



Wynyard Quarter Area Four

# Masterplan

**PEDDLE THORP**





Project Guidelines 3



Quarter Area Four 13



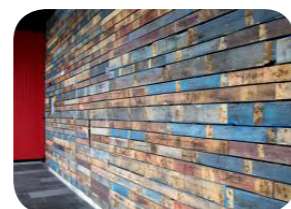
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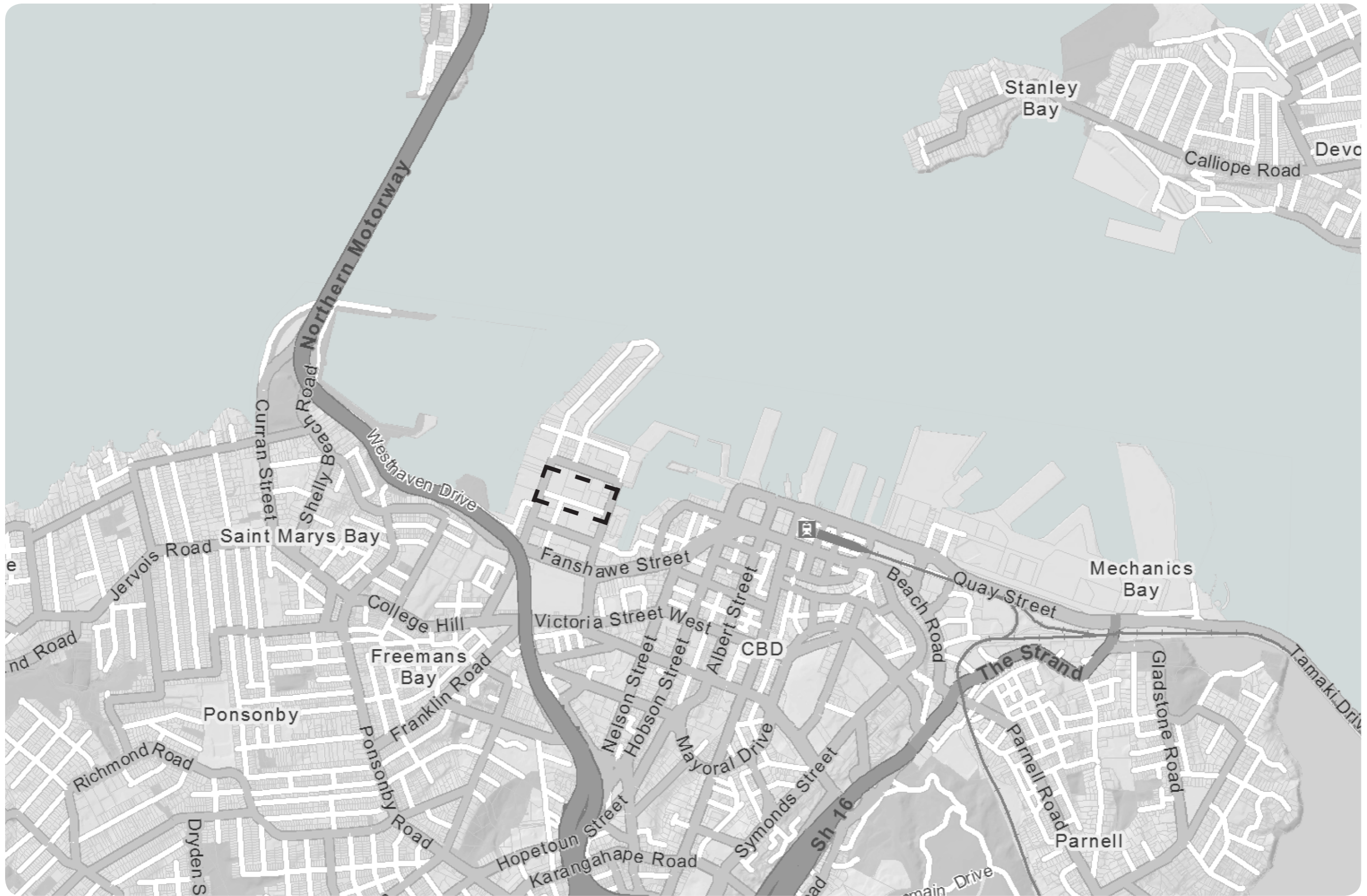
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Wynyard Quarter\_Area Four Masterplan



# Project Guidelines





## Auckland Location

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Masterplan



## Location

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Masterplan

To explore then develop using the council controls for Quarter Area 4



To find the most efficient way through building design to promote Live/Work scenarios



To find the best means to encourage retail, residential and office use within Quarter Area 4

Keeping character buildings to keep history of the quarter and ensuring re-development promotes sustainability

## Summary of Why We Are Here

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“Develop a world-class waterfront, to celebrate the region’s unique character and place in the Pacific”

- *Michael Lee*



“Create a diverse waterfront to allow people to have different experiences in different types of urban and open spaces, maintain the areas of character and balance local businesses for commercial return”

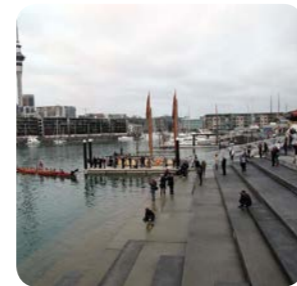
- *Dick Hubbard*



Wynyard Quarter\_Vision

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“Create an image to promote The Gateway to Waitemata Harbour, and the Hauraki Gulf”



“Create a range of public open spaces that provide a variety of experiences and visual links to the waterfront area”

“Respect places and buildings with heritage and cultural values”

“Build up the shop-frontage to showcase Auckland’s marine industry”

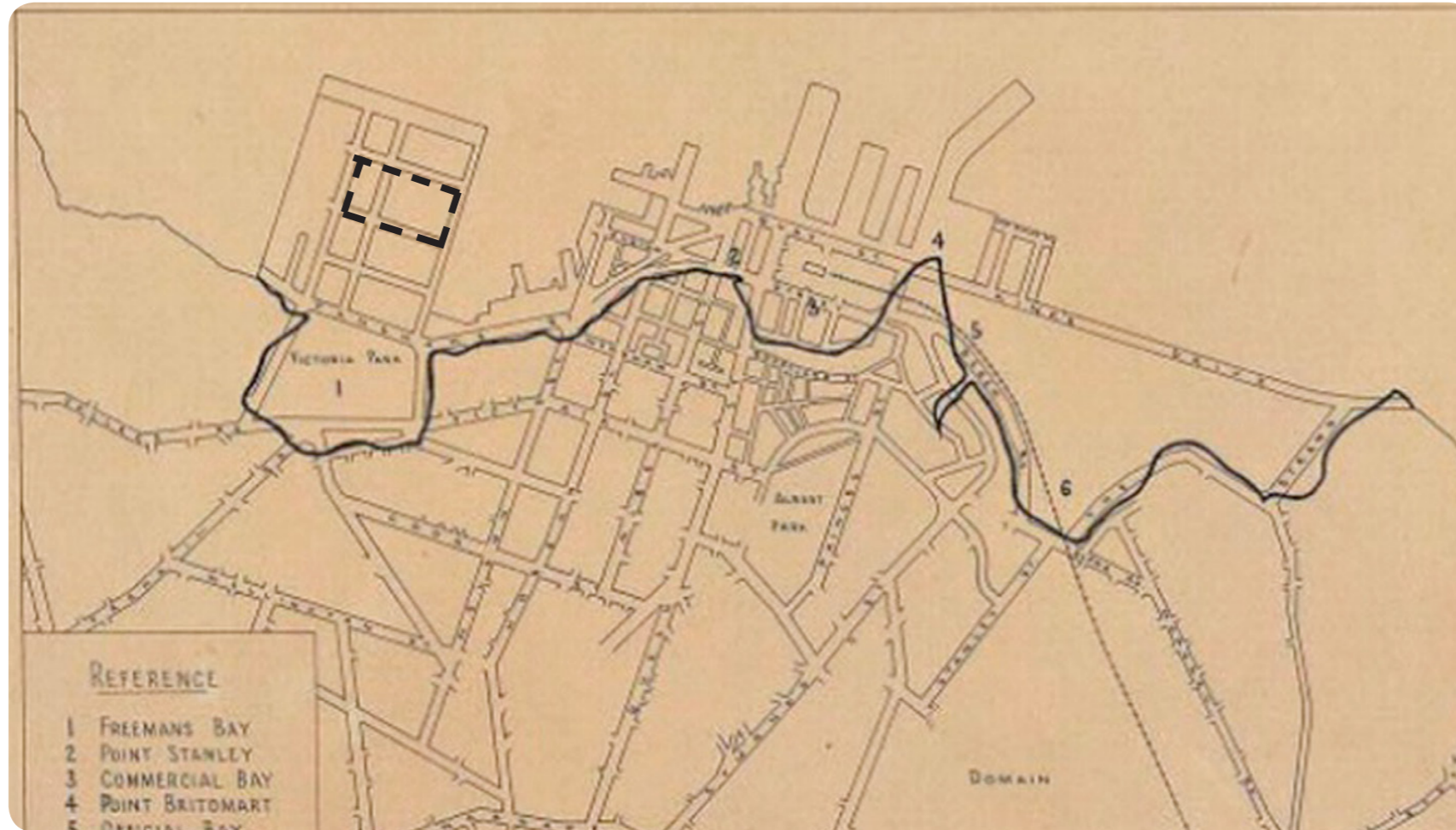


“Achieve a rich mix of activity and vitality by providing living, work and entertainment opportunities”

Wynyard Quarter\_2040 Vision

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1841 Reclamation

## Wynyard Quarter\_Site History

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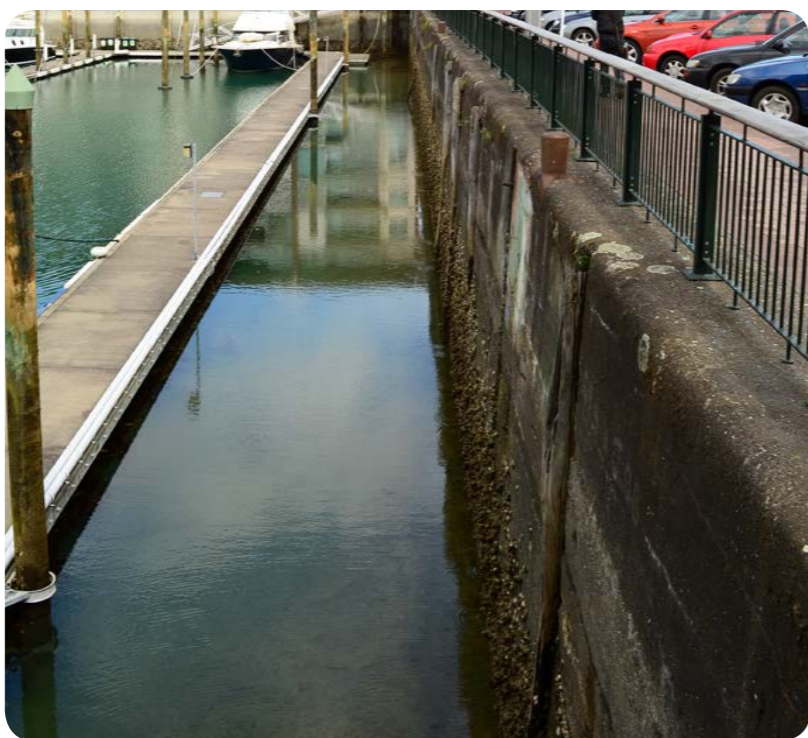
1959



1996



In respect to the 2040 vision to “respect places and buildings with heritage and cultural values,” it is important to recognise what makes the character texture of the site, and to ensure that these character features are retained.



