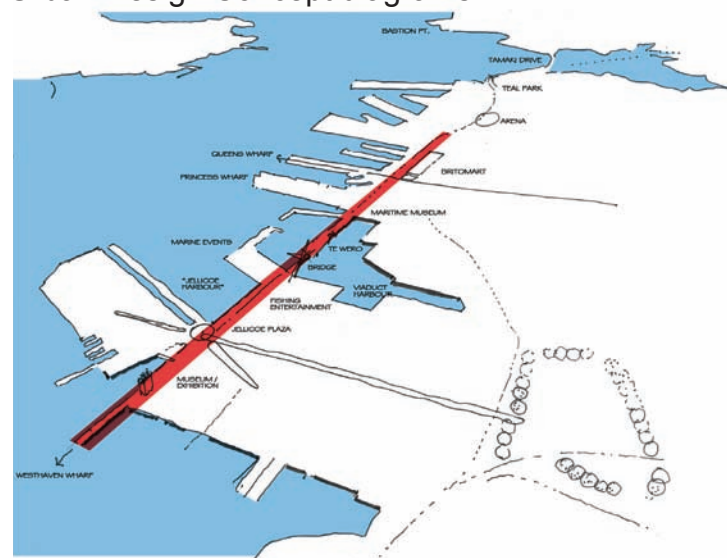
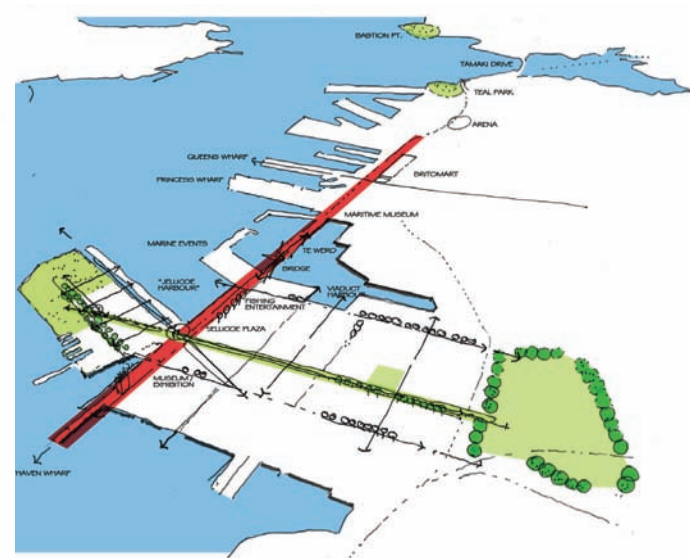


2.0 Urban Design Concepts

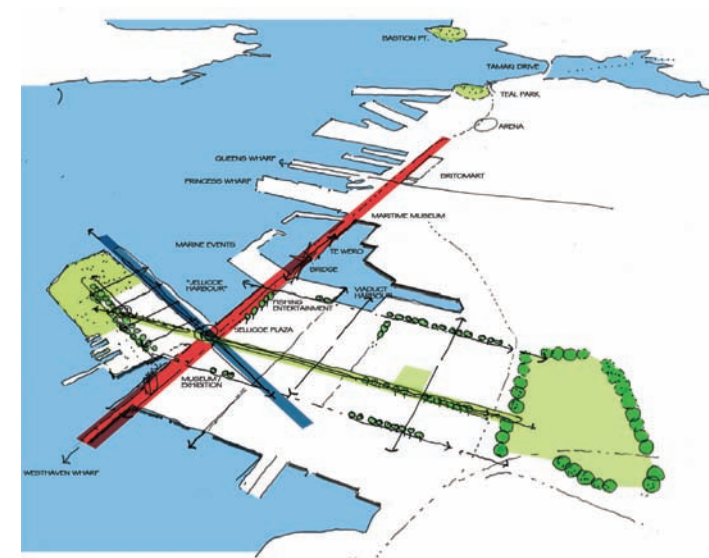
Urban Design Concept diagrams



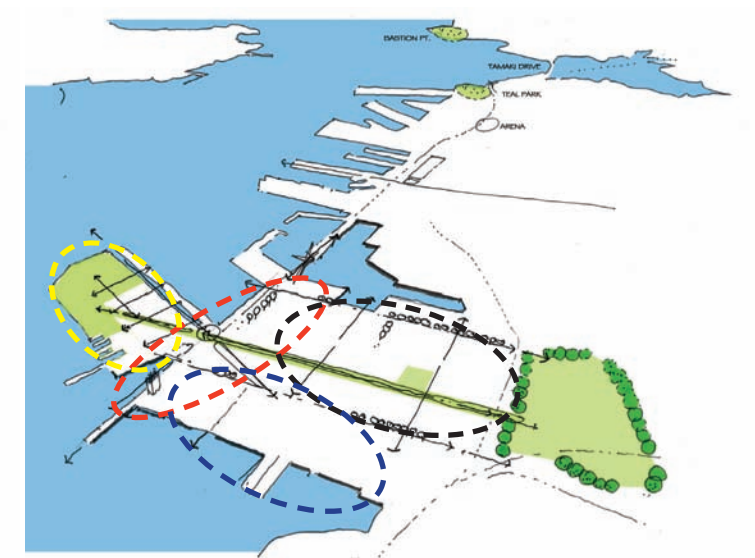
1. The Waterfront Axis



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.

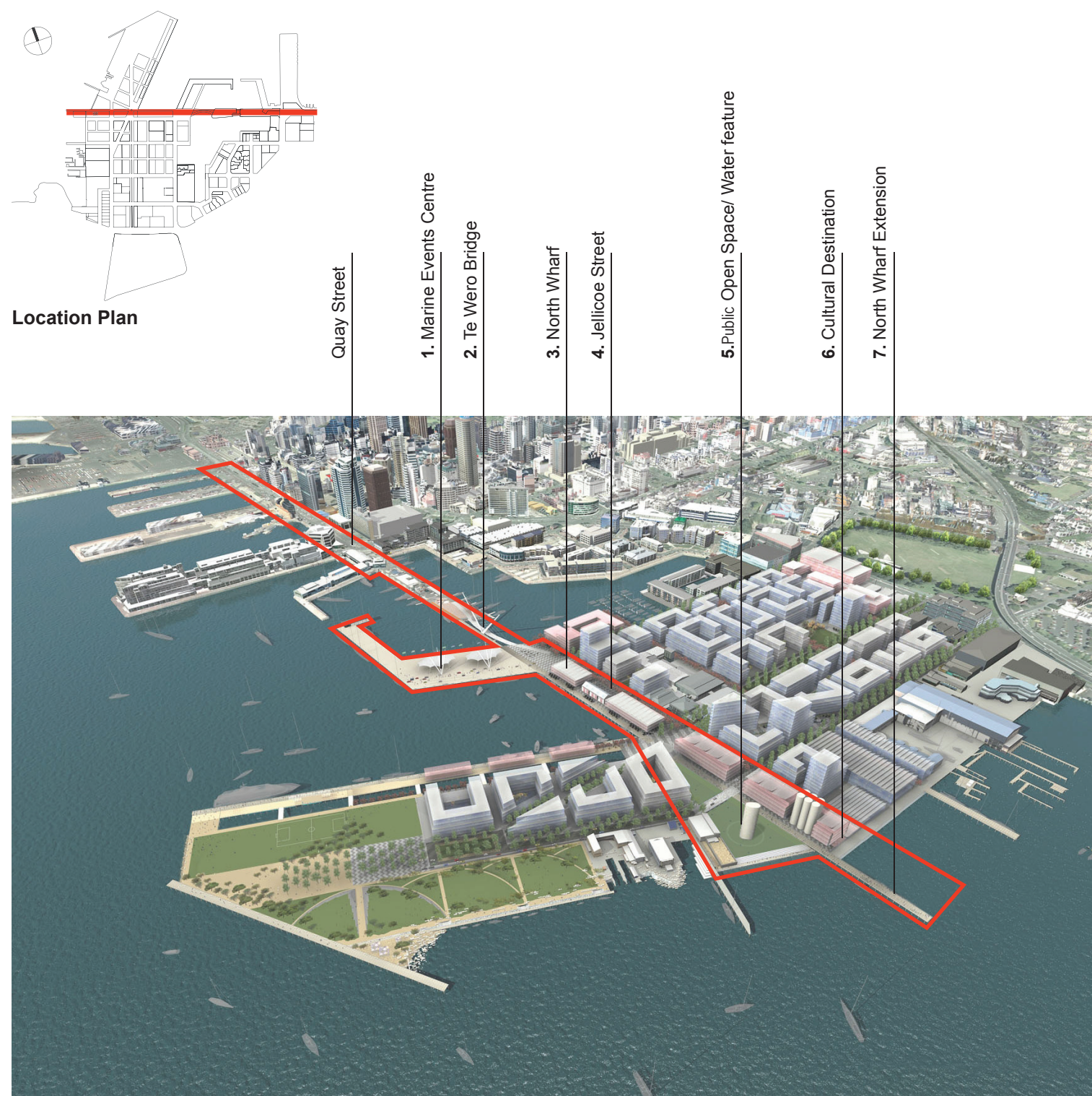
3. North Wharf The existing North Wharf structure built in 1910-15 will be revealed to provide a waterfront pedestrian route which will continue the Waterfront Axis through to Westhaven. This wharf edge will be activated by waterfront retail, hospitality and pedestrian activity. The wharf edge will remain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



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.



