

# TALL STOREYS

## VIBRANT REINVENTION OF LANEWAY UNDER THE TOWER

AUCKLAND  
DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKĀURĀU

BUILDINGS + SITES // HOUSING CASE STUDY

**Chews Lane Apartments**  
Central City, Wellington



# OVERVIEW

A good example of a high-rise apartment building that successfully responds to the city's urban fabric and demonstrates excellent building design and a very well articulated façade. The rejuvenated Chews Lane Precinct creates boutique neighborhood at the city's commercial and creative heart.

## PROJECT SUMMARY

Chews Lane Precinct is a mixed use development in central Wellington, between Willis and Victoria Streets. The development is a total of ten buildings that either operate independently or have functions that span more than one building. There are five new buildings, four existing buildings restored and one building that has retained its heritage street façade and surrounds the car parking component of the precinct. One of the new buildings is a 12 level residential apartment tower that is built on a podium of two of the other buildings and spans across Chews Lane. The top of this building is approximately 70m above footpath level.

This is a large central city site, which was previously in Wellington City Council ownership. Prospective developers had to include a concept design as part of their pitch for the redevelopment of the site. A key part of the evaluation process was how the proposed concept worked with existing heritage buildings and how it would revitalise this part of the city through a mixture of uses. The proposal reads as a collection of ten separate buildings – the new buildings – clearly of modern style, contrast with heritage buildings that were retained on site.

The uses on site include 97 apartments, offices, eight levels of car parking, retail, cafes and bars at ground floor. The development enhances the important pedestrian link of Chews Lane which lies between Willis and Victoria Streets.



Chews Lane Precinct is very visible from many popular public spaces within Central City – view from corner of Jervois Quay and Harris Street intersection.

# KEY PROJECT INFORMATION

HOUSING TYPE  
**APARTMENTS**

DENSITY  
**440 DW/HA**

ARCHITECT & DESIGN TEAM  
**ATHFIELD ARCHITECTS LTD**

YEAR COMPLETED  
**2009**

SITE AREA  
**2200 M<sup>2</sup>**

PROJECT TYPE  
**MIXED USE DEVELOPMENT**

CLIENT/DEVELOPER  
**WILLIS BOND LTD**

PRICE BAND  
**HIGH RANGE**

The site is in central Wellington, between Willis and Victoria Streets

The site is flat in topography and is on reclaimed land

PARKING  
**BASEMENT/SLEEVED**

Access to parking from Victoria Street

2 x levels of basement parking/ loading

8 x levels of above ground parking - these parking structures are sleeved

Master planned mixed use development of 10 buildings on a constrained central city site

The uses on site include 97 apartments, 15,000sqm office space, 8 levels of car parking, 19 retail and 6 cafes and bars at ground floor

The development enhances the important pedestrian link of Chews Lane which lies between Willis and Victoria Streets

A high-range project would typically have a current build cost of more than \$3000 per m<sup>2</sup>, exclusive of land costs, professional services and regulatory fees



# UNDERSTANDING THE NEIGHBOURHOOD

1. The development supports central Wellington's walk able environment, with retail, cafes and bars opening out at ground floor level onto Willis and Victoria Streets as well as Chews Lane – a pedestrian link which bisects the precinct and provides a link between the Golden Mile and the Civic Square.
2. This is a prominent site and given the size of the development, maintaining a set of 10 discreet buildings facing the city streets allows the buildings to comfortably integrate with their surrounds.



Chews Lane – looking towards Willis Street from Victoria Street.

## UNDERSTANDING THE NEIGHBOURHOOD

3. The mix of residential, office, retail, cafes and bars all support diversity and choice for Wellington's central city.



Chews Lane – looking towards Victoria Street from Willis Street.



## GETTING IT RIGHT PLACING BUILDINGS ON SITE

1. The site layout is based on the existing central city street network that helps to integrate the development back into the wider city, and gives a public address to the buildings.
2. The new build integrates well with the retained existing buildings on site.
3. The residential apartment building effectively sits on a podium providing good views, light and sun.
4. The apartment building uses the existing pattern of neighbouring towers to inform the alignment, setting back from Willis Street.
5. Building fronts at street level are consistent with neighbouring buildings and support a high number of pedestrians in the area.



Looking towards Chews Lane precinct – view from corner of Lambton Quay and Willeston Street.

## GETTING IT RIGHT STREET TO THE FRONT DOOR

1. There is an appearance of individual buildings in the surrounding streets, which helps dilute the overall mass of development.



Looking towards Chews Lane precinct – view from corner of Lambton Quay and Willeston Street.



## GETTING IT RIGHT STREET TO THE FRONT DOOR

2. These buildings at street level use different styles, materials and forms to help this differentiation.
3. The apartment building has a front entry off Chews Lane, and with the apartments effectively starting from level 6, this gives residents privacy from the surrounding city.



Looking up towards the apartment building from Victoria Street.



## GETTING IT RIGHT THE BUILDING

1. 3. The apartment tower at first glance appears a strong rationalist design but a number of subtle twists lift it above the ordinary.
2. The long facades are subtly curved.
3. The strong grid is broken down by bays of balconies that are internal to the building line.
4. Large floor to ceiling glazing and generous inter-storey heights allow for the apartments to be light and airy.



Close up of north-west elevation of the apartment building.