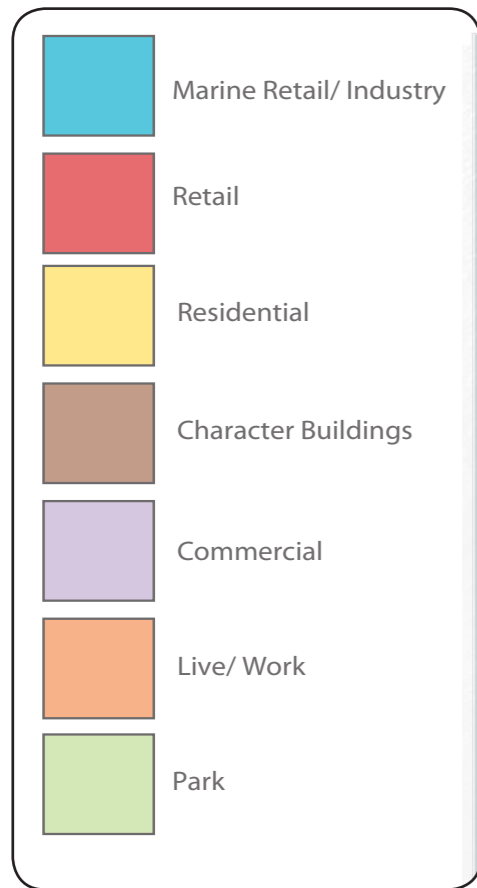
# Wynyard Quarter\_Site Character

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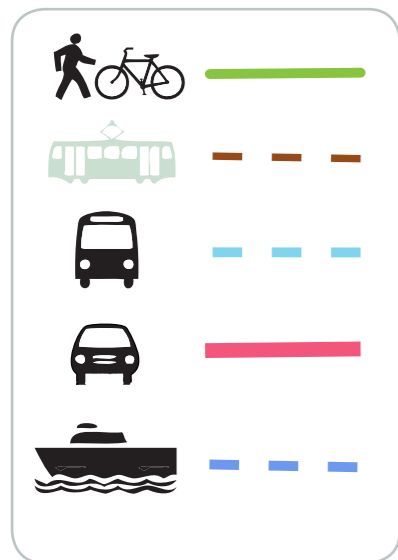
# Quarter Area Four





# Wynyard Quarter\_Zones and Uses

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# Wynyard Quarter\_Transportation

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### Outcomes

Integrated Development Plan (IDP) for Wynyard Quarter Area 4, facilitating residential, business, and visitor amenities.

Amalgamate into the wider CBD and to Wynyard Quarter precinct

Create "A vibrant and resilient community of residents, businesses, employees and visitors"



Create an integrated urban environment exhibiting high quality built form, high quality urban design and appropriate building heights to enhance the prominent waterfront location of Wynyard Quarter, and to complement the Central Area and wider City landform, skyline and views.

### Objectives of the Brief

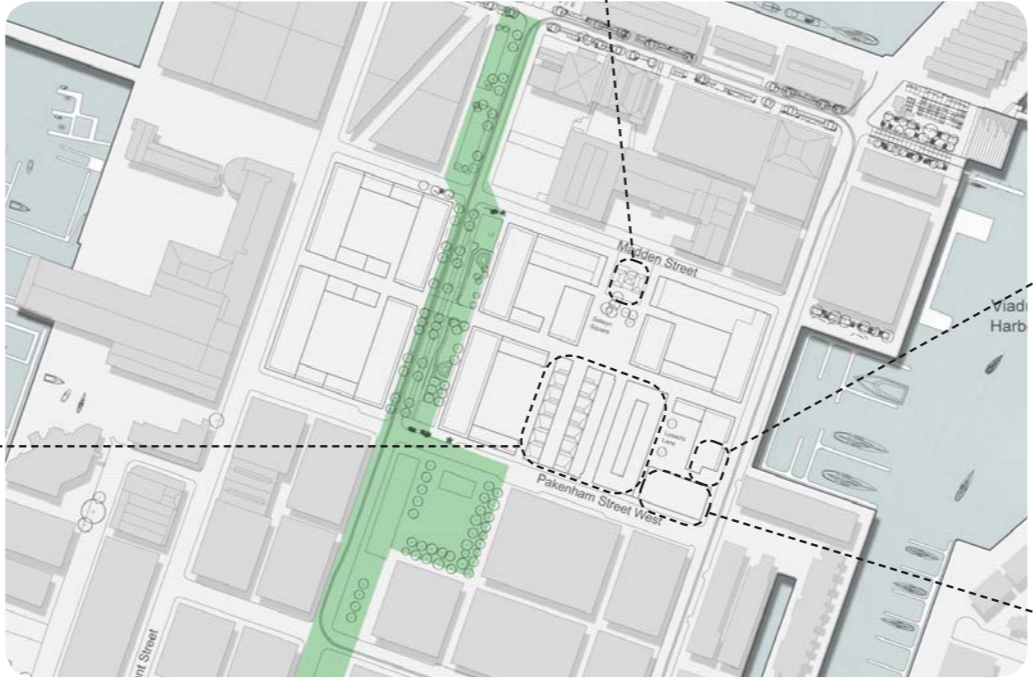
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8-14 Madden Street  
 Built Circa 1920's  
 Previously Selwyn Timer Company  
 (Timber Mill) N. Cole Building,  
 Now Sail Connections



124 Halsey Street  
 Built Circa 1900  
 Previously Neuchatel Asphalt Office  
 Building (Asphalt Waterproofing), Flower  
 Traders on Halsey,  
 Now the Downlow Concept



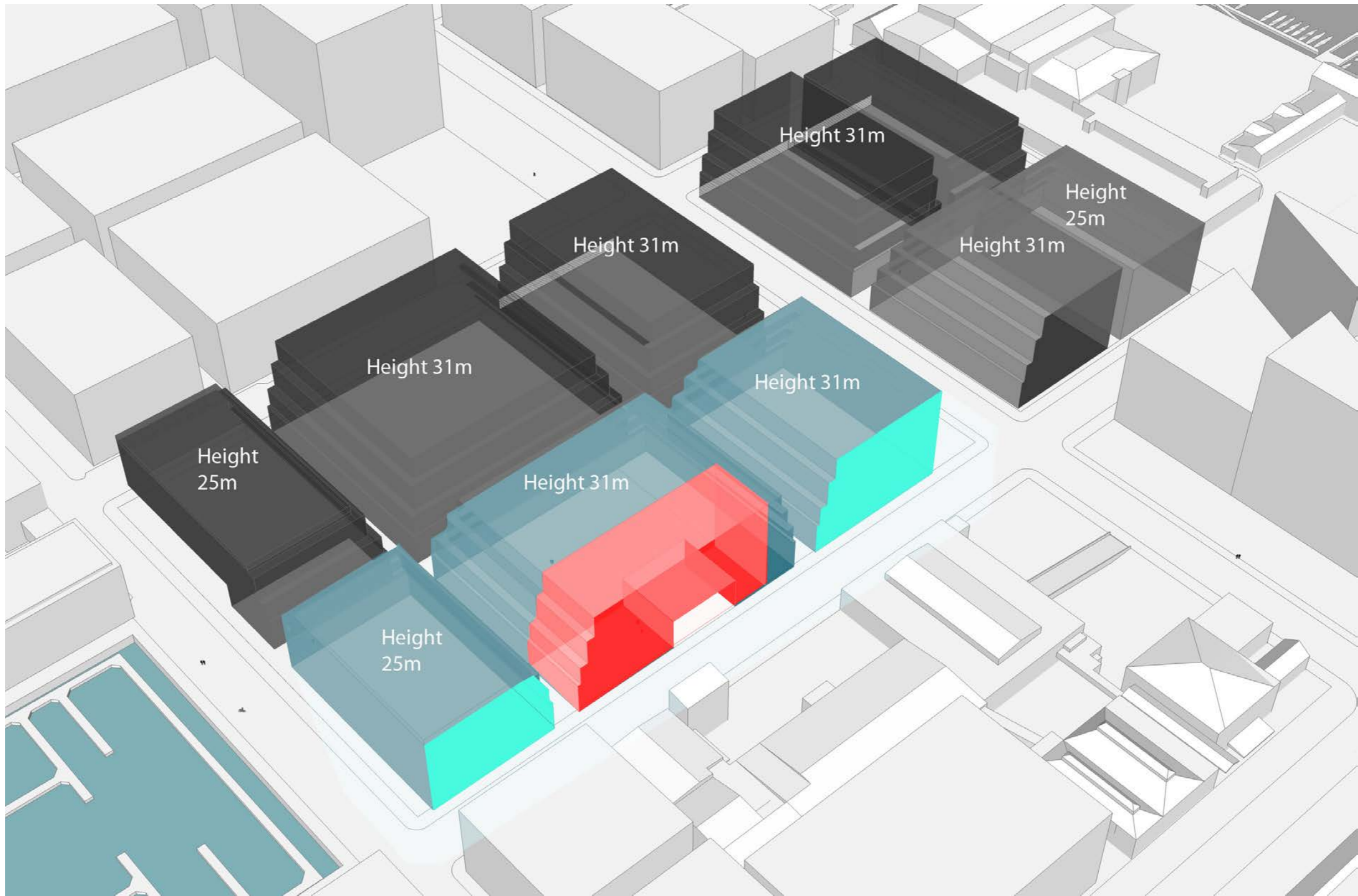
120 Pakenham Street West  
 Built Circa 1909  
 Previous John Lysacht Ltd Building  
 (Wire Ropes)  
 Now Southern Spars




127 Pakenham Street  
 Built Circa 1940's  
 Previously Southern Spars (Carbon  
 Fibre)  
 Now North Sails New Zealand Ltd


Character Buildings

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 Special Industrial Frontage see 14.9.11.6

 Areas where accommodation and non-permanent accommodation are a non-complying activity- see clause 14.9.6

 Specific Consideration is required when establishing accommodation and non-permanent accommodation- see clause 14.9.4

Council Controls

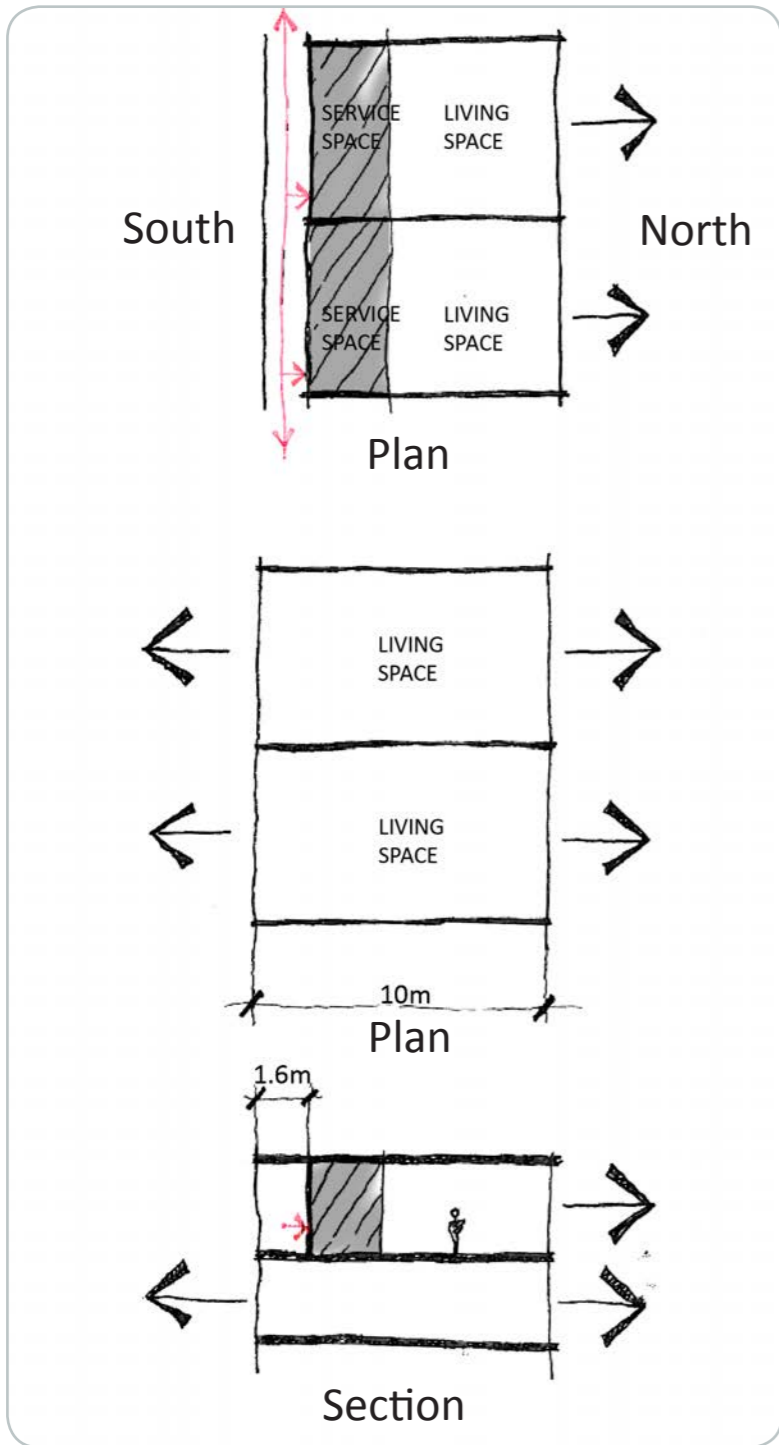
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# Masterplan