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;

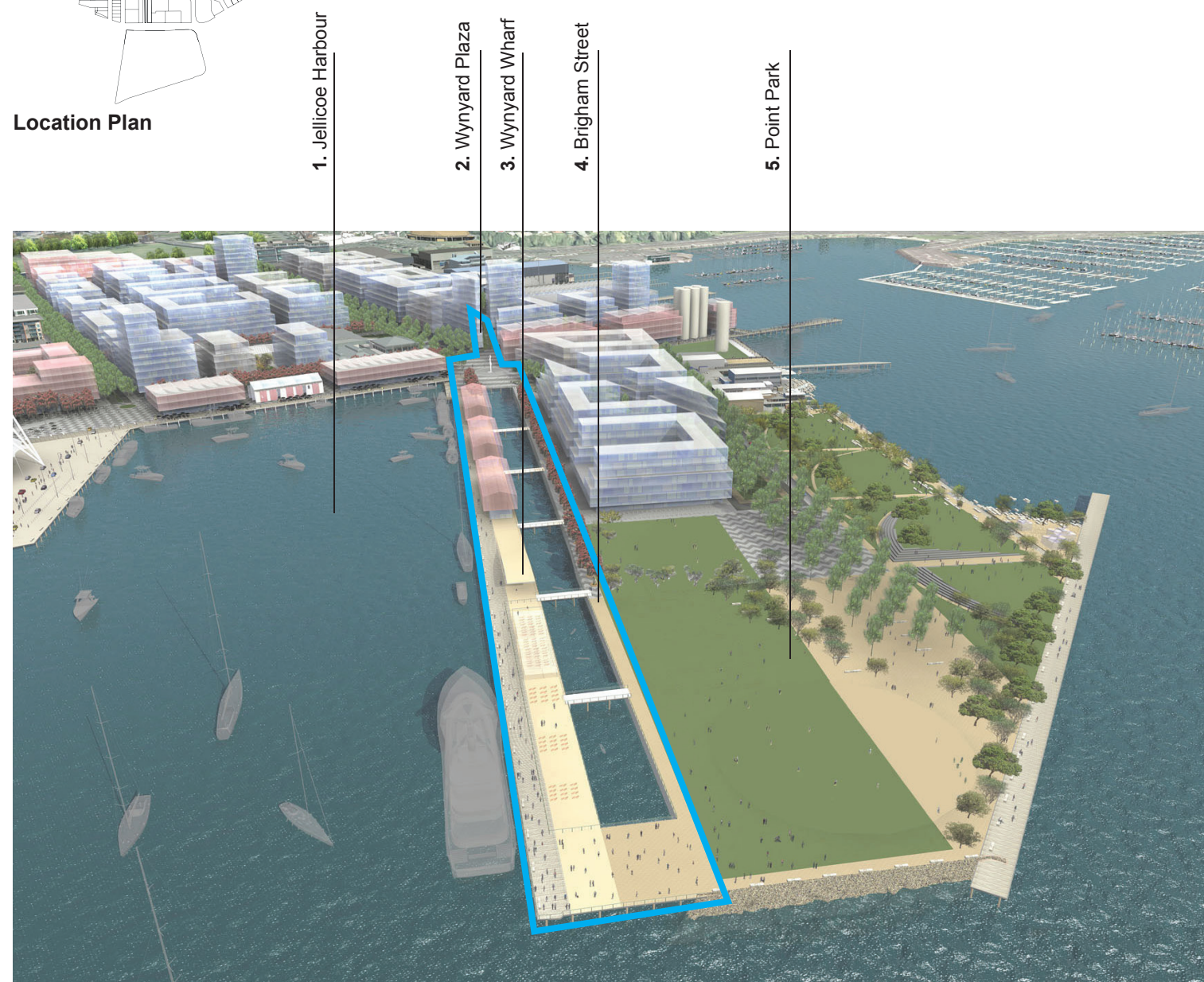
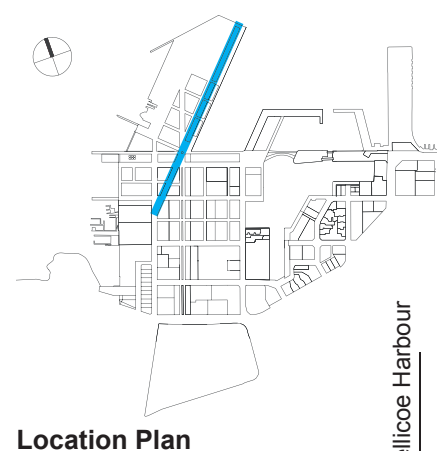
1. Jellicoe Harbour The existing water body defined by the Halsey Street Extension Wharf (Marine Events Centre), North Wharf and Wynyard Wharf is the prime water space in the Wynyard Quarter. Redevelopment will create the opportunity to establish a working waterfront harbour which supports the existing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



Wharf Axis perspective view - artist's impression

2.4 Concept 4

Waterfront Precincts

2.4.1 Waterfront Precincts

The proposed Waterfront Precincts which establish areas of distinct character are;

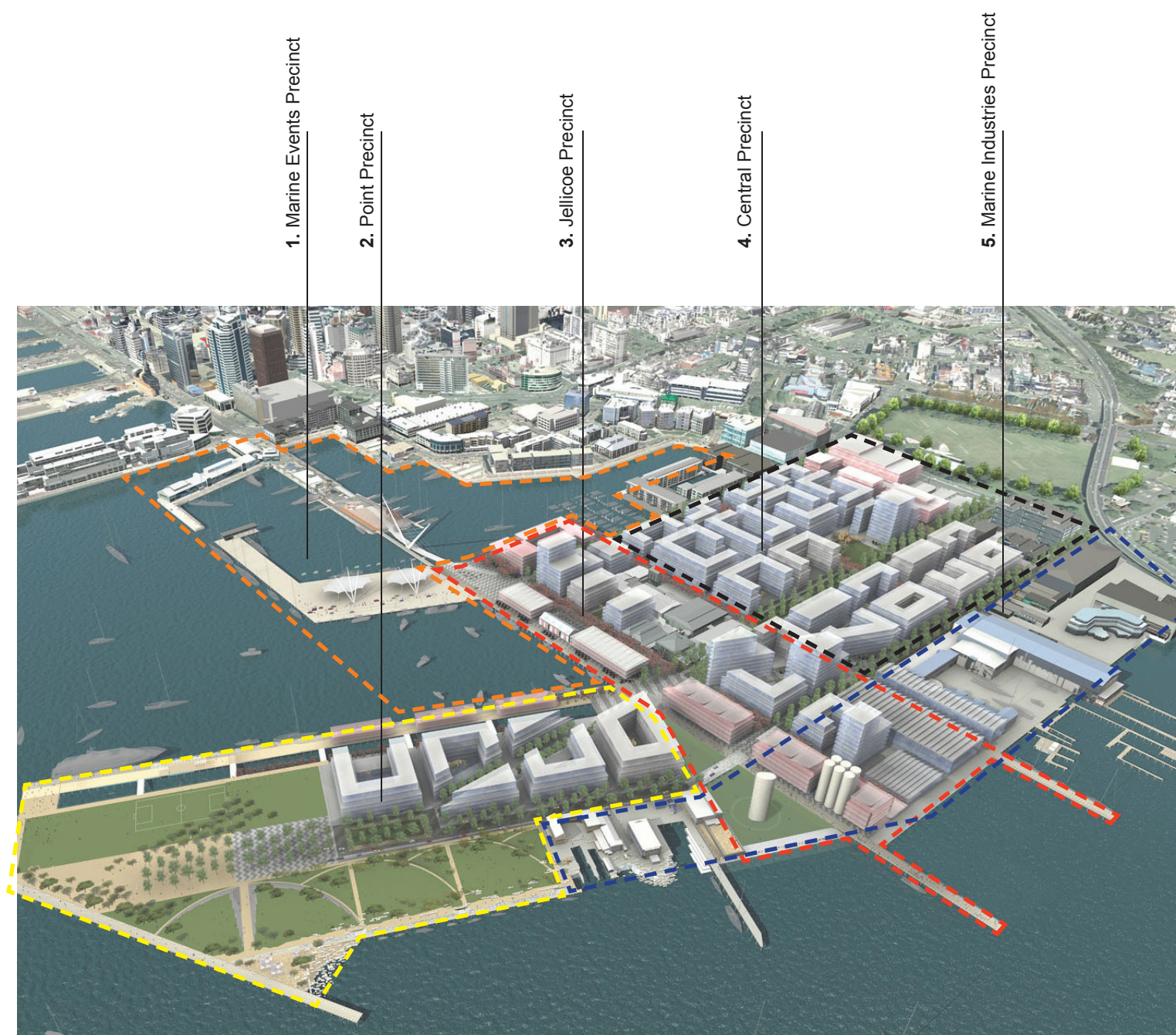
1. Marine Events Precinct The Marine Events Precinct is created by the waterspaces and edges defined by Princes Wharf, the Maritime Museum, Te Wero Island, Viaduct Harbour and the Halsey Street Extension Wharf. These facilities will work together to create an internationally recognised destination for marine activity and events.

2. Point Precinct The Point Precinct is defined on three sides by the harbour and to the south by the proposed Public Open Space / Water feature and North Wharf. The vision for the Point is to create a waterfront destination that expresses the precinct's maritime location and maximises public use through interaction with its coastal edges, views and vistas. A combination of residential/commercial and retail activity will facilitate activation of the signature headland open space. The proposed Point Park and a potential cultural destination will establish this as an important regional destination. (Point Precinct includes Area 6 the Proposed District Plan)

3. Jellicoe Precinct The Jellicoe Precinct is defined by North Wharf (north,) Madden Street (south), Westhaven (west) and Viaduct Harbour (east). The precinct is considered as an extension of the existing CBD waterfront and Viaduct Harbour activity and provides a built form that reinforces this waterfront connection. It will function as the Wynyard Quarter's social and cultural heart and its main pedestrian link to the existing waterfront. This is to be supported by complementary retail and entertainment activities on Jellicoe Street, the Fish Market, and a potential cultural destination at the western termination of the axis. (Jellicoe Precinct includes Areas 5 and 7 of the Proposed District Plan)

4. Central Precinct The Central Precinct is defined by Madden, Beaumont, Fanshawe and Halsey Streets. As an extension of the scale and form of the western CBD it is proposed to be transformed into a vibrant mixed use neighbourhood with retail, commercial and residential development. These uses and activities will support the existing activities of the Viaduct Harbour (east) and marine industry uses (west). The precinct is centred on the north-south Park Axis and will feature a central park. (Central Precinct includes Areas 1,2 and 4 of the Proposed District Plan)

5. Marine Industries Precinct The Marine Industries Precinct is defined by Fanshawe and Beaumont Streets. To the north it stretches across Jellicoe Precinct into the Point Precinct, where existing marine industries remain and support diversity and maritime character. The precinct will retain its existing marine functions which service the recreational marine uses of the Wynyard Quarter and Westhaven Marina. Additional opportunities for the marine industries are accommodated within the adjacent Central and Jellicoe Precincts. (Marine Industries Precinct includes Area 3 of the Proposed District Plan)



Wynyard Quarter Precincts aerial view - artist's impression

3.0

Urban Design Principles



Auckland's existing urban waterfront



Introduction:

This section defines the 7 Key Urban Design Principles of the Wynyard Quarter Urban Design Concept. These are followed by the design 'responses' which reinforce them. The Key Principles are:

1. **Connecting Waterfront Precincts**
2. **Providing Waterfront Access**
3. **Establishing Diverse Public Spaces**
4. **Promoting an Active and Working Waterfront**
5. **Creating Appropriate Building Height, Scale and Form**
6. **Facilitating a Mix of Uses and Activities**
7. **Providing Sustainable Transport and Urbanism**

3.1

Principle 1

Connecting Waterfront Precincts

Existing waterfront precincts



Auckland's waterfront supports a wide range of activities and functions, however these activities are not clearly defined or connected. The existing waterfront, between Pt. Erin in the west and the port activity in the east, comprises four distinct areas of activity. These are:

A. Westhaven Marina A predominantly recreational area which supports boating activities and provides public access and amenity via waterfront edges and promenades.

