing diversity – large blocks – lack of connections – basin topography – former shoreline – heritage – Victoria Park – Victoria Park Markets – warehouse type buildings – creative industries

Future Direction

Creative industries – good urban design – diverse housing stock – redevelopment of larger sites to act as catalyst for quarter – linkages – celebrated heritage experiences – good pedestrian amenity of primary access routes – good open space network – reduced transport dominance

CBD Outcomes

One of the world's premier business locations



A high quality urban environment



The most popular destination for Aucklanders and visitors



A world class centre for education research and development

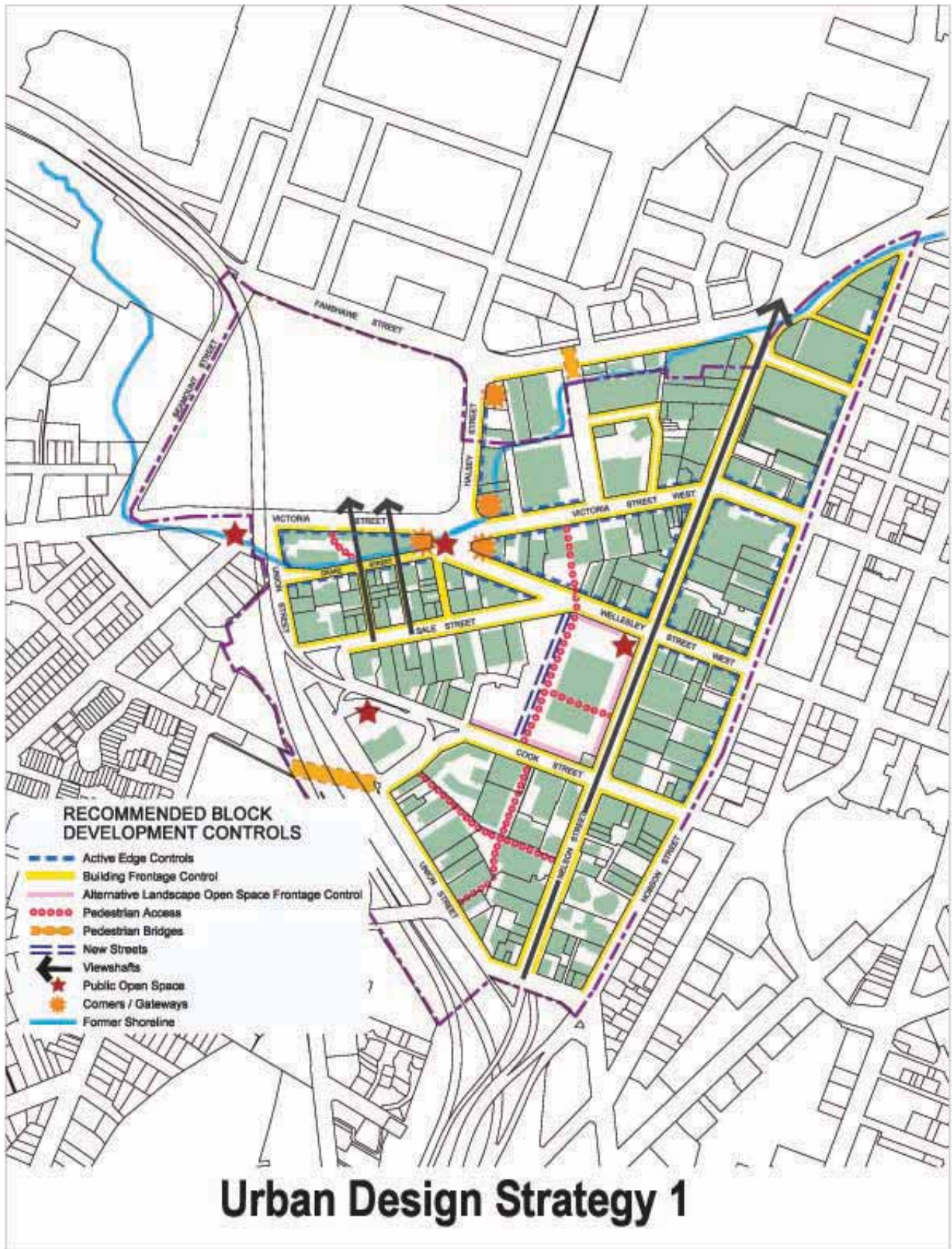


A place that feels like heart and expresses the soul of Auckland

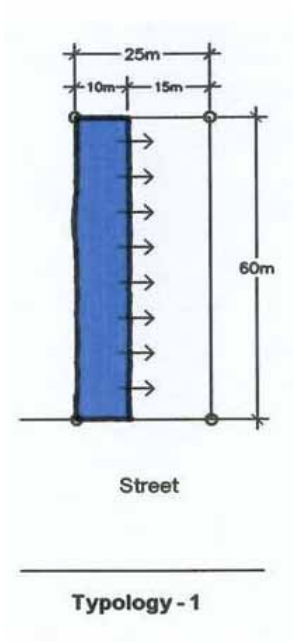


Victoria Quarter Plan

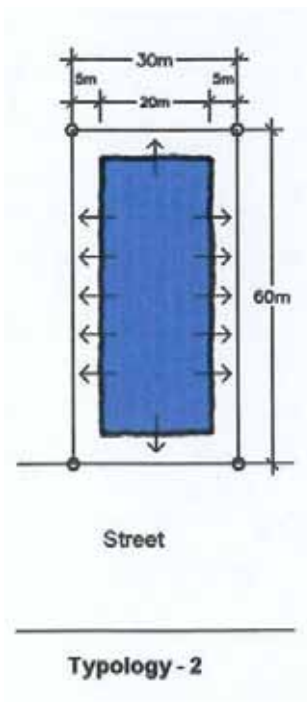




The following are typical apartment typologies

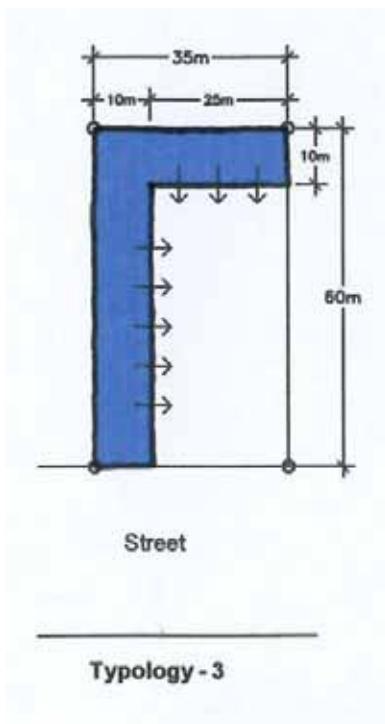


Apartments with outlook to limited side yard.