Duplex/ Dual Aspect  
Apartments  
with Single Loaded Corridor



Single Aspect Apartments with  
Double Loaded Corridor

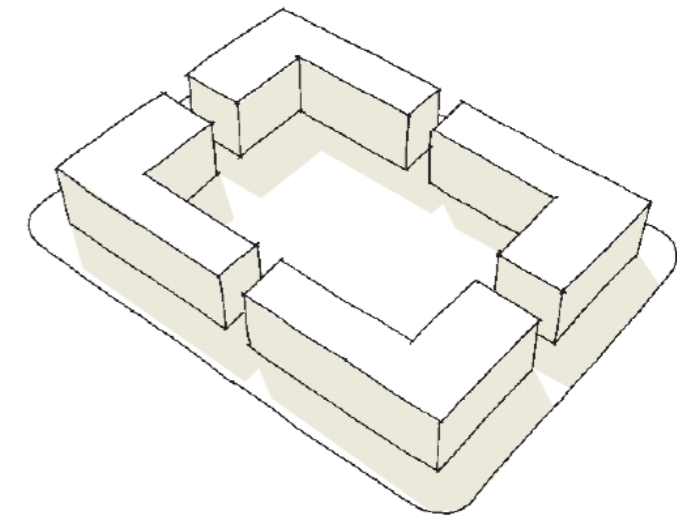
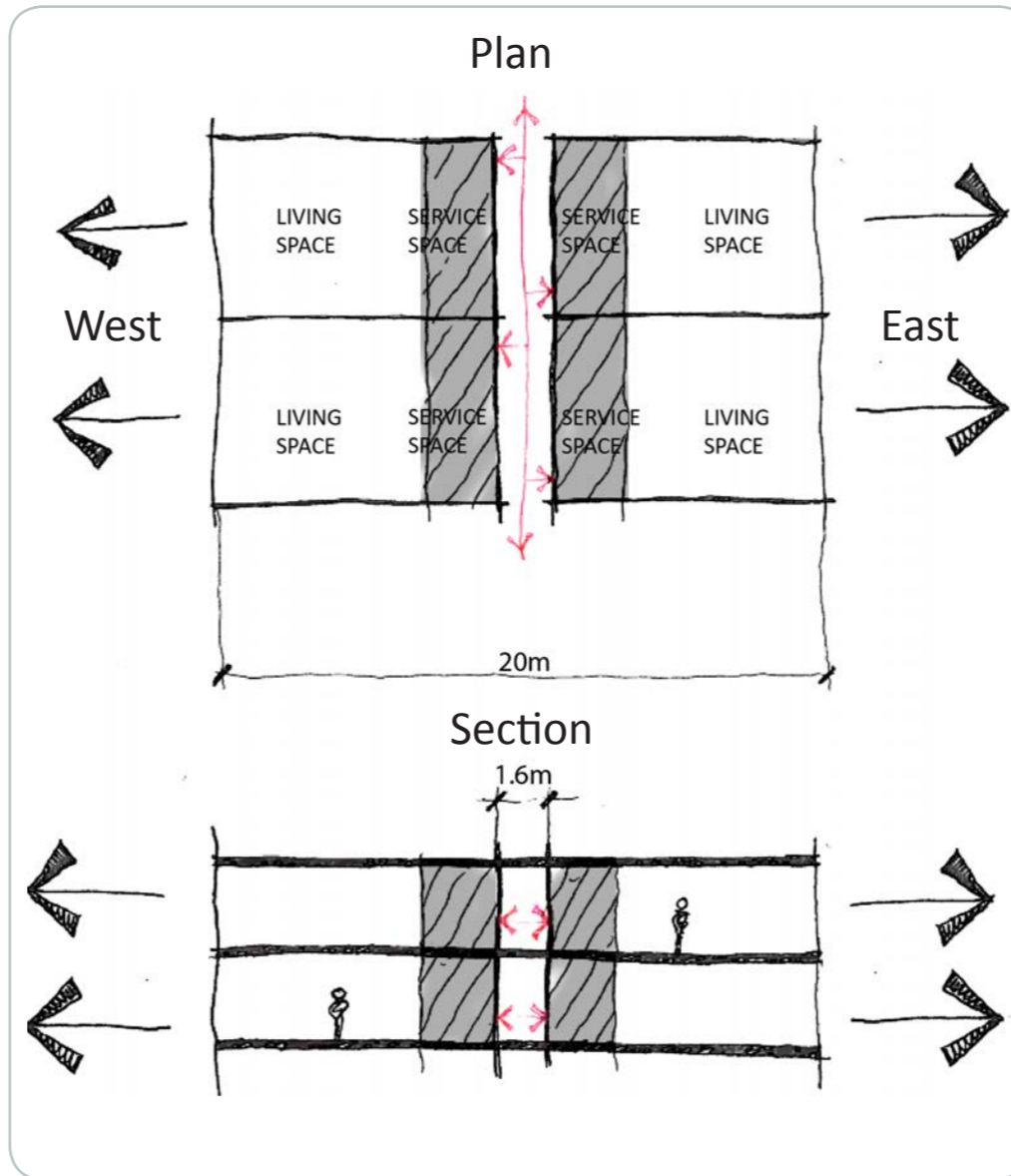


diagram 21

Basic courtyard development with access limited to pedestrians.

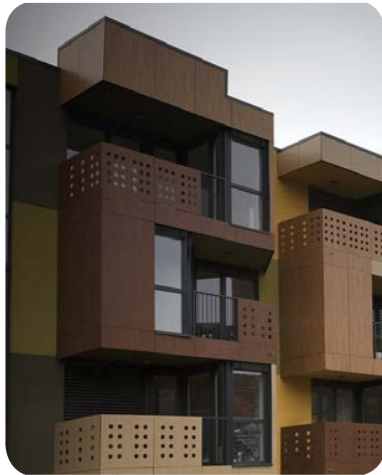
The following apartment mix will be used as a guide:

- One Bedroom (45m<sup>2</sup>) 20%
- Two Bedroom (70m<sup>2</sup>) 65%
- Three Bedroom (90m<sup>2</sup>) 15%

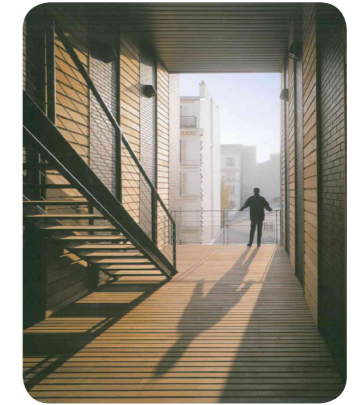
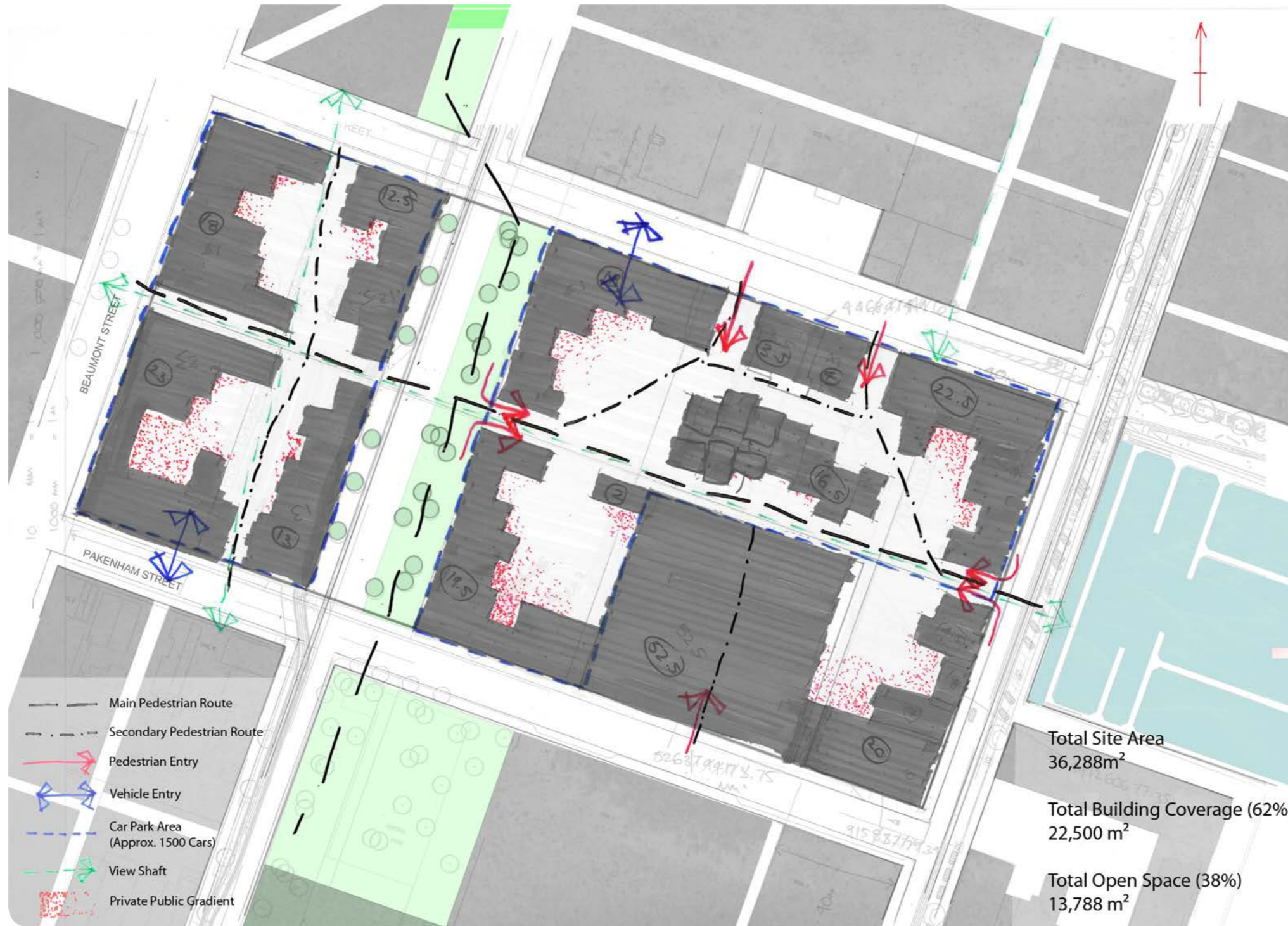
Duplexes  
Live work  
Single Aspect (East or West)  
Double Aspect (North and South)

Apartment Planning Principles

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...s Apartments, Ljubljana, Slovenia, By Rok an & Špela Videčnik