B. Viaduct Harbour The Viaduct Harbour is an existing waterfront destination for recreational, entertainment, and retail activity. It also supports the fishing and tourism industry by providing berthage for commercial and fishing boats.

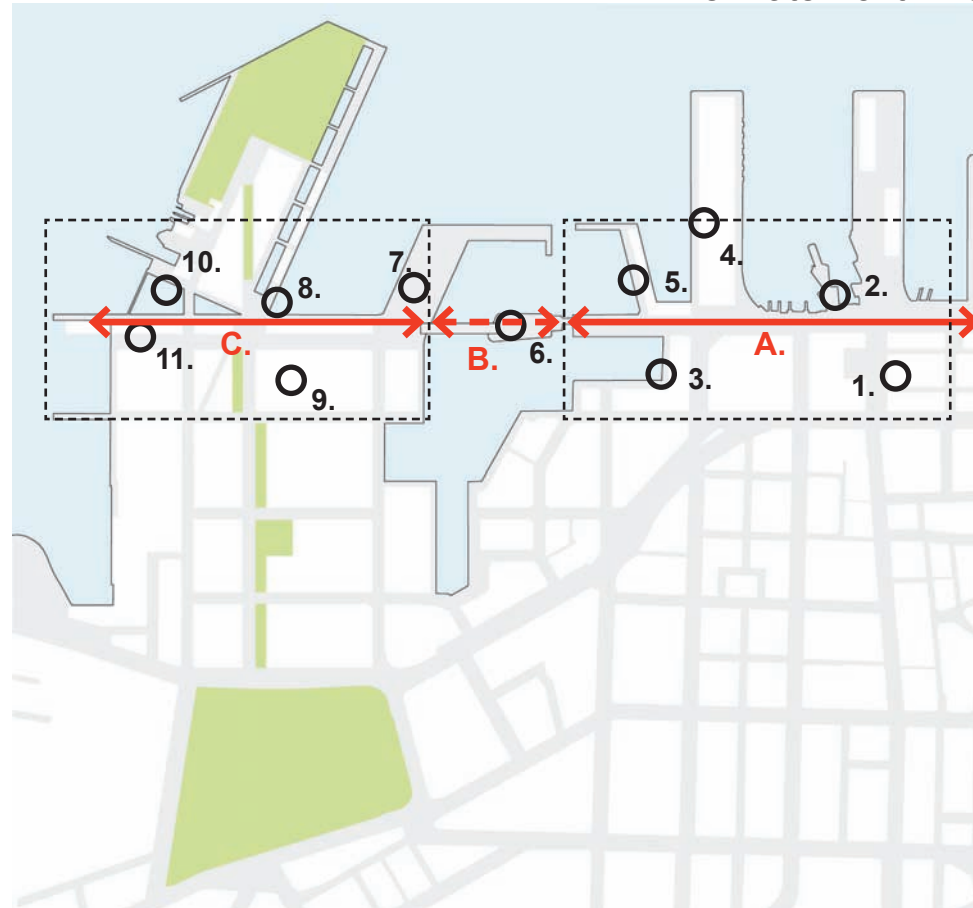
C. Central Wharves Princes, Queens and Captain Cook Wharves support a range of port uses, transport and residential activity.

D. Port The existing Ports of Auckland port is a significant infrastructural component and economic generator for the Auckland region.

The redevelopment of the Wynyard Quarter (**E.**) provides the opportunity to create a new waterfront quarter with a coherent and highly connected urban structure. Successful redevelopment can establish the waterfront as Auckland's 'front door' to the Pacific and New Zealand's most recognisable urban precinct.

3.1 Principle 1/Response

The Waterfront Axis



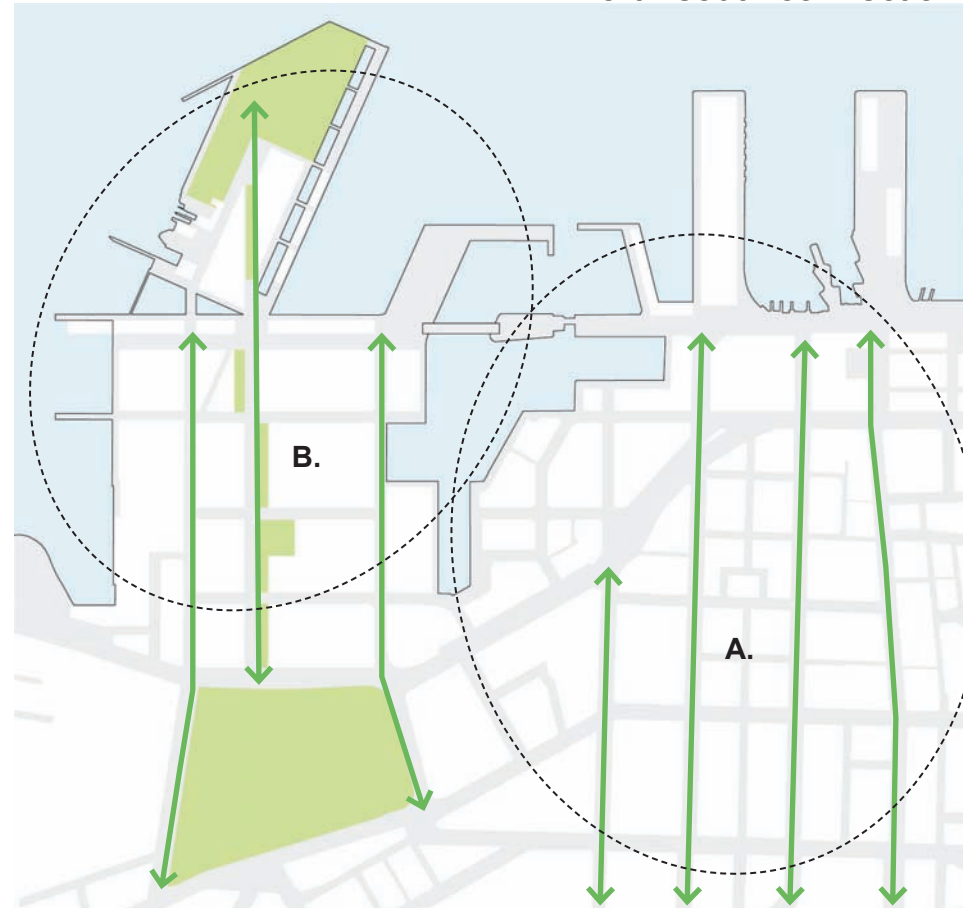
↔ Waterfront Axis

3.1.1 Articulate the Waterfront Axis

The Quay Street axis **A.** connects Auckland's existing waterfront destinations. This connection will be linked to the Wynyard Quarter's main pedestrian axis Jellicoe Street **C.** through the new Te Wero Bridge **B.** This establishes the Waterfront Axis as the primary organising and connecting element of the waterfront. The axis will be expressed as a waterfront promenade which prioritises pedestrian movement along the waterfront and connects the existing CBD waterfront activities with those proposed for the Wynyard Quarter. These activities are:

1. Britomart 2. Passenger/Tourist Ferry Services 3. Viaduct Harbour 4. Princess Wharf 5. Maritime Museum 6. Te Wero Island 7. Marine Events Centre 8. Jellicoe Plaza/Harbour 9. Fish Markets 10. Public Open Space / Water feature 11. Concrete Silos

North-south connections



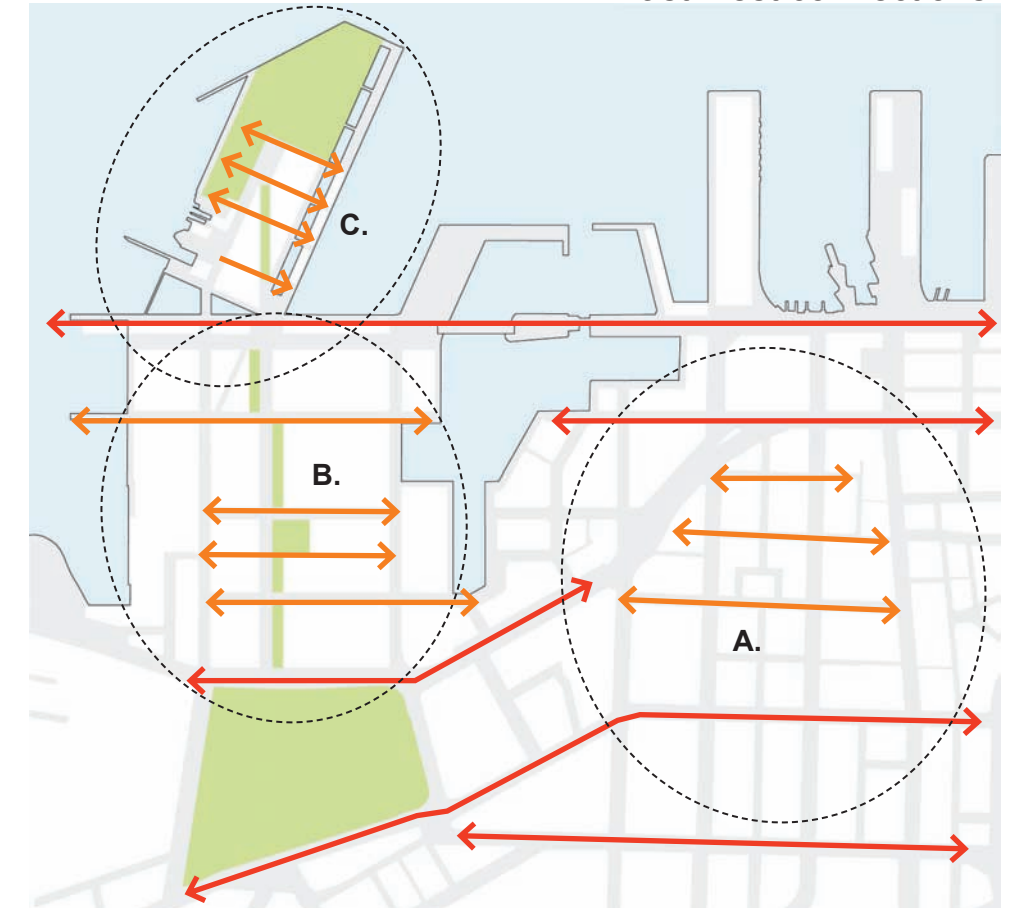
↕ North-south streets

3.1.2 Reinforce North-South Connections

A. CBD Streets The existing CBD is organised by a series of north-south streets which lead to the waterfront. These support key vehicular and passenger transport routes and are characterised by signature planting of trees. These avenues include Beaumont Street, Halsey Street in the west, Nelson Street, Hobson Street and Albert Street in the CBD and Symonds Street in the east.

