

# AC36

## Wynyard Basin Building and Public Space Design Guidelines

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15 January 2018

### INTRODUCTION

The 36<sup>th</sup> America's Cup in Auckland requires the construction of new wharf structures and the placement of both permanent (Base 1) and temporary buildings (Bases 2 – 8) for each of the racing syndicates. Panuku has obtained resource consent that will enable the construction of these structures. As part of the resource consent, architectural drawings have been approved showing the design of Bases 1 - 8, with conditions requiring the following building elements to be designed in accordance with these guidelines and submitted to the Council for approval:

- a) Building materiality, colour and finish
- b) Building façade detailing and treatment for elements fronting wharf public space areas
- c) Yard and security fencing design
- d) Event branding

The resource consent conditions also provide for a departure from the approved architectural drawings for Bases 1 – 8 within the parameters of the approved 15m maximum building height envelope height, and the identified Building Footprints as shown on the architectural drawings, subject to the design being in accordance with these guidelines and approval by the Council. In this circumstance, the guidelines address the full architectural design of Bases 1 – 8. They apply to the buildings and related yard enclosures, as well as the interface with and design of adjoining public spaces on the wharf extensions.

There may be many and varied design solutions for buildings and structures for the Americas Cup. Innovative and imaginative design might create inspired solutions that are not predicted but which when examined might be shown to satisfy the design brief, these guidelines, and the requirements of the Unitary Plan in an exemplary way. For that reason, while explicitly identifying expectations for design quality and key site-specific considerations, these guidelines are not prescriptive.

### BUILDING ASSESSMENT PROCESS

All syndicate base building and hardstand area designs will be presented to Panuku Development Auckland for review and owner approval prior to building consent submission. Where there is a departure from the approved architectural drawings the new base designs will be presented to Panuku's Technical Advisory Group (TAG) to provide comment and recommendations regarding design changes to give effect to the guidelines below. Designs may be required to be re-submitted to TAG to ensure that appropriate design changes have been made to achieve the guidelines and receive landowner approval.

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Once design approval has been provided by Panuku, the syndicate base design plans for each building and related yard base and hardstand area design is required to be submitted to the Council (Team Leader – Central Monitoring) for final approval prior to construction.

### GENERAL DESIGN INTENTIONS

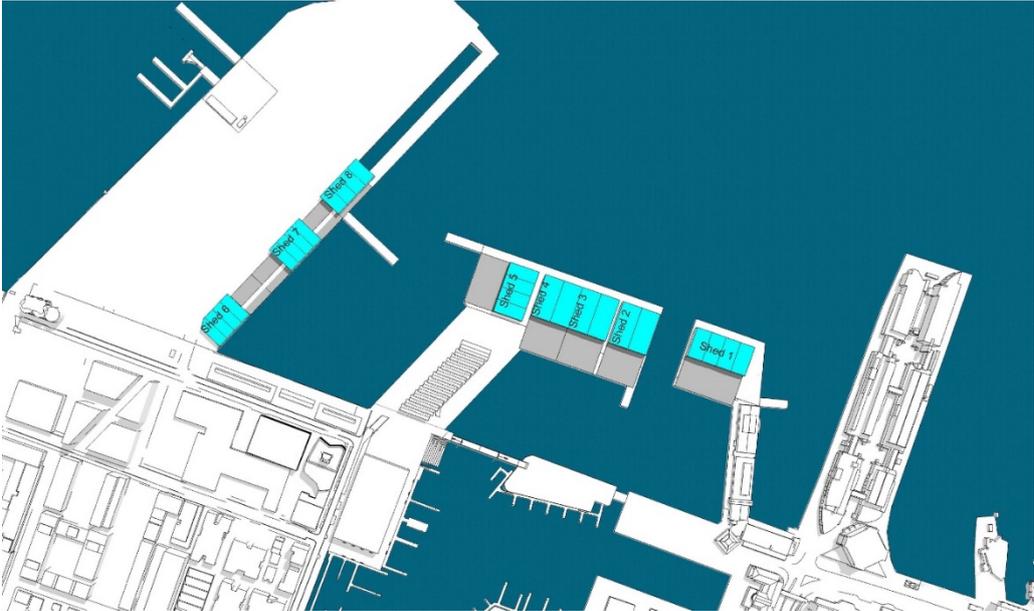
The temporary buildings and their related yards are for marine industrial and marine event functions. They must be both fit-for-purpose and fit well in this context. This means being functional and economical, but not utilitarian. While recognising that these are predominantly temporary structures, at the same time, because they are prominent in view in a central location on the Auckland waterfront, careful attention to design quality is necessary. These may be large, simple and temporary structures, but with careful consideration to all aspects of their design, they should be fit for purpose, and contribute positively to the image and activation of the waterfront for the Americas Cup. Similarly, a variety of publicly accessible new wharf spaces – walkways, wharf edge promenades, and expanded plaza areas should be designed to contribute positively to the waterfront both during the event and for the longer term.

#### 1. Design coherence

Each building, and the complex of temporary buildings and enclosures should be designed in a coordinated and coherent fashion, informed by an overarching idea as distinct from being a piecemeal assemblage of design responses. The layout of each base should maximise efficiencies and ensure the building footprint is minimised as far as is practicable.

#### 2. Design quality

The base should be recognised for its quality in addressing a particular brief of predominantly temporary event, maritime-industrial buildings on the public and working waterfront. Quality should be consistent with the matters identified below.



