

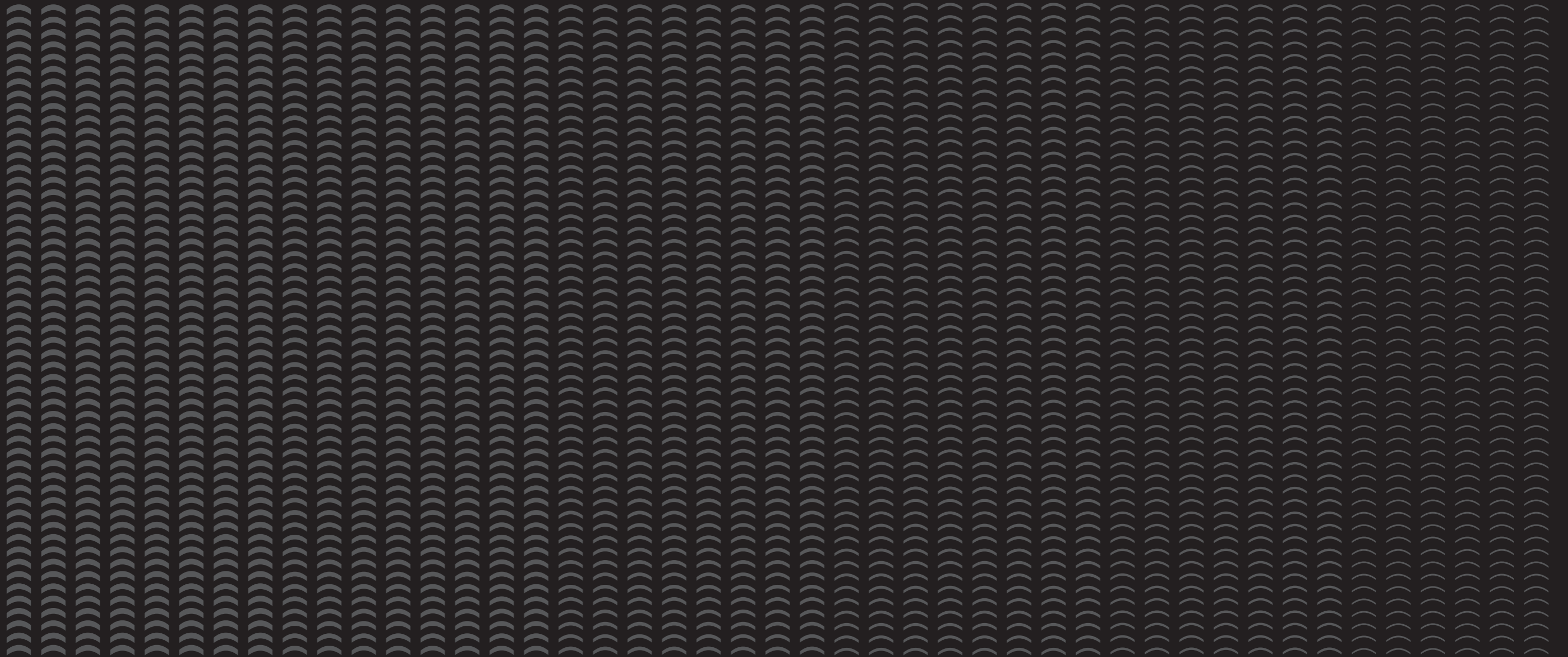
WCC District Plan Tests

All Sites - Report

Document Prepared by Jasmax for
Wellington City Council
Contract number 123-4567
27 October 2021

Rev A

JASMAX



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Paddington, Te Aro

Site & Context



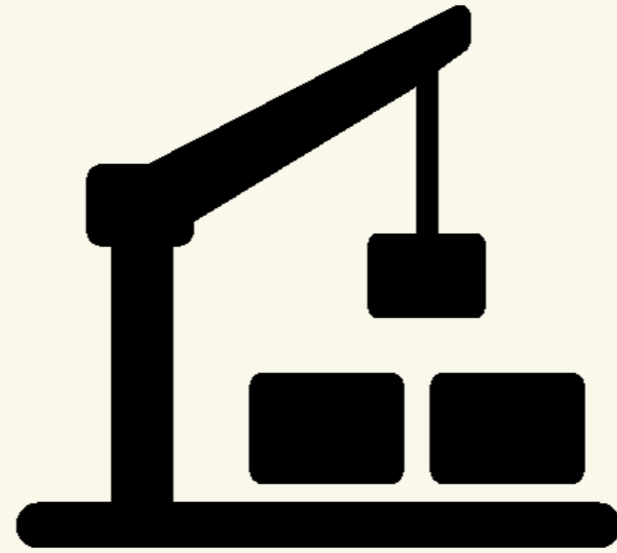
City Centre Zone



Design Guide Residential

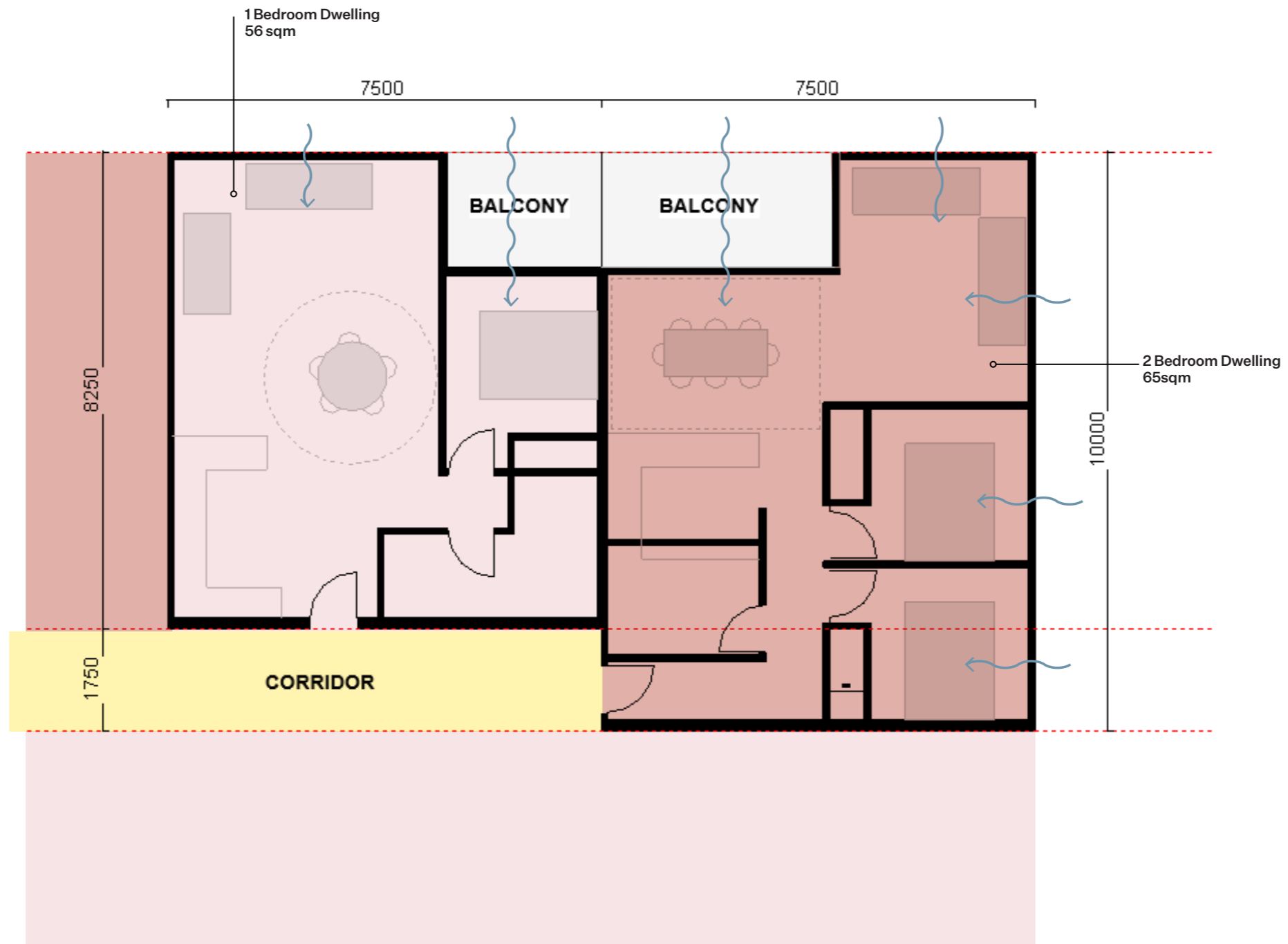


Design Guide Centres and Mixed Use

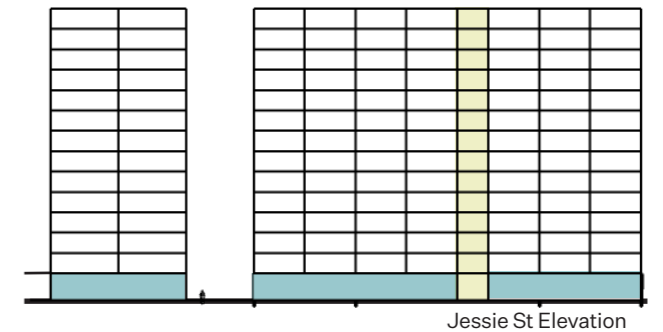
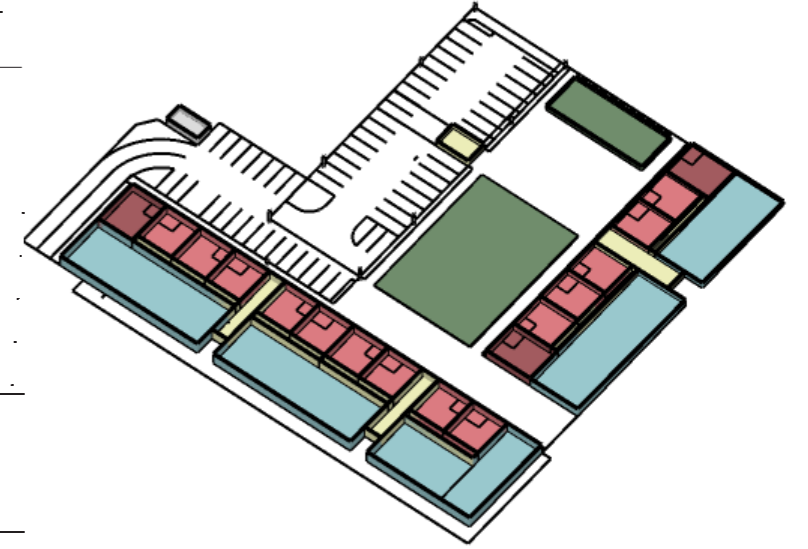


Scenario 1 - CC+

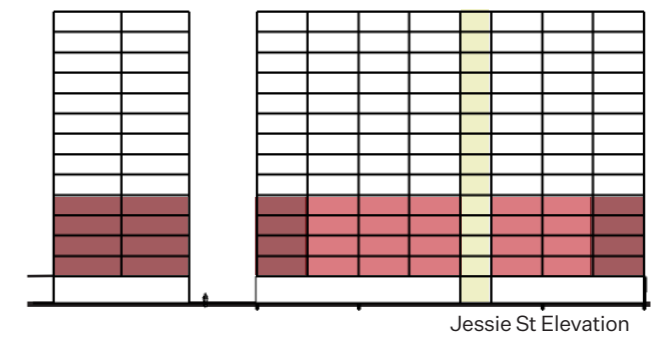
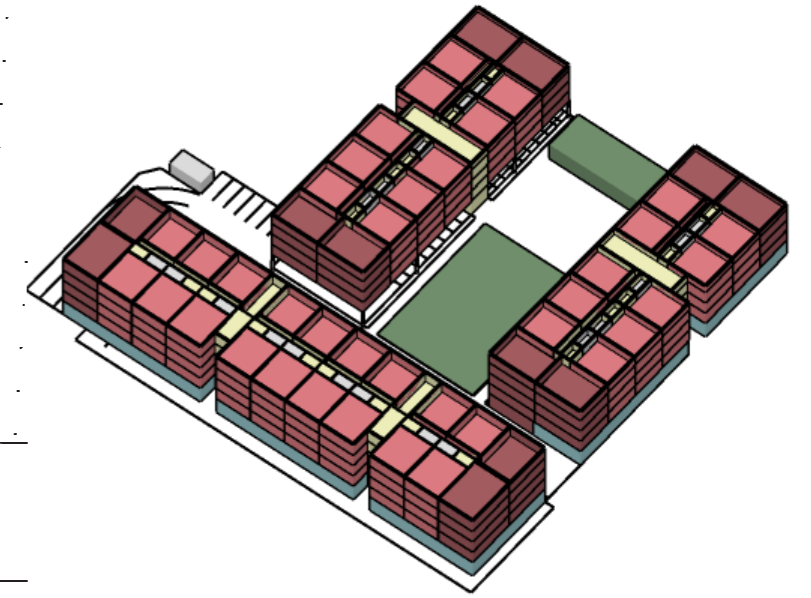
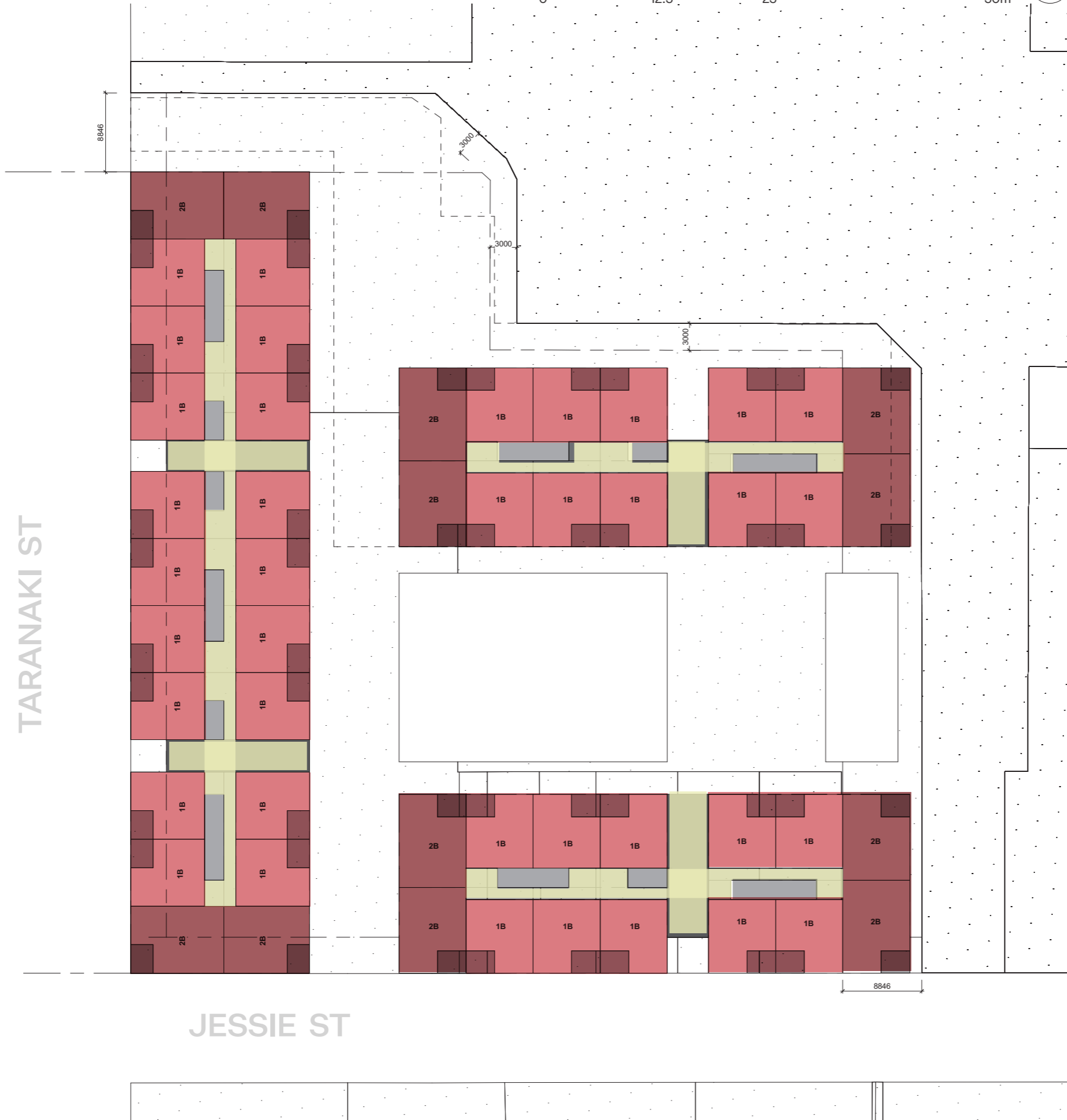
Typology - Basic Apartment Module



Plan - Level 1 (Ground)



Plan - Level 2-5 (Podium)

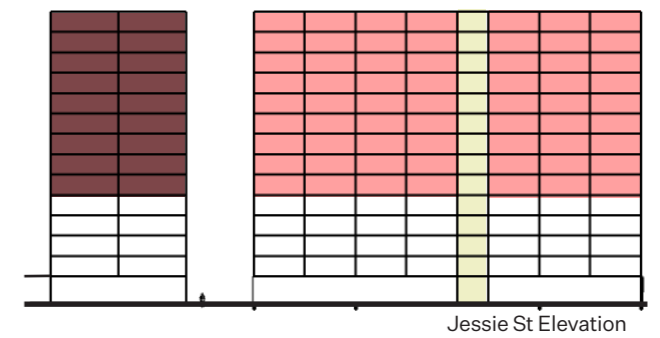
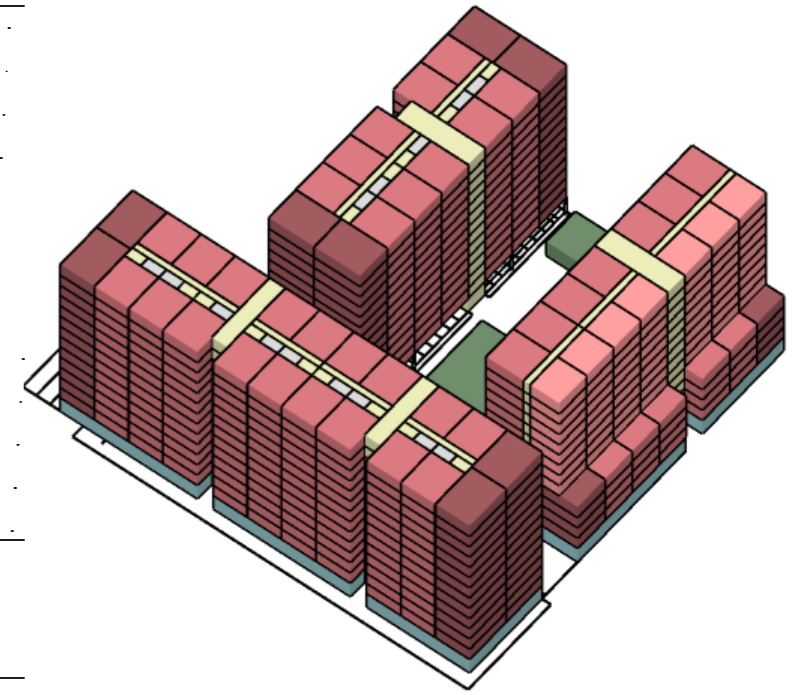


Plan - Level 6-14 (Tower)

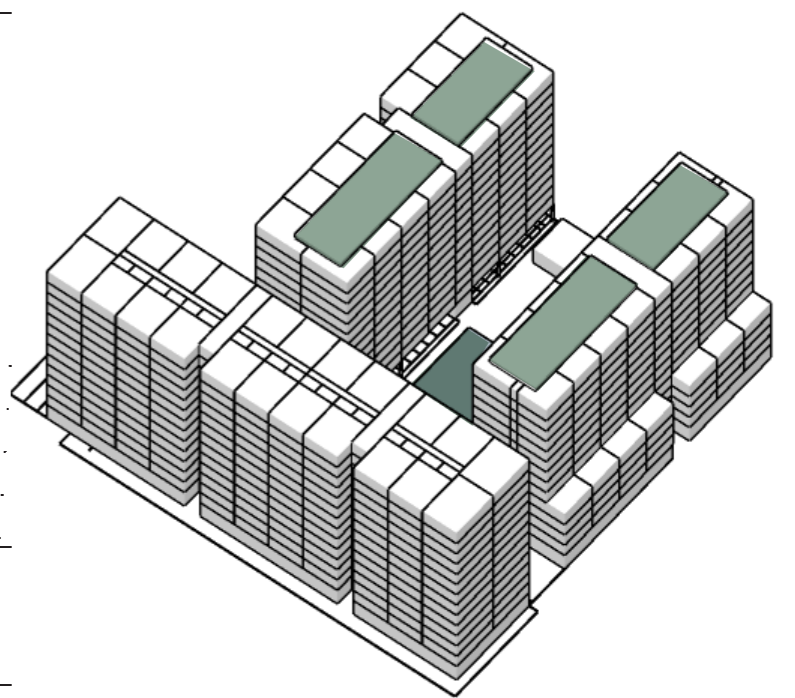
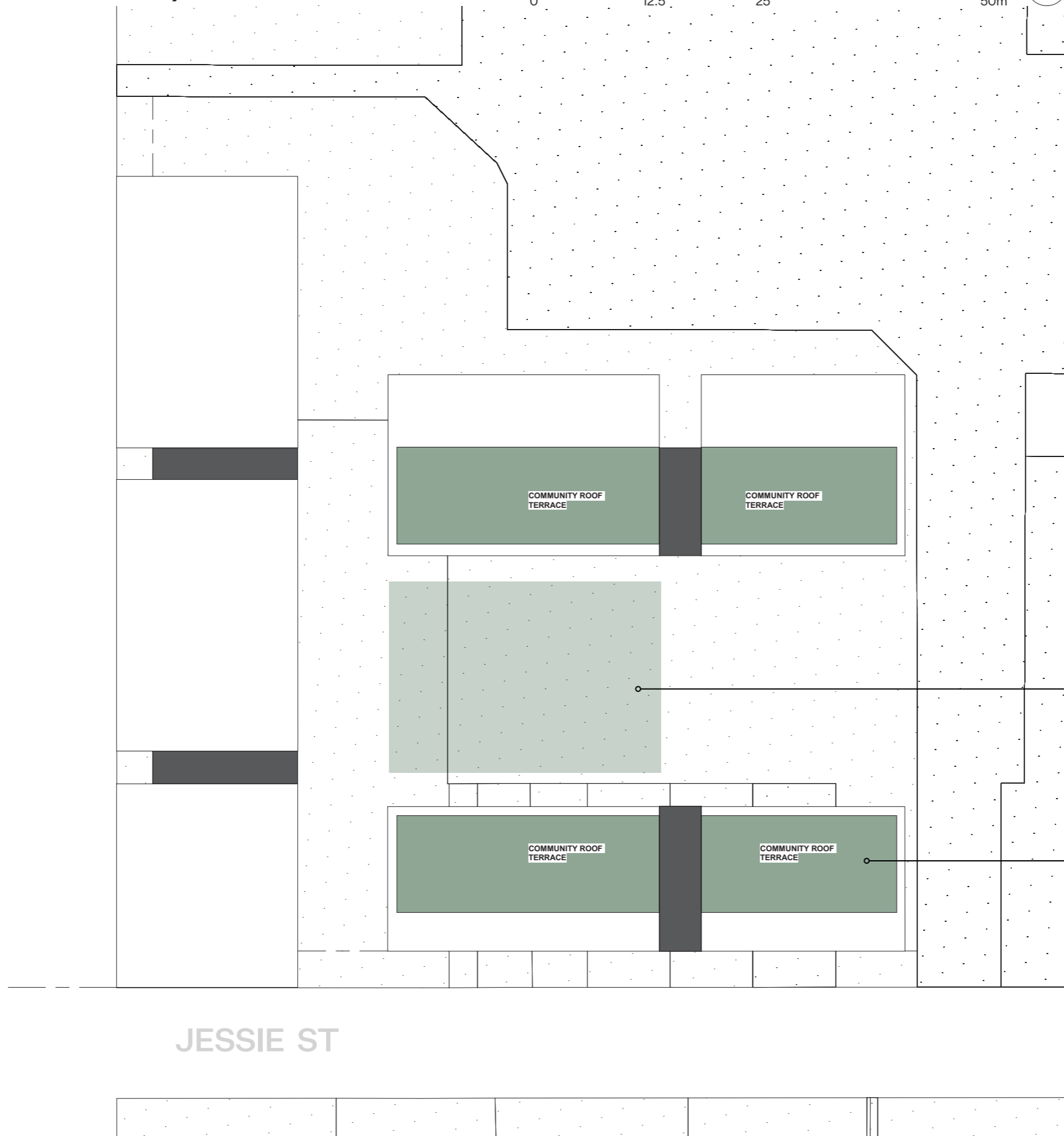


TARANAKI ST

JESSIE ST



Plan - Roof (Outdoor Area)