B. Wynyard Quarter The street network of the Wynyard Quarter will reinforce these north-south avenues by extending new boulevards of trees into Beaumont, Daldy and Halsey Streets as the key north-south links into the site. These streets will support the key pedestrian, vehicular and passenger transport routes of the Wynyard Quarter.

East-west connections



↔ Primary east-west streets

↔ Additional east-west connections

3.1.3 Establish East-West Connections

A. CBD Streets The existing CBD grid comprises a series of east-west streets and laneways which traverse the Queen Street Valley. The primary east-west movements through the CBD are provided by Quay Street and Customs Street along the waterfront, and Victoria and Wellesley Streets within the CBD.

B. Central Precinct The Wynyard Quarter's street network is initially ordered by the existing east-west extension of Madden, Pakenham, Gaunt and Jellicoe Streets across the site. These reinforce the relationship to the CBD and between the precinct and the water's edge. Smaller blocks and a finer grain of development is then created by a series of new lane ways.

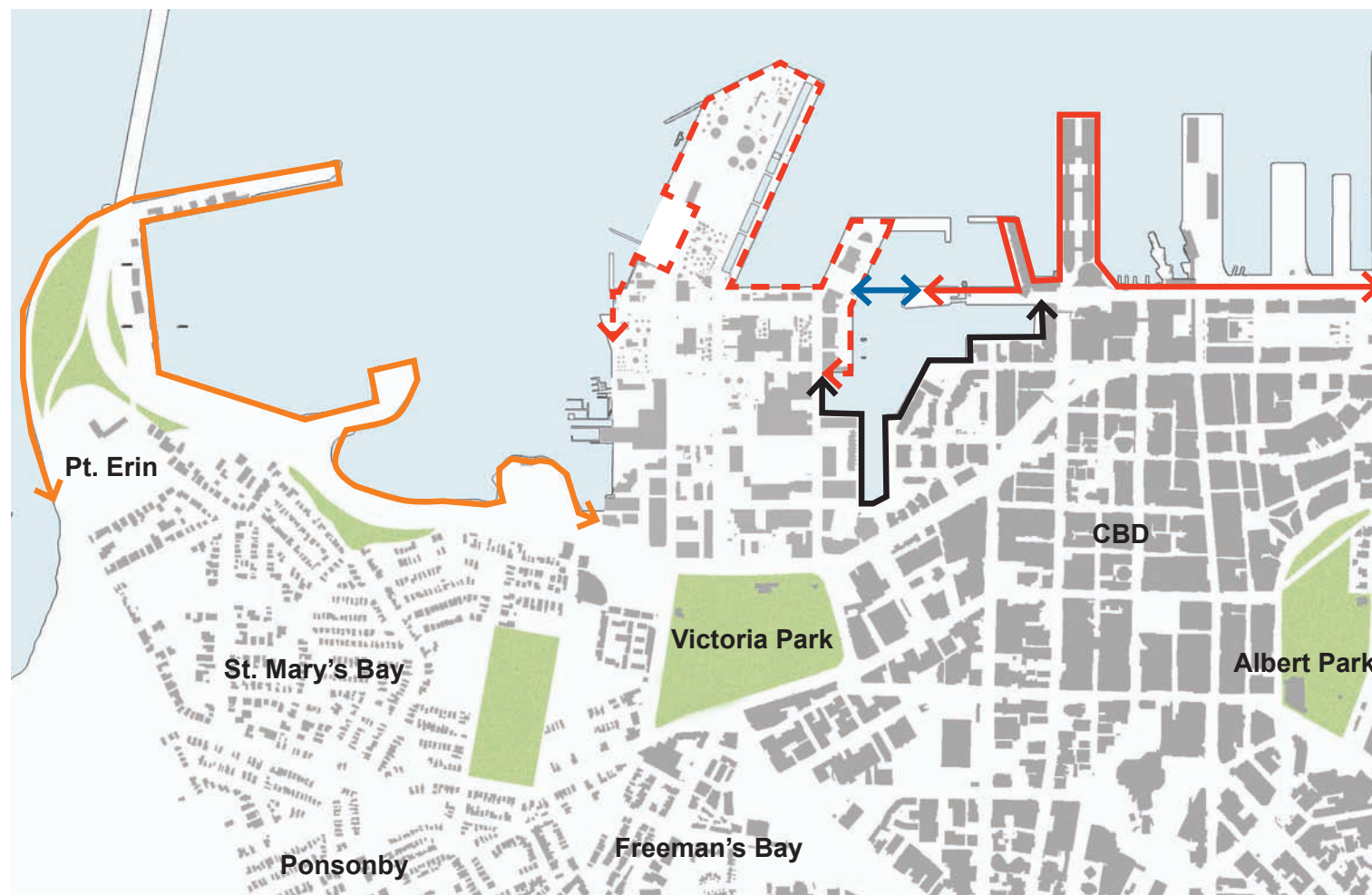
C. Point Precinct The Point Precinct will be organised by a series of east-west lane ways which establish visual connections between the proposed public spaces, harbour and CBD.

3.2

Principle 2

Providing Waterfront Access

Waterfront access



Key:

- Existing waterfront access CBD ↔
- Existing waterfront access Viaduct Harbour ↔
- Proposed waterfront access Wynyard Quarter - - -
- Existing waterfront access Westhaven ↔
- Te Wero Bridge ↔

The Wynyard Quarter will establish approximately 2 km of publicly accessible waterfront. This will ultimately be provided as a promenade which runs the majority of the Wynyard Quarter waterfront.

This promenade will integrate pedestrian and cycle access, public open space and maritime structures. It will also link the recreational destinations, public spaces and marine activities of the wider CBD waterfront between Point Erin in the west and Tamaki Drive in the east.

The waterfront access will establish generous waterfront spaces that reflect the precedents set by the Devonport, Tamaki Drive and Viaduct Harbour waterfronts.

3.2 Principle 2/Response

Waterfront edges

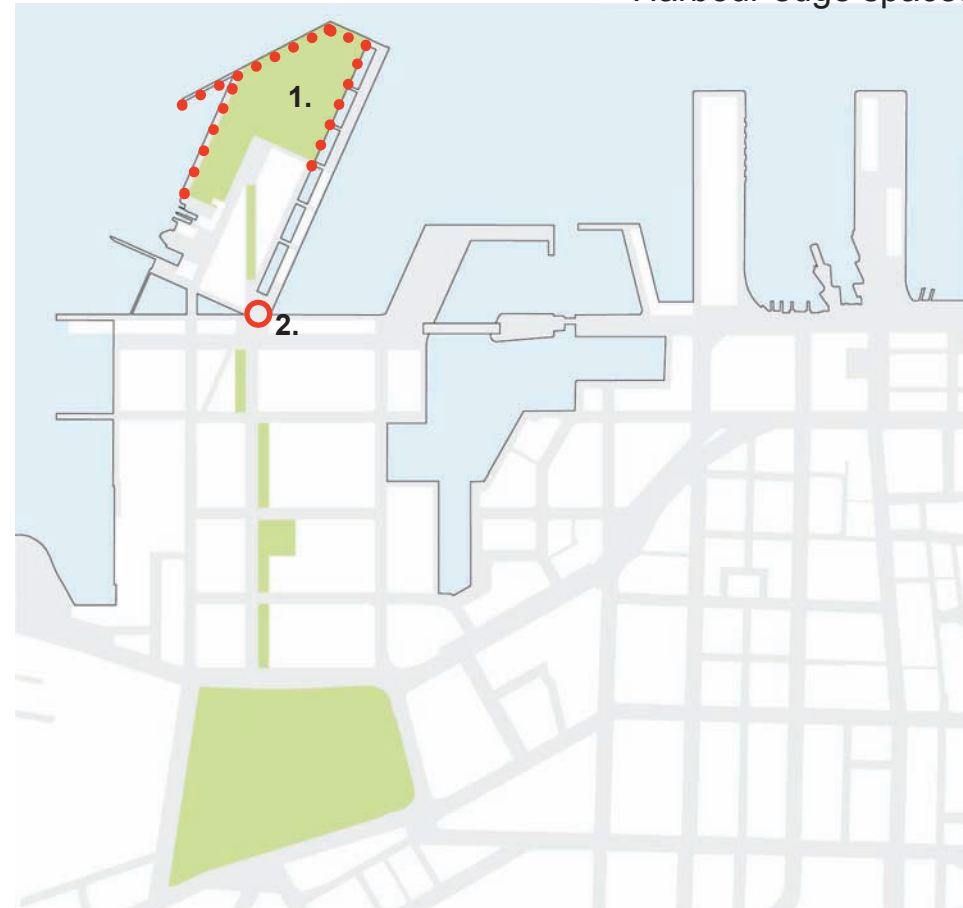


- Waterfront edge
- - - Existing Conservation Covenant

3.2.1 Provide Waterfront Edges

1. Waterfront edges will be provided along the ACVL and Marine Events Centre site frontages
2. Brigham Street will be retained as a waterfront street.
3. The Public Open Space / Water feature will provide a new public promenade edge and a waterfront destination.