Base locations

## GENERIC GUIDELINES

(to be applied to the design of all buildings/bases and new wharf spaces)

### Public spaces and edge activation

1. Develop a unifying public realm concept and spatial arrangement to the design of new wharf extensions. This should include:
  - a) a consistent approach to surface treatments and finishes of wharf decks and edges;
  - b) incorporation of appropriate public realm elements including lighting, seating, other street furniture items, shade structures, trees and planters and artwork that support public access, use and enjoyment of these spaces both during the event and for the long term;
  - c) expression of mātauranga and tikanga design principles where practicable; and
  - d) accommodation of the functions of the marine industry and provision for the safe viewing of marine activities from public areas.
2. Provide interactive frontages to streets and publicly accessible wharf spaces to an extent that is consistent with the:
  - a. internal functions of each base,
  - b. status, prominence and function of the adjoining space; and
  - c. safety and security requirements and functional need of marine and port activities.
3. Locate any publicly relevant facilities within each base at ground level where they will best contribute to the quality and activation of the adjacent wharf and street spaces.
4. Provide building openings and elements that overlook and allow for natural surveillance of public open spaces.

### Scale and visual interest

5. Design buildings to reduce their apparent bulk and contribute to visual interest. This includes providing human scale, fine-grained detail and richness at edges that the public will view at close range, and larger forms and elements to respond to mid and long-range viewing distances. Techniques include:
  - a. expression of primary and secondary building volumes with modulation of height or form;
  - b. offsets of facade planes within any building;
  - c. roof form modulation;
  - d. integration of wall openings and windows;
  - e. repetition of elements and treatments to achieve visual rhythm;
  - f. visual expression of building entries;
  - g. projections of components over the water and related wharf and street spaces; and
  - h. colour, texture and lighting.

### Event branding and legibility

6. Provide a consistent and coherent approach to team branding to assist legibility of the team bases and expression of the America's Cup as a major international event. This might potentially utilise super-graphics, projection, light effects, flags and/or banners as appropriate.

## BUILDING-SPECIFIC DESIGN CONSIDERATIONS

### Base 1, Hobson Street Wharf Extension

Base 1 will be a permanent stand-alone building that is prominent in view from all four sides. It defines a new east-oriented public space (in both 'event' and 'legacy' modes), and in legacy mode also a new south facing multi-purpose wharf space. Public access is provided for around its northern wharf edge. While providing for maritime industrial facilities for the event, because of its visual exposure and intended permanence, it must also be of a high quality.

#### *Location-specific guidelines*

1. Ensure a sophistication of architectural expression, materials and detailing that will be of a quality appropriate to this being the Emirates Team New Zealand base.
2. Activate and positively address the new adjoining public plaza wharf space through the location of ground floor activities with a public interface, openings and glazing at upper levels and general high-quality aesthetic presentation of the east end of the building to the adjacent public space and Princes Wharf.
3. Ensure an informed and considered relationship of building form, frontages and connections to the adjacent Maritime Museum.

### Bases 2-5, Halsey Street Wharf Extension

These temporary structures are prominent in view from Te Wero Island and the Eastern Viaduct and North Wharf as well as from Princes Wharf and should be considered as a complementary ensemble.

#### *Location-specific guidelines*

1. Develop a unifying design strategy to respond to the prominence in view of the southern elevations of Bases 2-5 including the side elevation of Base 5 viewed from along Halsey Street Extension Wharf and from the Viaduct Events Centre's elevated viewing platform.
2. Ensure that the public space interface of base buildings 4 and 5 with the north-south aligned walkway is designed to be attractive and safe for public pedestrian access to the outer northern edge promenade, including integrating means of activating and enlivening this frontage.
3. Maximise opportunities to activate and overlook the northern edge outer promenade at multiple levels including potentially from balconies at upper levels, and provide moments of shelter along the edge of the public walkway, while addressing functional and operational requirements.

## Bases 6-8, Wynyard Wharf extension

These temporary buildings are accessed from Brigham Street. While public access is maintained along Brigham Street, in event mode, the buildings will continue to face onto tanks, and the street itself is likely to be predominantly used for industrial access and parking.

### *Location-specific guidelines*

1. Develop a unifying design strategy to respond to the prominence in view of the south and eastern elevations, due to these being prominent in view from North Wharf.
2. Achieve a scale transition at the south end of Base 6, potentially with an ancillary building that provides for an active frontage to North Wharf.
3. Ensure good proportions and connections are provided in relation to Brigham Street while recognising this façade will face onto hazardous industrial activity and will be required to be designed to meet relevant health and safety requirements.

## YARD ENCLOSURES

Yard enclosures may be required for physical access control and visual separation, and bases and are typical for marine and port type activities which are envisaged for this area. Activity within the yards will be to an extent in public view from across the water. That the public is able to see some of the activity related to bases during the event is an important aspect of celebrating the America's Cup on the Auckland Waterfront.

### *Yard enclosure guidelines*

1. Ensure a comprehensive approach to the design of yard enclosures to provide a sense of visual coherence across all bases, and also the relation of each enclosure to the design of the structures to which it is attached.
2. Provide for public visibility of America's Cup related activity across the southern edge of yards 1-4, the western edge of yard 5, and the eastern edges of yards 6-8 where safety and security measures are not compromised.
3. Design any yard enclosures which edge streets or publicly accessible open wharf spaces to be to a maximum of 2.0m in height and to be visually permeable, provide views into yards and a sense of visual quality and interest.
4. Yard enclosure design should allow a degree of visual openness outside event times, and for removal post-event providing for future public access to these wharf spaces.

END