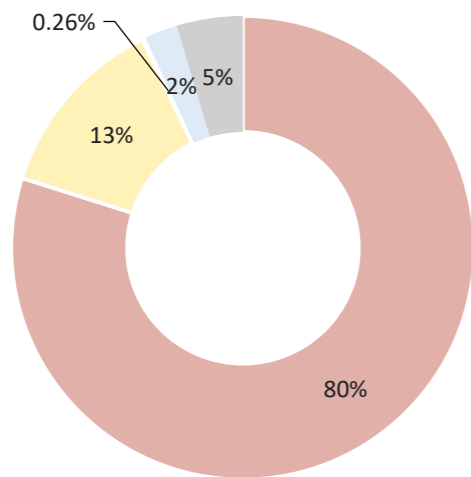
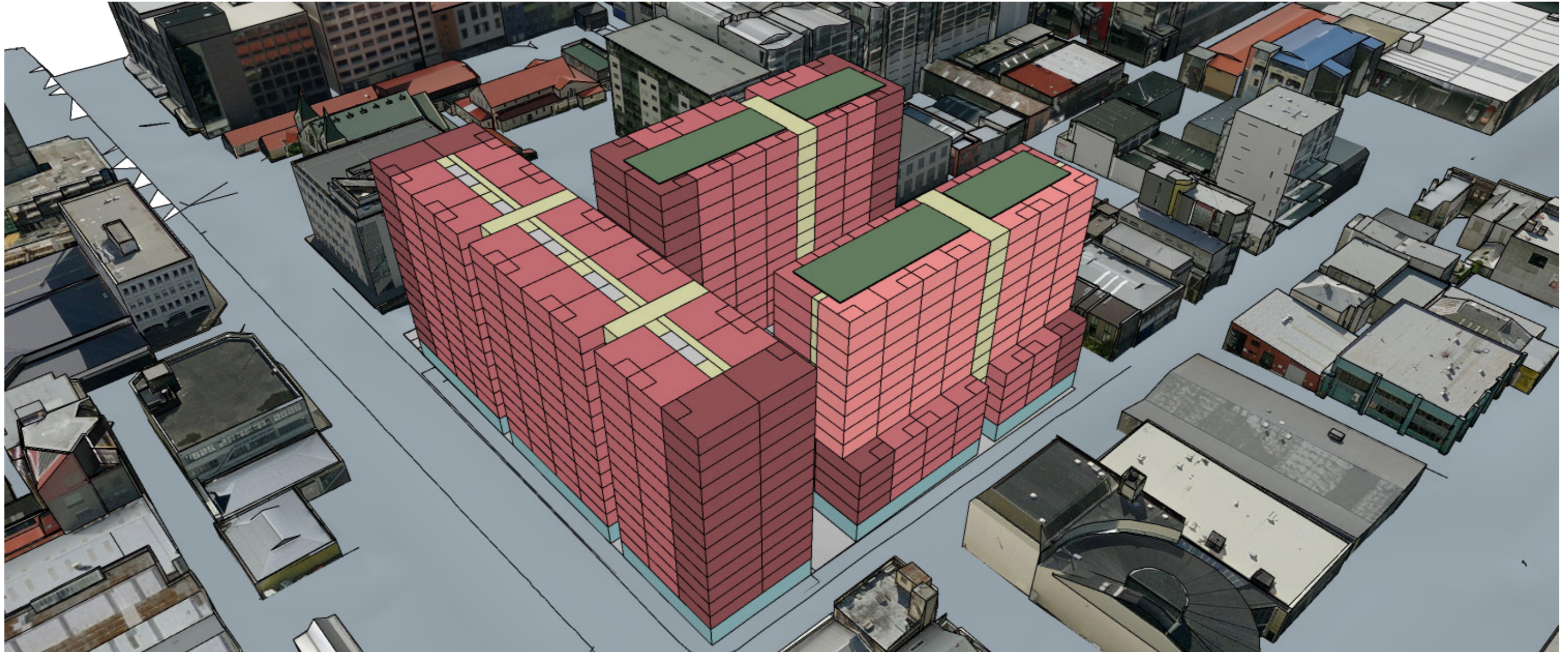


Quality Courtyard Space on Ground
633sqm

Roof Terrace Outdoor Area
Total: 970sqm

JESSIE ST

Metrics



Apartments	51,279	m ²
Circulation	8,315	m ²
Covered Communal	170	m ²
Retail	1,476	m ²
BOH / Internal Parking	2,963	m ²

Total GFA 64,202 m²

Estimated NLA 54,572 m²

Efficiency (circ/GFA) 87%

■ Apartments ■ Circulation ■ Covered Communal ■ Retail ■ BOH / Internal Parking

	Dwellings	%	Bedrooms	People
Studio	63	9%	63	79
1 Bedroom	482	73%	482	603
2 Bedroom	123.00	18%	246	308
Totals	668		791	989

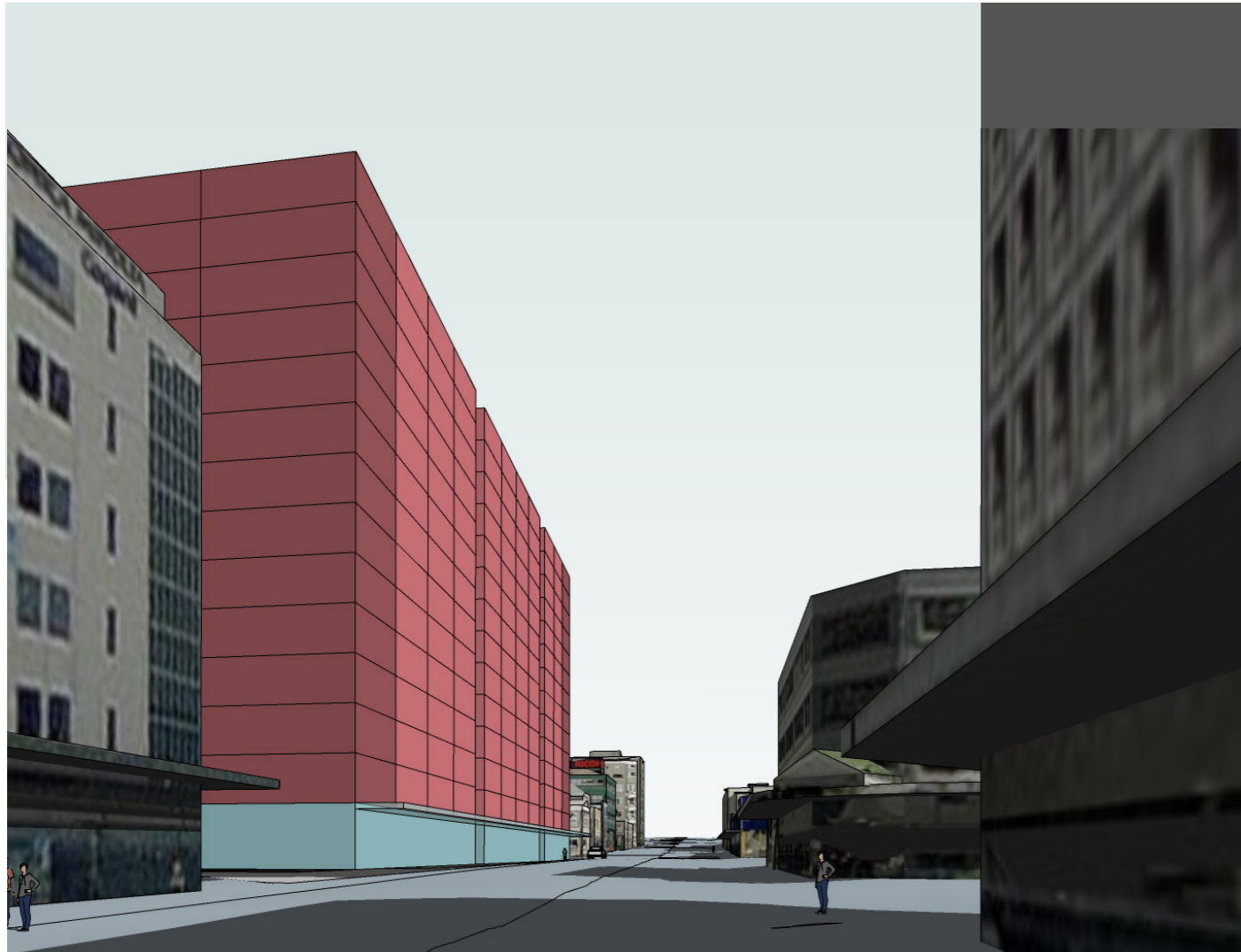
Outdoor Area Required* 1,069 m²
Quality Outdoor Area Provided 1,603 m²

**if no private outdoor*

Site area 7491 m²
0.7491 hectares

Dwellings / hectare 892
People / hectare 1320
GFA / person 65

Views



View of West Facade along Taranaki St, looking South

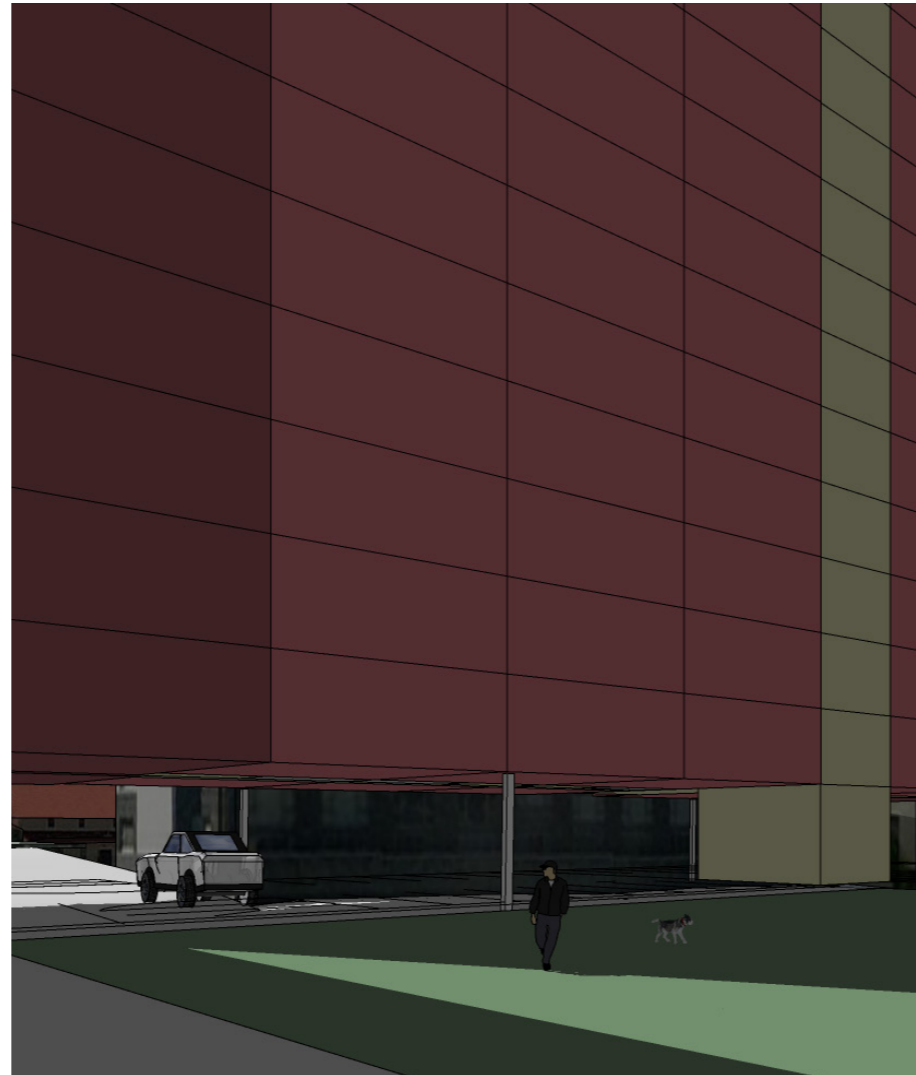


View of West Facade along Taranaki St, looking North

Views



View of Courtyard from North looking South towards Jessie St

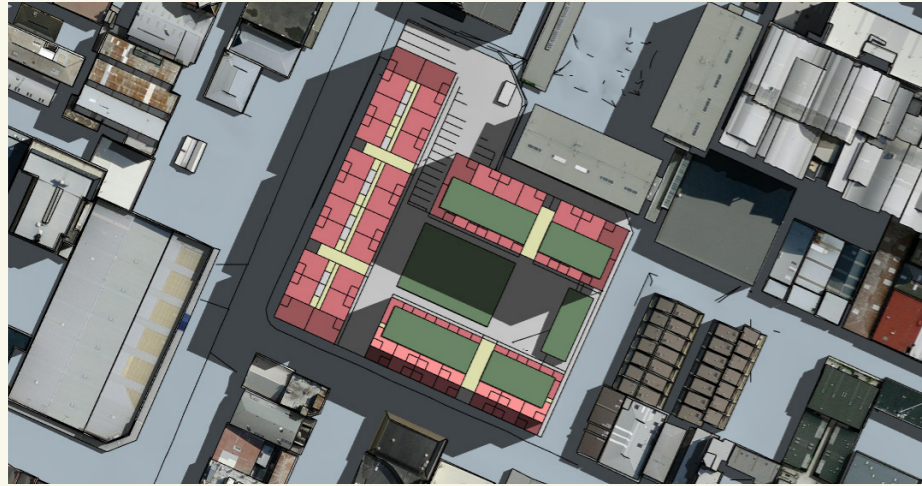


View of Courtyard from Jessie St entry looking North

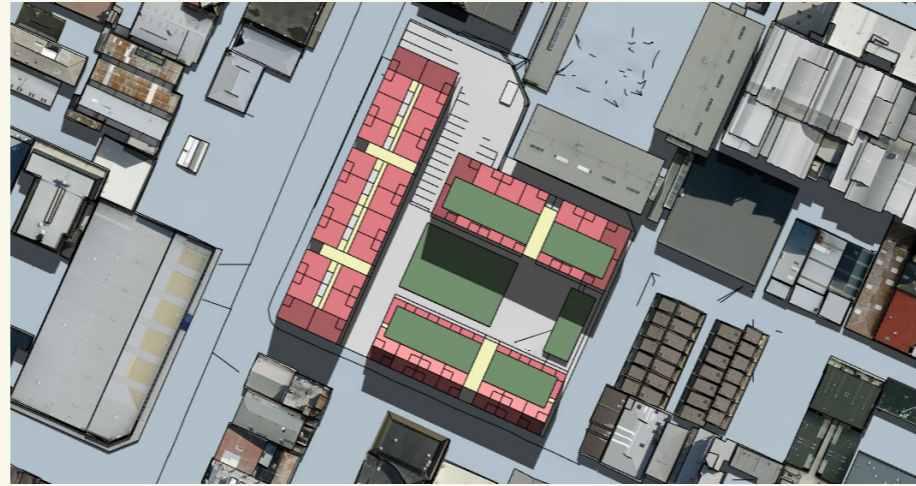


View of South Facade from Taranaki St, looking South down Jessie St

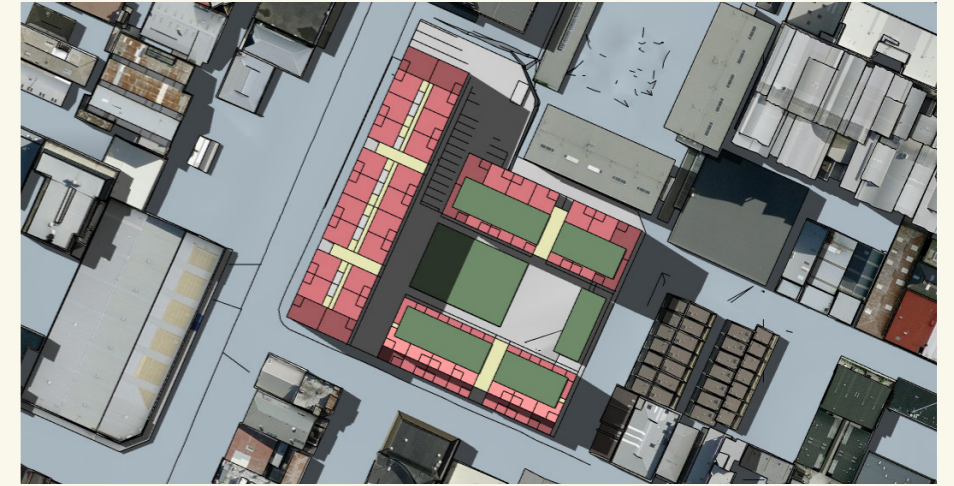
Sun Study



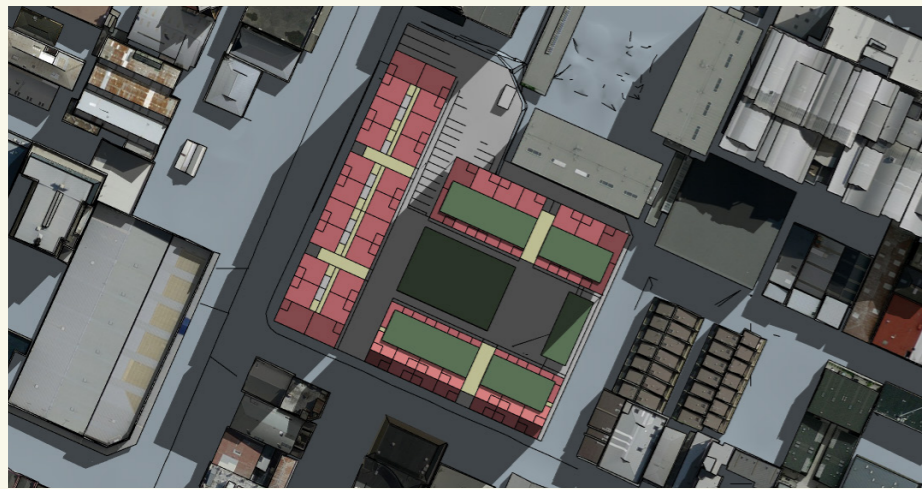
Summer Solstice _ 10:00



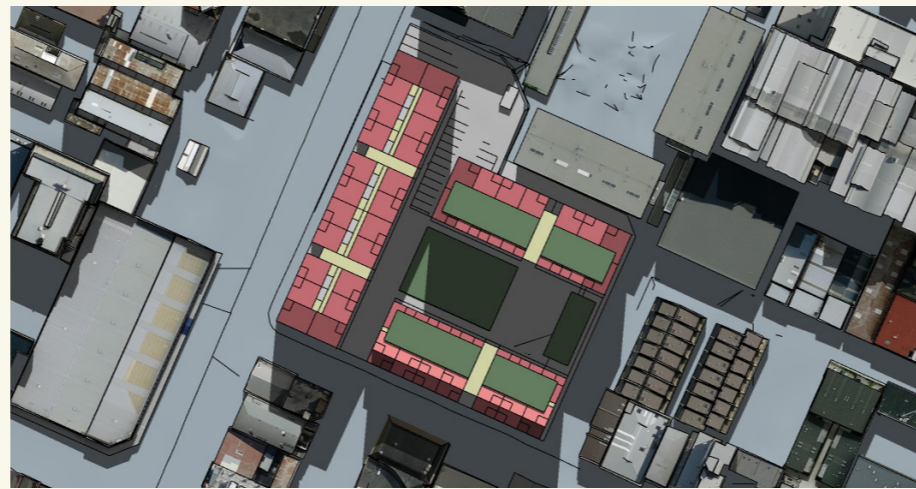
Summer Solstice _ 12:00



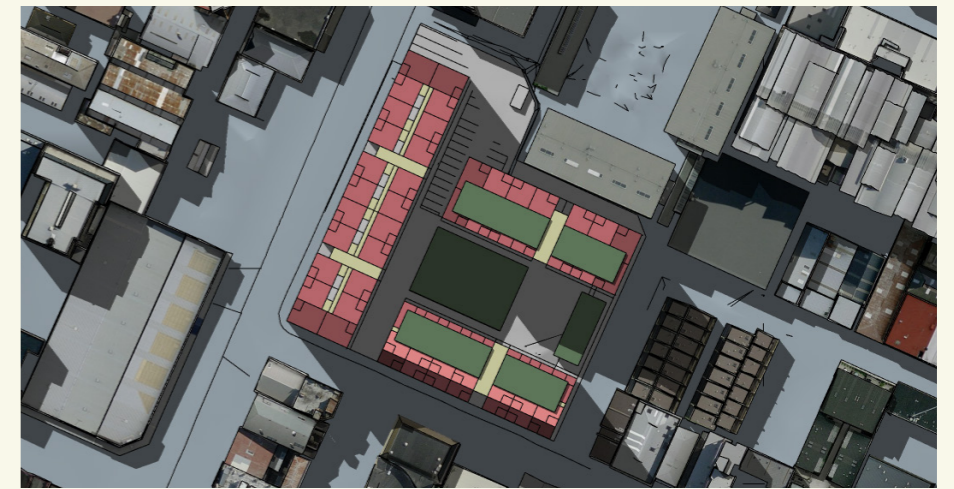
Summer Solstice _ 14:00



Spring / Autumn Equinox _ 10:00



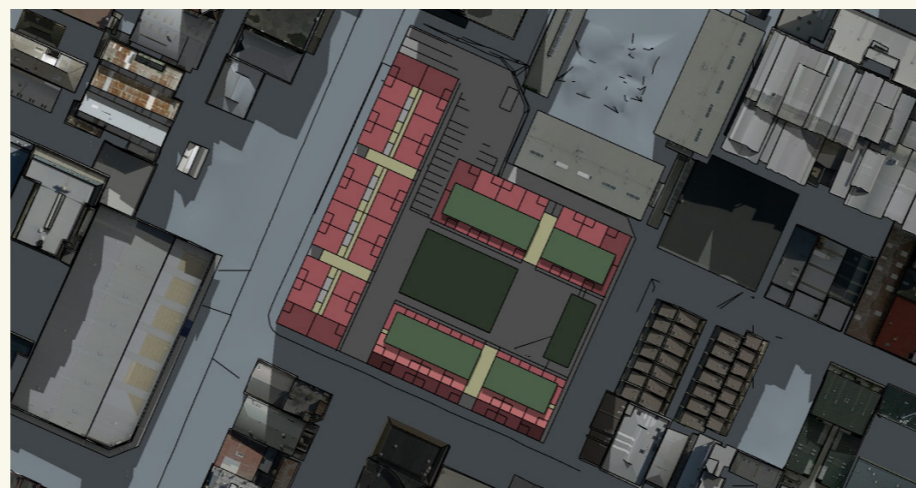
Spring / Autumn Equinox _ 12:00



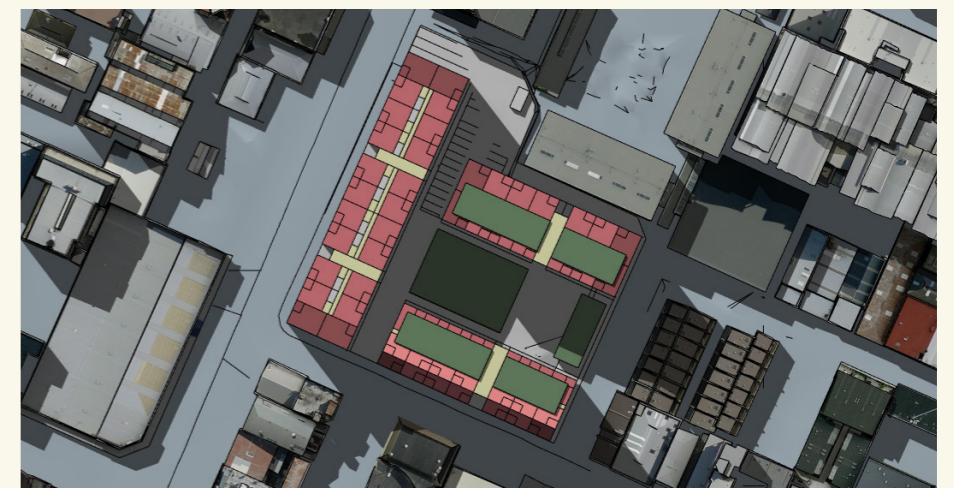
Spring / Autumn Equinox _ 14:00



Winter Solstice _ 10:00



Winter Solstice _ 12:00

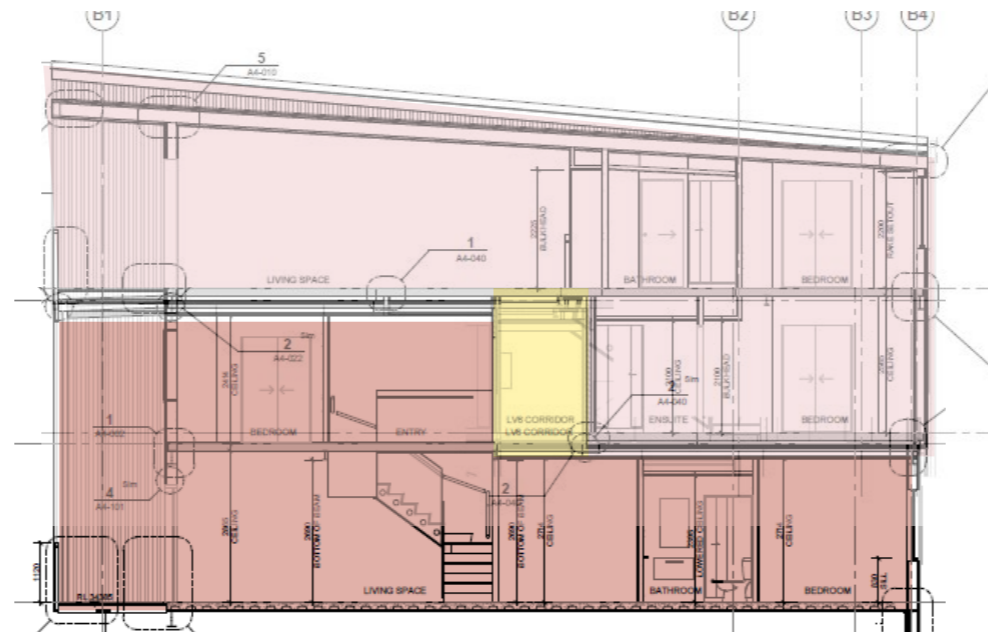


Winter Solstice _ 14:00



Scenario 2 - Higher End

Typology - Skip Stop

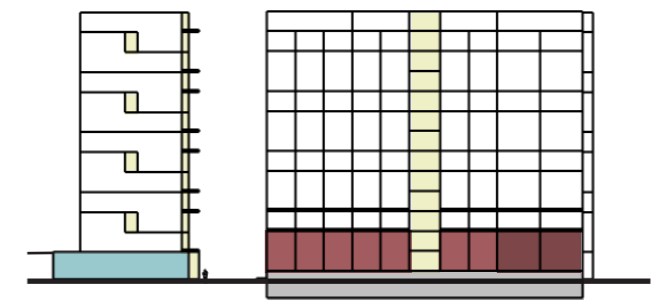
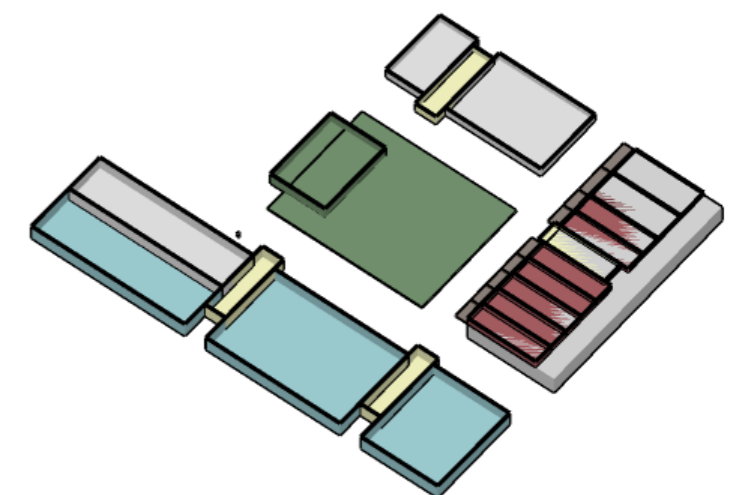


Plan - Level 1 (Ground)