# Masterplan Typologies\_Row Houses/ Large Buildings with Broken Peripheries

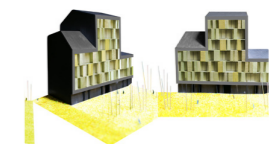
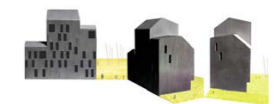
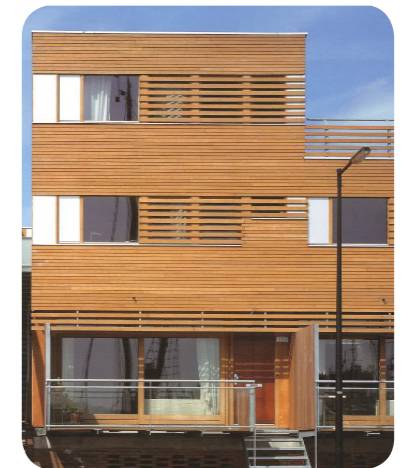
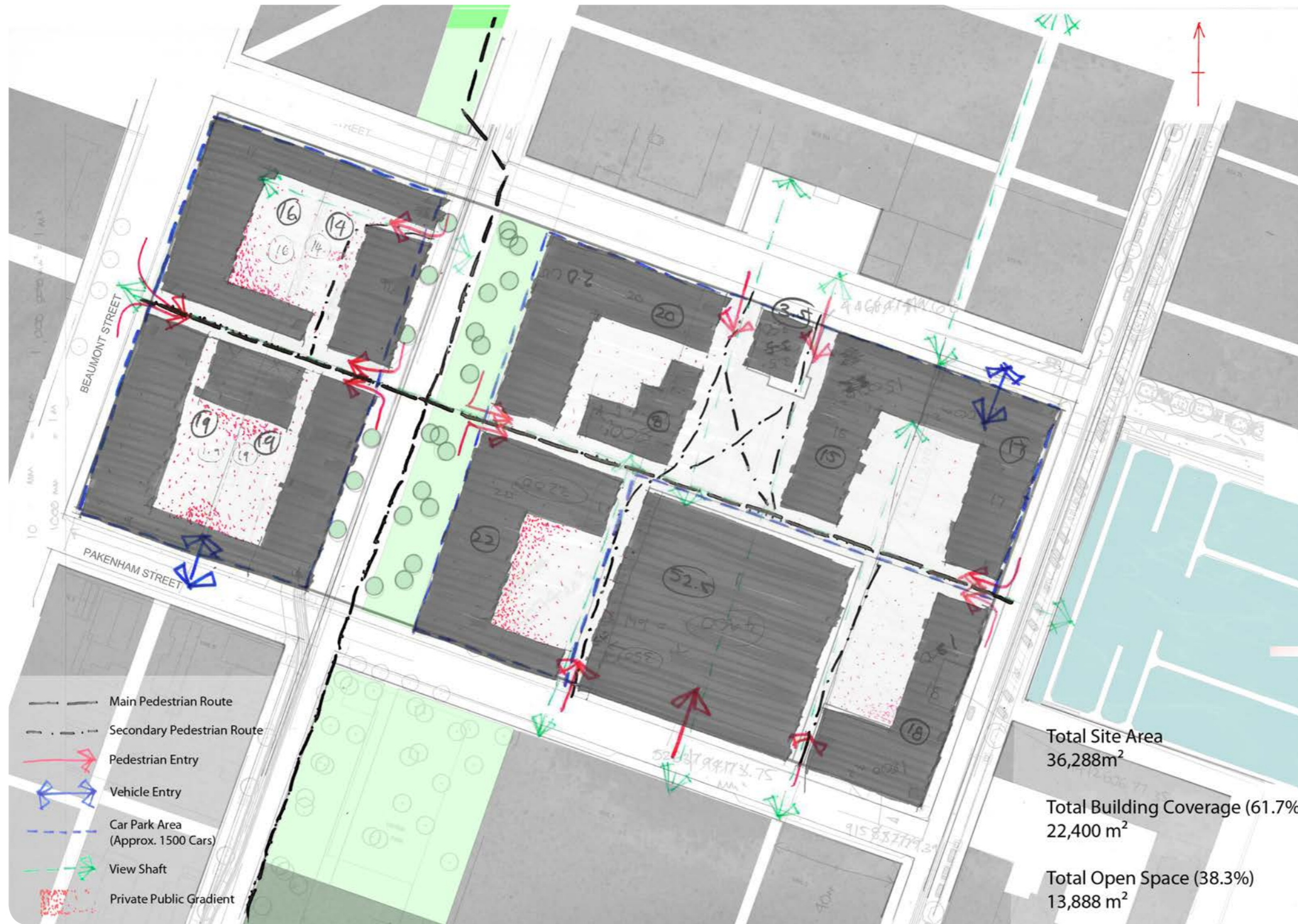
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Housing Block, Merano, Innsbruck, By Holzbox Tirol



Social Housing, Mieres, Asturias, Spain, By Zigzag Arquitectura

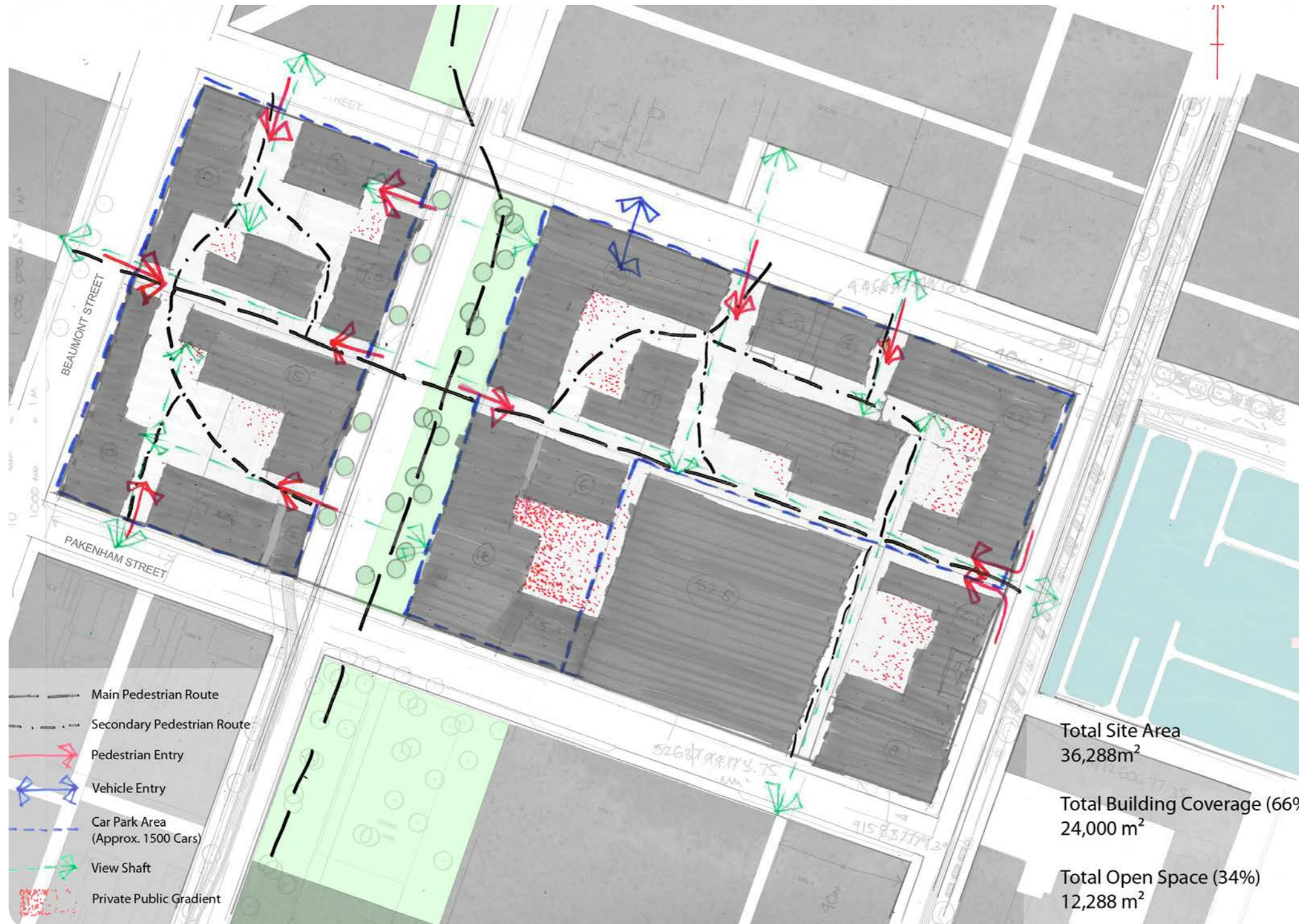
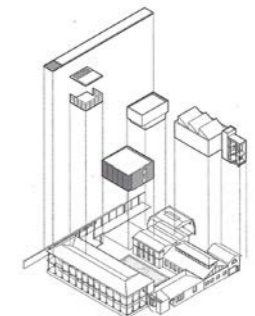


# Masterplan Typologies\_Larger Floor Plates with Solidly Defined Courtyards

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Metal Shutter Houses, New York, by Shigeru Ban Architects and Dean Maltz Architect



Total Site Area  
36,288m<sup>2</sup>

Total Building Coverage (66%)  
24,000 m<sup>2</sup>

Total Open Space (34%)  
12,288 m<sup>2</sup>









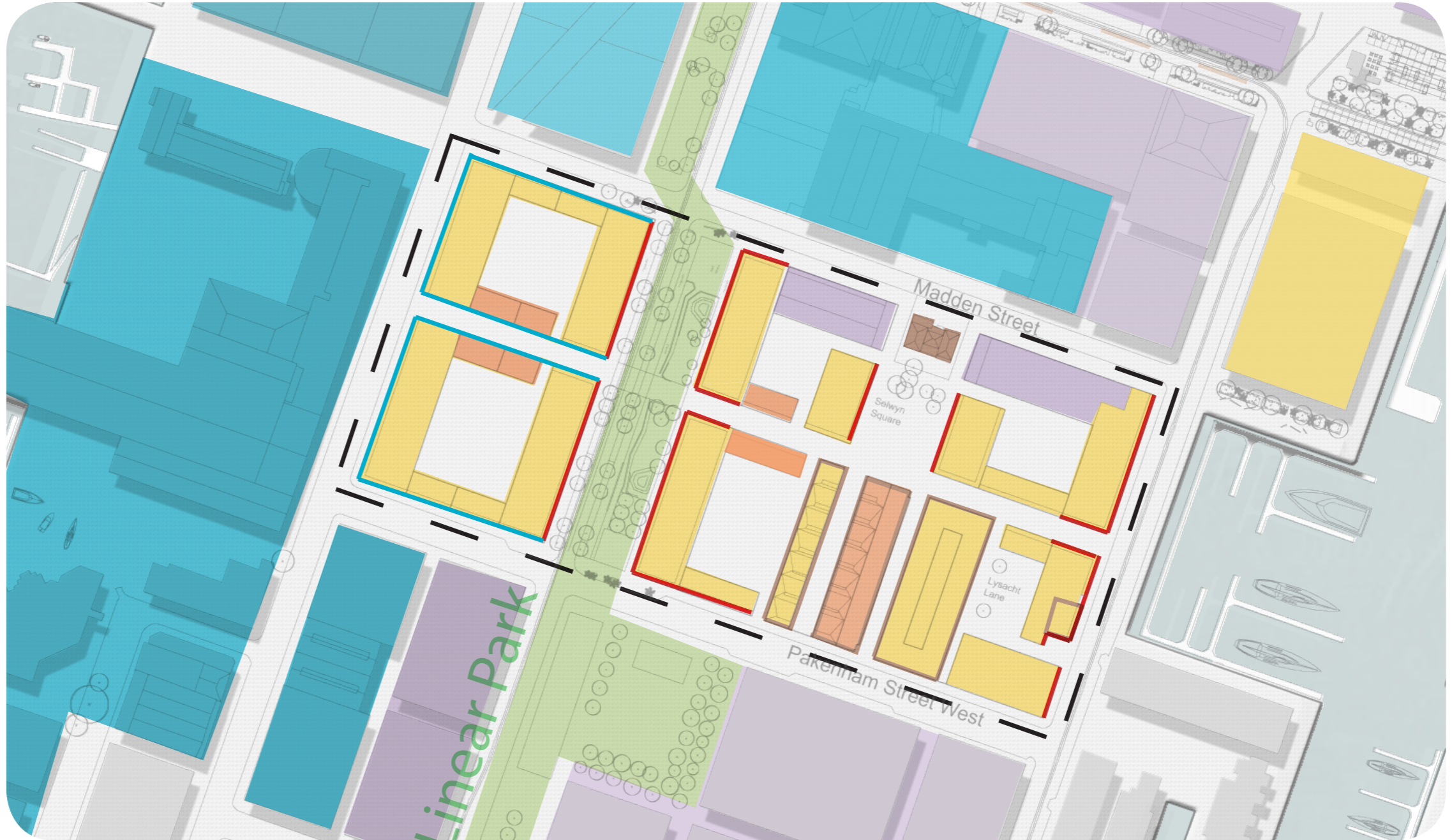
Mint Building, Sydney, Francis Jones Morehen Thoro F.JMT Architecture