 Not addressing the street.
 Not to be encouraged.



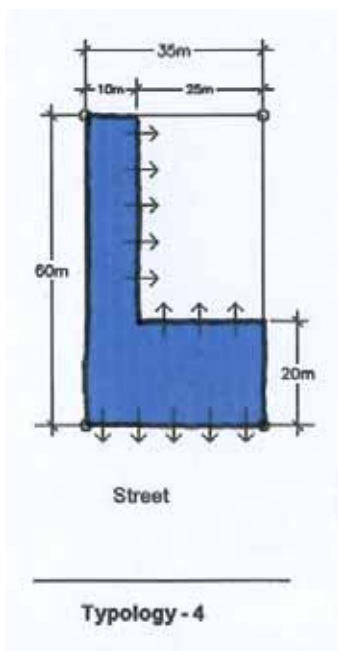
Apartments with very limited outlook to narrow side and rear yards.
 Issues of outlook, privacy and sunlight relative to adjoining developments.
 Not to be encouraged.





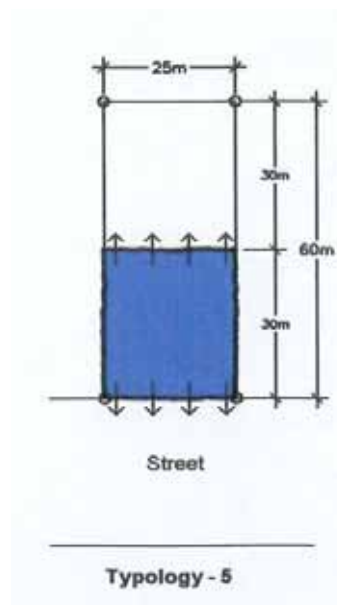
Apartments with good outlook to courtyard, but not addressing the street.

Not to be encouraged.

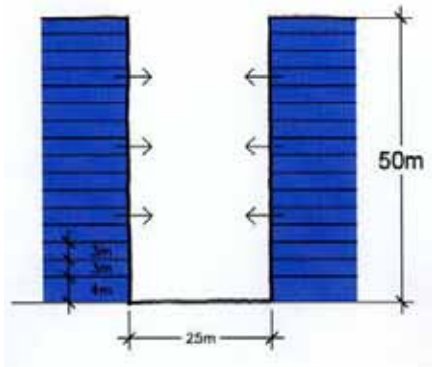


Apartments with good outlook to private rear courtyard, and positive relationship to the street.

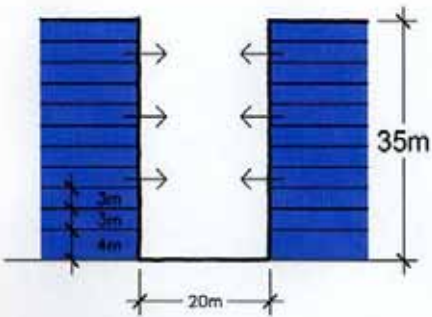
To be encouraged.



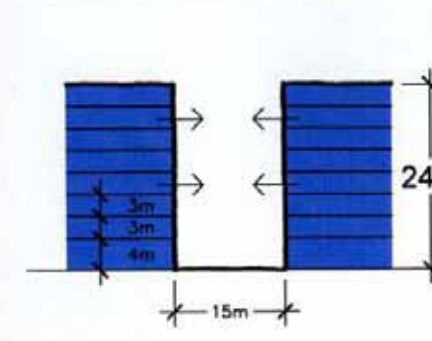
The following are recommended outlook courts



50m building height
25m separation recommended (minimum)

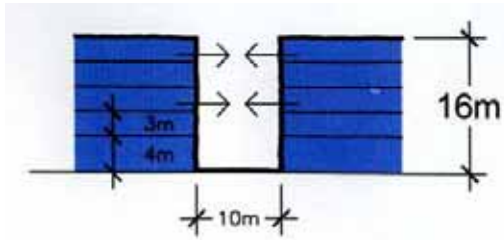


35m building height
20m separation recommended (minimum)

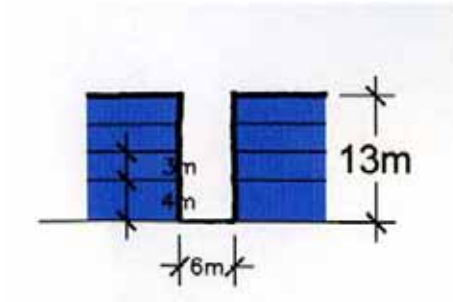


24m building height
15m separation recommended (minimum)





16m building height
10m separation recommended
(minimum)



12m building height
6m separation recommended
(minimum)