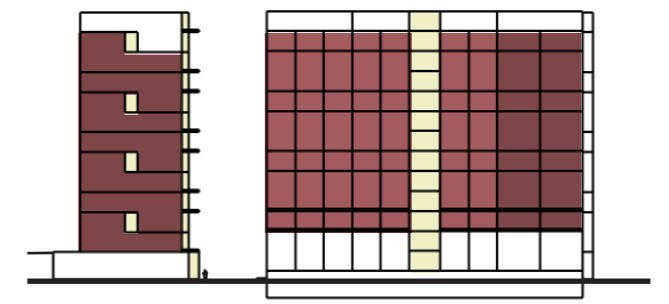
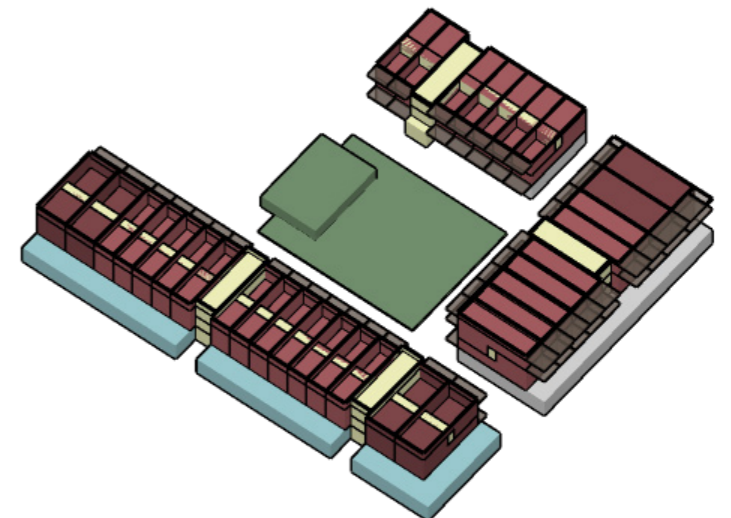
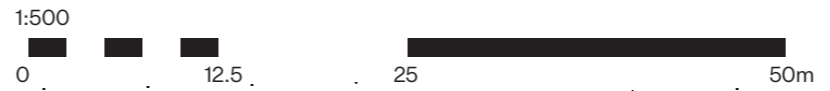
TARANAKI ST

JESSIE ST

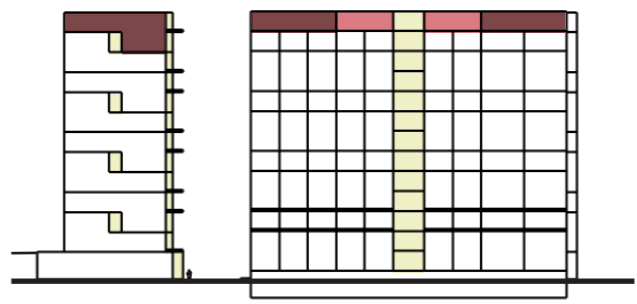
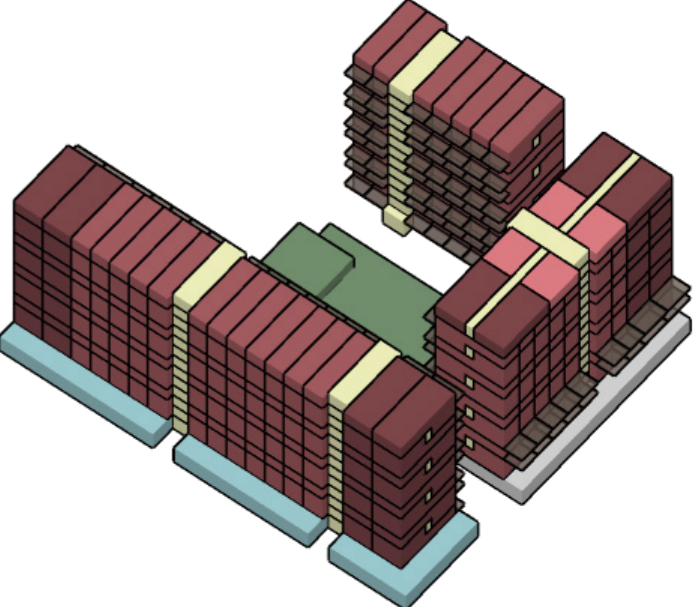
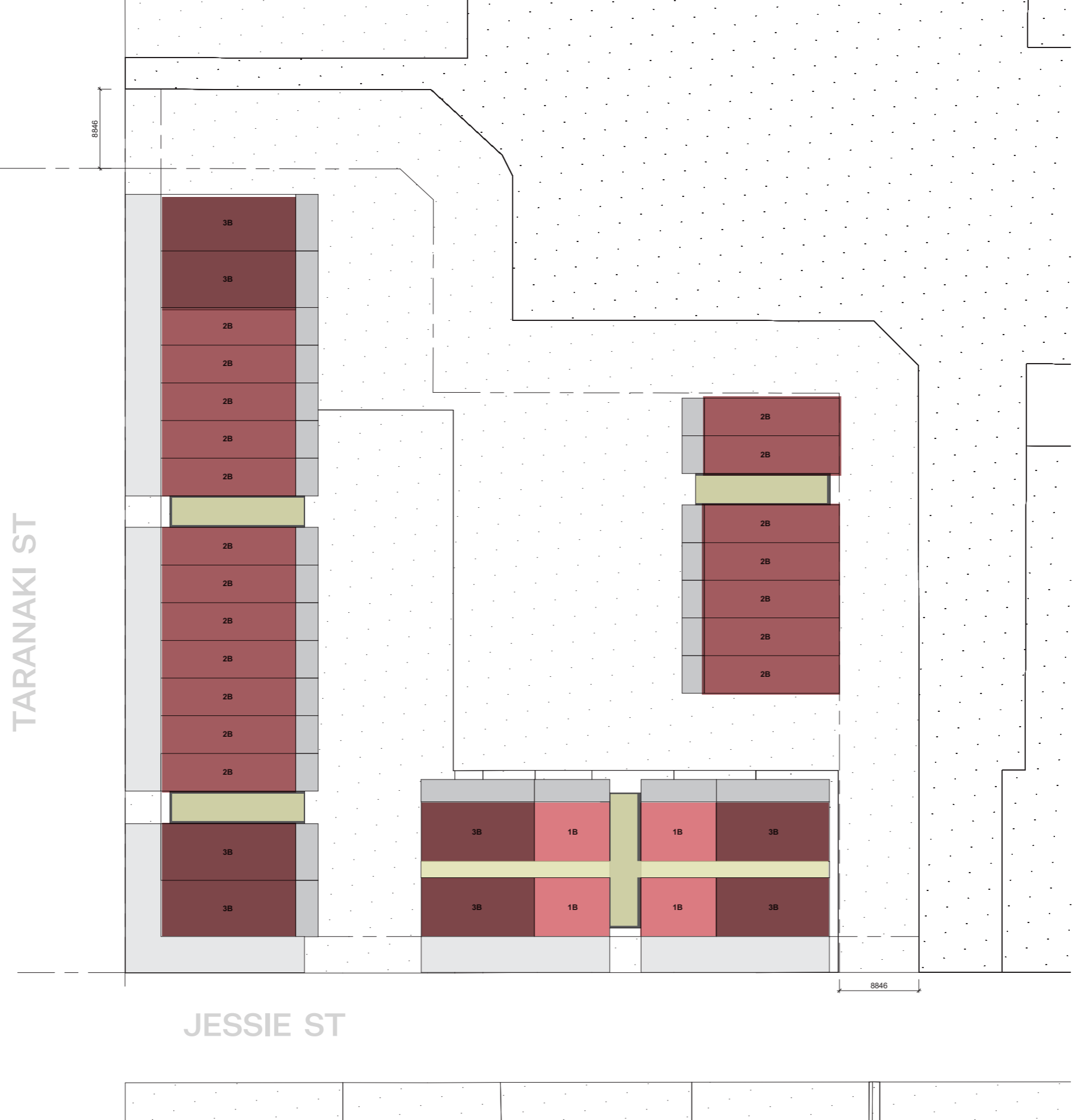


Jessie St Elevation

Plan - Level 2-11 (Tower)

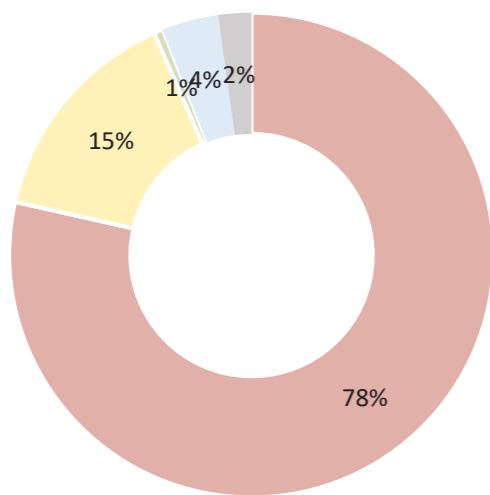
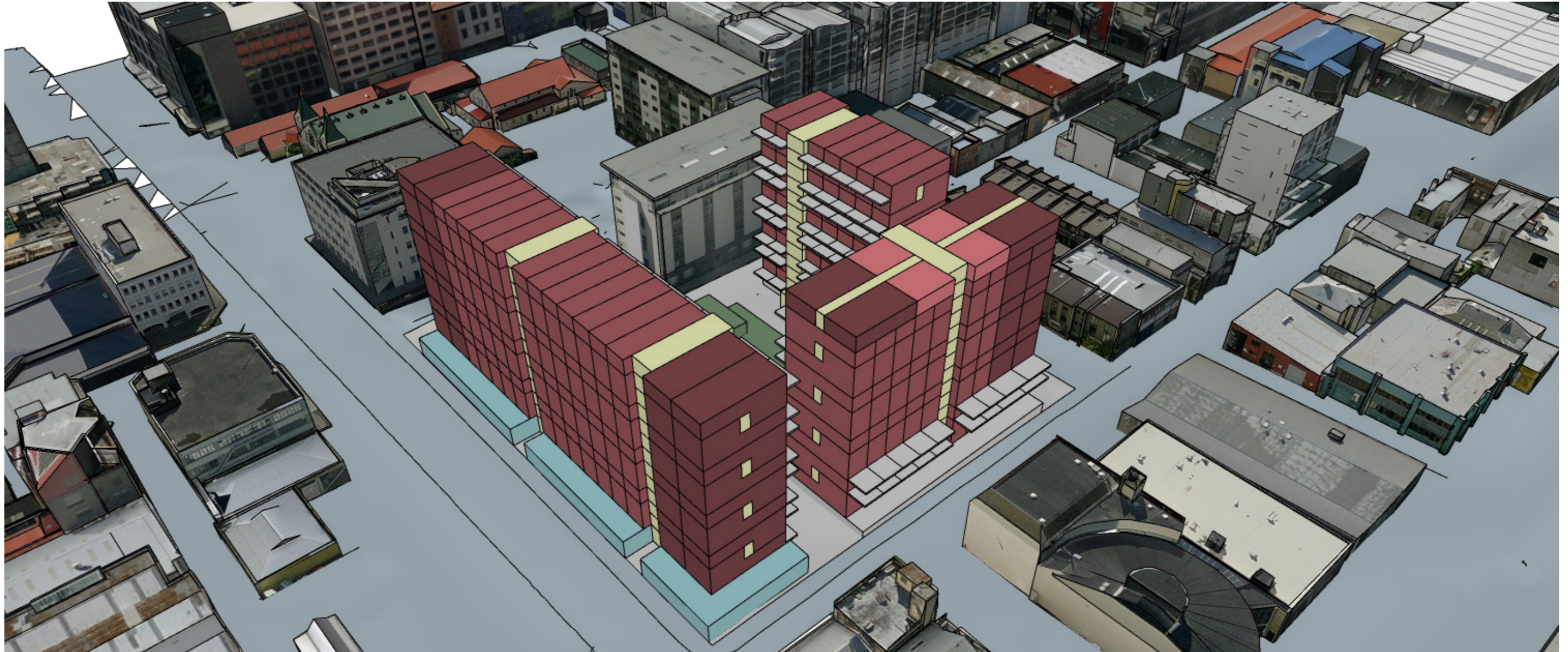


Plan - Level 13 (Penthouse)



Jessie St Elevation

Metrics





Apartments ■ Circulation ■ Covered Communal / BOH ■ Retail ■ BOH / Internal Parking

Apartments	25,956	m ²
Circulation	4,926	m ²
Covered Communal / BOH	202	m ²
Retail	1,244	m ²
BOH / Internal Parking	730	m ²

Total GFA 33,058 m²

Estimated NLA 28,099 m²

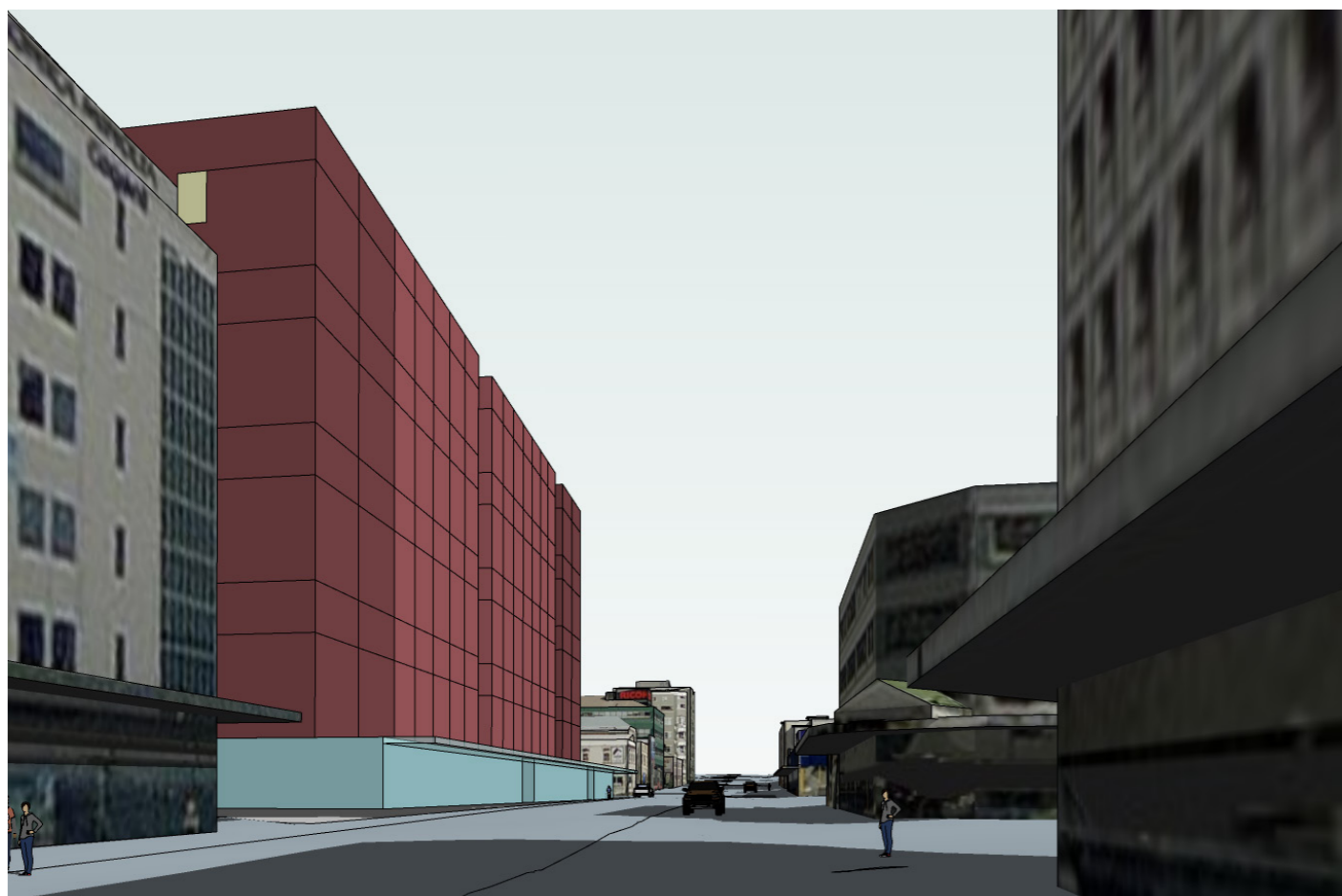
Efficiency (circ/GFA) 85%

	 Dwellings	 Bedrooms	 People
2 Bedroom Skip-Stop	208	416	520
3 Bedroom Skip-Stop	48	144	180
1 Bedroom	4	4	5
3 Bedroom	4	12	15
Totals	264	576	720

Site area 7491 m²
0.7491 hectares

Dwellings / hectare 352
People / hectare 961
GFA / person 46
FAR (Floor area Ratio) 4.41