# Masterplan Typologies \_ Small Floor plates, Less defined Courtyards, More Paths

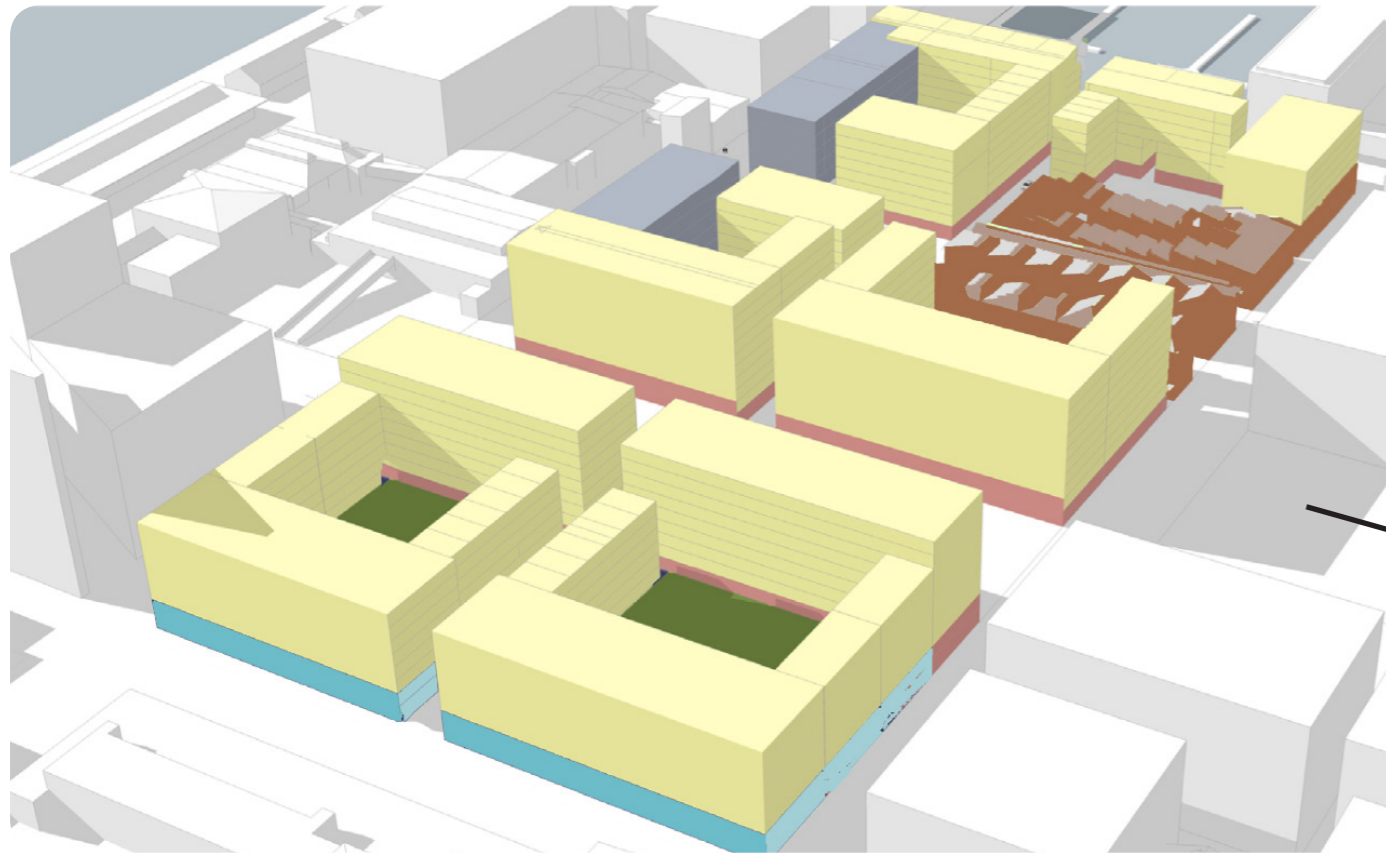
Wynyard Quarter\_Area Four  
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	Marine Retail/ Industry
	Retail
	Residential
	Character Buildings
	Commercial
	Live/ Work
	Park

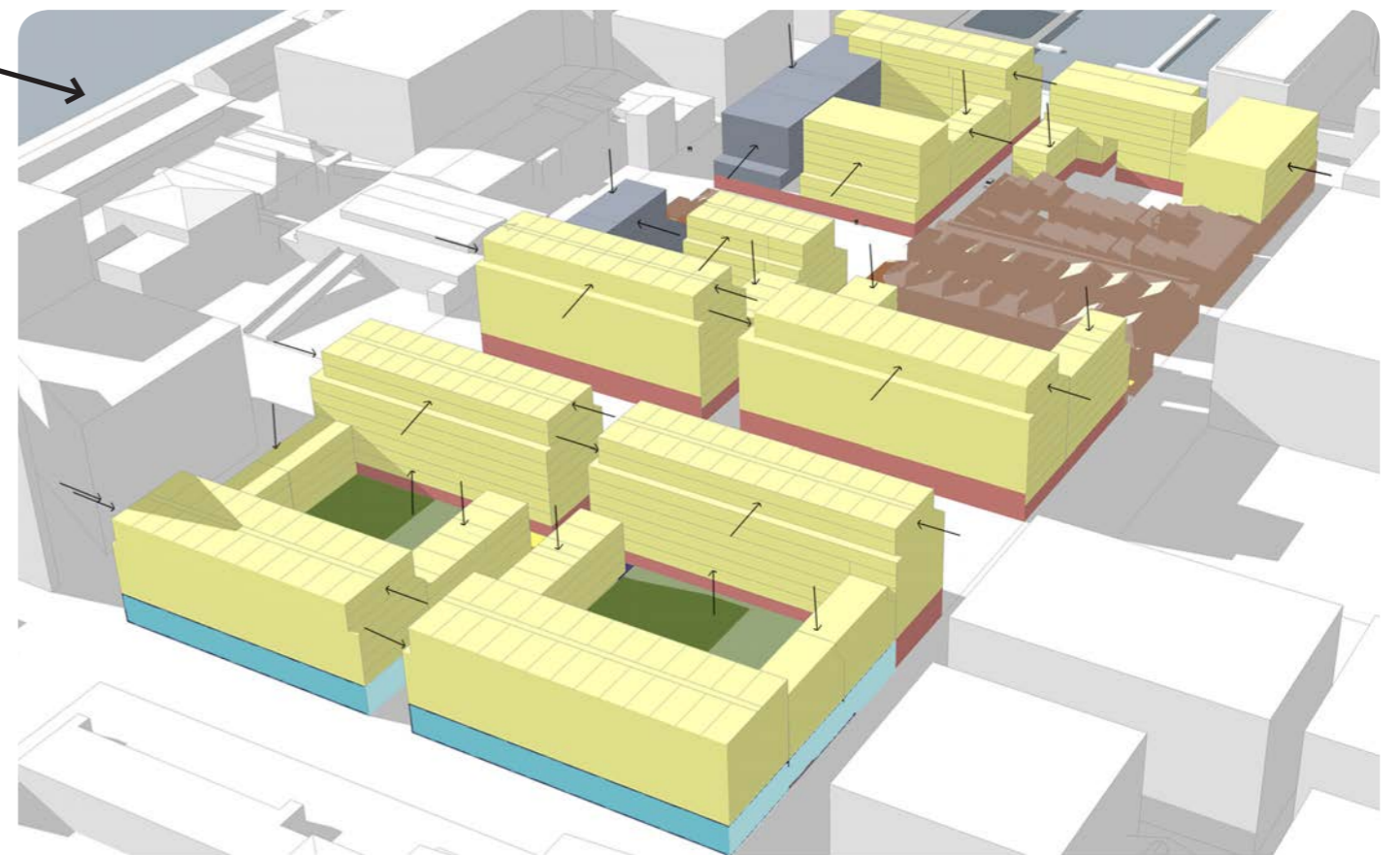




Maximum Council Height Limit



After Set Backs and Raising Courtyards



South West Facing View

Application of Set Backs and Car Parks

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Please Refer to attached Videos

Shadow Study\_Summer








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Masterplan

Please Refer to attached Videos

Shadow Study\_Winter

Wynyard Quarter\_Area Four  
Masterplan



	Marine Retail/ Industry
	Retail
	Residential
	Character Buildings
	Commercial
	Live/ Work
	Park

Final Masterplan Diagram

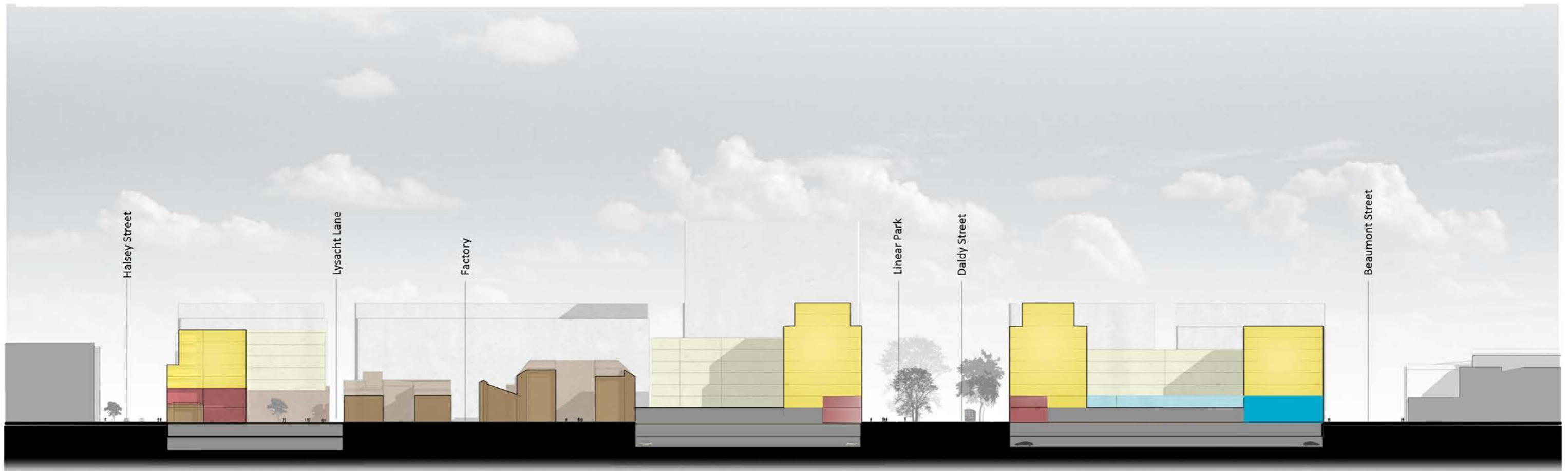
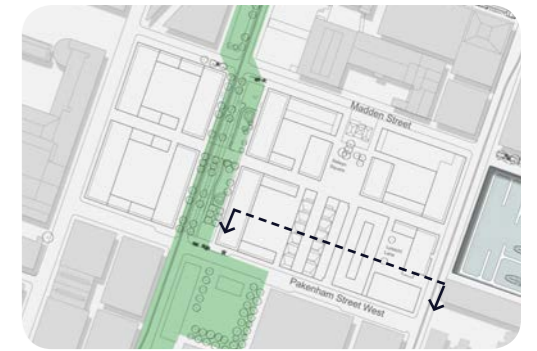
Wynyard Quarter\_Area Four  
Masterplan



The Linear Park, running the length of Daldy Street, provides a central high street running through the site. Using La Rambla of Barcelona as a prime example, we will utilise it's strong pedestrian usage to enliven our street fronts and draw in crowds to the secondary lanes within our site