Harbour edge spaces



- Public space edges

3.2.2 Provide Public Space on the Harbour Edge

1. The Point Park will provide continuous public access to the waterfront edge and establish a continuous public space waterfront edge condition.
2. Jellicoe Plaza will establish a waterfront destination with visual and physical connections to Jellicoe Harbour and the Public Open Space / Water feature.

Marine structures



- Publicly accessible marine structures

3.2.3 Provide Access to Marine Structures

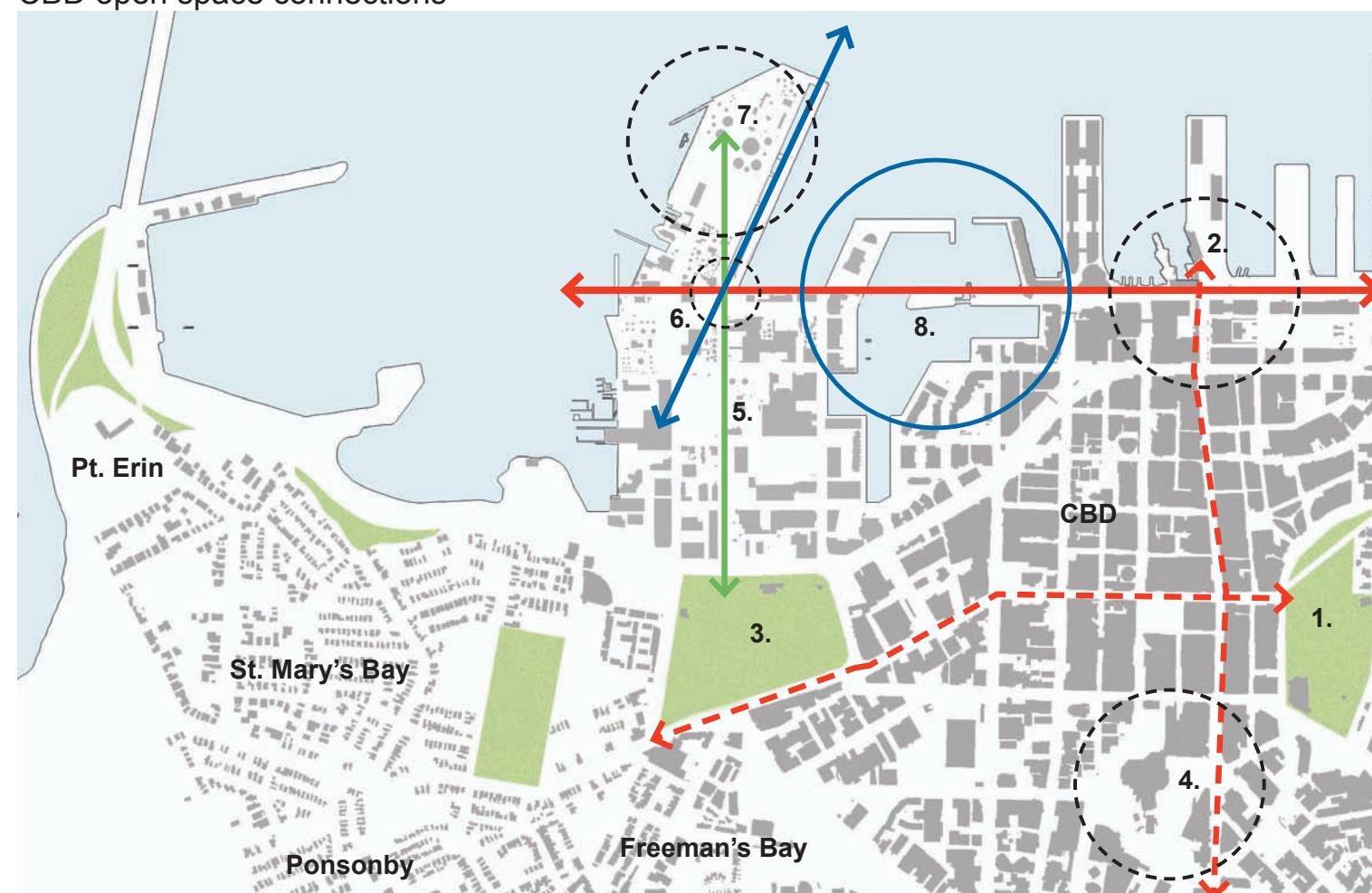
1. The historic North Wharf structure will provide a publicly accessible east-west waterfront edge. Mooring facilities for the Bluewater fishing fleet are accommodated within Jellicoe Harbour. A new structure will extend the western end of North Wharf.
2. Wynyard Wharf will establish a new waterfront edge between North Wharf and the Point Park.
3. The Marine Events Centre will establish an extensive public waterfront edge fronting Viaduct and Jellicoe Harbours.
4. A future wharf is proposed for the Marine Industries Precinct at Madden Street.

3.3

Principle 3

Establishing Diverse Public Spaces

CBD open space connections



The provision of public space within the Wynyard Quarter will strengthen the wider CBD's public space network. This network is currently defined by existing public spaces at Albert Park (1.), the waterfront/Britomart (2.), Victoria Park (3.), and the Civic Centre/Aotea Square (4.).

The new Park Axis will create a public space sequence that links Victoria Park (3.), Daldy Street and Central Parks (5.), Jellicoe Plaza (6.), and Point Park (7.) to the north. The Wharf Axis will link a series of smaller urban spaces that relate to the redevelopment of Wynyard Wharf as recreational destination and working waterfront destination. These key public spaces will be supported by a series of waterfront access points, streets, and other public spaces which will establish a high quality public realm.

Jellicoe Plaza (6.) is located at the intersection of these key axes and will provide the signature urban space destination within the Wynyard Quarter.

The proposed waterfront public space network will also establish a series of 'blue' water based spaces focused on the proposed Marine Events Precinct (8.).

3.3

Principle 3/Response

Recreational public spaces



3.3.1 Provide Recreational Public Space

Victoria Park's proximity to the Wynyard Quarter will see it continue to function as a significant public space resource for organised recreation and community activities. Point Park will provide the primary public space destination for waterfront recreation within the Wynyard Quarter providing both passive and active recreational opportunities.

Landscape amenity for the Central Precinct will be provided by Central Park which will provide a green space activated by retail activity at street level.

1. Victoria Park
2. Central Park
3. Daldy Street Linear Park
4. Point Park

Urban public spaces



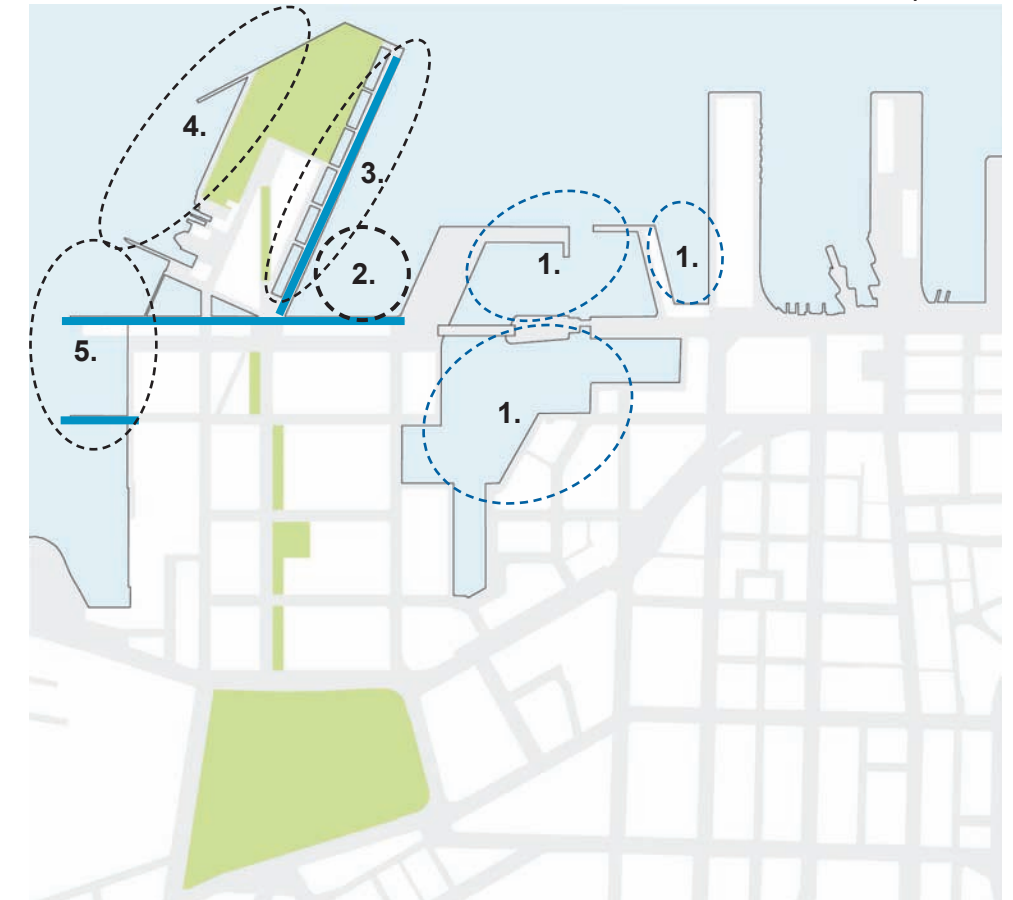
3.3.2 Create Significant Urban Public Spaces

A secondary network of public spaces will be created by a system of smaller urban and plaza type spaces. These will provide sheltered public space and support the proposed retail, entertainment, and commercial activities of the Wynyard Quarter.

These spaces will be:

1. Gateway Plaza - entry space to Jellicoe Street;
2. Marine Events Precinct - waterfront events space;
3. Jellicoe Plaza - the Wynyard Quarter's main social space;
4. Public Open Space / Water feature - 'blue' transitional space between sea and land;
5. Wynyard Plaza - urban space anchoring Wynyard Wharf;
6. Central Park - an urban park;
7. Beaumont Plaza - transition space to Point Park;
8. Madden Street Plaza - public plaza on the harbour edge.

Water spaces



3.3.3 Integrate 'Blue' Water Space

Existing and new maritime structures and open space locations allow public access to the waterfront and define 'blue' water spaces that support marine activity, can host water based events and accommodate water based recreational activity.