Views

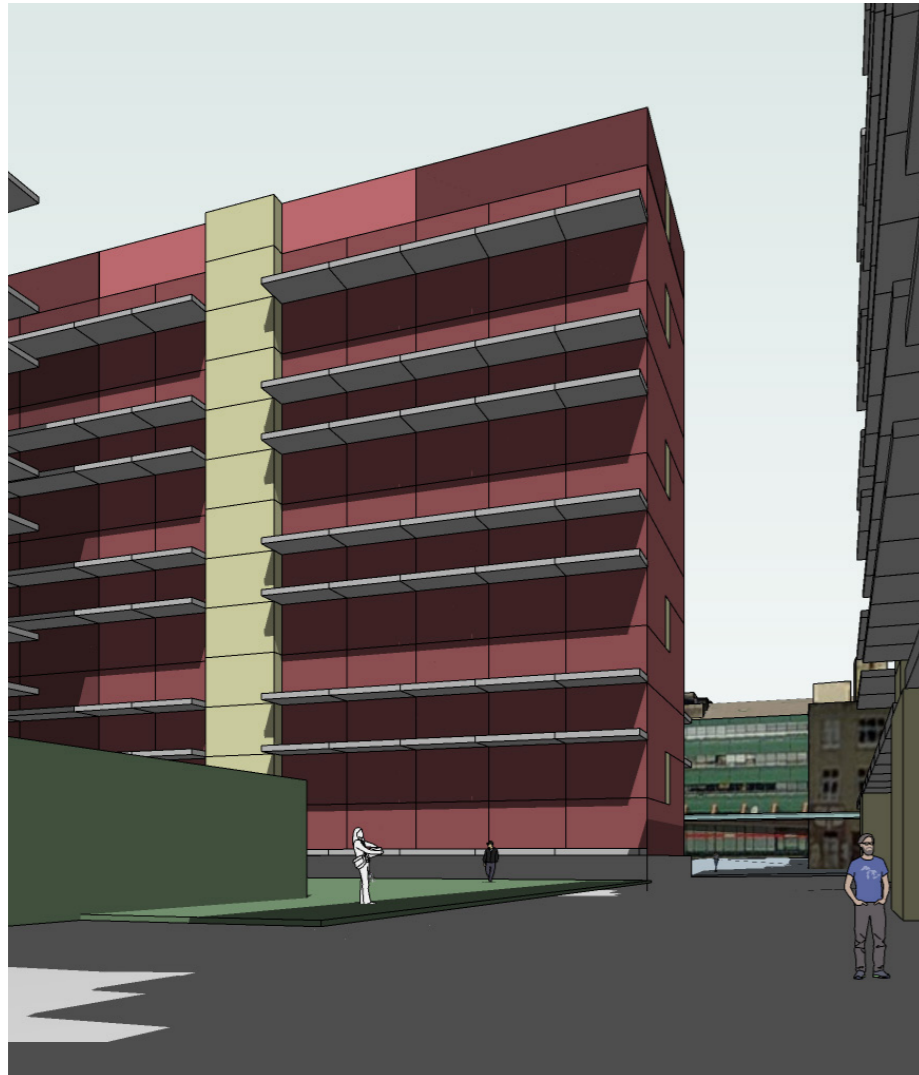


View of West Facade along Taranaki St, looking South



View of West Facade along Taranaki St, looking North

Views



View of Courtyard from North looking South towards Jessie St



View of Courtyard from Jessie St entry looking North

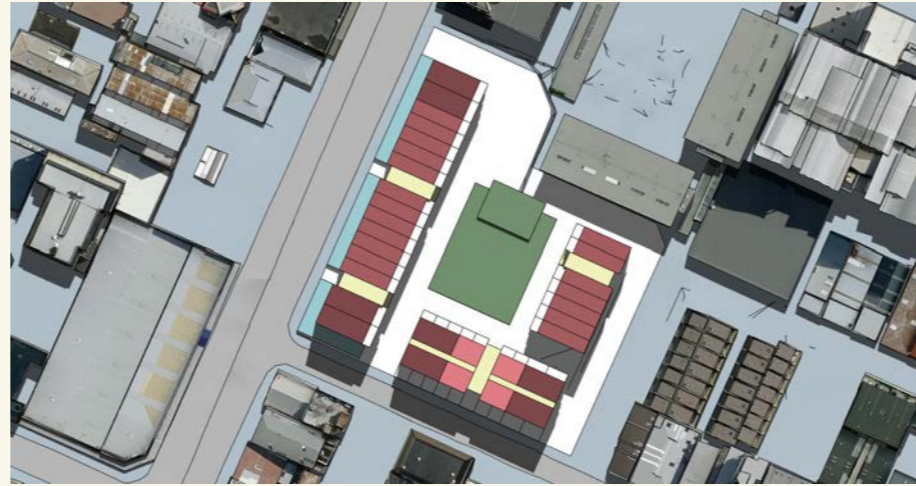


View of South Facade from Taranaki St, looking South down Jessie St

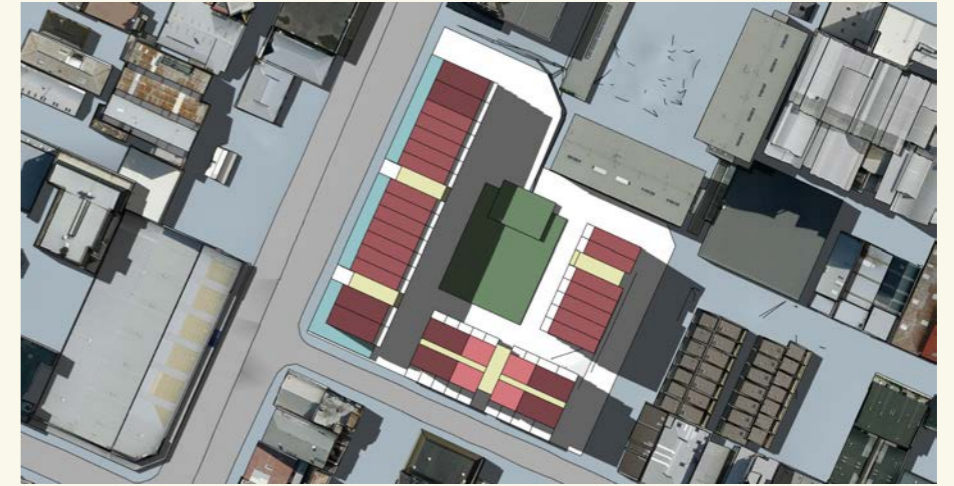
Sun Study



Summer Solstice _ 10:00



Summer Solstice _ 12:00



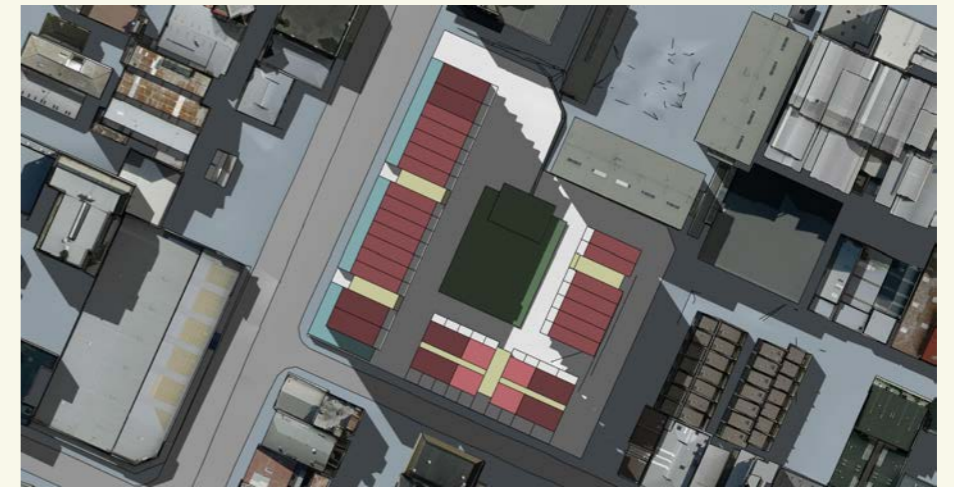
Summer Solstice _ 14:00



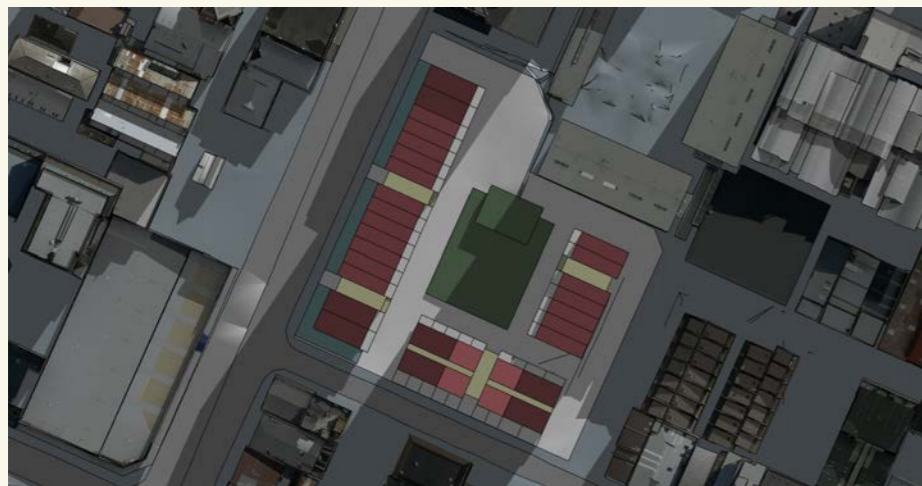
Spring / Autumn Equinox _ 10:00



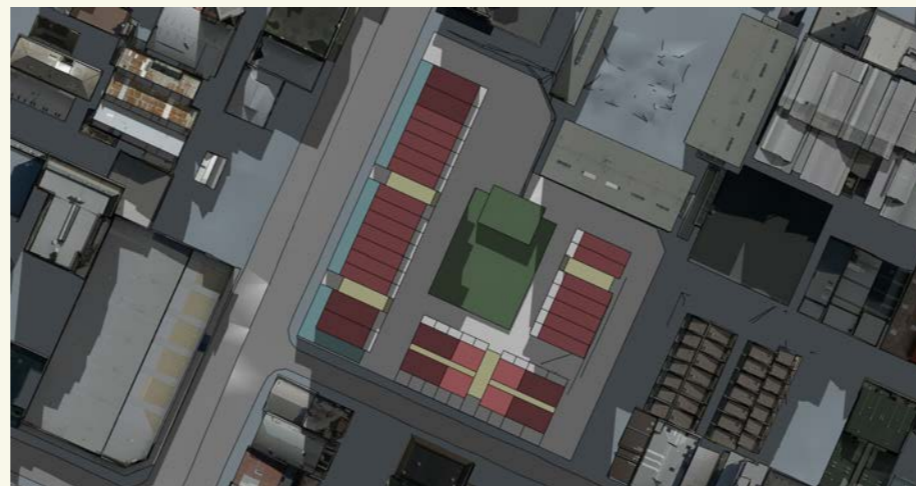
Spring / Autumn Equinox _ 12:00



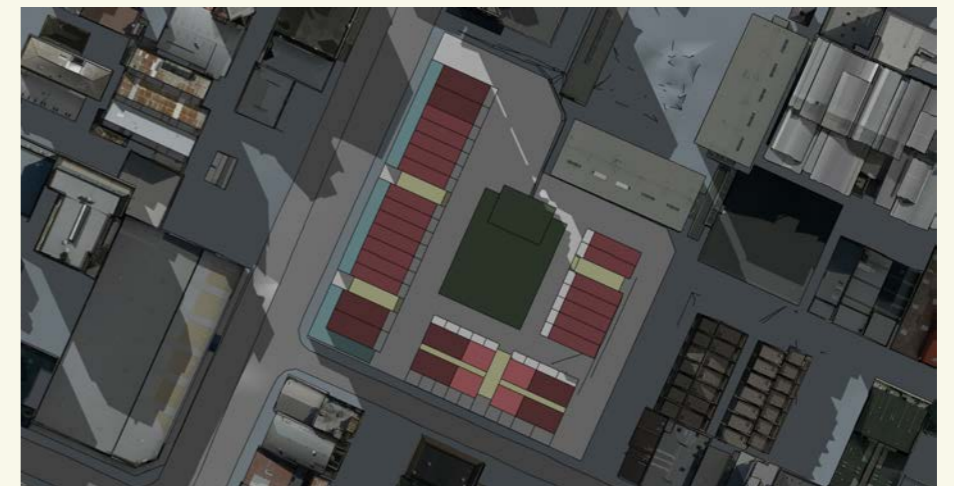
Spring / Autumn Equinox _ 14:00



Winter Solstice _ 10:00



Winter Solstice _ 12:00



Winter Solstice _ 14:00

3-5 Broderick Road, Johnsonville

Site & Context



Metropolitan Centre Zone



Design Guide Residential

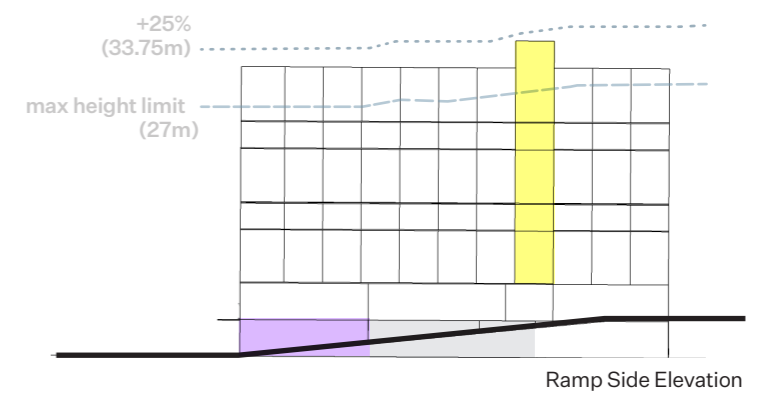
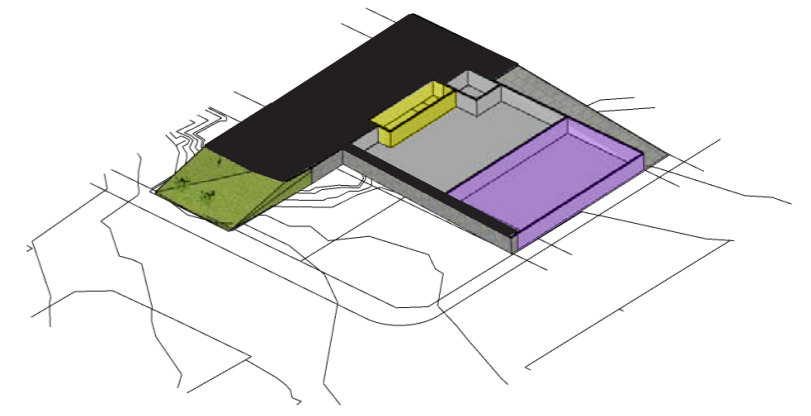
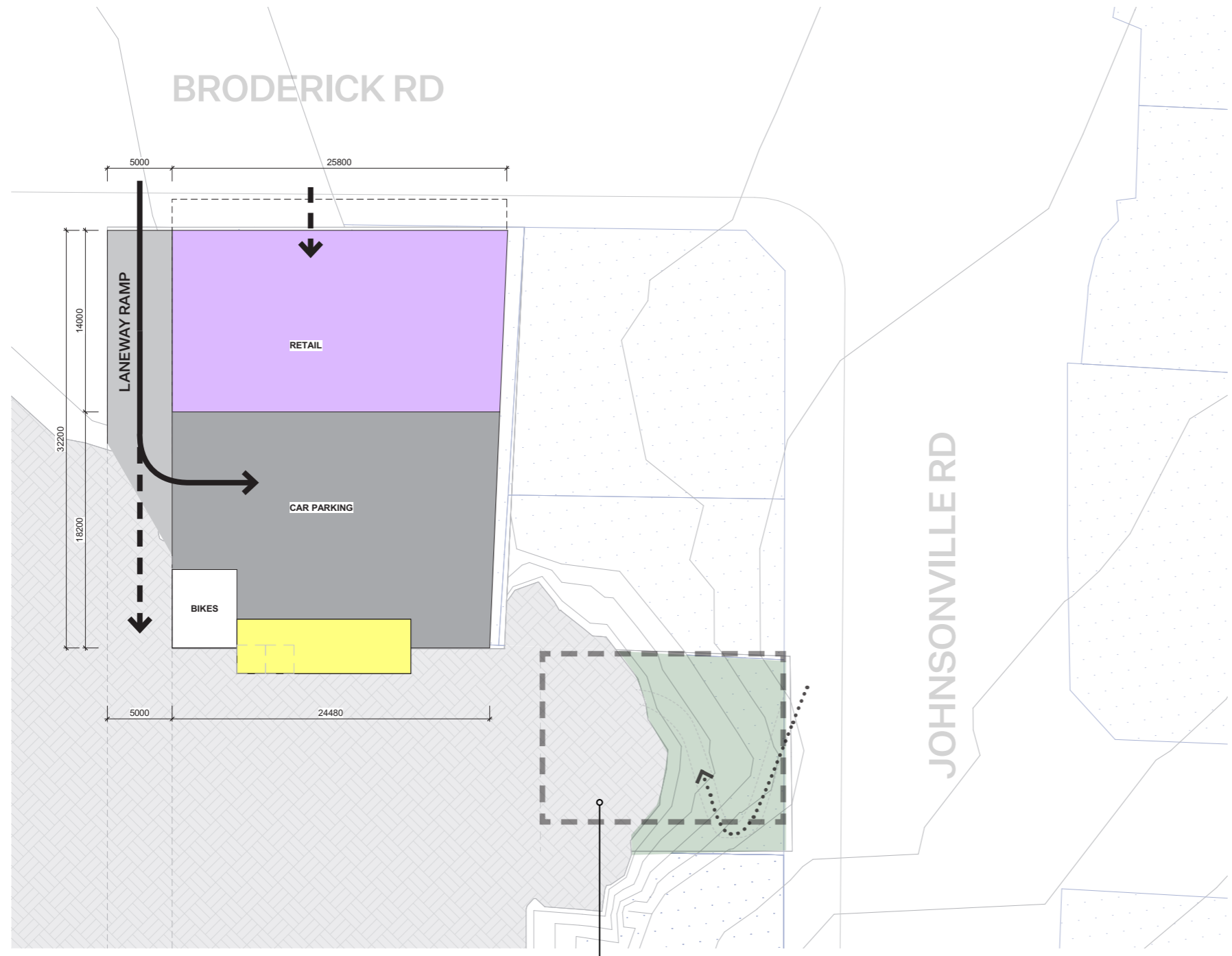


Design Guide Centres and Mixed Use



Scenario 1 - Base Case

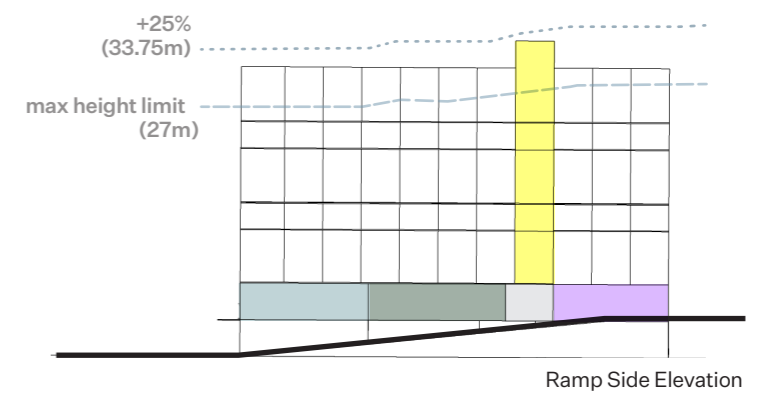
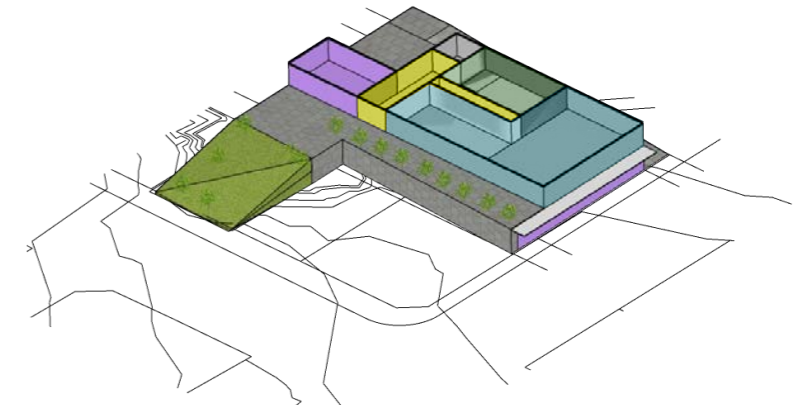
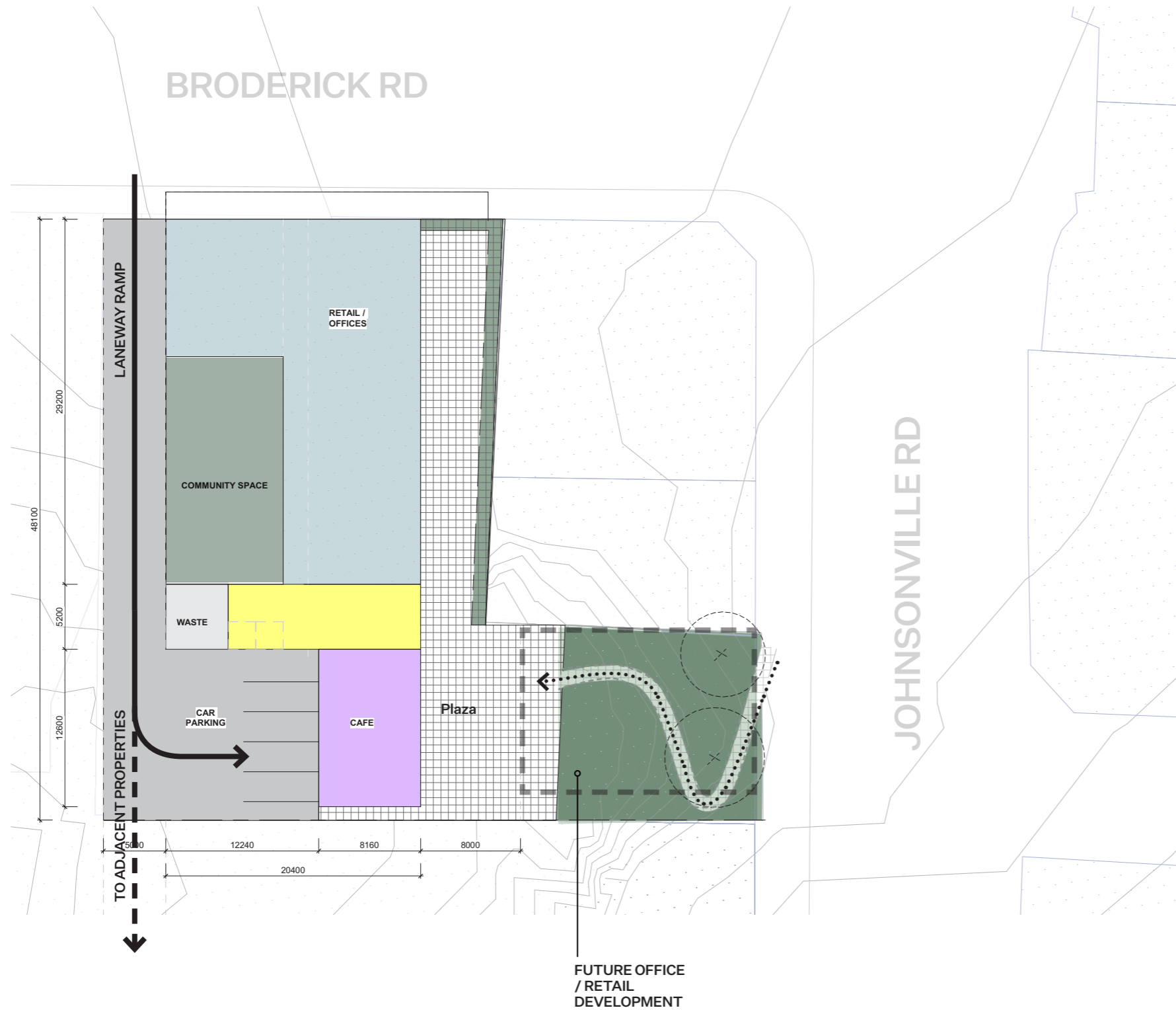
Plan - Level 1 (Street Level)



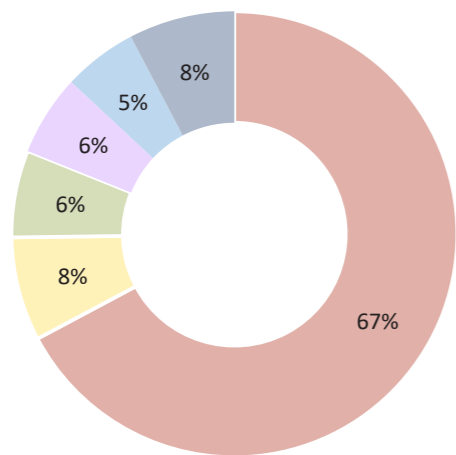
Plan - Level 2 (Top of Ramp / Plaza)

1:200
0 5

10 20m






Metrics



■ Apartments ■ Circulation ■ GF Communal
■ Retail / Commercial ■ Office / Commercial ■ BOH / Internal Parking

Apartments	5,278	m ²
Circulation	591	m ²
GF Communal	497	m ²
Retail / Commercial	460	m ²
Office / Commercial	420	m ²
BOH / Internal Parking	604	m ²

Total GFA	7,850	m ²
Estimated NLA	6,673	m ²
Efficiency (circ/GFA)	92%	

	 Dwellings	%	 Bedrooms	 People
1 Bedroom (No balconies)	2	4%	2	3
2 Bedroom (Skip Stop)	50	92%	100	125
3 Bedroom	2	4%	6	8
Totals	54		108	135

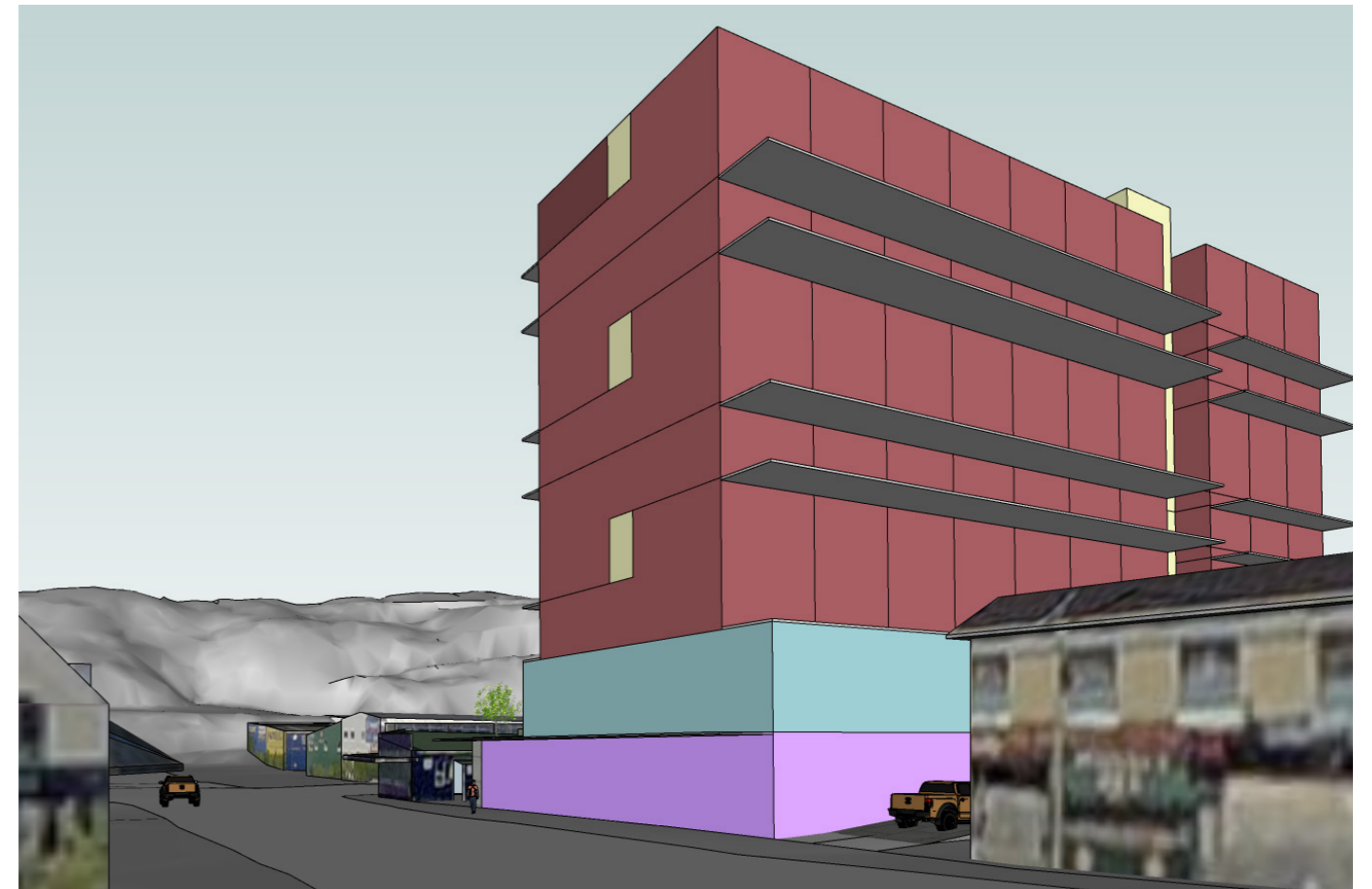
Outdoor Area Required*	8	m ²	<i>*for all units without bal</i>
Quality Outdoor Area Provided	356	m ²	
Site area	1840	m ²	
	0.184	hectares	

Dwellings / hectare	293
People / hectare	734
GFA / person	58
FAR (Floor area Ratio)	4.27