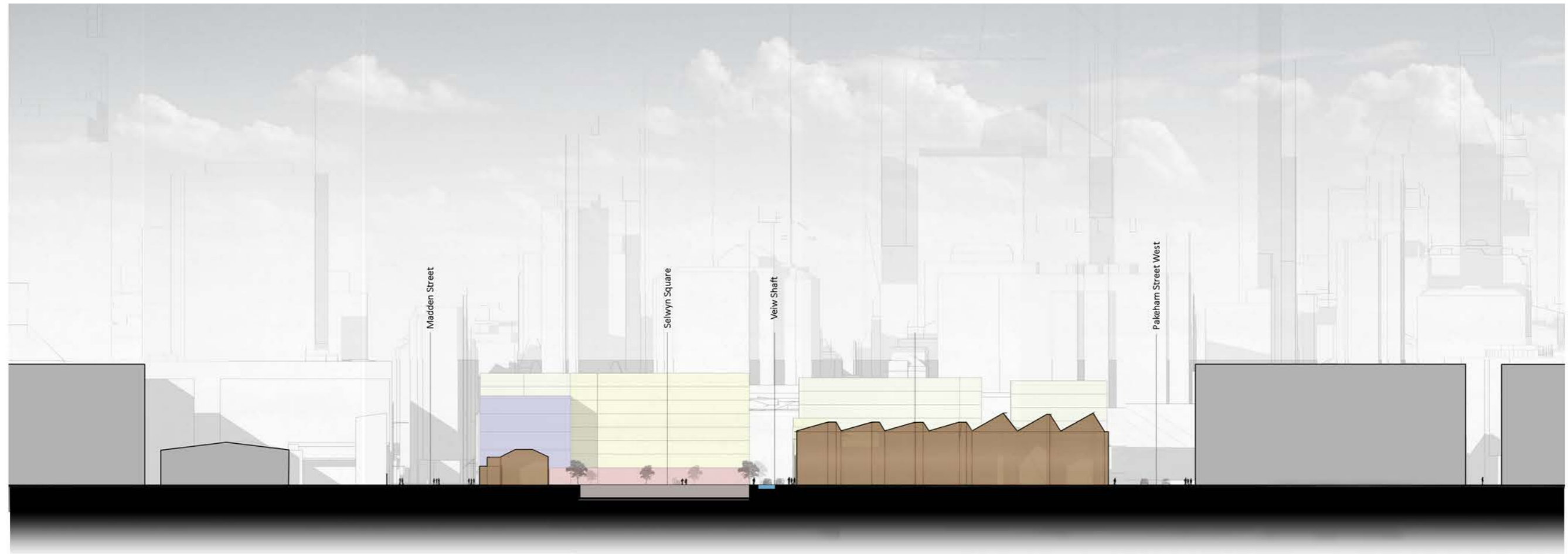
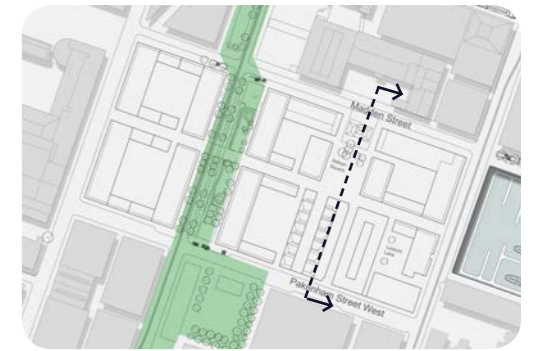
Quarters Within the Quarter\_ Linear Park

Wynyard Quarter\_Area Four  
Masterplan



# Site Section

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Masterplan

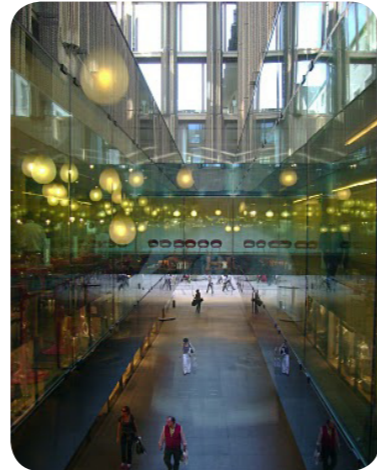




## Daldy Street's Linear Park

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Masterplan





The active ground floors within the plan “achieve a rich mix of activity and vitality by providing living, work and entertainment opportunities” and “build up the shop-frontage to showcase Auckland’s marine industry”

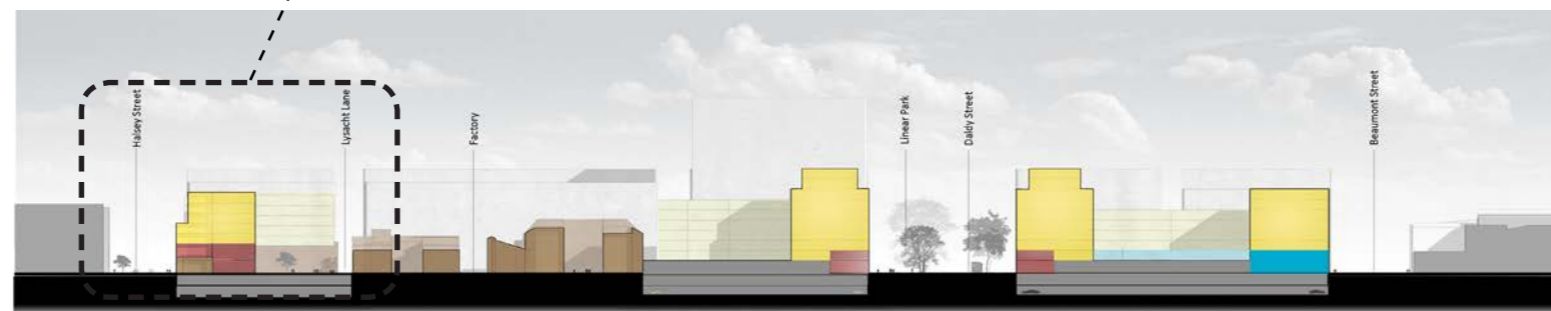
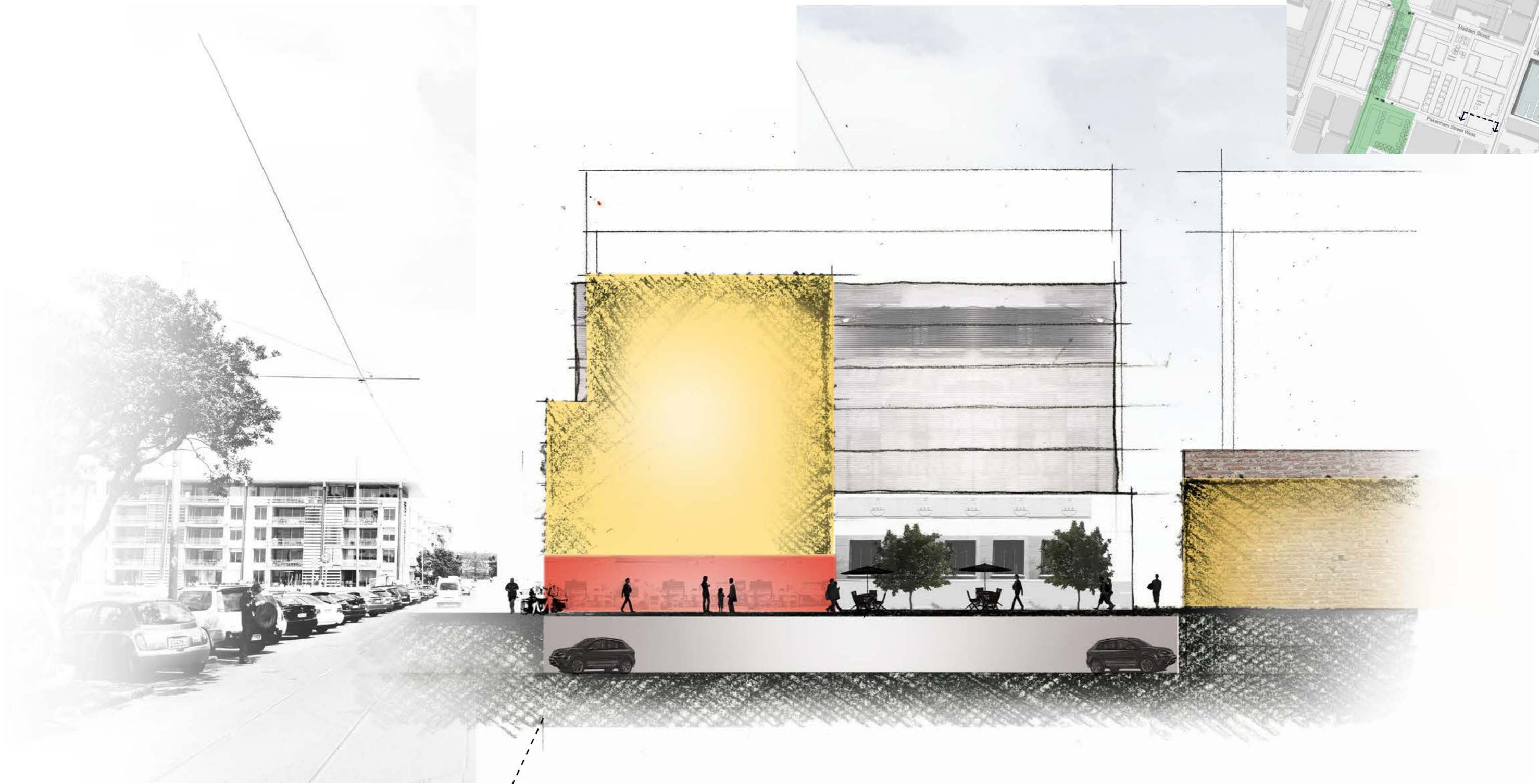
## Quarters Within the Quarter\_ Lanes and Squares

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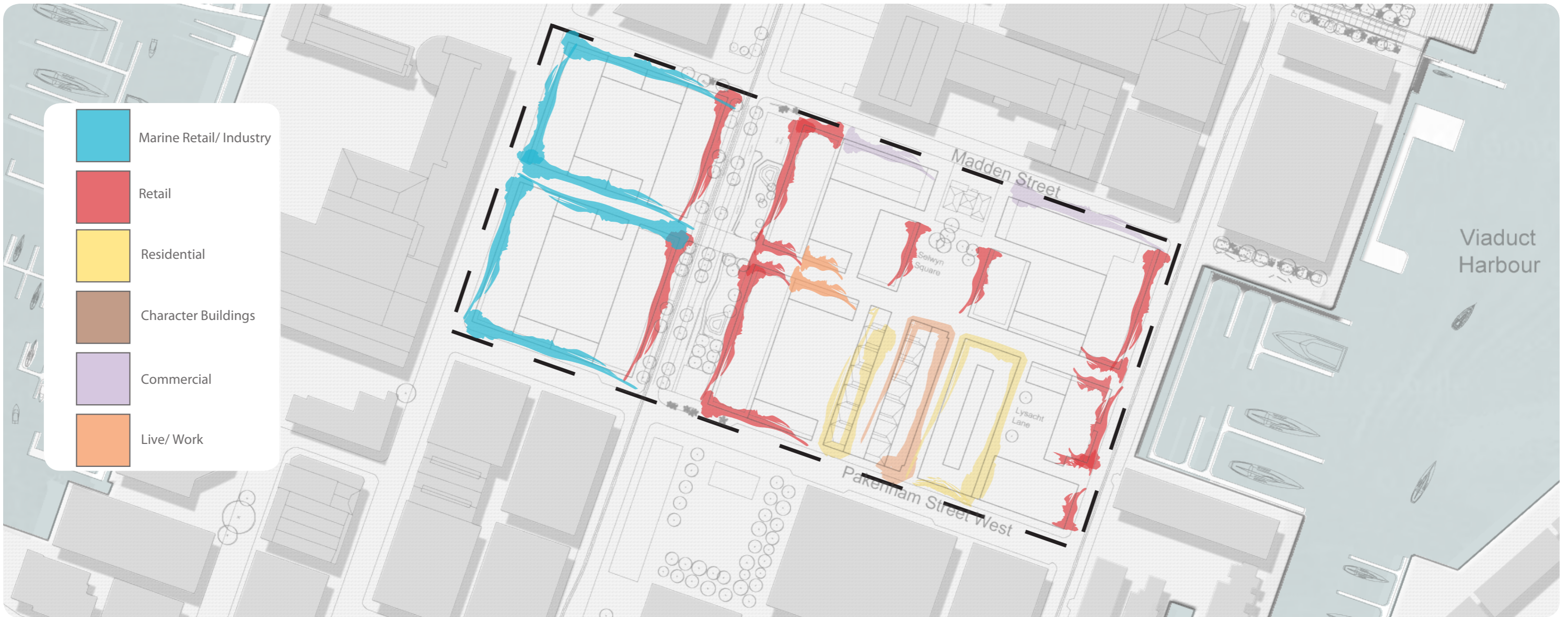
10m Viewshaft