These key areas are:

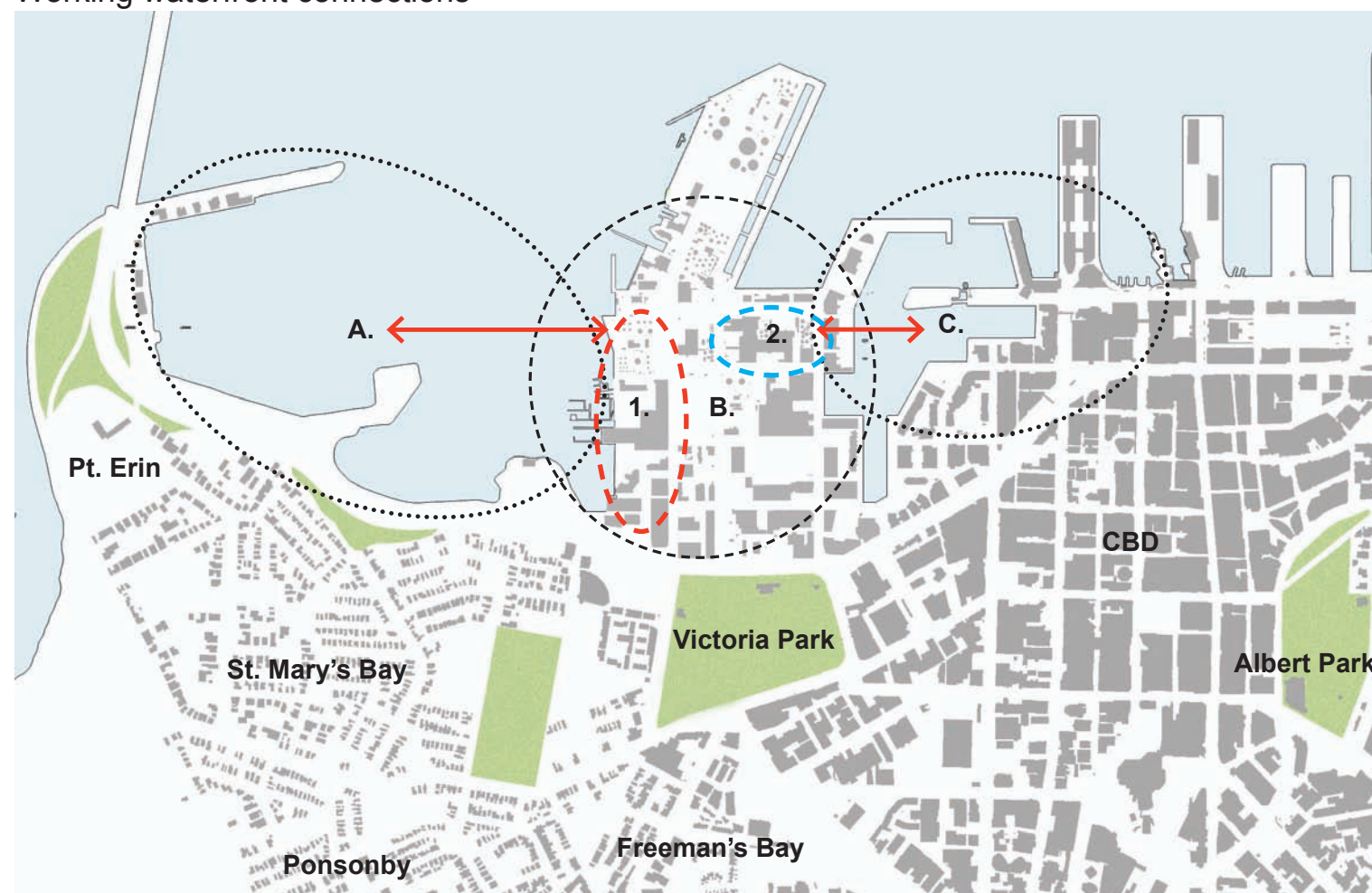
1. Viaduct Harbour and Marine Events Centre waterspaces;
2. Jellicoe Harbour - defined by North Wharf, Marine Events Centre and Wynyard Wharf;
3. Wynyard Wharf - port related and recreational waterspaces;
4. Point Park - recreational waters edge spaces;
5. West Edge- working waterfront and recreational spaces.

3.4

Principle 4

Promoting an Active and Working Waterfront

Working waterfront connections



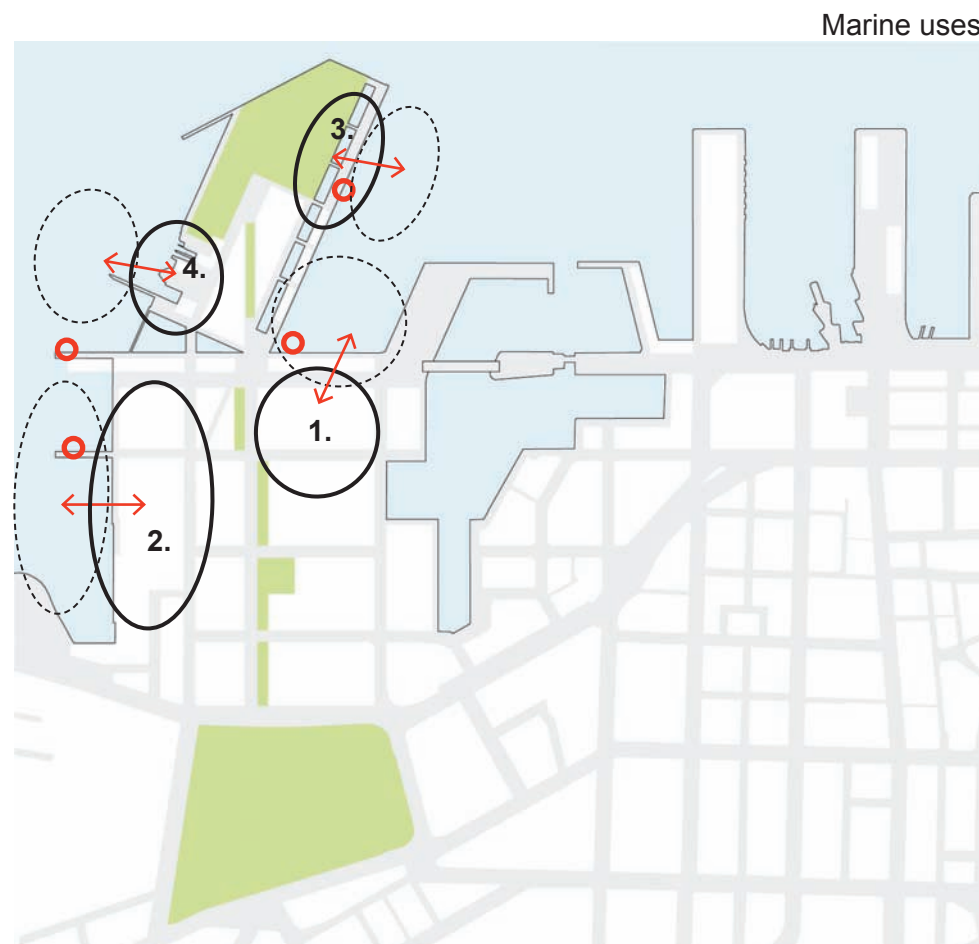
The redevelopment of the Wynyard Quarter seeks to reinforce and support the regionally important marine industries and fishing business on the waterfront.

The existing marine uses also include recreational boat activity within Westhaven Marina **(A)**, retailing, industrial and commercial uses within the Wynyard Quarter **(B.)** and recreational and commercial uses within the Viaduct Harbour and CBD waterfront **(C.)**.

Marine industries **(1.)** and fishing related zones **(2.)** located within the Wynyard Quarter will be retained and opportunities will be provided for the expansion of these within new development sites.

3.4

Principle 4/Response



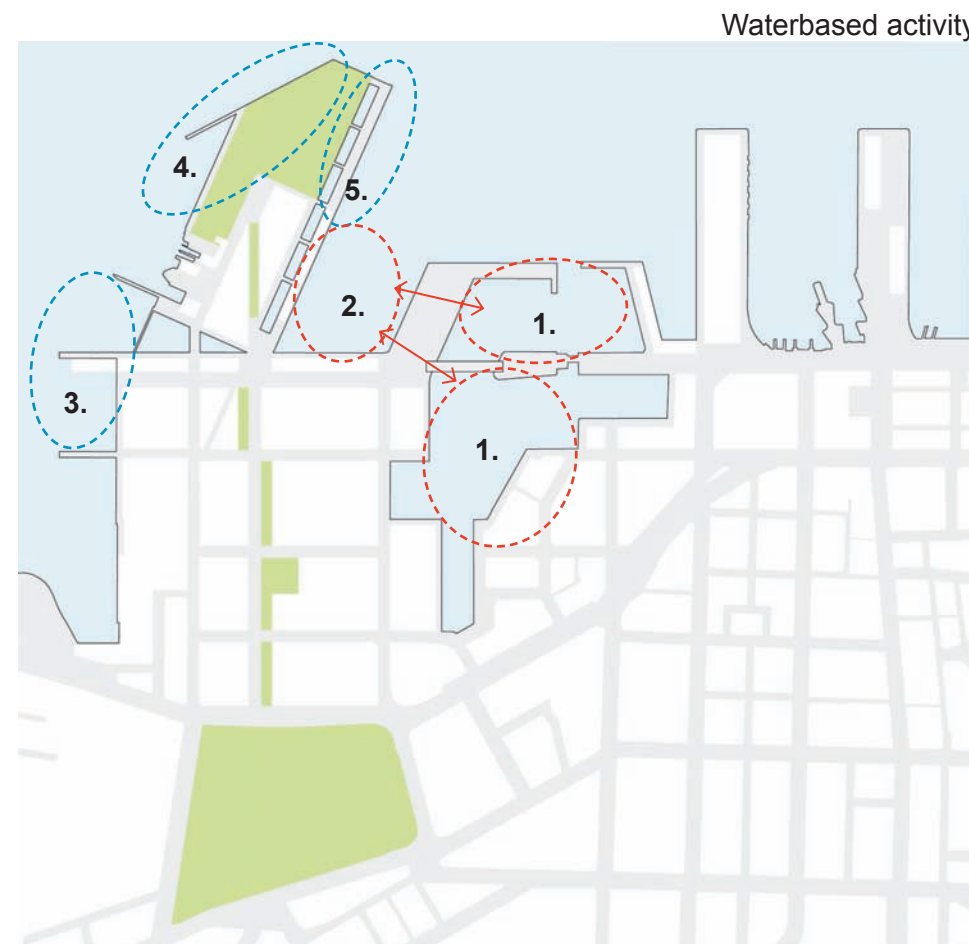
○ Potential ferry stops

3.4.1 Retain Existing and Create New Marine Uses

The use of waterfront edges for marine based activity promotes an authentic waterfront experience that will support the continuing development of the fishing and marine industries. The existing fishing and marine industries will also support new synergies with the proposed waterfront retail and commercial activities within the Wynyard Quarter.

