

final draft

7.0

BUILT FORM



This section describes the Precincts built form rationale, its relationship with the open space network and indicative building typologies. Additional information regarding the rules and assessment criteria for private development sites can be found in the Plan Change document.

7	Built Form	
7.1	Proposed Height and FAR	68
7.2	Site Access and Servicing	69
7.3	Ground Floor Interfaces	70
7.4	Building Typologies	71

Note: All images in this report are indicative only but demonstrate the level of quality required. Designs for individual buildings and open spaces are yet to be confirmed. Dimensions indicated are subject to additional design work and may vary.

final draft

7.1

PROPOSED HEIGHT AND FAR



Precinct 1 - Proposed Height and FAR Plan

Proposed Heights The proposed heights and FAR are informed by the Urban Design Framework (UDF) and District Plan. These documents also establish the proposed development controls placed on individual development sites. These are illustrated on a site by site basis in the UDF.

Height Rationale The rationale for the proposed heights is provided by the Urban Design Framework. In summary the heights proposed;

- achieves a built form that is complementary to the waterfront context
- generally 'steps down' from the CBD core to the waters edge
- provides a built 'topography' that supports the proposed urban structure
- supports the proposed distribution of activities, destinations and open spaces
- provides 'marker sites' that create presence at key locations across the Quarter and support legibility and way finding
- avoids monotony and creates variety and visual interest
- realtes to Quay Street on the CBD waterfront

- provides an appropriate relationship to the sites existing character structures

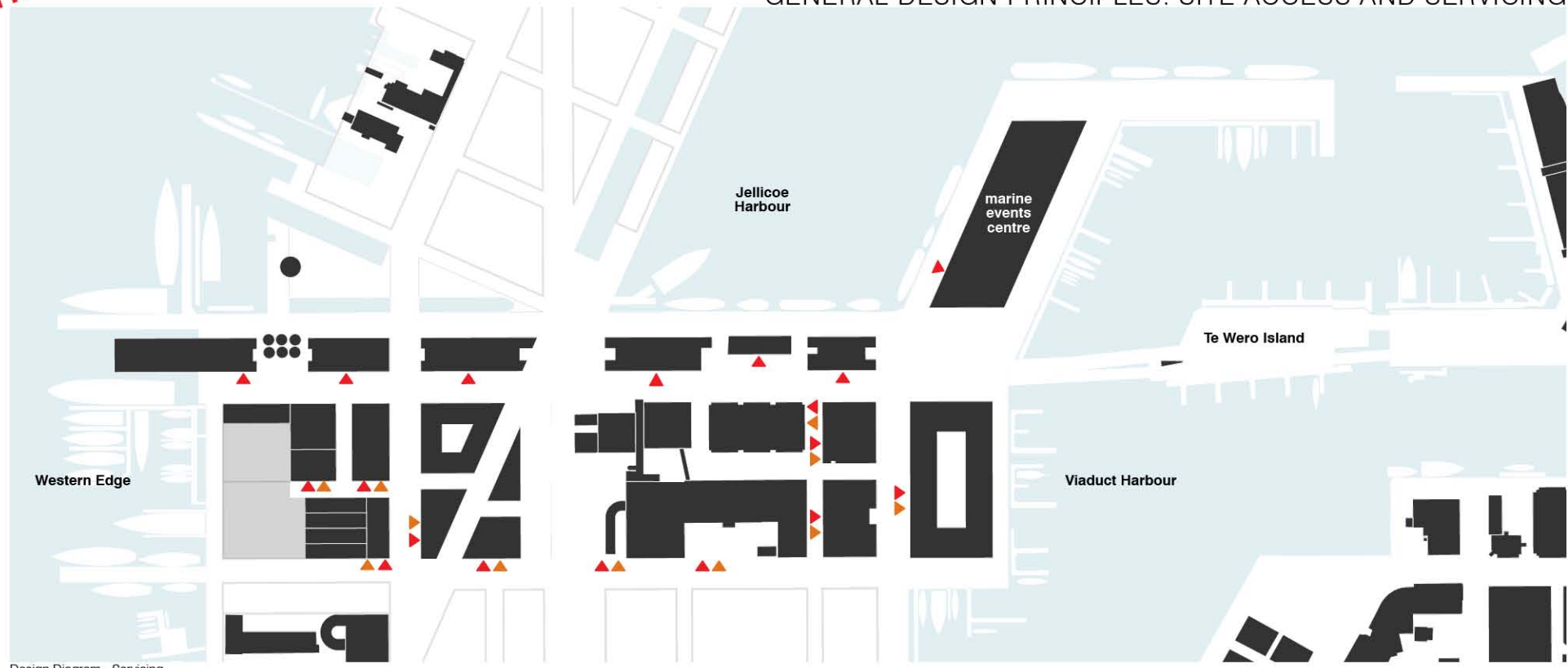
CASP'S The proposed heights and FAR for Precinct 1 will be confirmed and agreed by the proposed Comprehensive Area Structure Plans (CASP) prepared for the various Precinct zones.