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# Lysacht Square

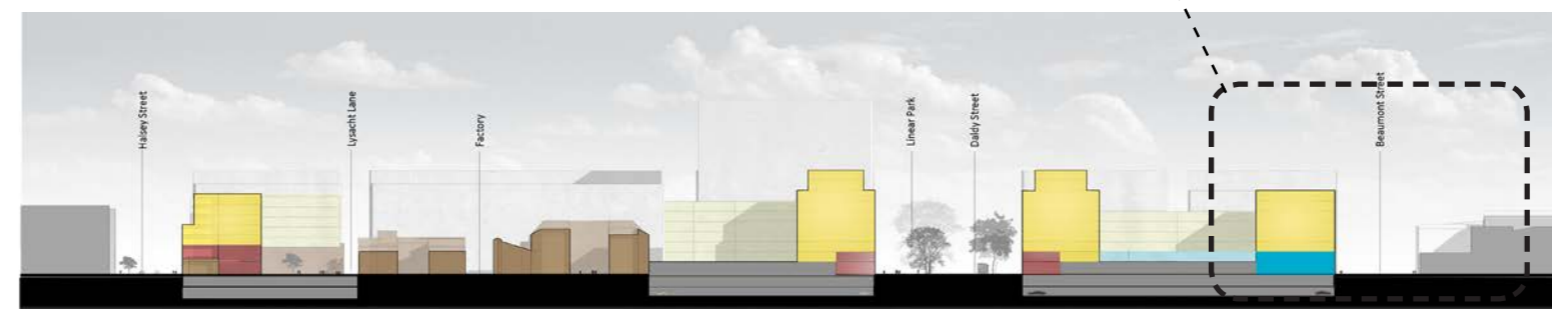
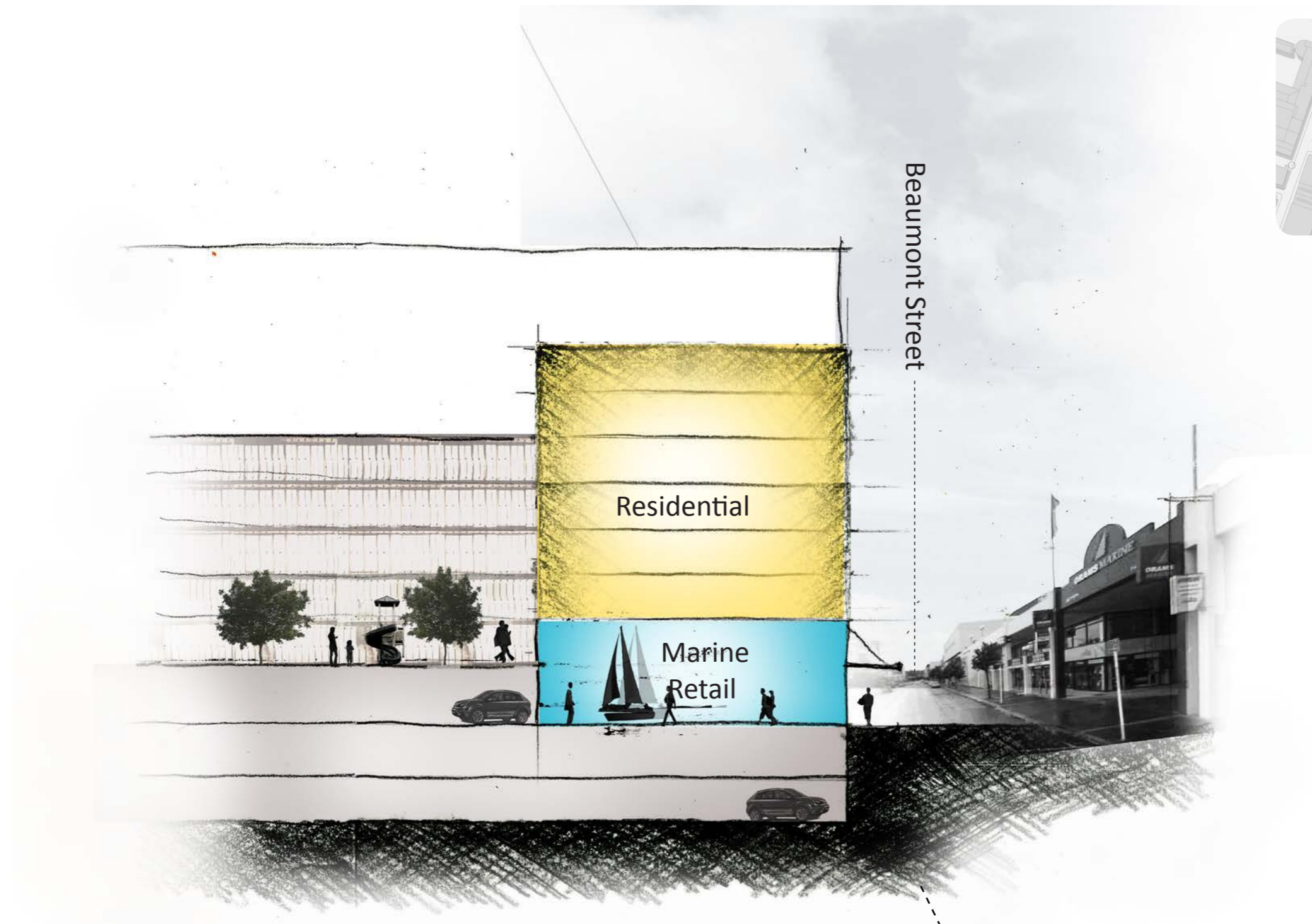
Wynyard Quarter\_Area Fou  
Masterplan

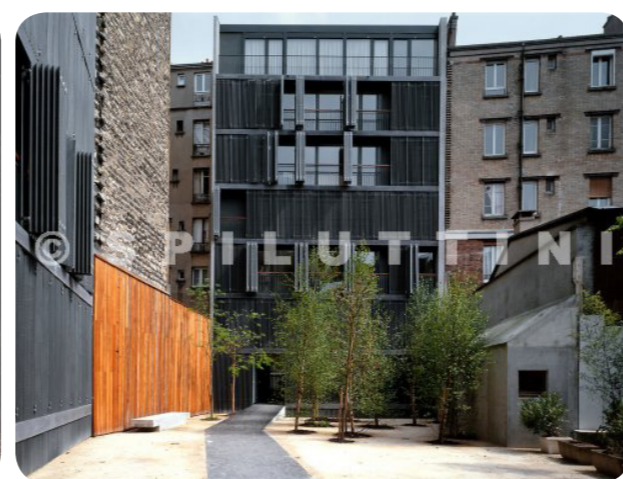


The active ground floors within the plan “achieve a rich mix of activity and vitality by providing living, work and entertainment opportunities” and “build up the shop-frontage to showcase Auckland’s marine industry”

## Quarters Within the Quarter\_ Ground Floor Use

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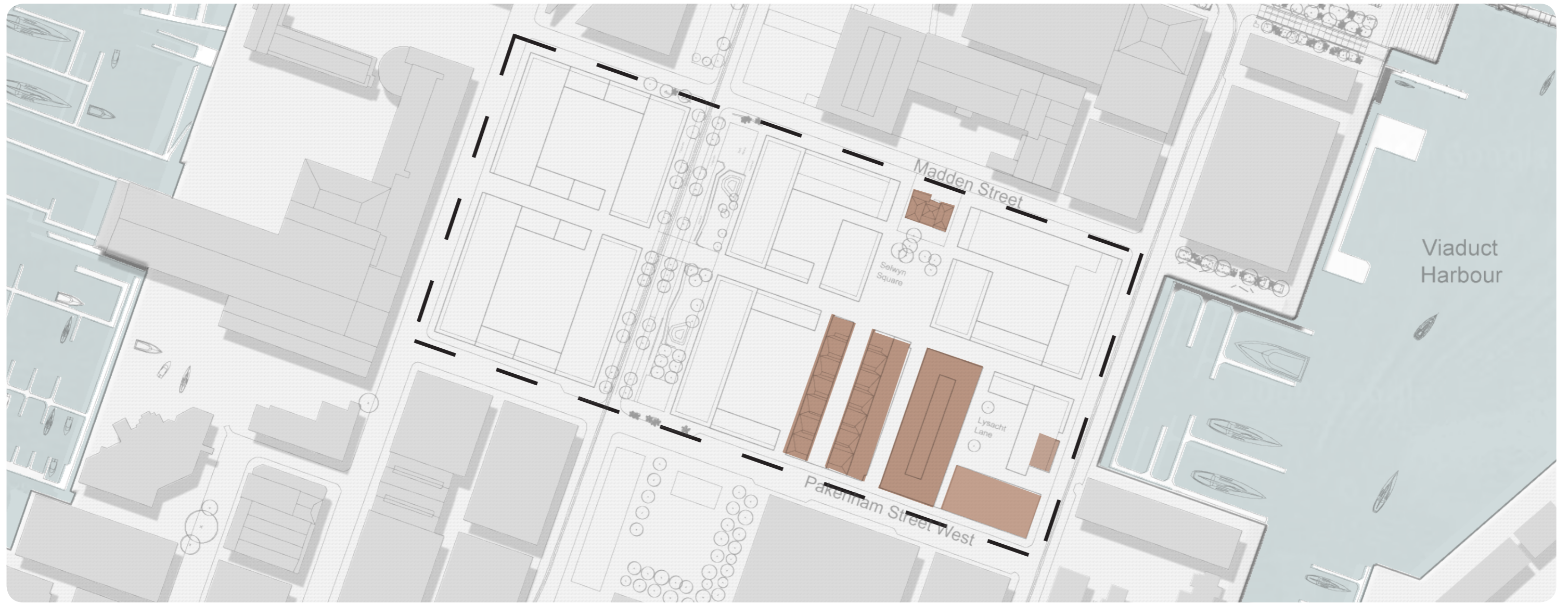




The private courtyards give space for residents to have outdoor lives efficiently. Such as in successful examples like the Parc, it also creates a closer sense of community