Key areas of marine activity and their associated waterspaces are:

1. Fishing Village - fishing fleet mooring at Jellicoe Harbour;
2. Marine Industries - slipways and jetties at Westhaven;
3. Cruise ships - deep water access/berthing at Jellicoe Harbour.
4. Marine Industries on the Point - slipways and jetties.



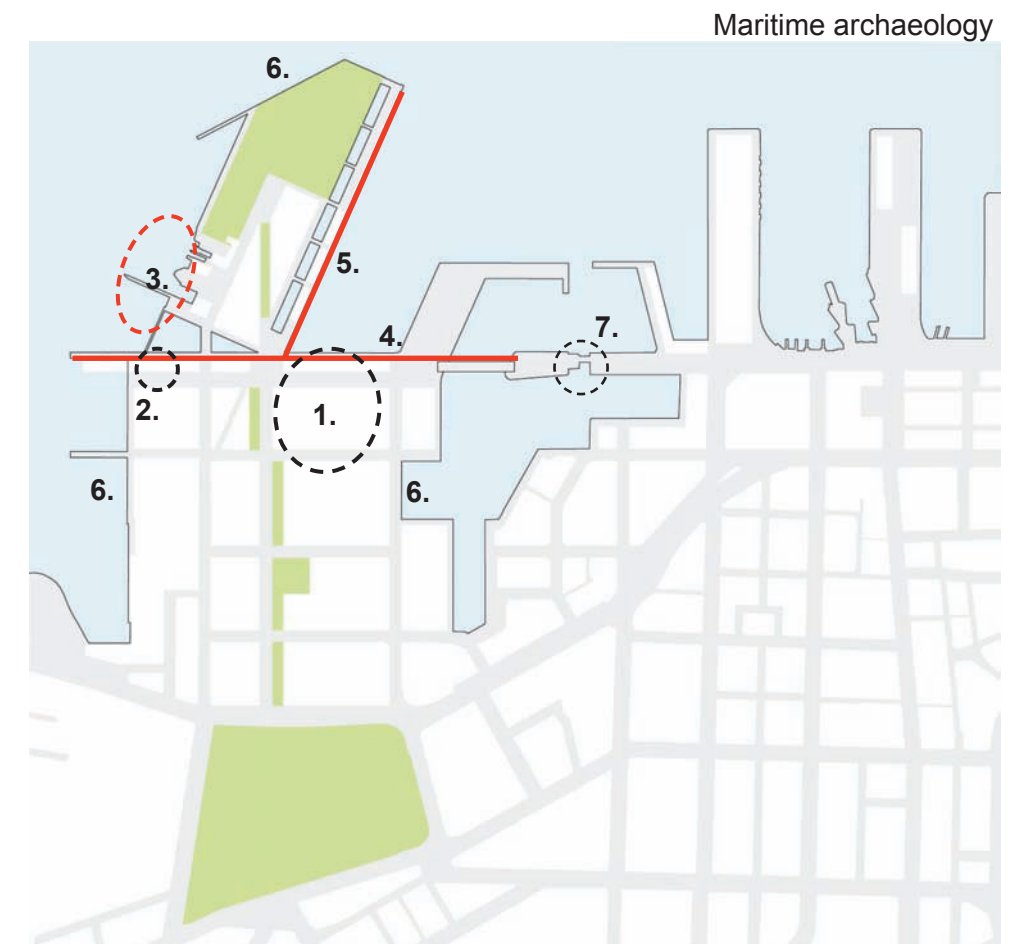
○ Water event space
○ Recreational water space

3.4.2 Accommodate Water Based Recreational Activity

Waterfront development will create a demand for both water-based recreation and the ability for people to access the site from land and from sea. Activities such as boat mooring, boat launching, water sports and water event spaces will be required to support recreational activity.

These key areas are:

1. Viaduct Harbour - events/recreation/fishing fleet;
2. Jellicoe Harbour - events/recreation/fishing fleet;
3. North Wharf Extension - recreation;
4. Point Park - recreation;
5. Wynyard Wharf - recreation.



— Existing wharf structures
○ Maritime archaeology sites

3.4.3 Preserve Maritime Archaeology

Access to marine infrastructure and structures promotes an authentic waterfront experience that will support the identity and character of the waterfront. Elements of maritime archaeology retained include:

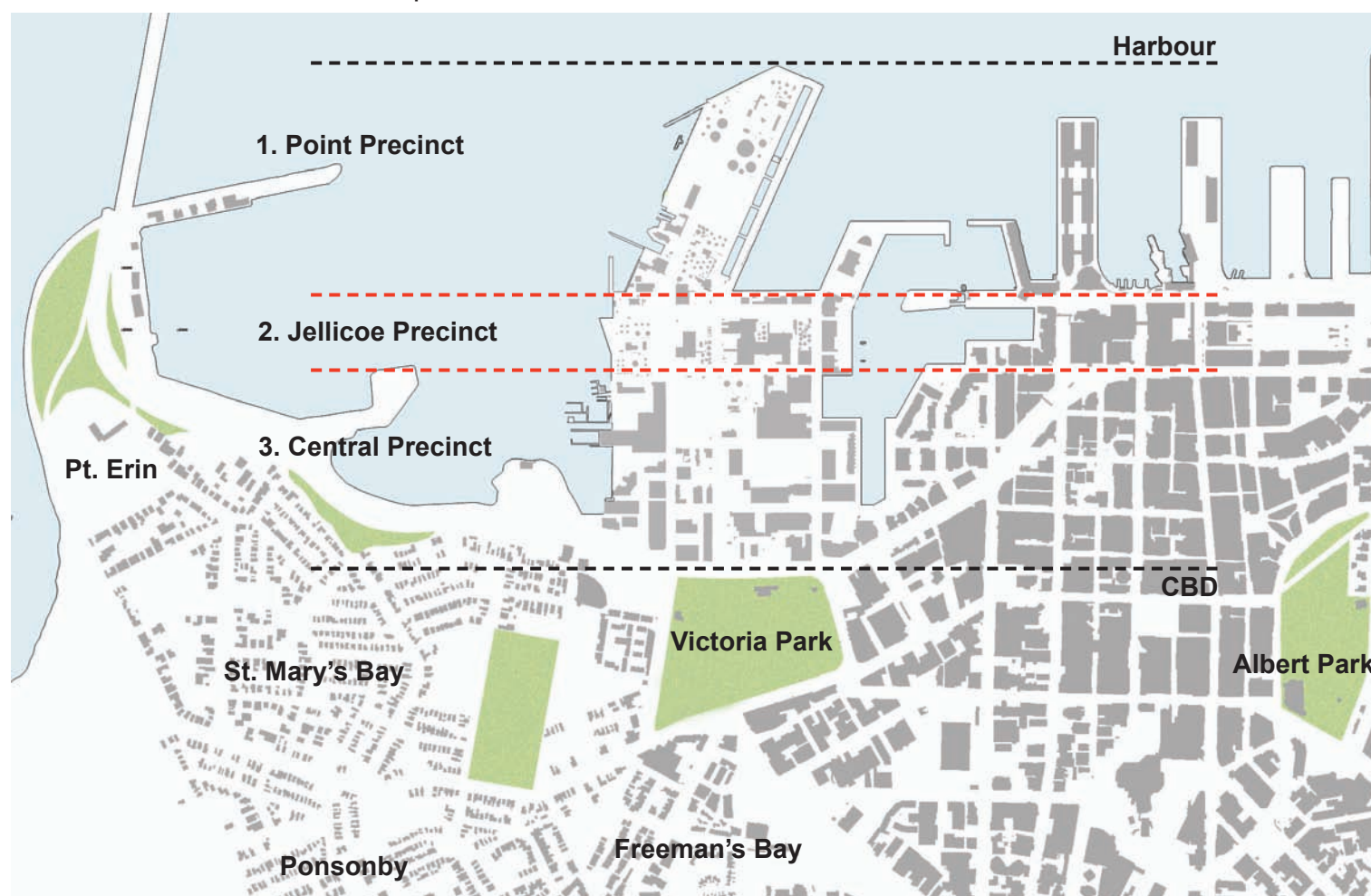
1. Existing Buildings within Fish Market and on North Wharf;
2. Existing Concrete Silos;
3. Existing slipways and pier structures;
4. North Wharf structures;
5. Wynyard Wharf structure;
6. Existing sea walls, slipways and piers;
7. Existing Bascule Bridge.