Views



View of East Facade from corner of Johnsonville Road and Broderick Road

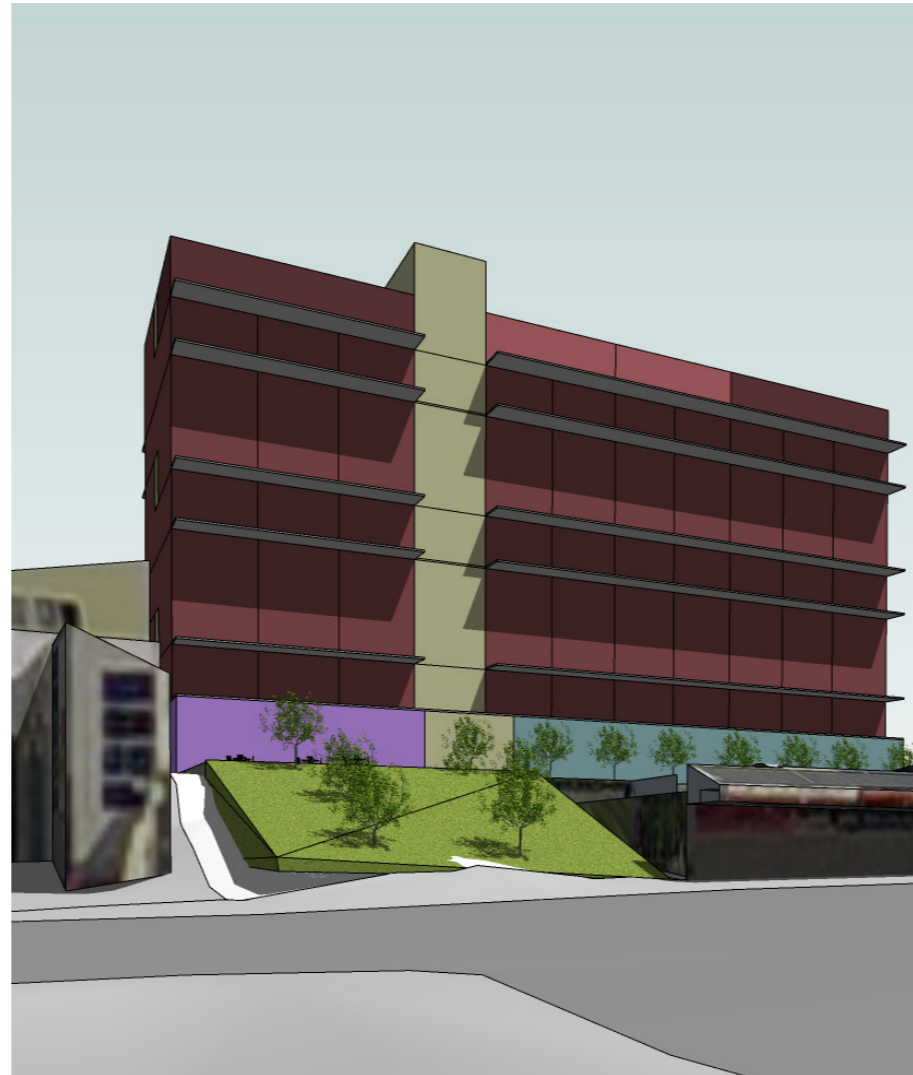


View of North Facade along Broderick Road, looking East

Views



View of West Facade from top of Laneway Ramp looking North



View of East Facade from across Johnsonville Road

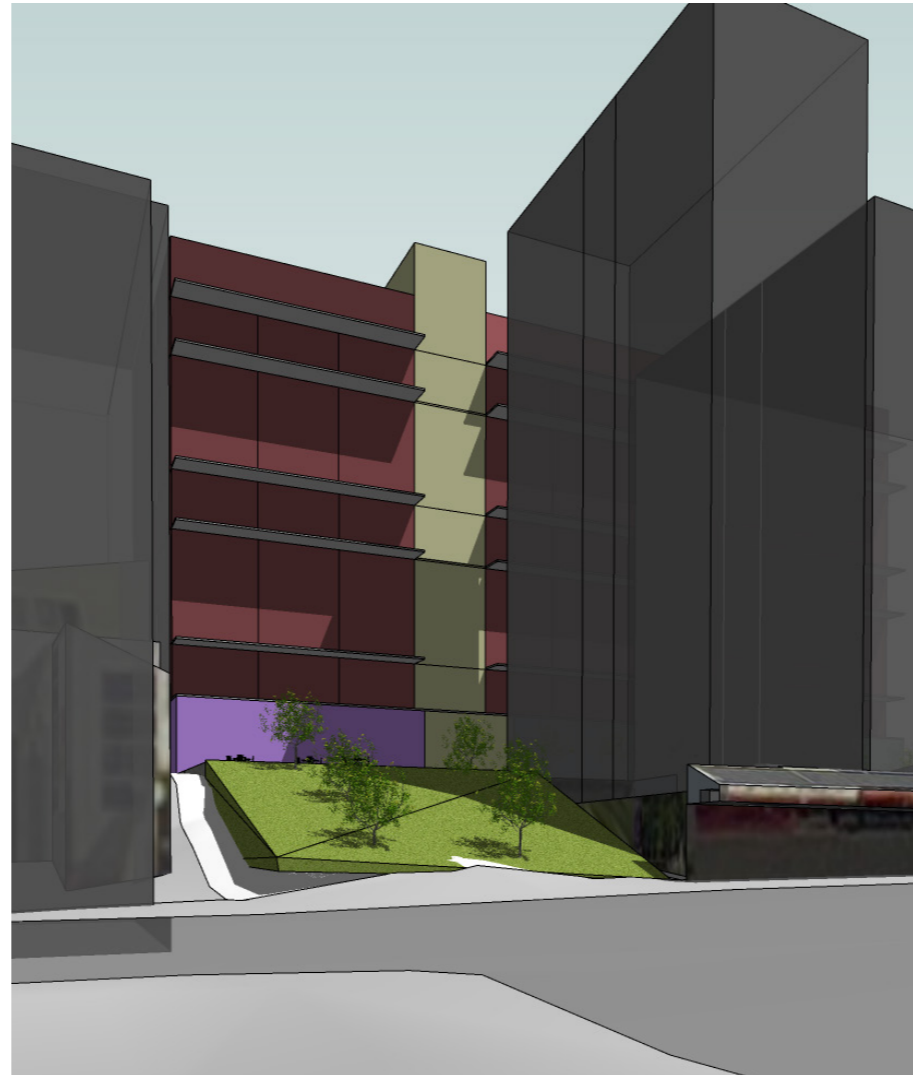


View from Plaza Looking East

Views - Surroundings Developed



View of West Facade from top of Laneway Ramp looking North

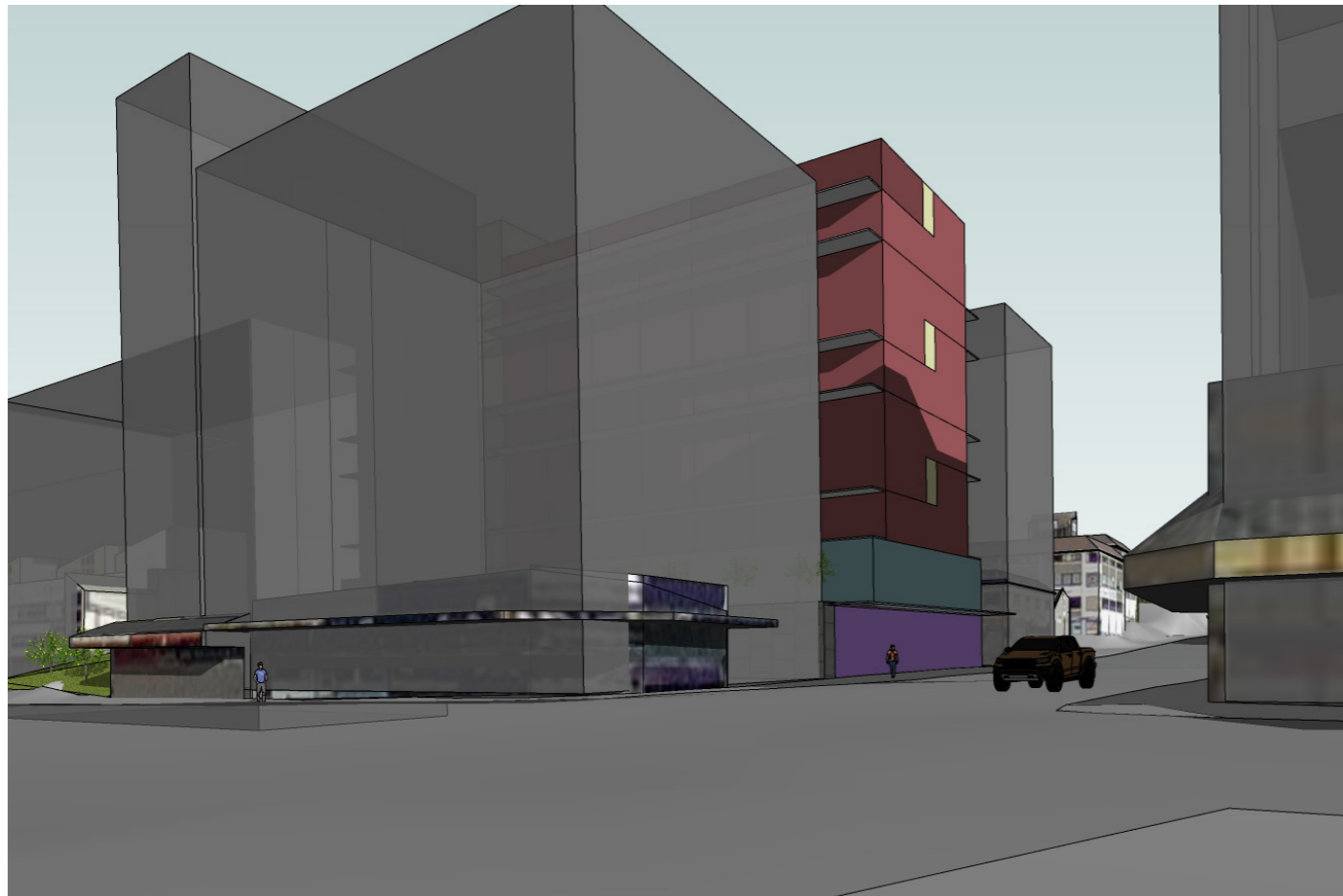


View of East Facade from across Johnsonville Road



View from Plaza Looking East

Views - Surroundings Developed



View of East Facade from corner of Johnsonville Road and Broderick Road



View of North Facade along Broderick Road, looking East

Sun Study



Summer Solstice _ 10:00



Summer Solstice _ 12:00



Summer Solstice _ 14:00



Spring / Autumn Equinox _ 10:00



Spring / Autumn Equinox _ 12:00



Spring / Autumn Equinox _ 14:00



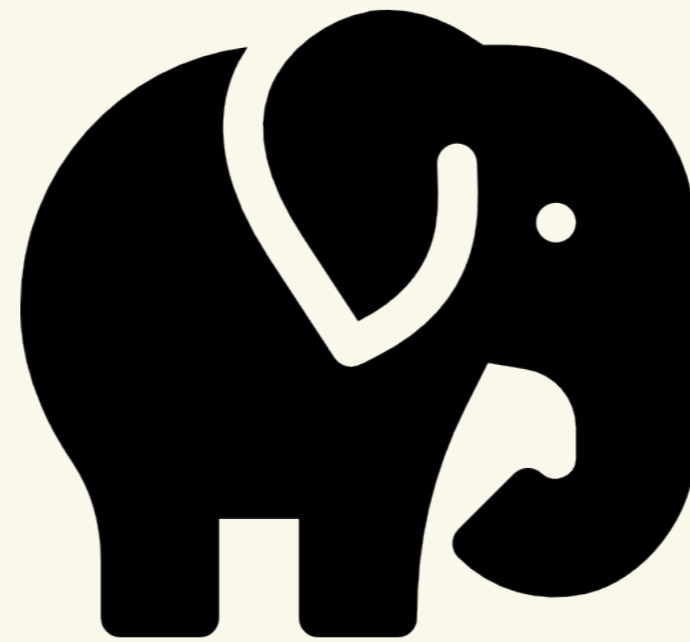
Winter Solstice _ 10:00



Winter Solstice _ 12:00

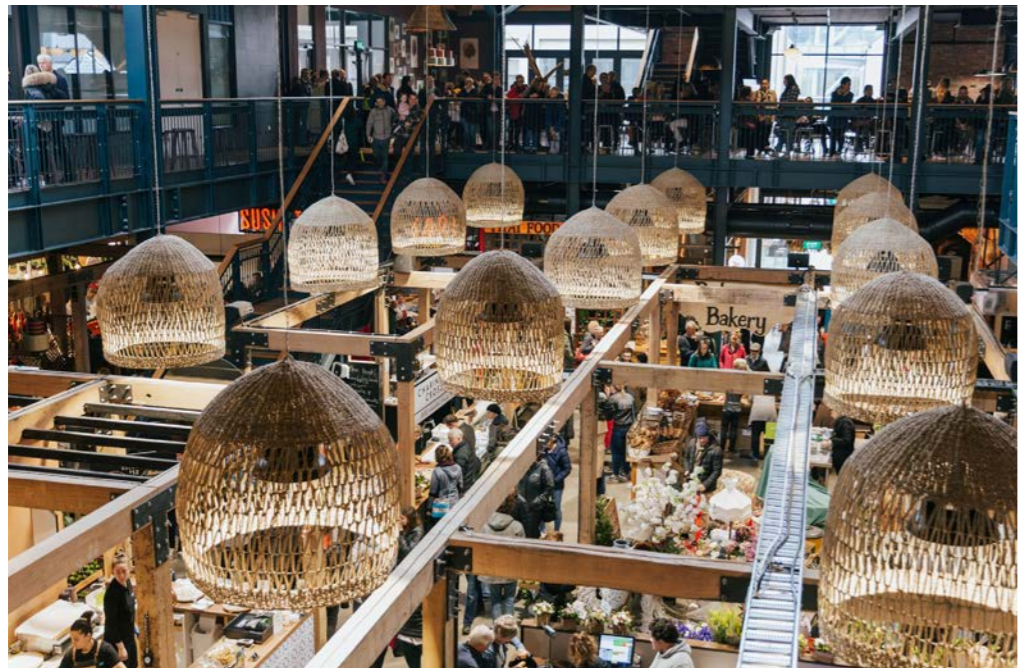


Winter Solstice _ 14:00

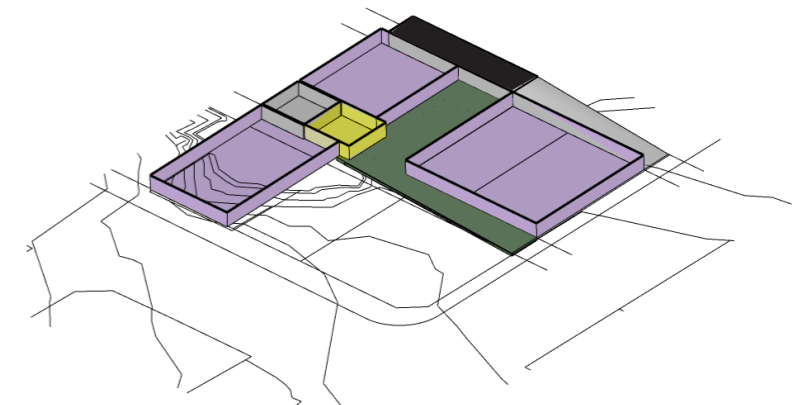
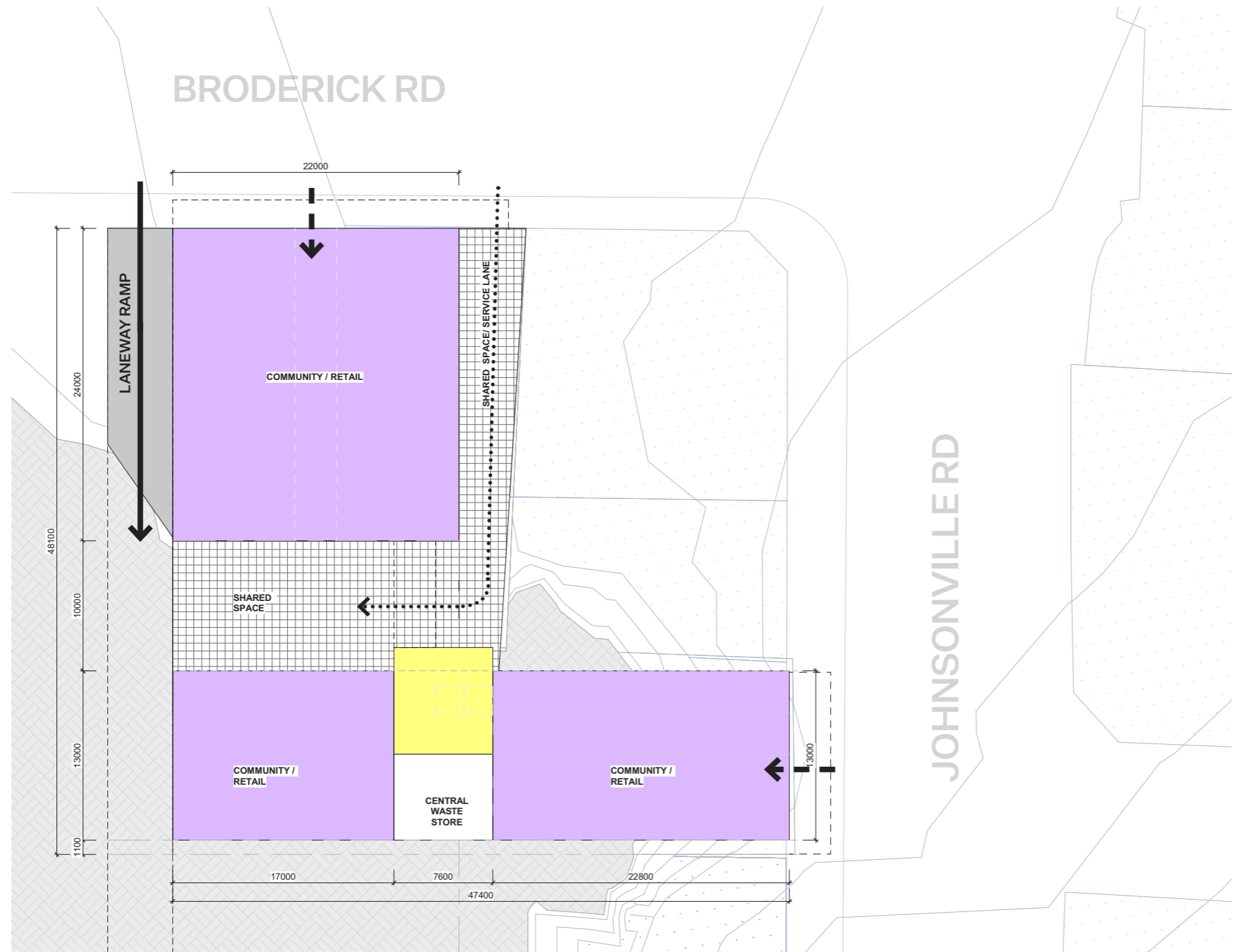


Scenario 2 - Maximized

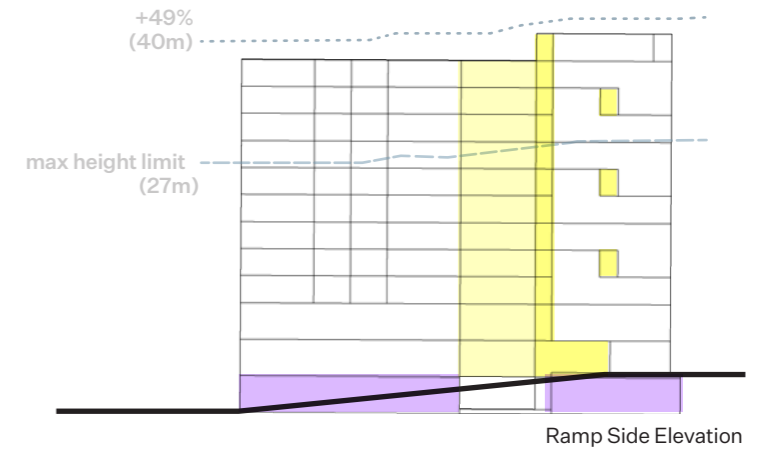
Precedent



Plan - Level 1 (Street Level)



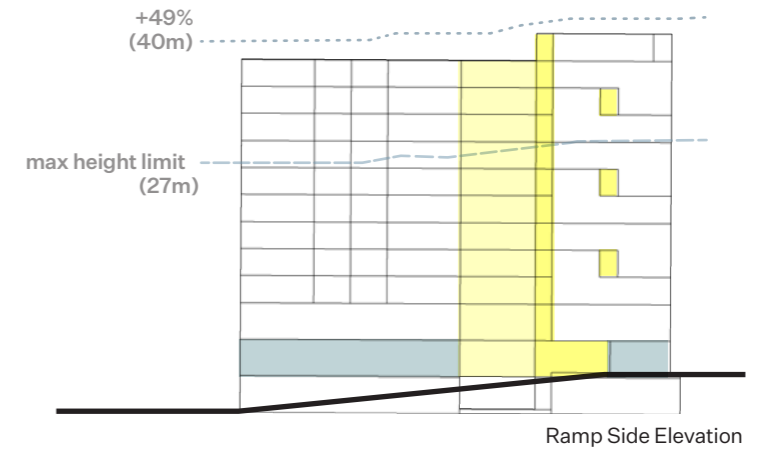
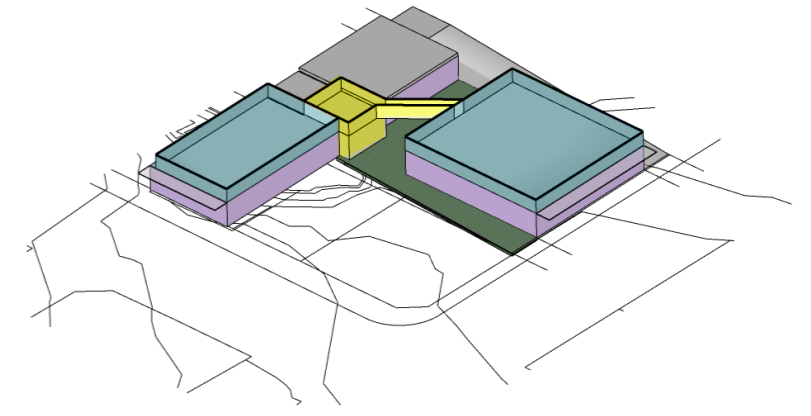
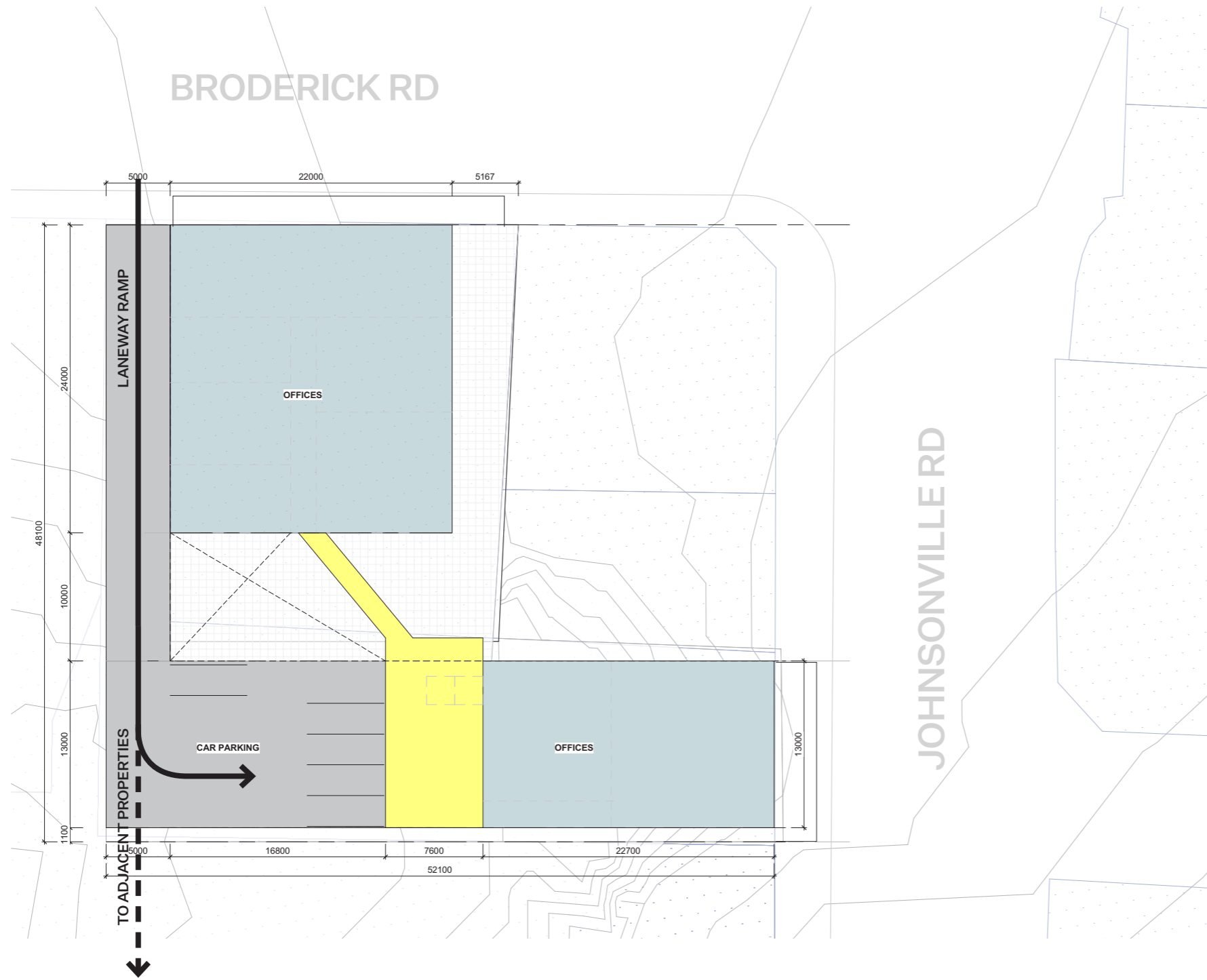
Contribution to Public Space and Amenity (1-10 points)**	7.5	Laneway providing Temporal and vehicle and pedestrian access. Open plaza to rear. Local permanent public 'marketplace' amenity not provided locally in the civic realm
Universal Accessibility (5-10 points)	5	Life mark 3 – Internal lifts not practical with narrow site (Skip stop development) however percentage of lower units could be fully accessible
Sustainability and Resilience (1-10 points)	5	Greenstar achievable. Not a candidate for low damage design like base isolation as cost would likely be prohibitive.
Housing Affordability	25	Social or assisted housing delivered by a government entity, the Council or a community housing provider (if we consider this a council development)
Urban Design Panel (1-10 points)	5	Development would act as an anchor development of the area promoting increased densification to meet the housing shortage while investing in local smaller scale businesses with curated/scalable 'co-working space' and providing a retail podium supporting 'low cost of entry' smaller scale shops and eateries
Total	47.5	



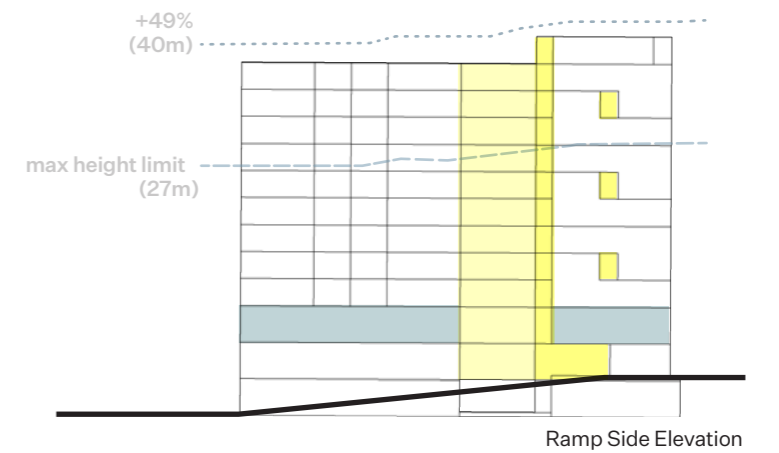
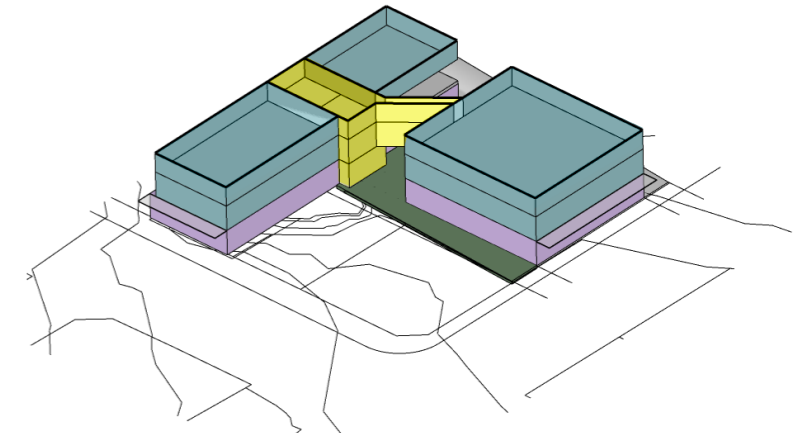
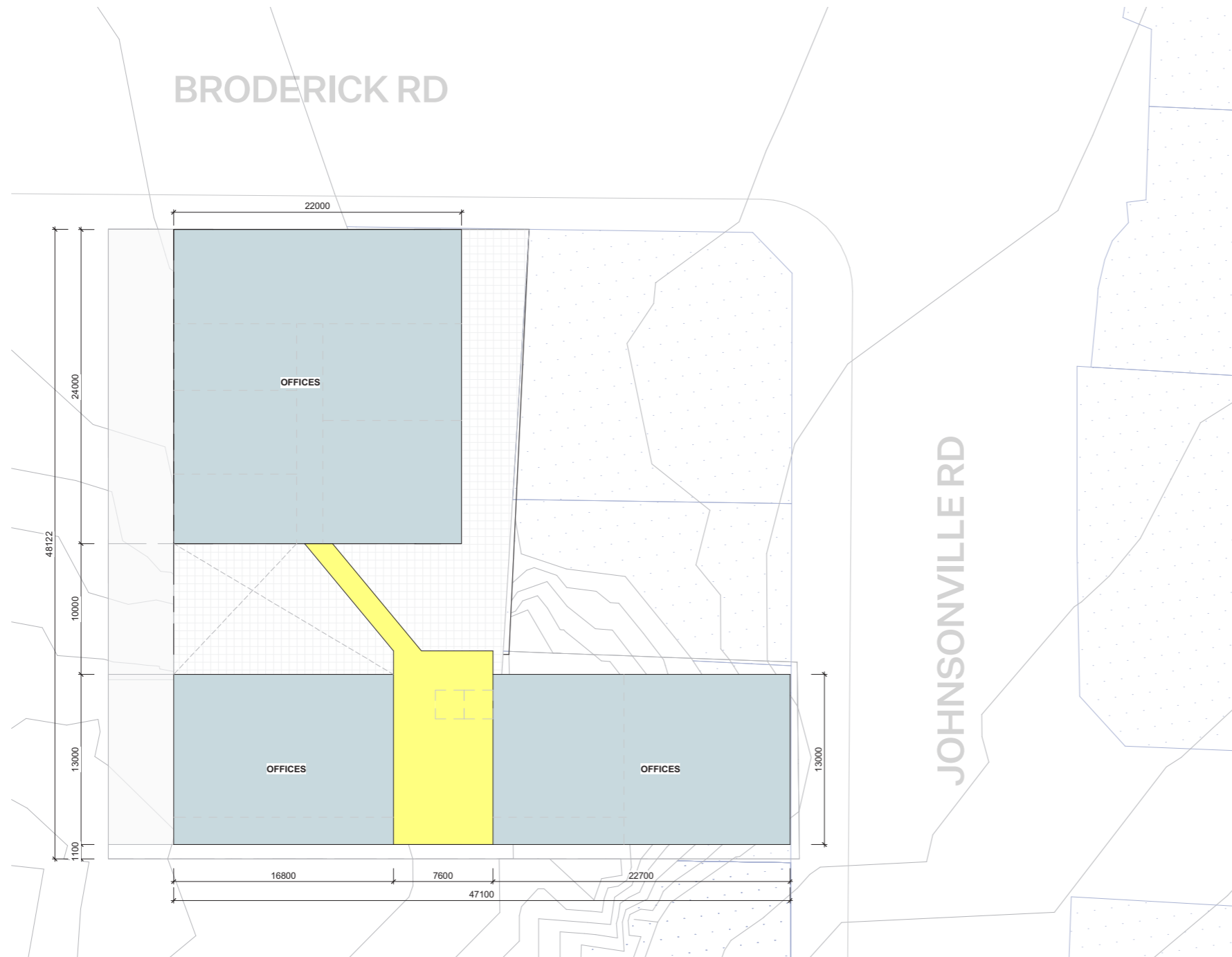
Plan - Level 2 (Top of Ramp)