final draft

7.2

GENERAL DESIGN PRINCIPLES: SITE ACCESS AND SERVICING



Design Diagram - Servicing

Servicing Service and basement Access to new development sites should be provided away from existing streets and typically off the proposed laneways.

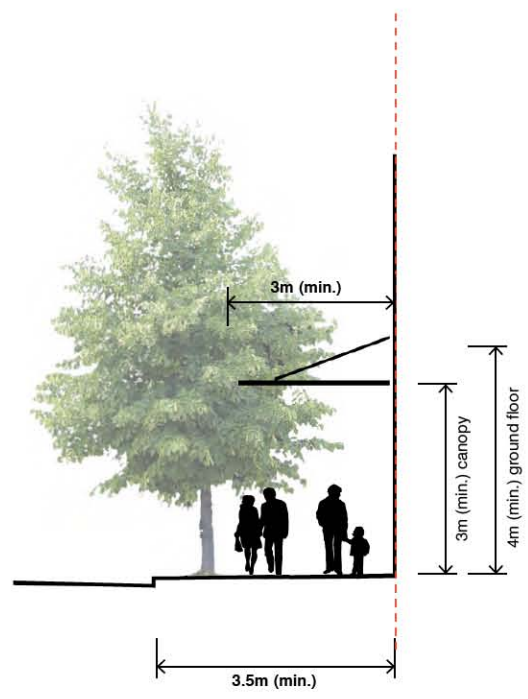
The above diagram illustrates the preferred locations for service access to site within the Precinct.

Spine Buildings Buildings on North Wharf need to be designed 'in the round' - ie. that they have no obvious backs. Service access should be from Jellicoe Street and be carefully designed to maintain a positive relationship with the street.

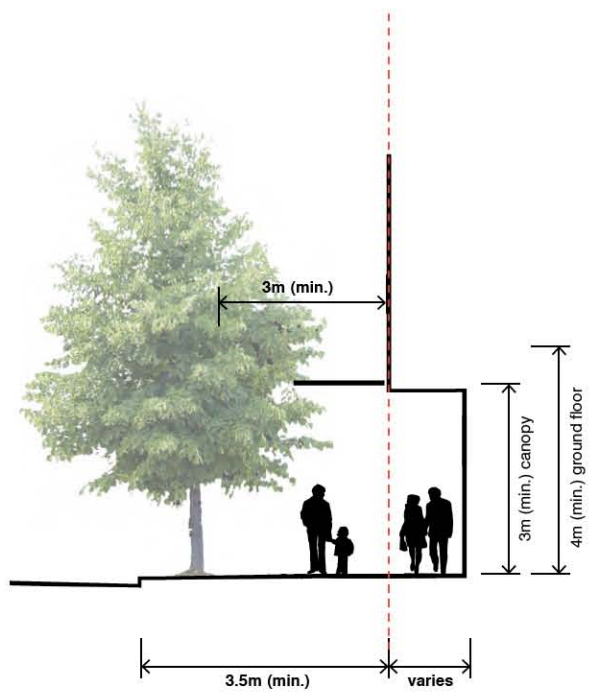
Servicing Waterfront Sites Waterfront and marine related sites should avoid entrances and servicing areas that require access to and from promenade or waters edges.

