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AUCKLAND
DESIGN MANUAL

TE PUKA WHAKATAIRANGAI-A-TAMAKI MAKAUARAU

BUILDINGS + SITES // HOUSING CASE STUDY

The Wellington Apartments
Te Aro, Wellington

OVERVIEW

A small mixed use/apartment building which uses an interesting building layout to deal with site constraints and allow all the habitable rooms to get light and natural ventilation.

PROJECT SUMMARY

This is a mixed use development in an inner city urban environment that is attached to a heritage hotel. The site is within the Cuba Street heritage area in Wellington's central city. There are two towers; one six storey that provides 62 one bed units for the hotel. The other is seven storeys containing 54 apartments. These two towers sit on a two-to-two and a half storey podium.

The development is part of the neighbouring heritage hotel complex which was refurbished and earthquake strengthened in 2004.

The podium of the new building along Cuba Street appears as three separate buildings that are made up of two heritage façades and one new façade. Behind the façade at first floor level is a conference facility, and a gym and swimming pool for the complex.

The towers are sufficiently set back from the street facades, so as not to dominate over the street and the adjacent heritage hotel.

The architecture of the towers is modern – contrasting with surrounding heritage buildings. The tower facades have a range of set backs, balconies and different materials that further help break down the building dominance. The development sits comfortably into its surroundings.



Looking towards the front façade of the mixed use/apartment building from Cuba Street.

KEY PROJECT INFORMATION

HOUSING TYPE
MIXED USE/APARTMENTS

DENSITY
281 DW/HA

ARCHITECT & DESIGN TEAM
MALCOLM PERRY ARCHITECTS

YEAR COMPLETED
2008

SITE AREA
3412 M²

PROJECT TYPE
MIXED USE APARTMENTS

CLIENT/DEVELOPER
PORT NICHOLSEN PROPERTIES LTD

PRICE BAND
MID- RANGE

The site is within the Cuba Street heritage area in Wellington's central city

The project was an extension to 203-219 Cuba St, the original circa 1908 Peoples Palace which was strengthened to 100% new earthquake code

A mid-range project would typically have a current build cost of \$2000 - \$3000 per m², exclusive of land costs, professional services and regulatory fees

PARKING
BASEMENT

60 car parking spaces

Access to basement car parking off Dunlop Terrace

The development at 221-237 Cuba St comprises: a podium with retail at ground floor, 60 carparks, conference spaces, gym, pool/spa; a six storey tower of 62 hotel suites, Quality Hotel Wellington; and a seven storey apartment tower with 54 apartments, mainly two bedroom/ 2 bathroom, The Wellington Apartments

UNDERSTANDING THE NEIGHBOURHOOD

1. Te Aro in Wellington's central city is often considered an eclectic quarter of the city with a diverse range of uses.
2. The development has been successfully incorporated into the heritage fabric of upper Cuba Street.
3. At the rear, the development provides for a pedestrian connection between two of Te Aro's smaller streets. This link had not previously existed.



Looking towards the front façade of the mixed use/apartment building from Cuba Street.

UNDERSTANDING THE NEIGHBOURHOOD

- 4. The design process needed to consider the issue of the dominance of the towers on both the street and the neighbouring heritage hotel.
- 5. The towers are set back from the street edge and allows the whole development to sit comfortably into the Cuba Street context.



The towers are set back from the street edge and allows the whole development to sit comfortably on Cuba Street – looking up Cuba Street from Vivian Street.

GETTING IT RIGHT PLACING THE BUILDINGS ON SITE

1. The façades of two existing buildings have been retained, and these have cleverly been incorporated with a new façade, which is in keeping from a scale perspective.
2. The development fronts Cuba Street, with servicing and car access at the rear.



Looking towards the south-west façade of the mixed use/apartment building from Cuba Street.

GETTING IT RIGHT STREET TO FRONT DOOR

1. The heritage street façades facing Cuba Street are a critical component of the streets character and this development needed to be incorporated into this streetscape.
2. The building at ground floor aligns with the existing Cuba Street development pattern with verandahs providing pedestrian shelter.
3. Retail units and the main entry for the hotel and the residential units front Cuba Street.



Looking towards the west (front) façade of the mixed use/apartment building from Cuba Street.

GETTING IT RIGHT THE BUILDING

1. This is a relatively large building that fits well into the neighbouring finer grained adjacent development. This is accomplished by setting back the residential towers and breaking down the street façade by the clever use of incorporating two existing heritage facades into the development.
2. In keeping with the urban environment, the main outdoor spaces are the city's streets and the neighbouring Cobblestone Park – a small park that provides both passive and active spaces –including a children's playground.
3. Two types of balconies provide the apartments with outdoor amenity; those that recede into building envelope, and those that protrude beyond the main façade.
4. Car parking is provided internally on three levels, including a part basement with some minimal exposure to the surrounding streets.
5. Servicing is provided internally with access off Dunlop Terrace at the rear.



Looking towards the south façade of the mixed use/apartment building from Cuba Street.

AUCKLAND DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKAURAU

The Auckland Design Manual provides practical advice, best practice processes and detailed design guidance to enable us to design and build the world's most liveable city. The manual will enable us all to make informed choices, to build houses and develop our streets and neighbourhoods to not only look good but to ensure they are built to last, sustainable and give the best return on investment.

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