1:200
0 5

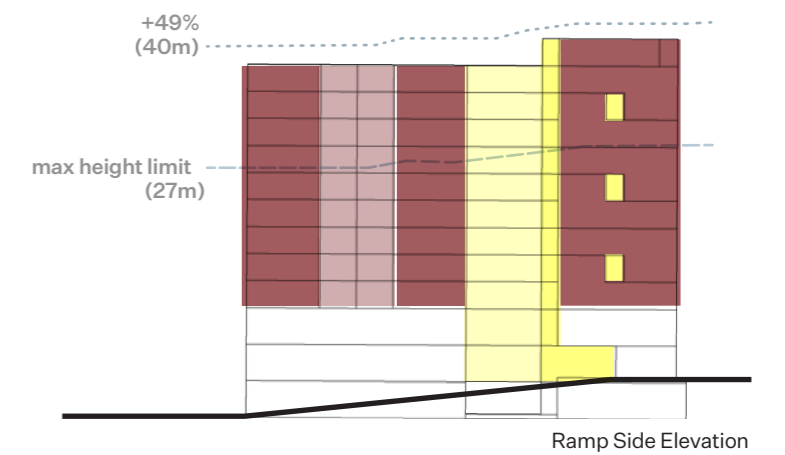
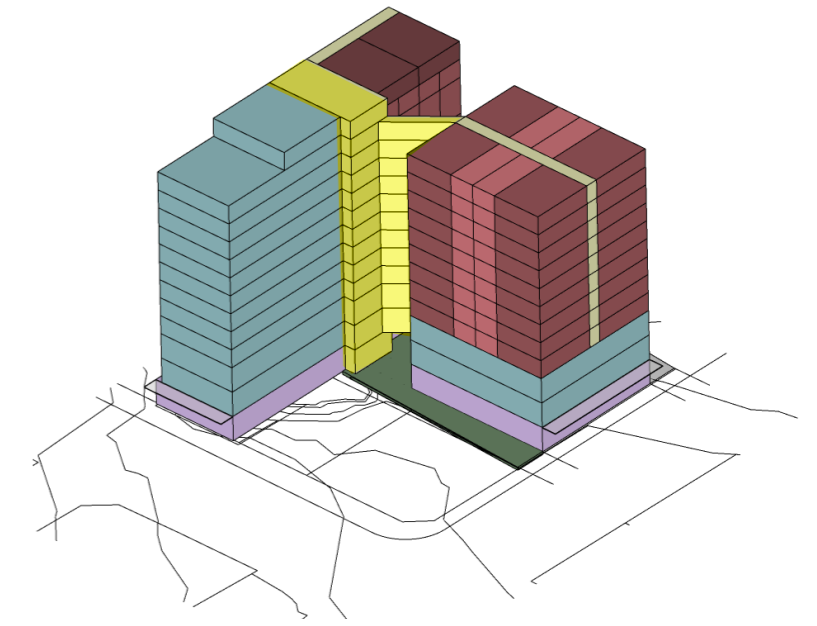
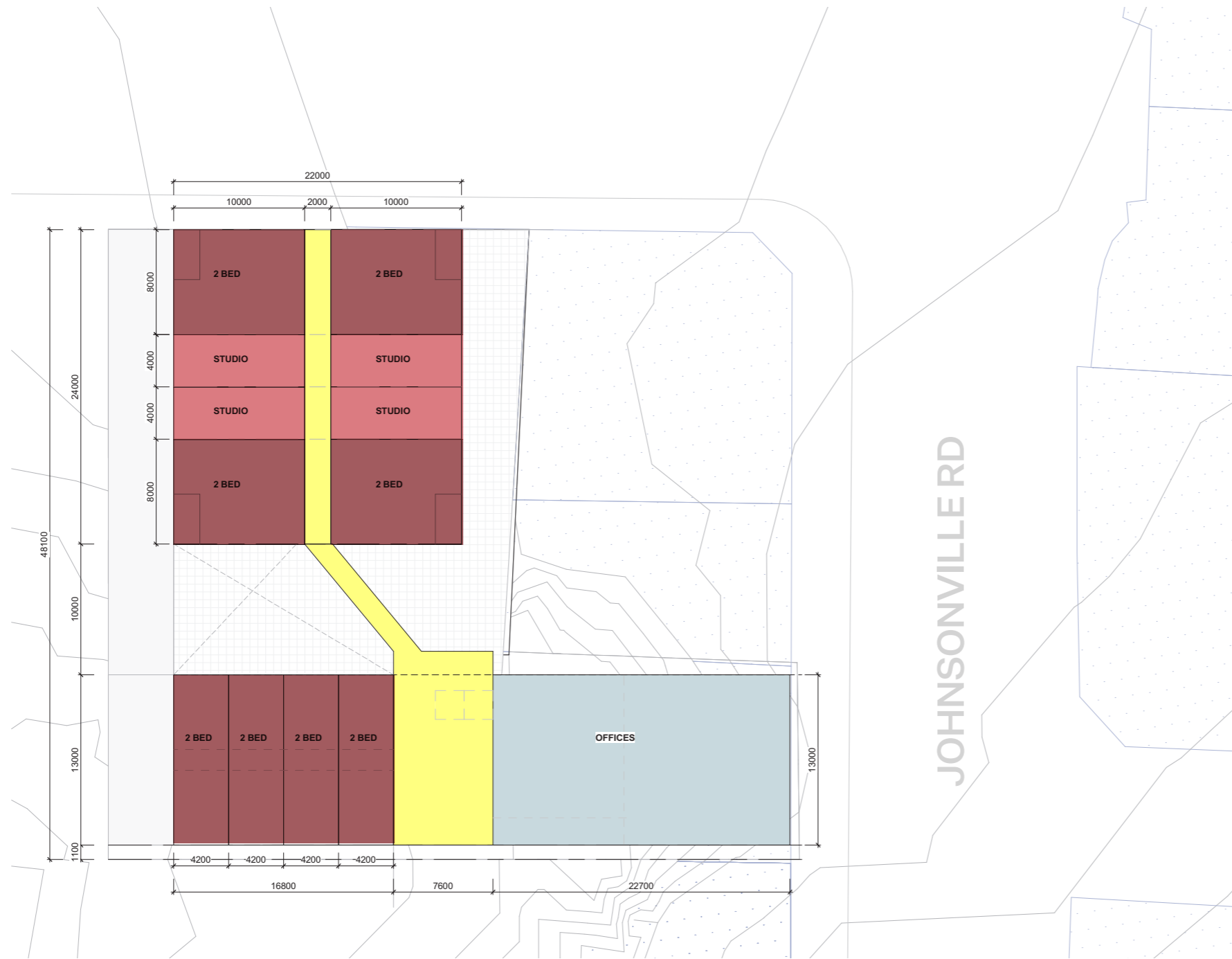
10 20m



Plan - Level 3 (Office Level/s)



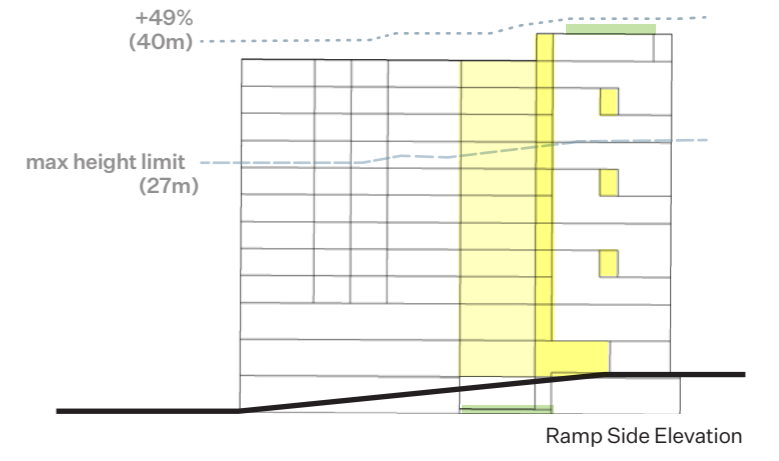
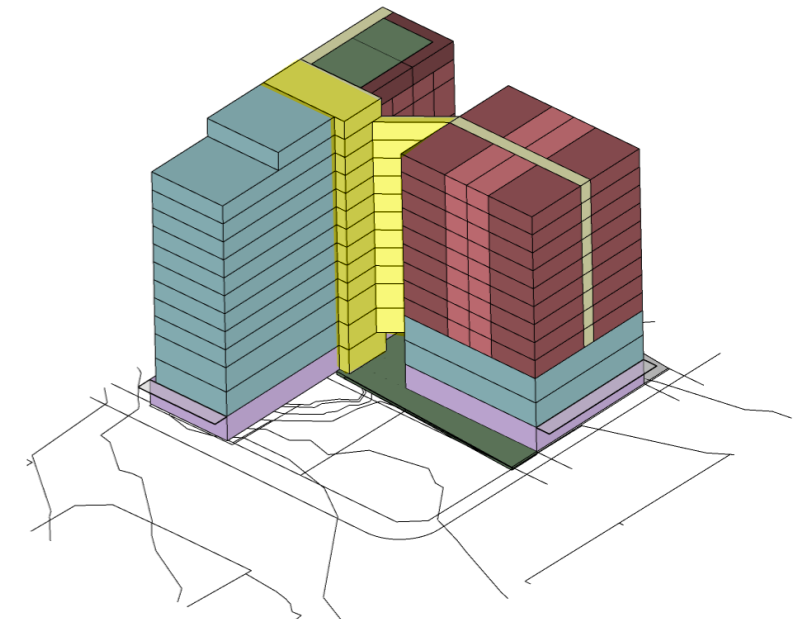
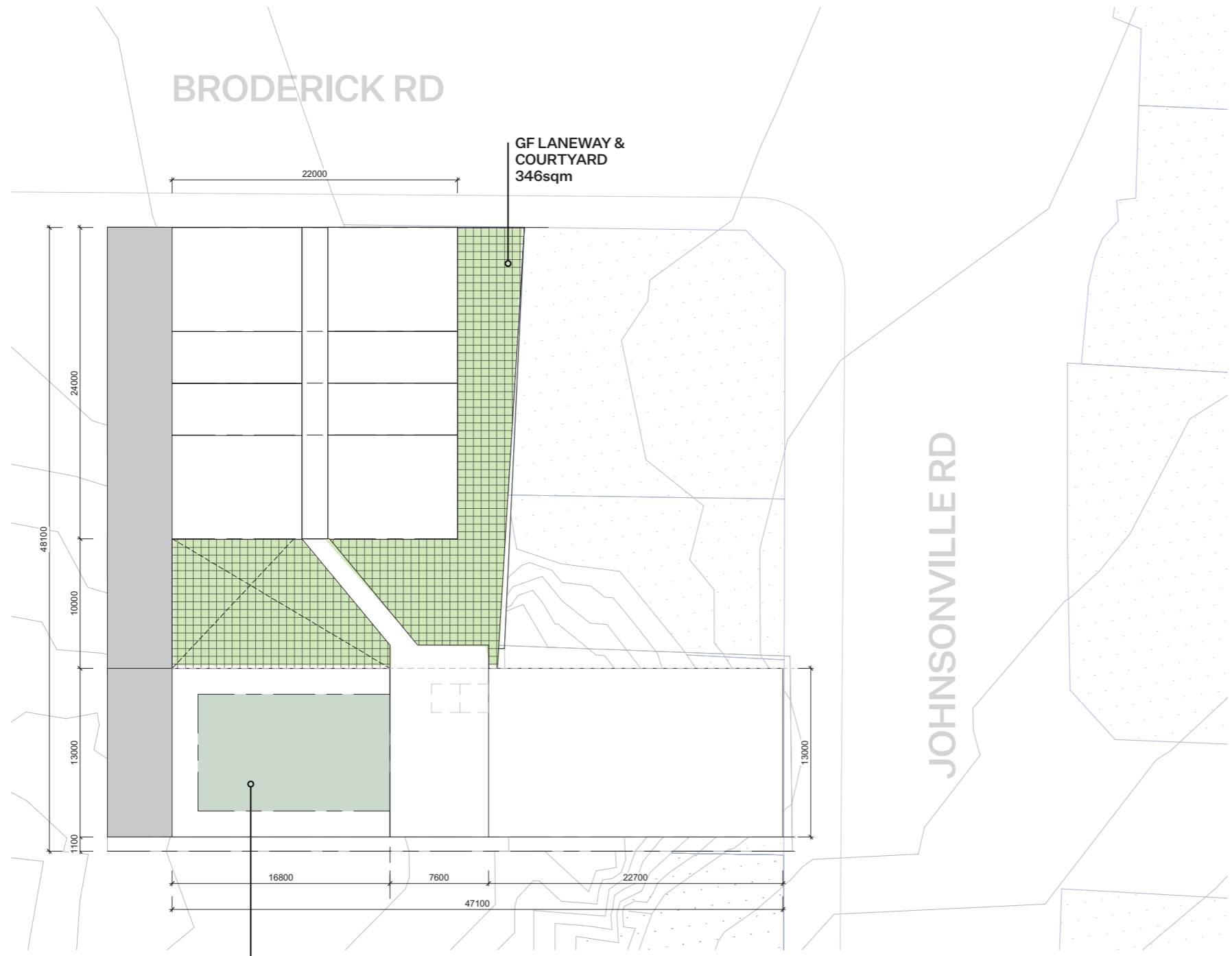
Plan - Level 4-12 (Office / Residential Levels Typ.)



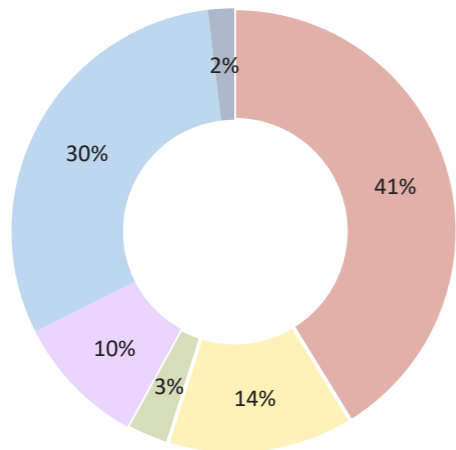
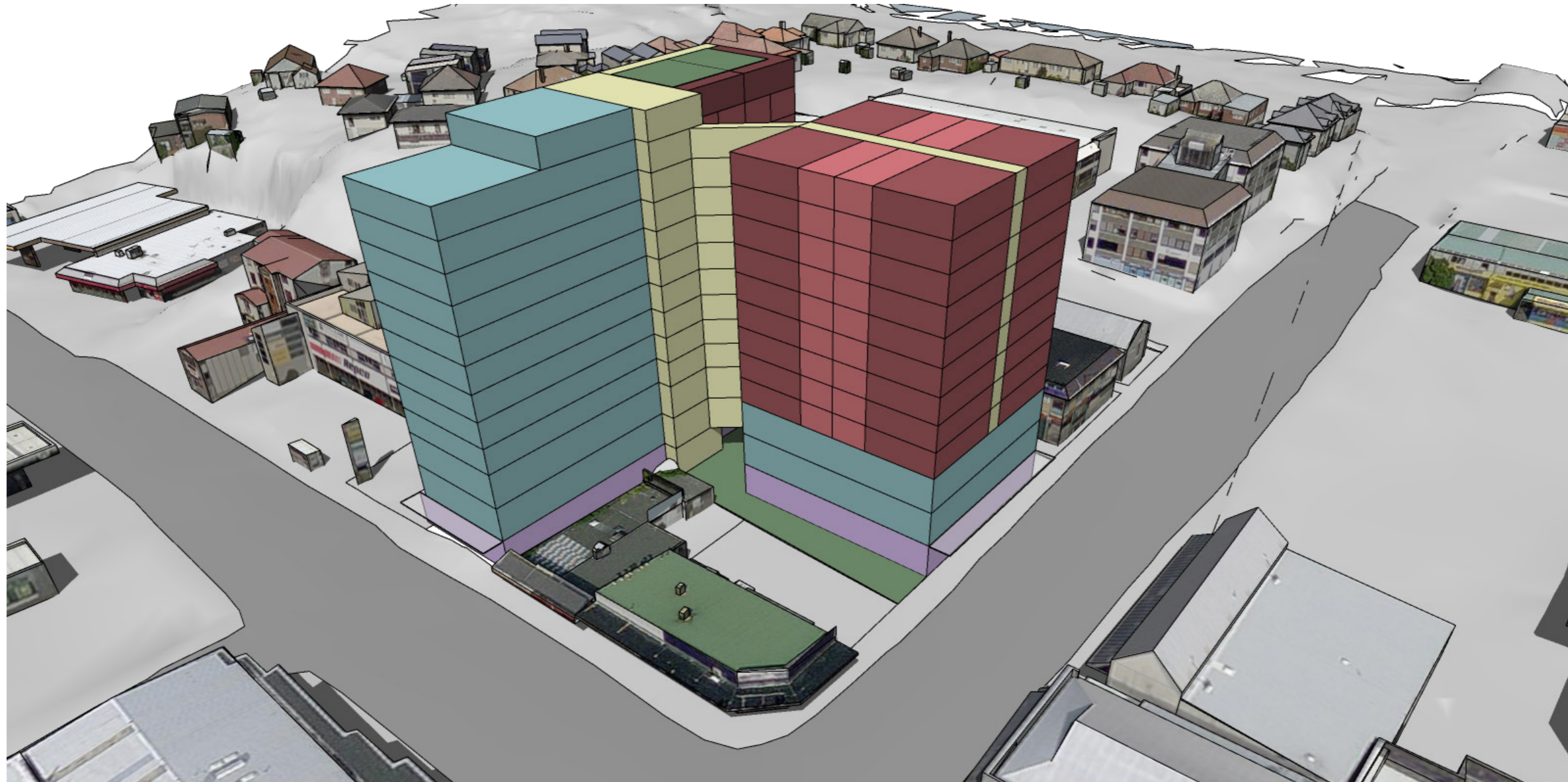
Plan - Level 3-10 (Residential Tower)

1:200
0 5

10 20m



Metrics






■ Apartments ■ Circulation ■ Communal Outdoor
■ Retail / Commercial ■ Office / Commercial ■ BOH / Internal Parking

Apartments	6,370 m ²
Circulation	2,102 m ²
Communal Outdoor	480 m ²
Retail / Commercial	1,482 m ²
Office / Commercial	4,714 m ²
BOH / Internal Parking	295 m ²

Total GFA 15,148 m²

Estimated NLA 12,876 m²

Efficiency (circ/GFA) 86%

	 Dwellings	%	 Bedrooms	 People
Studio	36	37%	36	45
2 Bedroom	26	26%	52	65
2 Bedroom +	36	37%	90	90

Totals 98 Dwellings, 178 Bedrooms, 200 People

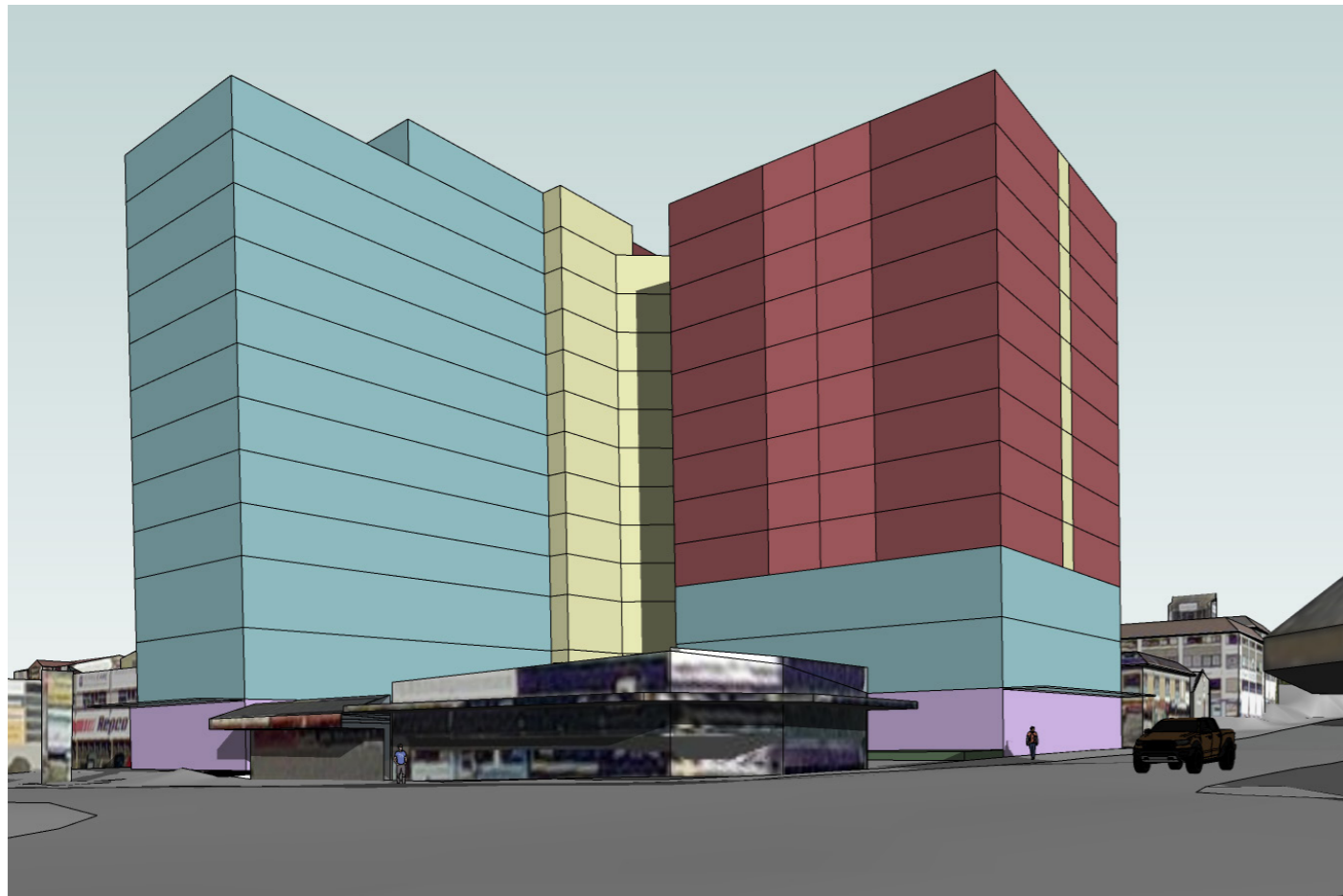
Outdoor Area Required*	99 m ²
Quality Outdoor Area Provided	480 m ²

**for all units without bal*

Site area 1840 m²
0.184 hectares

Dwellings / hectare 533
 People / hectare 1087
 GFA / person 76
 FAR (Floor area Ratio) 8.23