- ▶ Service Access
- ▶ Carpark Access

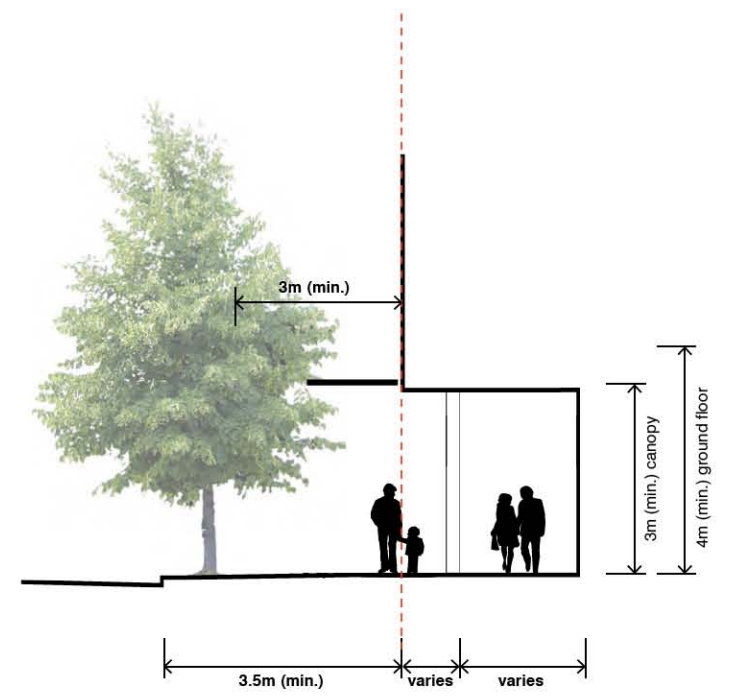
GENERAL DESIGN PRINCIPLES: GROUND FLOOR INTERFACES



Groundfloor Interface Diagram - Verandah/Canopy



Groundfloor Interface Diagram - Recess/Setback



Groundfloor Interface Diagram - Colonnade

Proposed Active Edges In addition to the 'Special Character Frontage' requirements proposed by the District Plan the Precinct includes other important edges that will require appropriate activation in order to achieve a successful and vibrant Precinct and public realm. These edges

Ground Floor Interfaces The Ground Floor activities will need to be complemented by appropriate interfaces with public open spaces and streets. Interface of buildings at ground level is critical to the success of the precinct from both a commercial and public perspective

The above diagrams illustrate three options.

Option 1: Verandah/Canopy Buildings built to the street boundary line should provide a canopy in accordance with the District Plan Criteria.

Option 2: Recess/Setback As an alternative a suitable level of shelter can be provided by providing a ground level setback (and canopy). This is appropriate where outdoor or footpath seating/dining is a proposed activity

Option 3: Colonnade An appropriately designed colonnade can also provide pedestrian amenity at ground level.

General Considerations Ground levels should be;