## Quarters Within the Quarter\_ Private Courtyards

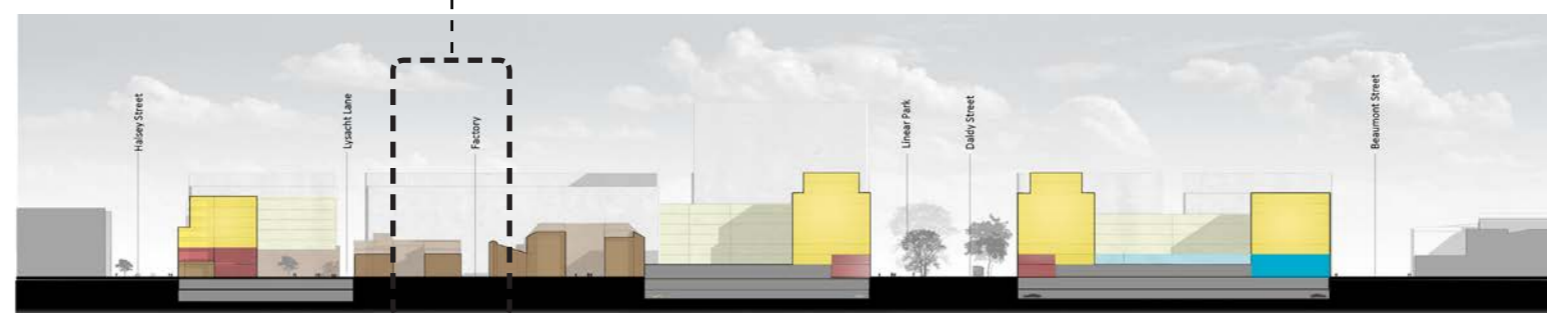
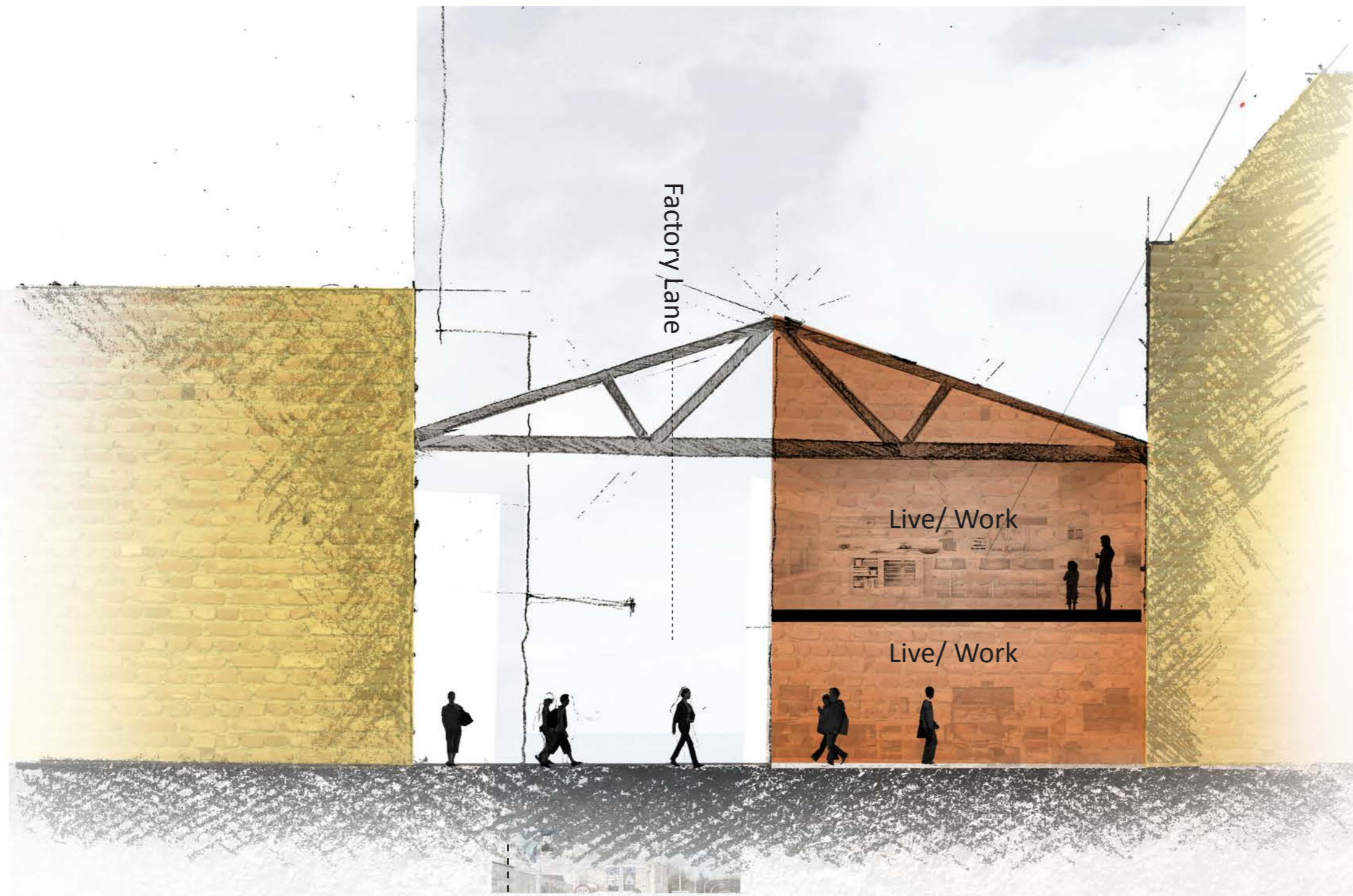
Wynyard Quarter\_Area Four  
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Aiming to “Respect places and buildings with heritage and cultural values,” the character zone adds texture and life to the east of the site

## Quarters Within the Quarter\_ Character Zone

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Site Section\_ Factory Lane

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Masterplan





# Selwyn Square

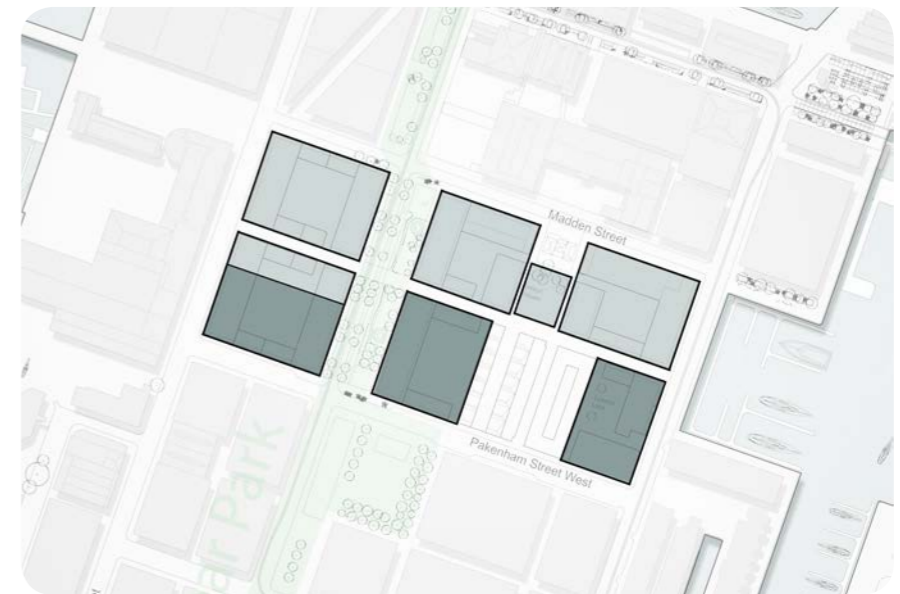
Wynyard Quarter\_Area Four  
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Entrances to Carparks



Above Ground



Below Ground

# Car Parking and Road Use

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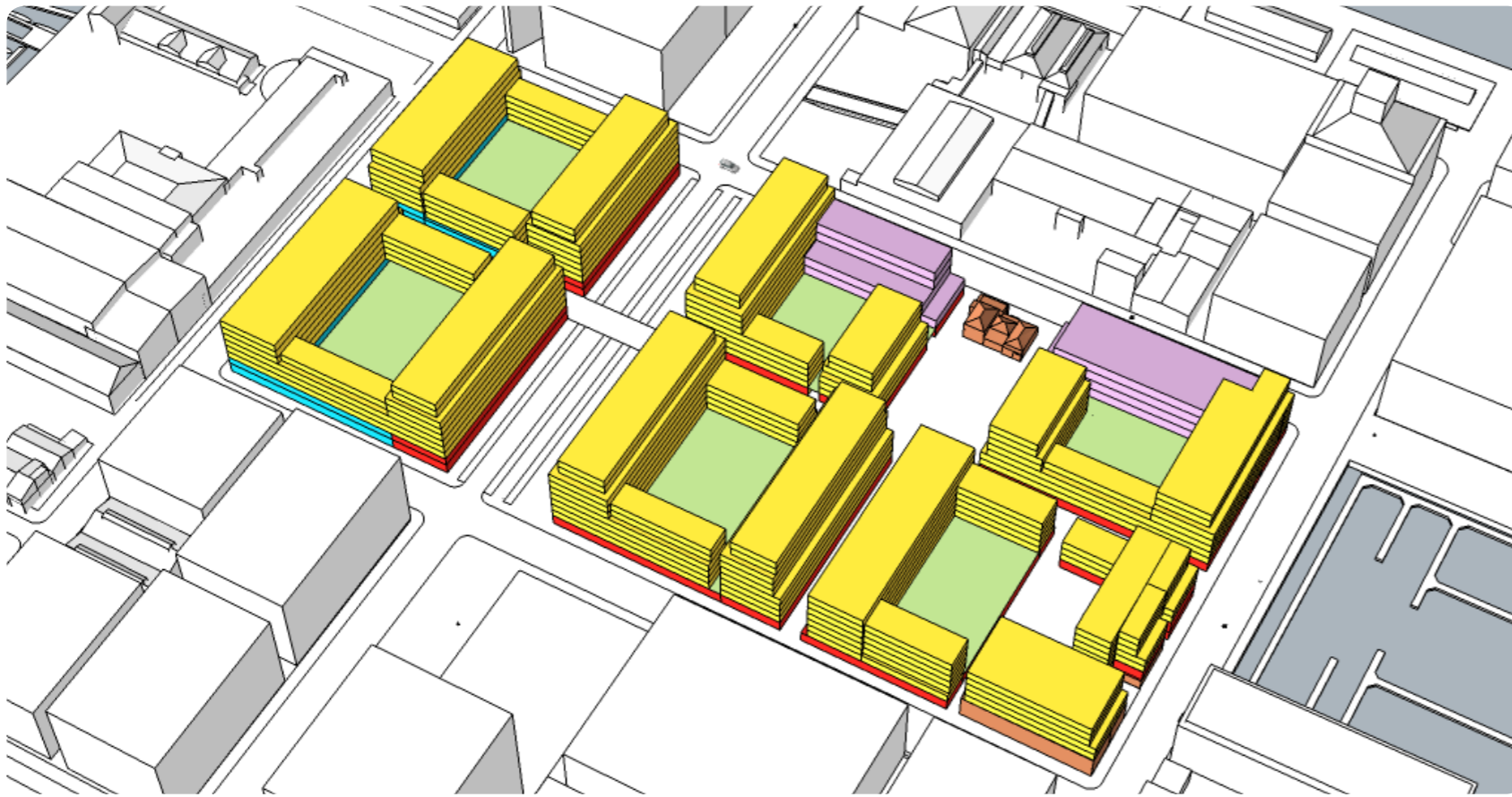


Building Zones	Total Floor Area	Total Usable Floor Area	Circulation Area	Number of
Residential Apartments	105,097	84,078	21,019	1,201
Office	7,360	6,256	1,104	
Retail	19,082	17,174	1,908	
Marine Retail	7,606	6,845	761	
Car Parking Spaces	47,229	42,506	4,723	1,417
<b>Totals</b>				
District Plan GFA	153,573			
Building GFA	151,122			
Total Building Floor Area	186,378			



## Floor Area Ratio Tables

Wynyard Quarter\_Area Four  
Masterplan



Building Zones	Total Floor Area	Total Usable Floor Area	Circulation Area	Number of
Residential Apartments	113,526	90,821	22,705	1,297
Office	7,360	6,256	1,104	
Retail	23,809	21,428	2,381	
Marine Retail	7,606	6,845	761	
Car Parking Spaces	47,229	42,506	4,723	1,417
<b>Totals</b>				
District Plan GFA	153,573			
Building GFA	164,278			
Total Building Floor Area	186,378			

## Wynyard Quarter\_Non Character Building Option

Wynyard Quarter\_Area Four  
Masterplan

# Individual Concept\_Residential Building Design

Context Analysis



Plans

Elevations



Indicative Sections

Area Schedule

Landscape Proposal

Where to From Here

Wynyard Quarter\_Area Four  
Masterplan

This project would not have been possible without the guidance and support of the following, to whom we wish to express our gratitude:

Dushko Bogunovich  
 James Crews  
 Sue Evans  
 Richard Goldie  
 Krystina Kaza  
 Andrew Kissell  
 Tony van Raat  
 Brenna Waghorn  
 Peddle Thorp

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## References and Acknowledgments

Wynyard Quarter\_Area Four  
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