Views

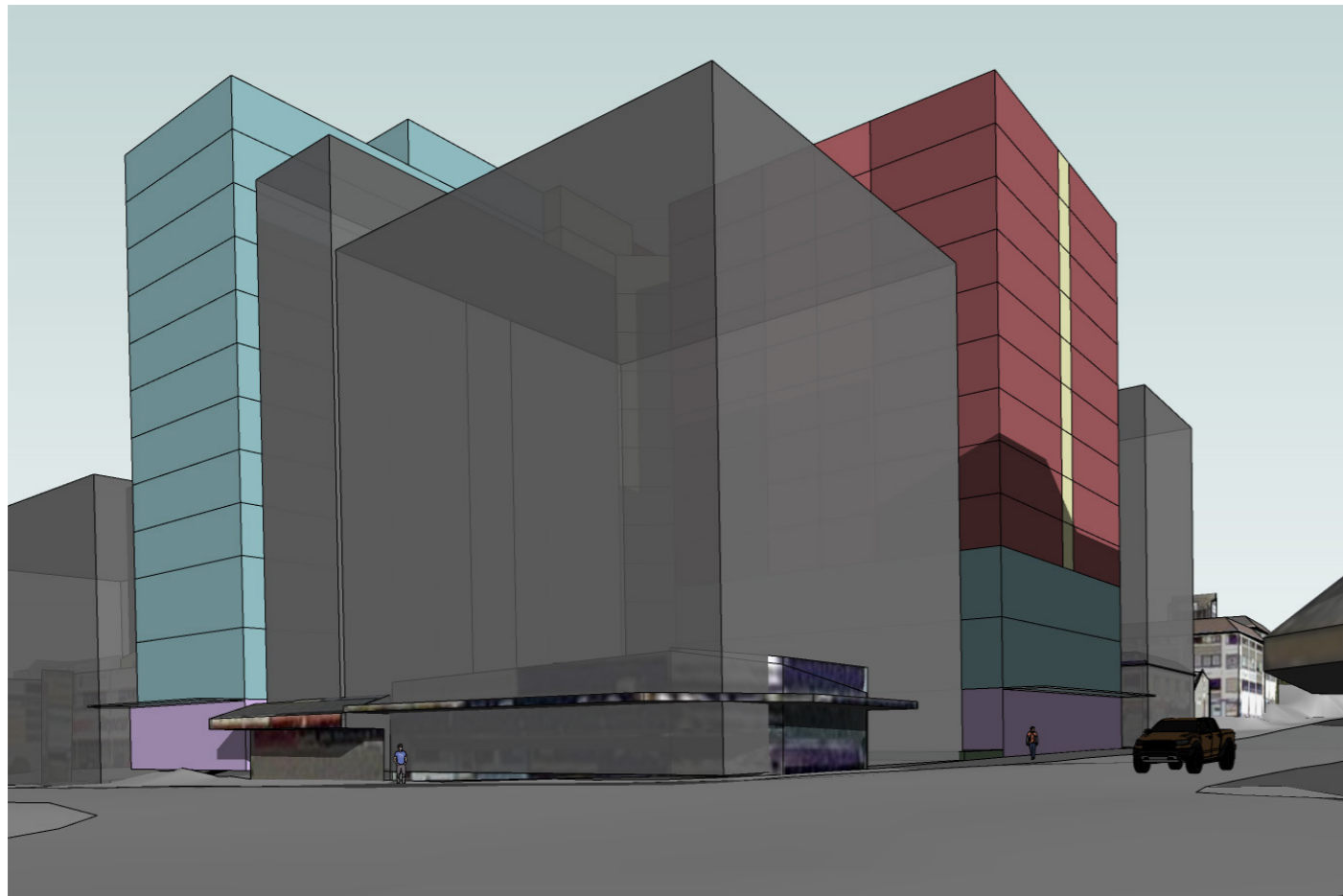


View of East Facade from corner of Johnsonville Road and Broderick Road



View of North Facade along Broderick Road, looking East

Views - Surroundings Developed

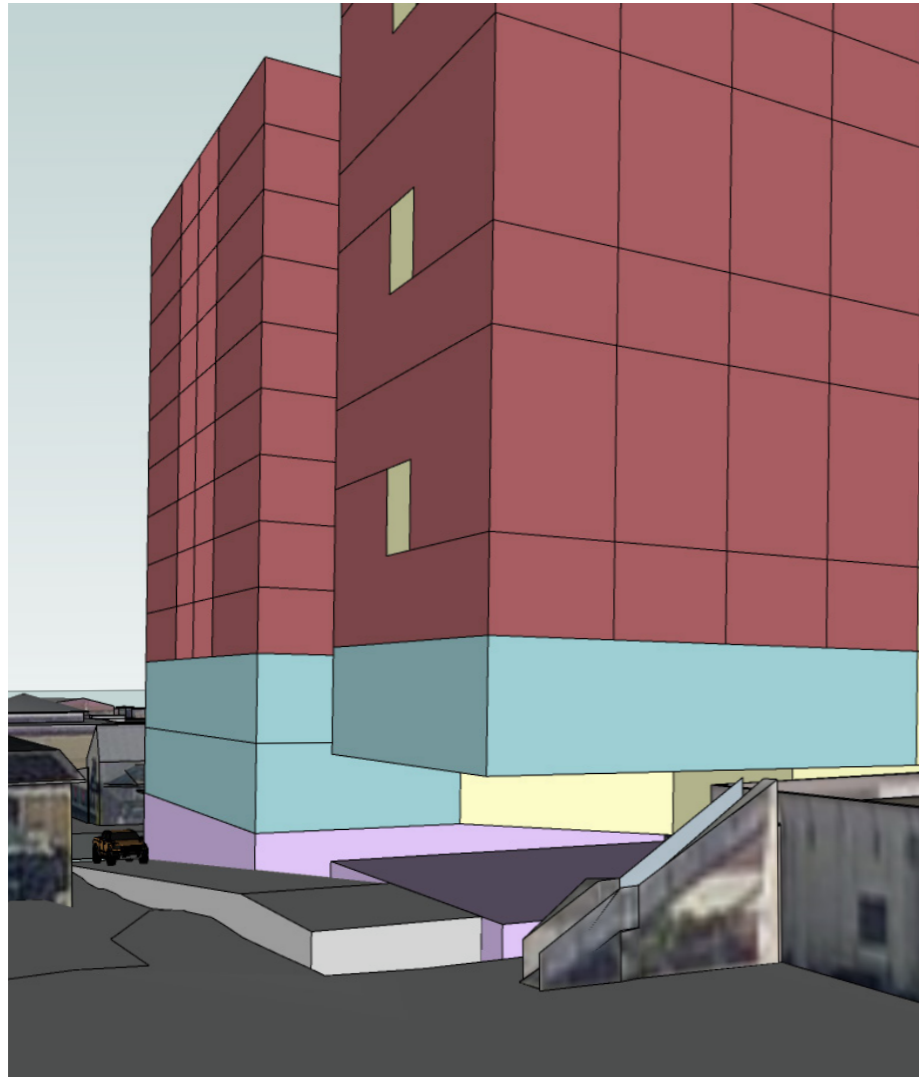


View of East Facade from corner of Johnsonville Road and Broderick Road

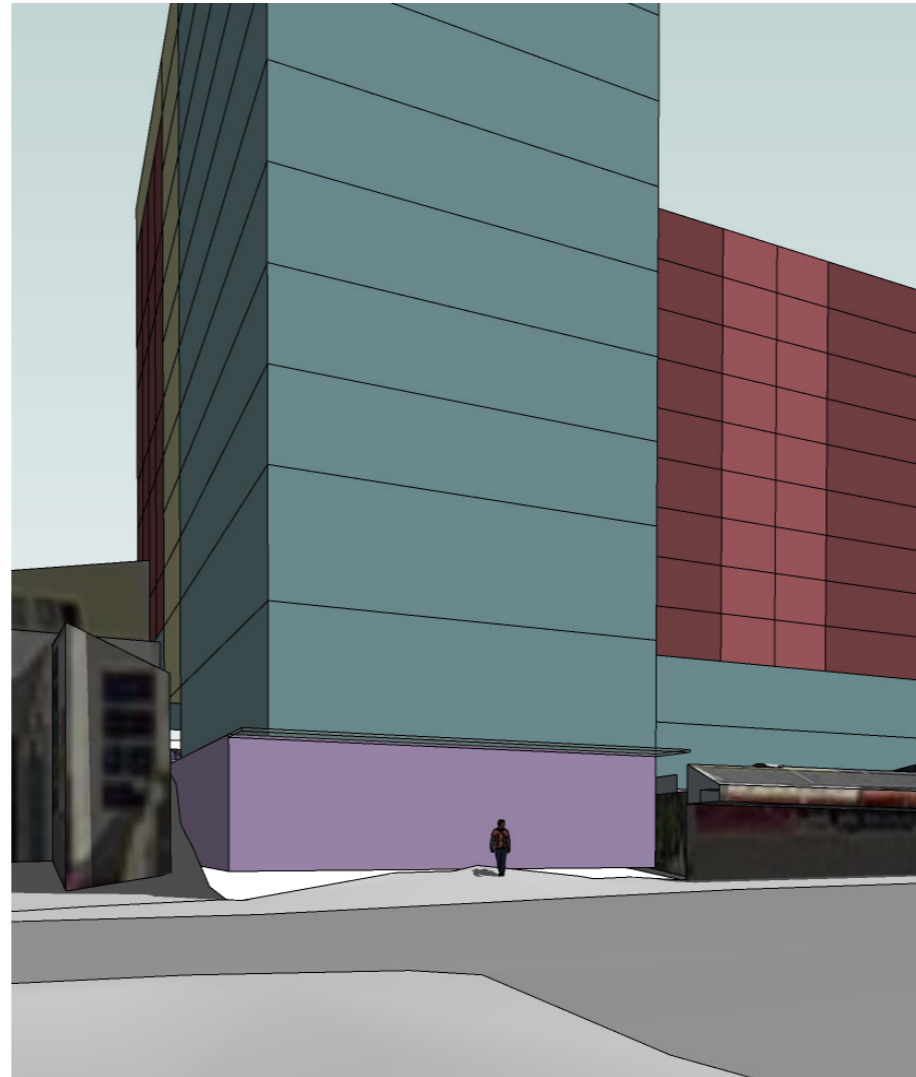


View of North Facade along Broderick Road, looking East

Views



View of West Facade from top of Laneway Ramp looking North



View of East Facade from across Johnsonville Road

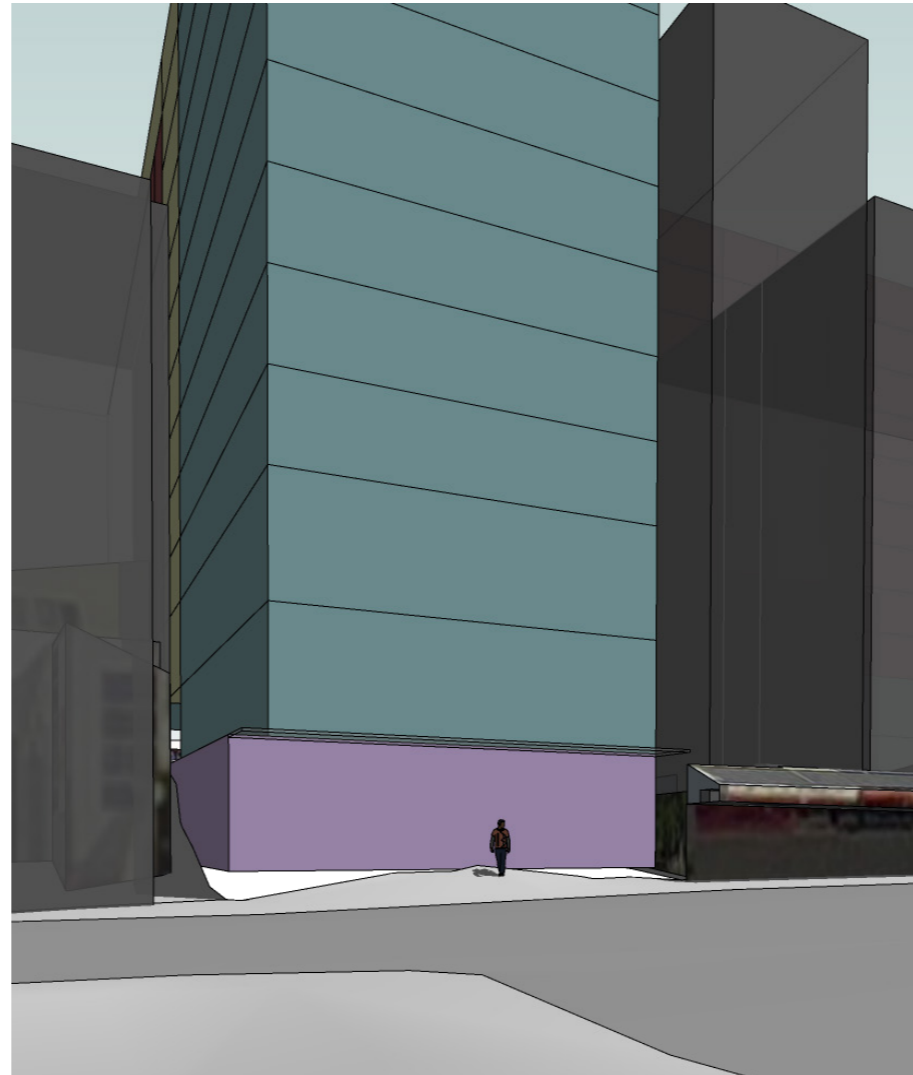


View down pedestrian laneway from Broderick Road

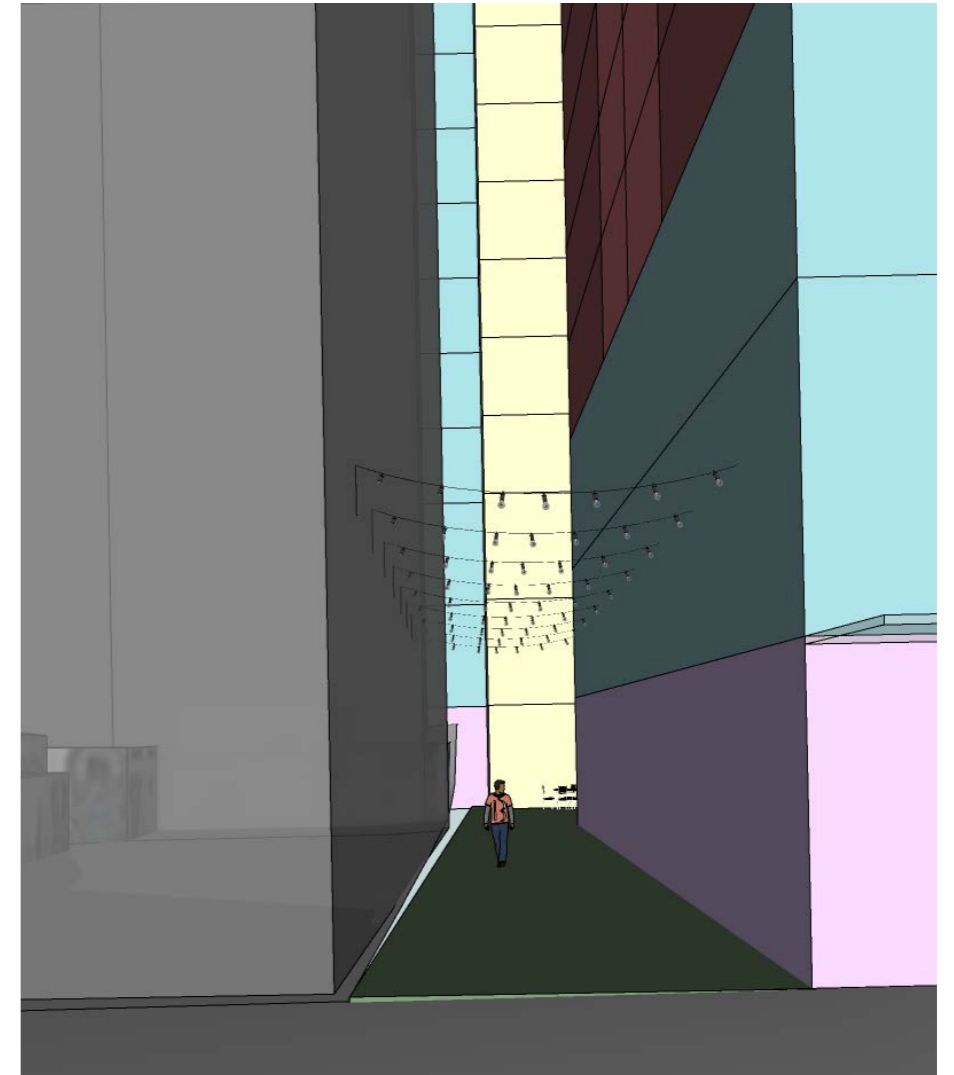
Views - Surroundings Developed



View of West Facade from top of Laneway Ramp looking North



View of East Facade from across Johnsonville Road



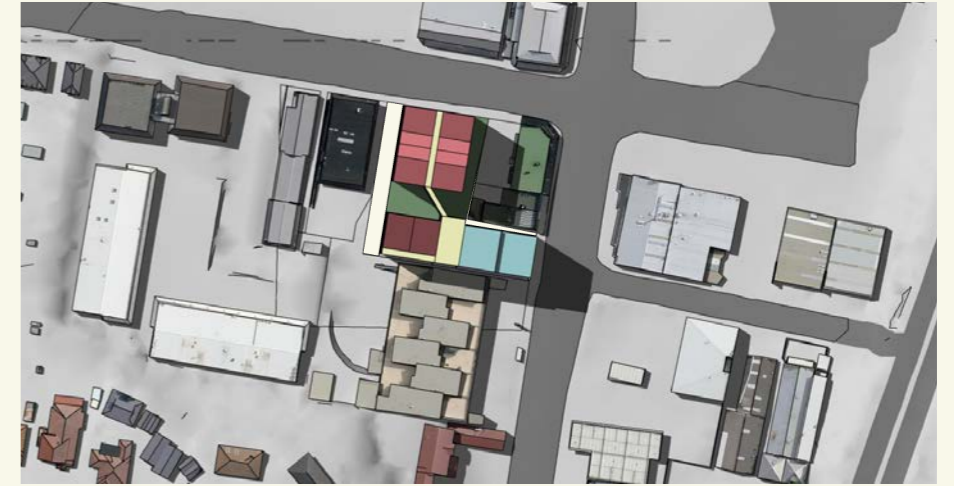
Sun Study



Summer Solstice _ 10:00



Summer Solstice _ 12:00



Summer Solstice _ 14:00



Spring / Autumn Equinox _ 10:00



Spring / Autumn Equinox _ 12:00



Spring / Autumn Equinox _ 14:00



Winter Solstice _ 10:00



Winter Solstice _ 12:00

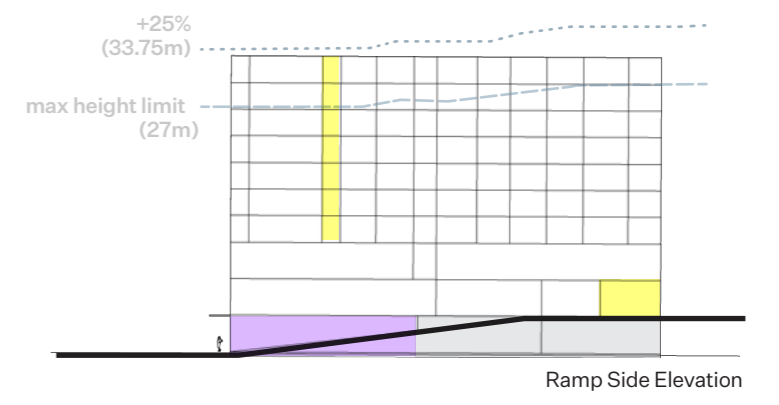
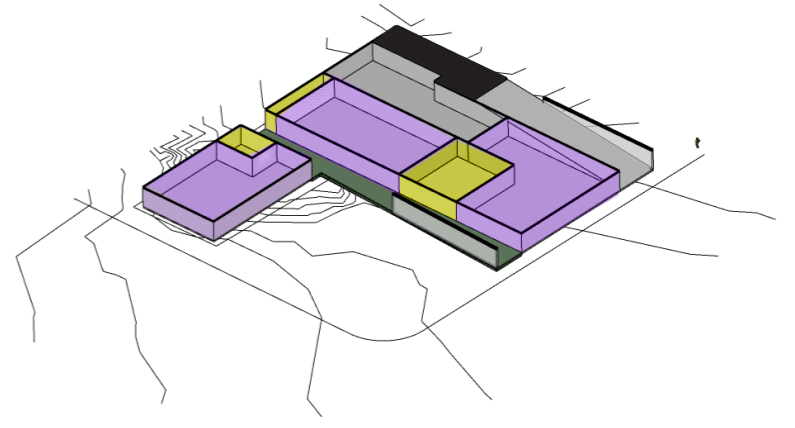
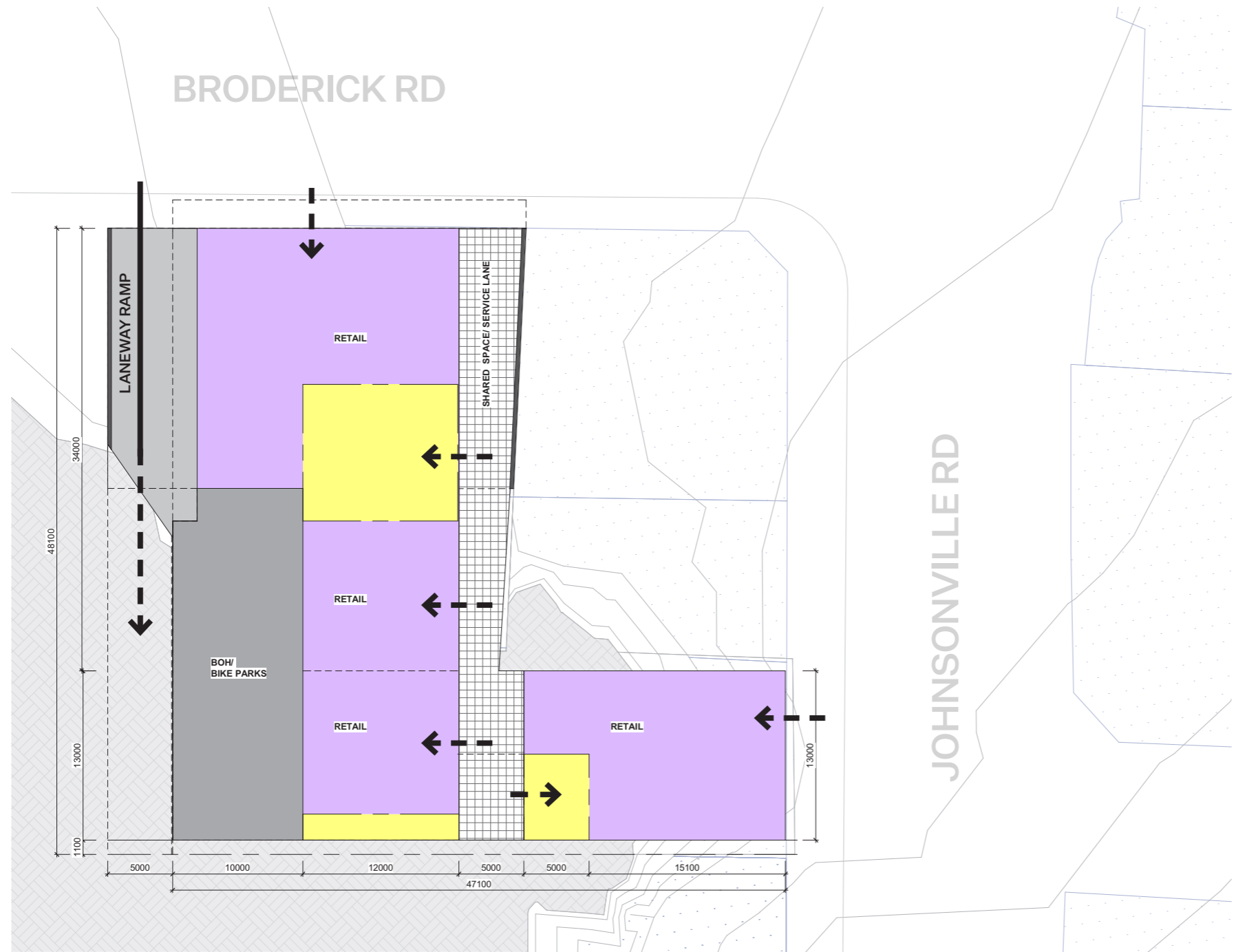


Winter Solstice _ 14:00

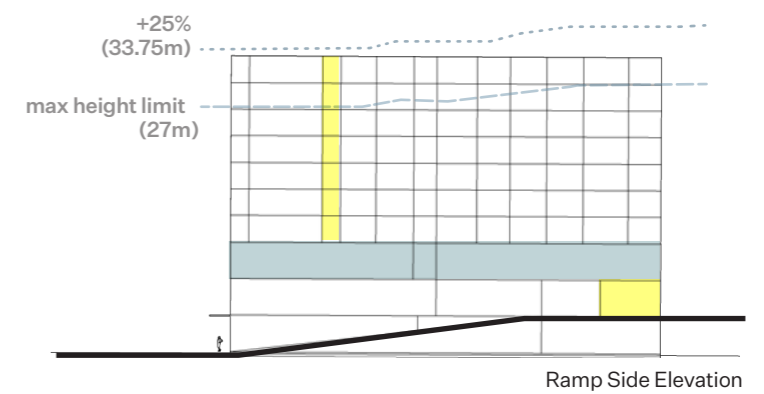
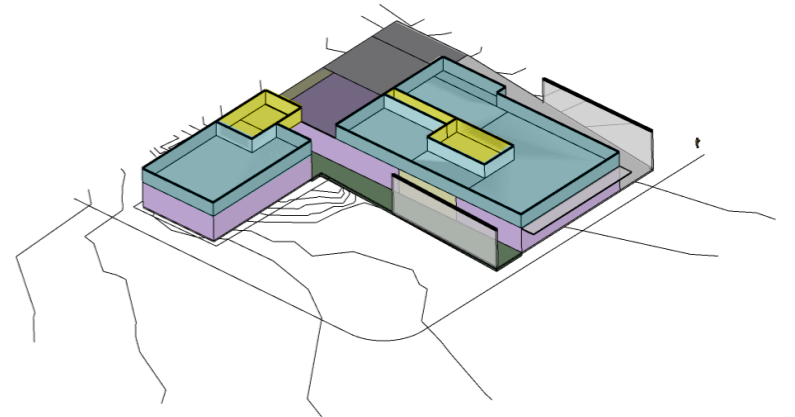
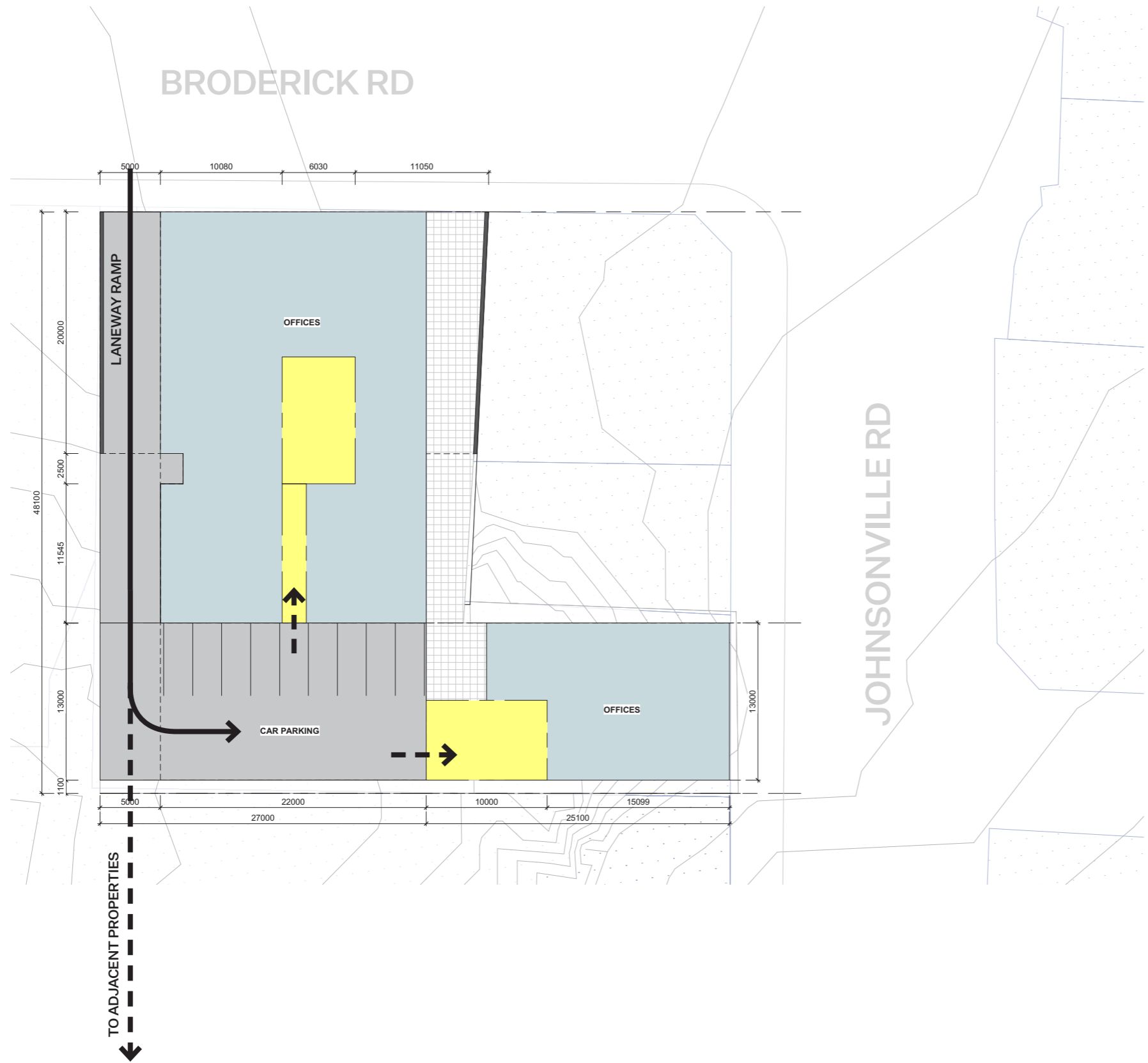