3.5

Principle 5

Creating Appropriate Building Height, Scale, and Form

Waterfront built form relationships



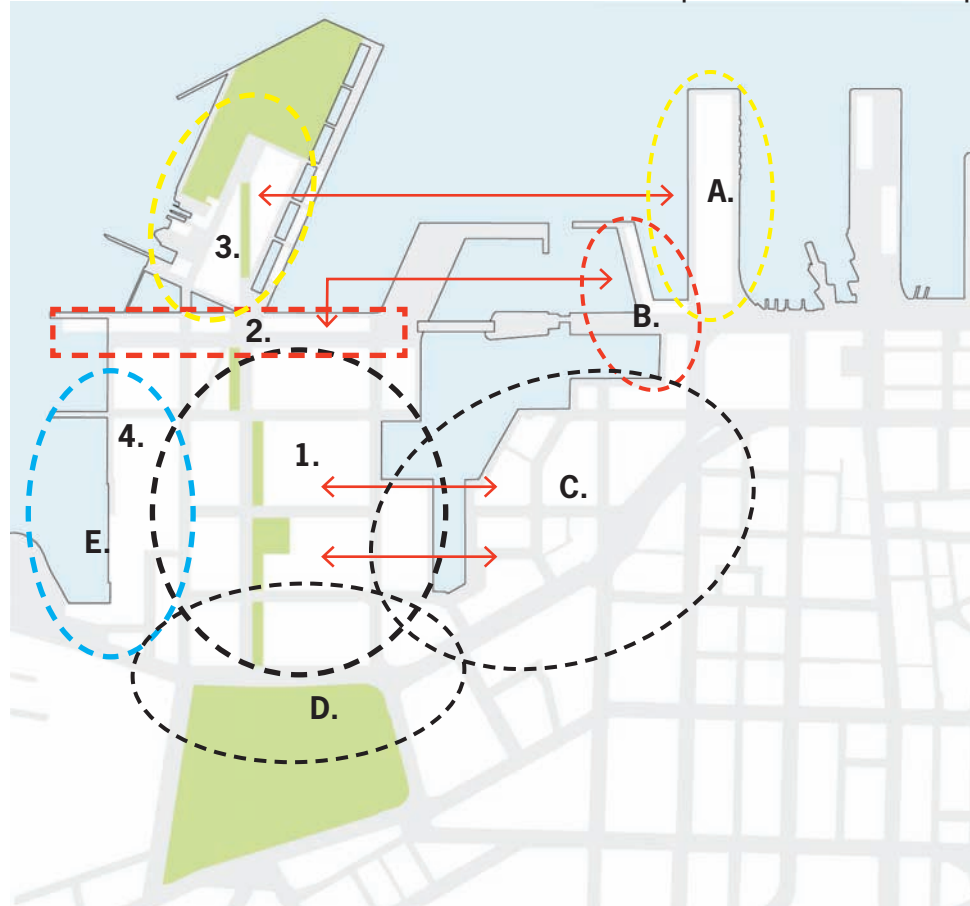
Creating appropriate building height, scale, and form will ensure that the Wynyard Quarter is complementary to its waterfront, CBD and nearby inner city suburb location when viewed from inside and outside the quarter. The proposed built form also reinforces the Point, Jellicoe, and Central Precincts.

Building height, scale, and form have been considered with regard to the following principles:

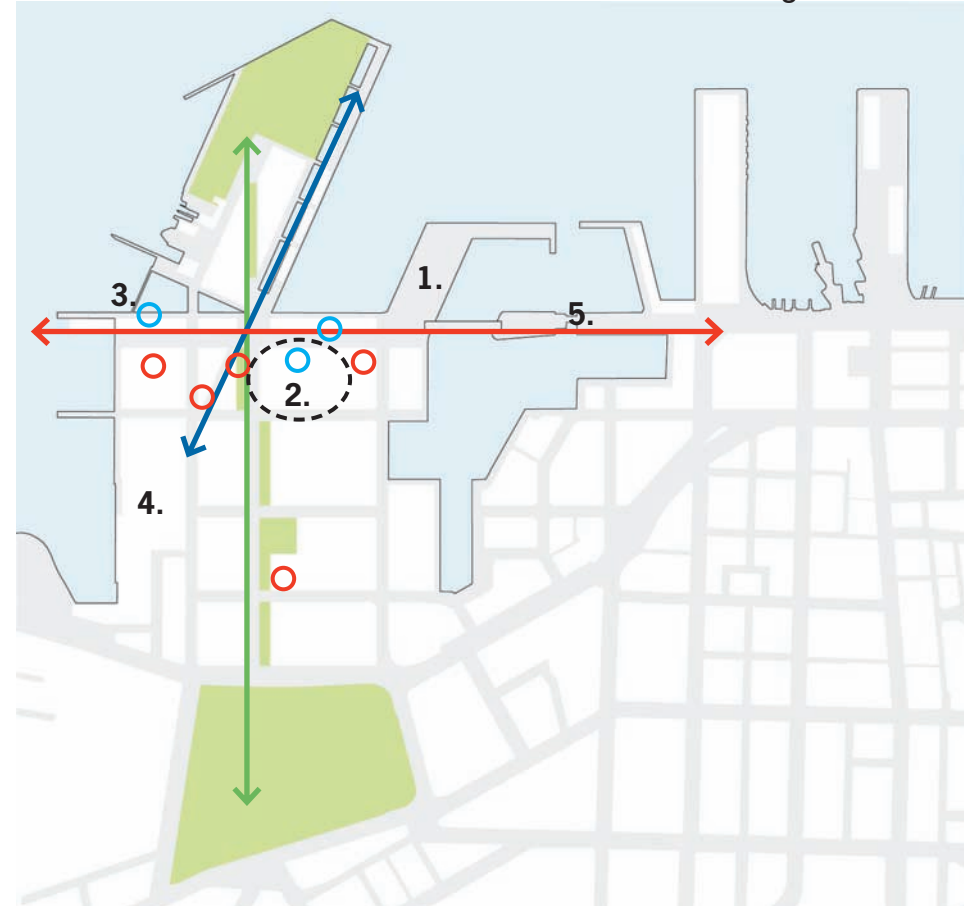
- Maintaining views to and from the site;
- Establishing urban scaled streets and public spaces;
- Reinforcing Jellicoe Street as the Waterfront Axis;
- Reinforcing Daldy Street as the Park Axis;
- Integrating with adjacent waterfront development;
- Creating variety within the Wynyard Quarter and reinforcing the three key precincts;
- Achieving appropriate orientation and solar access;
- Achieving high quality built form and urban design.

3.5 Principle 5/Response

Waterfront precincts relationship

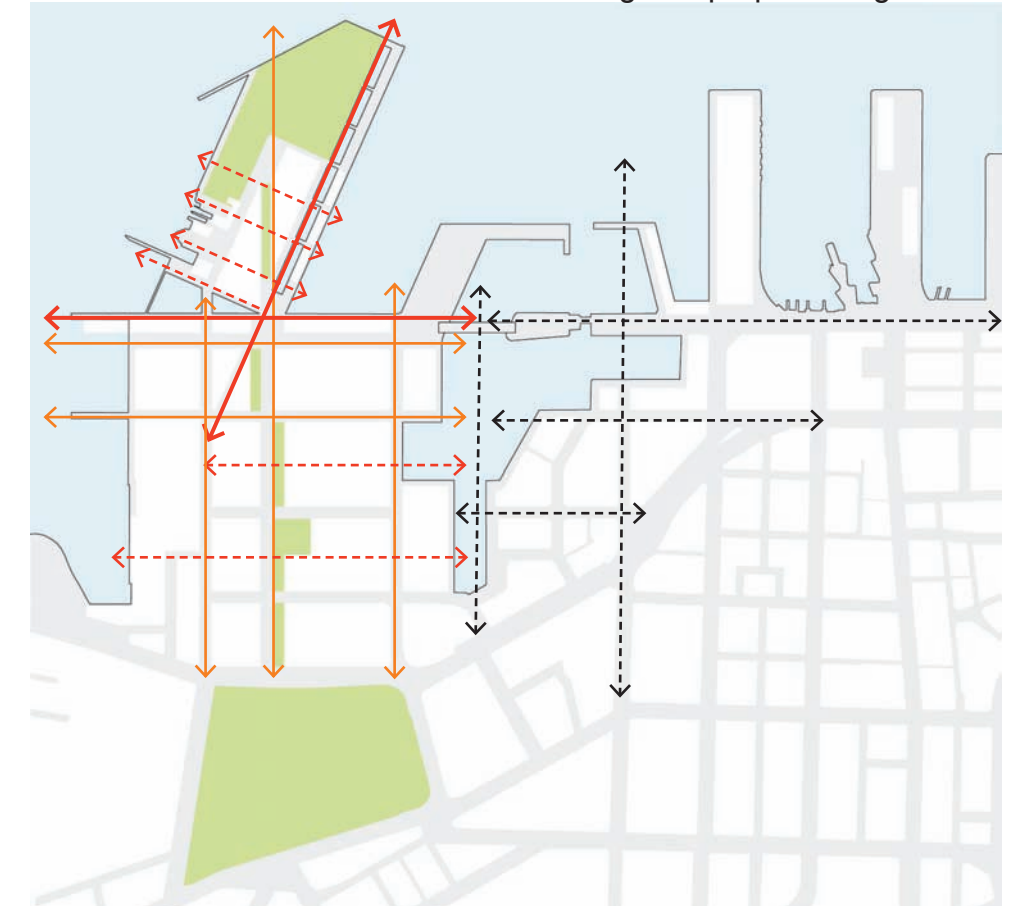


Height variations



- 52 m sites
- Character buildings/structures sites

Existing and proposed sight lines



- ←-----→ Existing protected sight line (Central Area Plan)
- ←-----→ Key design sight axis
- ←-----→ Secondary design axis
- ←-----→ Additional sight axis

3.5.1 Relate to Existing Waterfront Precincts

The new precincts relate in height and scale to the adjacent waterfront precincts of Princes Wharf **A.**, Maritime Museum **B.**, Viaduct Harbour **C.**, the Fanshawe Street area **D.**, and the existing marine industries **E.** This strategy will establish an appropriate transition from a CBD to a waterfront scale of development.

The key precincts and their heights are:

1. Central Precincts - continuing the scale established by Fanshawe Street developments (approx. 31m);
2. Jellicoe Precinct - the extension of waterfront wharf scale established by the Maritime Museum and related structures (approx. 15m);
3. Point Precinct - a finer grained waterfront/wharf scale (approx. 27m);
4. Marine Industries Precinct - retaining the existing industrial scale (18m).

3.5.2 Provide Variation in Building Height, Scale, and Form

The heights proposed will achieve variations in the scale and form of the different Wynyard Quarter precincts. Retention of existing character buildings will also ensure height variation. Other signature structures will contribute to the quality, complexity and interest of the Wynyard Quarter's skyline and roofscape. These include:

1. The proposed Marine Events Centre;
2. The existing Fishing Market;
3. The existing Cement Silos;
4. The existing marine industries sites;
5. The existing Bascule Bridge.

52m sites will also provide variety to building form and scale. These sites have been chosen to reinforce the principal site axes and to assist in establishing a legible urban structure.

3.5.3 Sight Lines

Increased permeability, accessibility and amenity will be provided by establishing a clear structure of views and vistas that extend to the waters edge and the harbour.

The urban design concept is organised by the extension of the existing and proposed street network through the site linking the Viaduct Harbour and Westhaven Marina in the east-west direction and Victoria Park and the harbour in the north-south direction.

Additional sight lines will reinforce the proposed urban structure and facilitate views between the harbour and CBD.