## GETTING IT RIGHT OUTDOOR SPACES

1. The central city location provides for an alternate outdoor amenity in addition to the readily accessible city street system, Civic Square and the Waterfront area.
2. Each apartment has access to a balcony and a common rooftop amenity space on Level 6.
3. Given the height and placement of the apartment tower, all the apartments have good sun access.



Close up of south-east elevation of the apartment building.



## GETTING IT RIGHT ACCOMMODATING THE CAR

1. The size of development has allowed car parking and servicing to be centralised, which allows for all uses within the precinct.
2. There is only one vehicle entry into the complex from Victoria Street which helps support the central city's pedestrian environment.
3. The eight levels of car parking is all internal to the site, surrounded by 6 metre deep offices facing out to Willis and Victoria Streets.



Close up shot of one of two sleeved car parking buildings – view from Chews Lane.

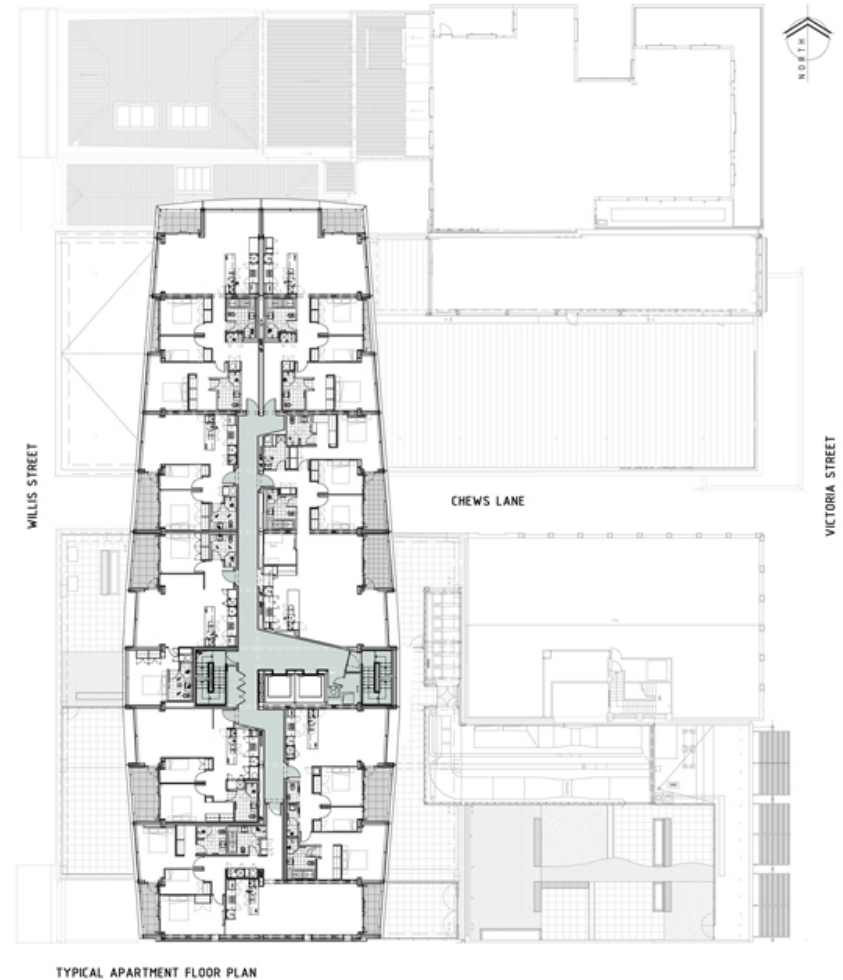
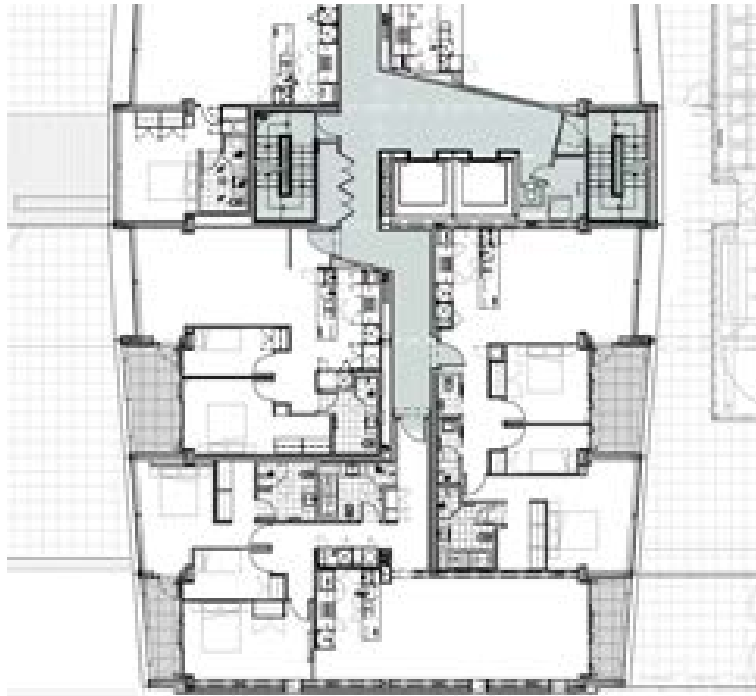
## GETTING IT RIGHT LOCATION PLAN



Chews lane precinct apartments are located towards the heart of Wellington CBD.



## GETTING IT RIGHT FLOOR PLANS



All levels have the same floor plan arrangement.

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