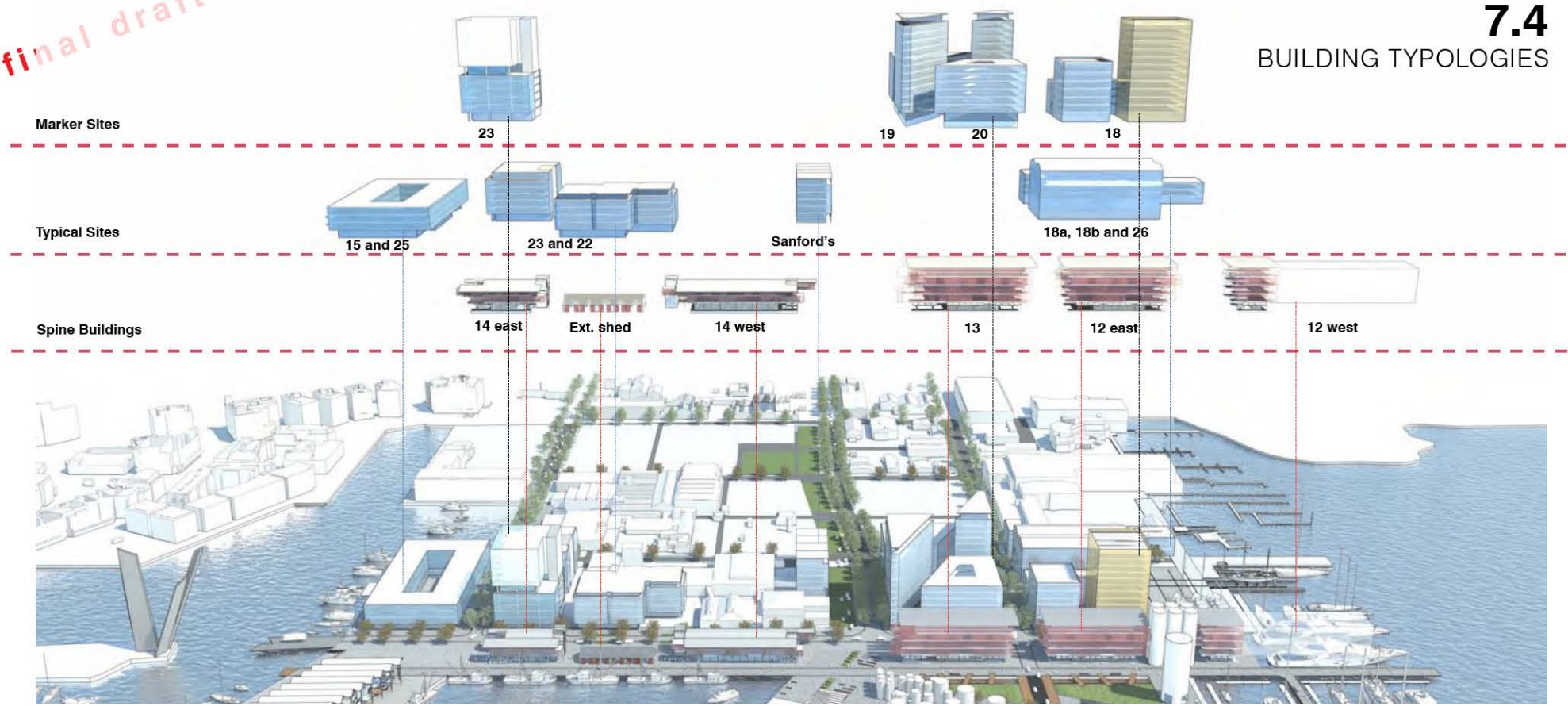
- at the same level as the adjacent street or open space levels
- avoid stairs steps or ramps
- respond to adjacent (existing or proposed) buildings

Proposed ground level interfaces will be further developed and integrated for groups of buildings in CASP applications. Further detail will be a requirement of future Resource Consents

All responses will need to comply with or exceed the Plan Change provisions. Refer Plan Change for information re: Character Frontage requirements. Refer section 3.6 'Mix of Uses and Activities' for desired Precinct Active Edges.

final draft

7.4 BUILDING TYPOLOGIES



Building Typologies The Precinct includes 3 typical building typologies that establish its urban form. These are the 'Spine Buildings,' 'Marker Sites' and 'Typical' building typologies.

Wharf Buildings The waterfront axis will be defined by development sites 12, 13 and 14. The eastern end of the spine will accommodate two narrow linear buildings either side of the old wharf shed. At the western end these buildings step up to address the western waters edge.

Marker Buildings The marker sites should work as landmarks providing for physical orientation and reflect a vertical hierarchy via the division of the building from the bottom to top. Frontages should possess a clear definition of base, middle and top.

Typical Buildings The typical buildings should reflect their wharf and waterfront context through appropriate material and building techniques, rhythm and form of wharf buildings without literal interpretation

Design Guide The general design standards sought by Sea+City for all development sites within the Precinct are included in the Precinct 1 Design Guide (DG).

3d Precinct 1 Built Form Typologies



This document was prepared by Architectus Auckland for Sea+City Projects Ltd.
Version 6 - 29th May 2009 Issued for Approval

architectus™