Scenario 3 - Neo 20 Rule

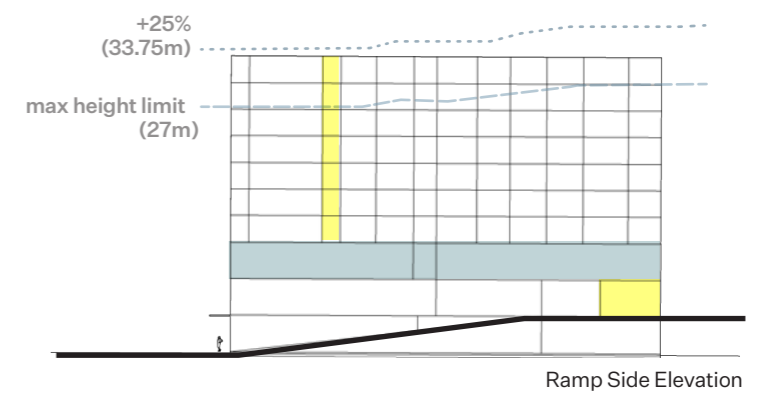
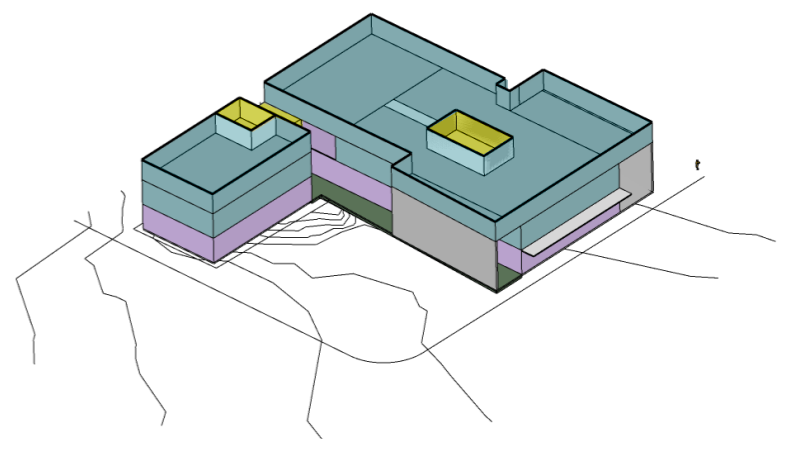
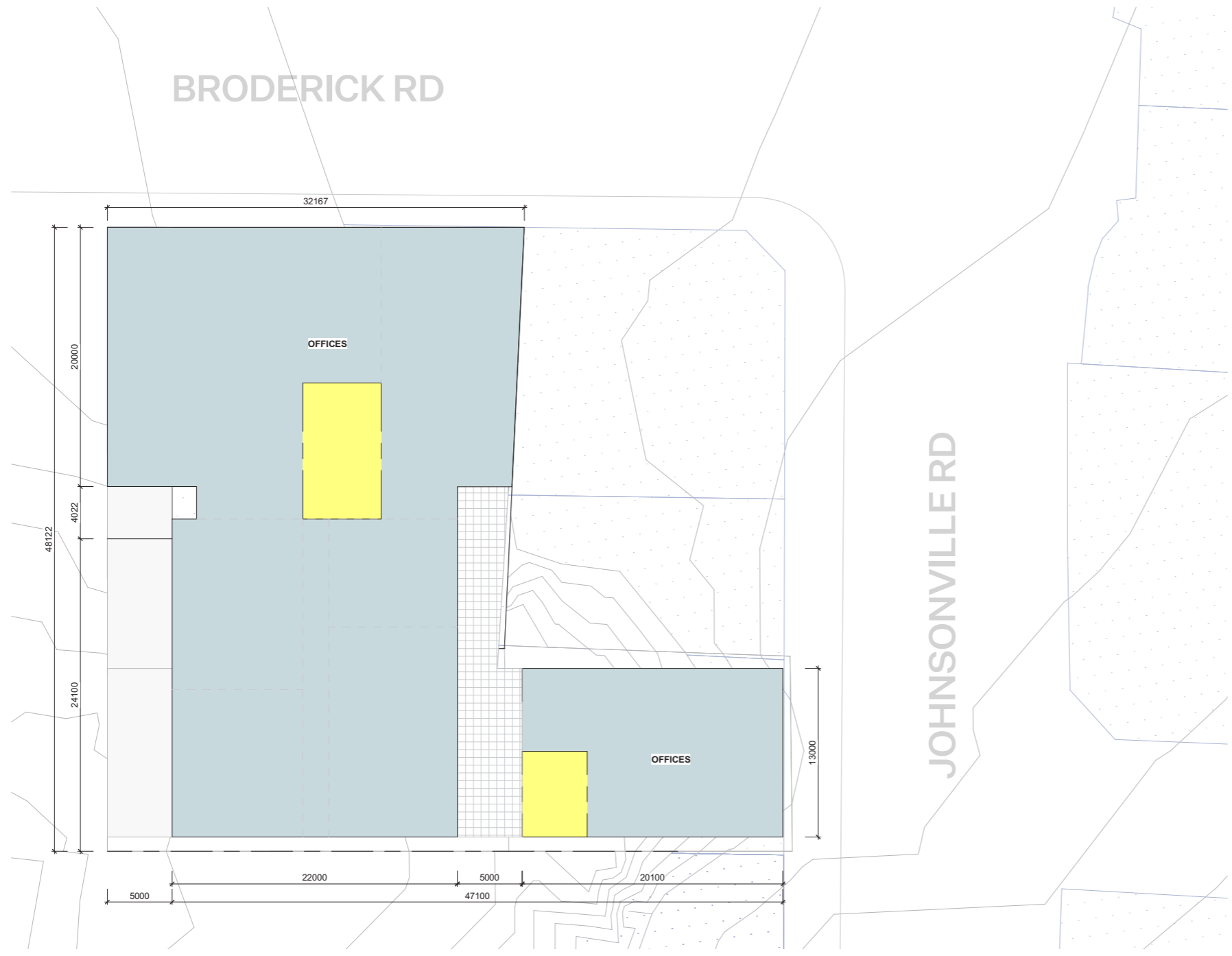
Plan - Level 1 (Street Level)



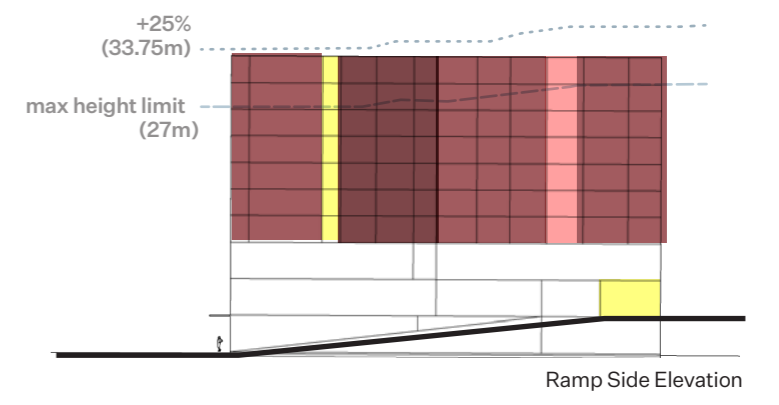
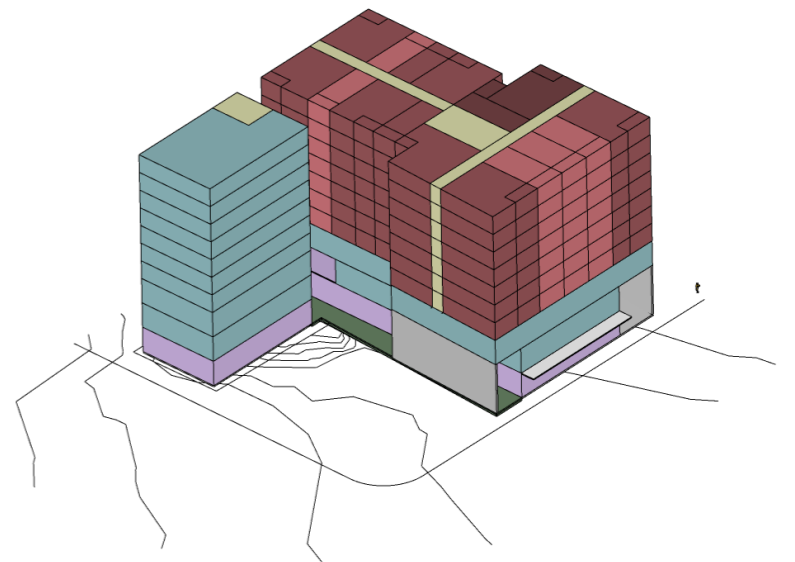
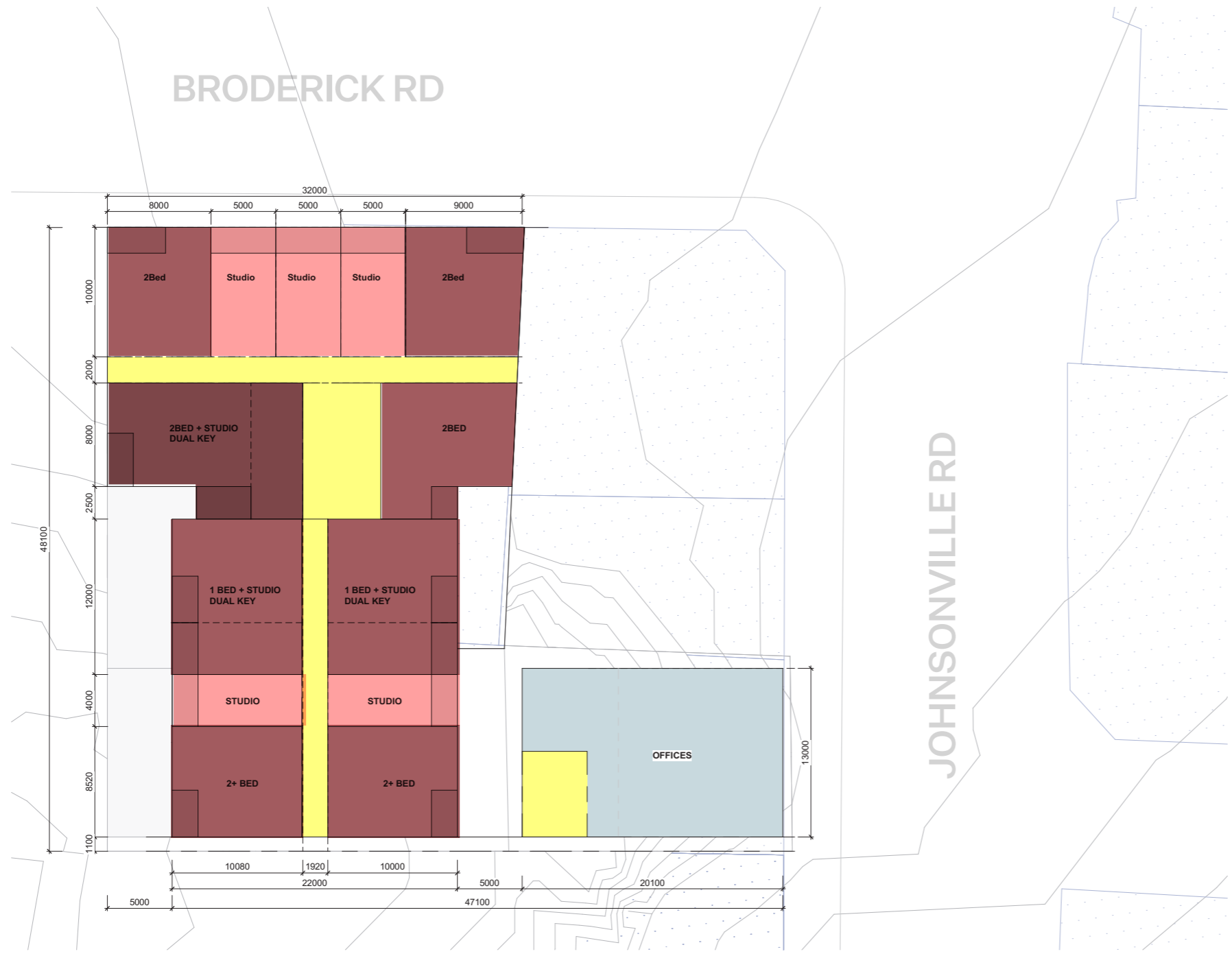
Plan - Level 2 (Top of Ramp)



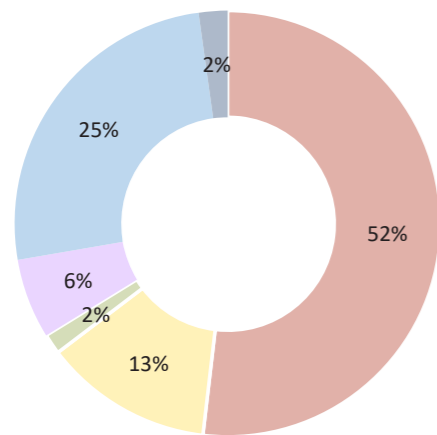
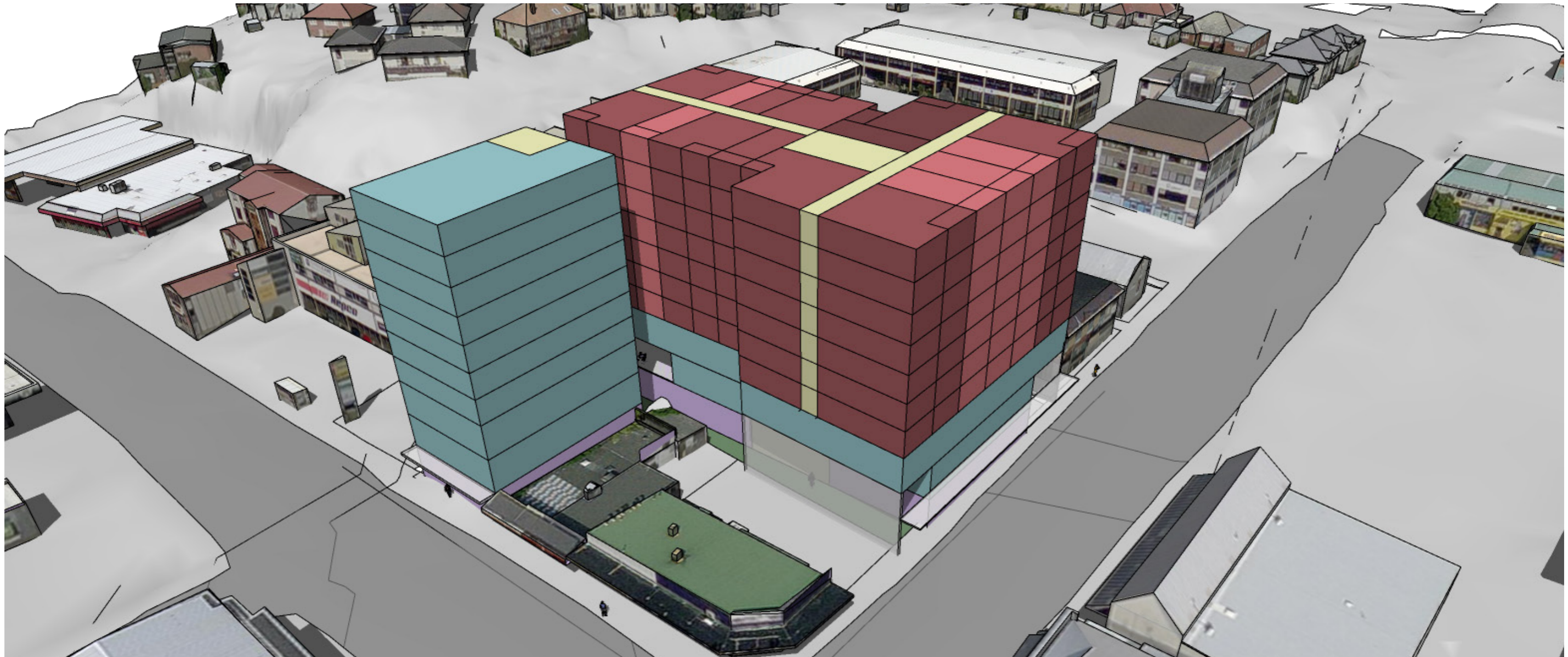
Plan - Level 3 (Office)



Plan - Level 4-10 (Residential Tower)



Metrics



■ Apartments
 ■ Circulation
 ■ Communal Outdoor
■ Retail / Commercial
 ■ Office / Commercial
 ■ BOH / Internal Parking

Apartments	6,894 m ²
Circulation	1,704 m ²
Communal Outdoor	205 m ²
Retail / Commercial	807 m ²
Office / Commercial	3,393 m ²
BOH / Internal Parking	290 m ²

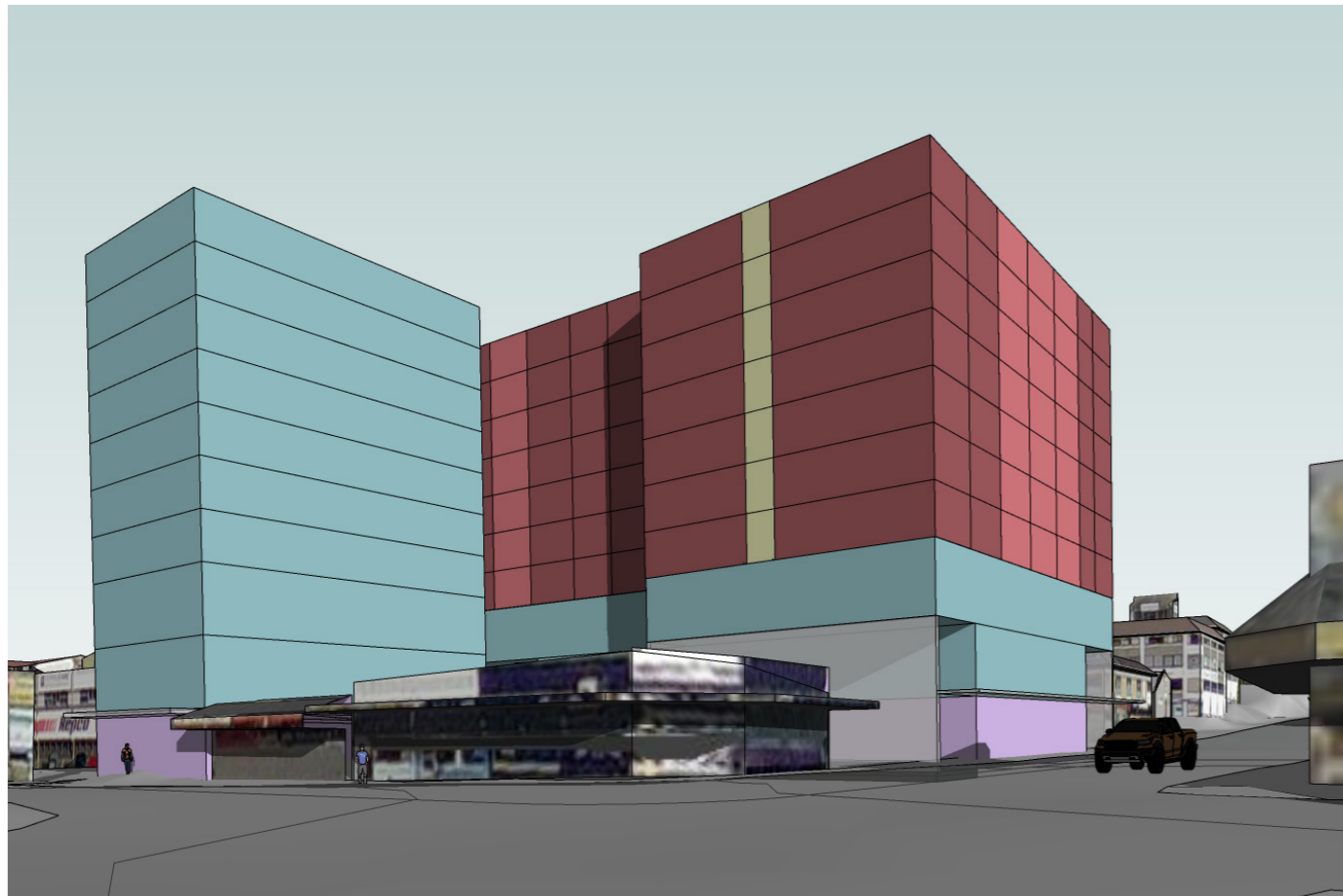
Total GFA	13,294 m ²
Estimated NLA	11,300 m ²
Efficiency (circ/GFA)	87%

	Dwellings	%	Bedrooms	People
Studio	49	47%	49	61
2 Bedroom	35	33%	70	88
Dual Key (1 Bed + Studio)	14	13%	28	35
Dual Key (2 Bed + Studio)	7	7%	21	18
Totals	105		168	201

Outdoor Area Required*	- m ²	<i>*for all units without b</i>
Quality Outdoor Area Provided	205 m ²	

Site area	1840 m ² 0.184 hectares
Dwellings / hectare	571
People / hectare	1094
GFA / person	66
FAR (Floor area Ratio)	7.23

Views

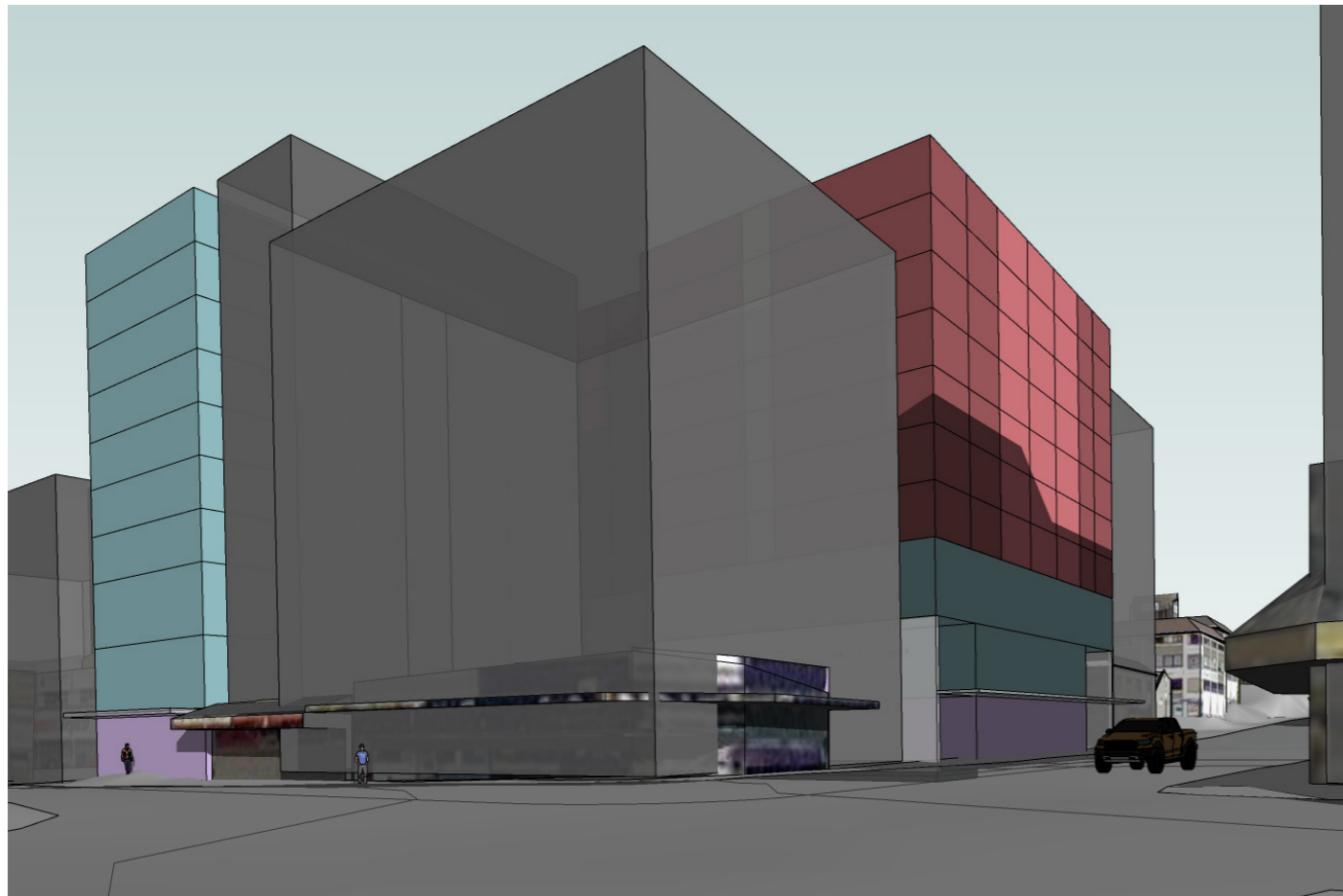


View of East Facade from corner of Johnsonville Road and Broderick Road



View of North Facade along Broderick Road, looking East

Views - Surroundings Developed

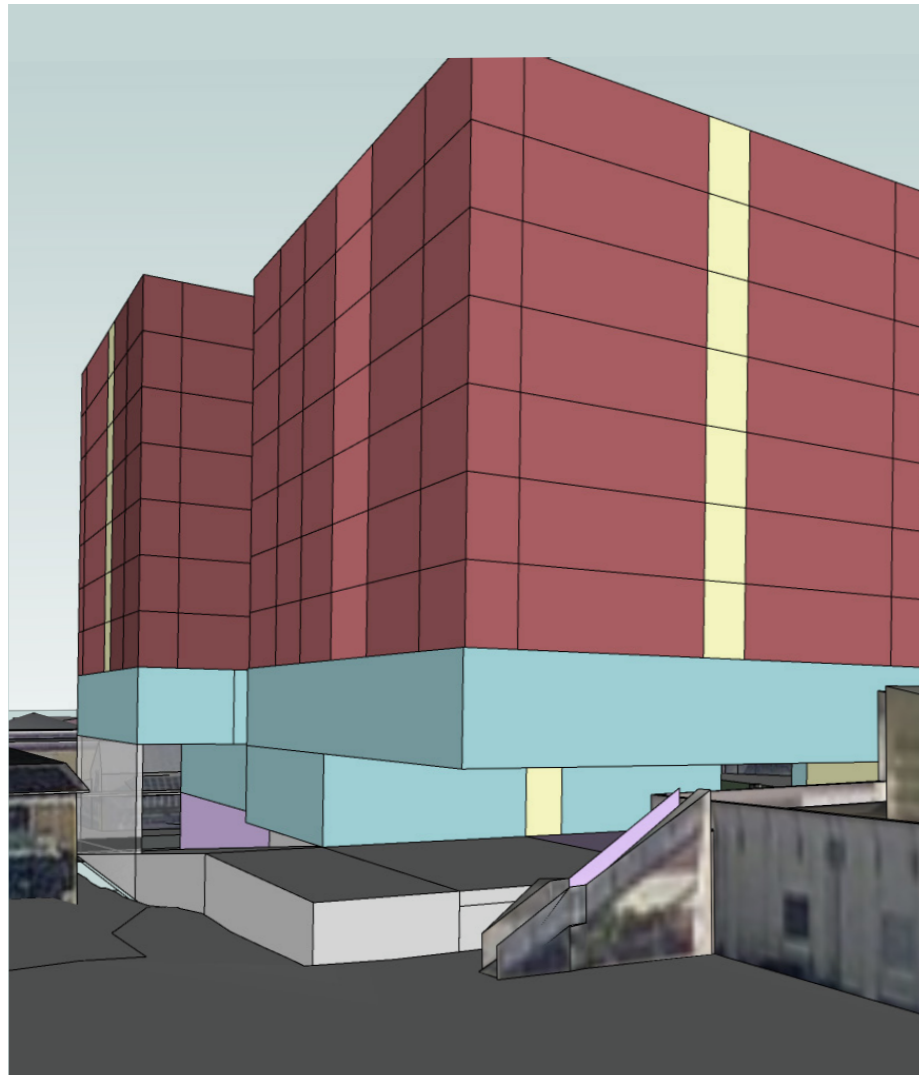


View of East Facade from corner of Johnsonville Road and Broderick Road

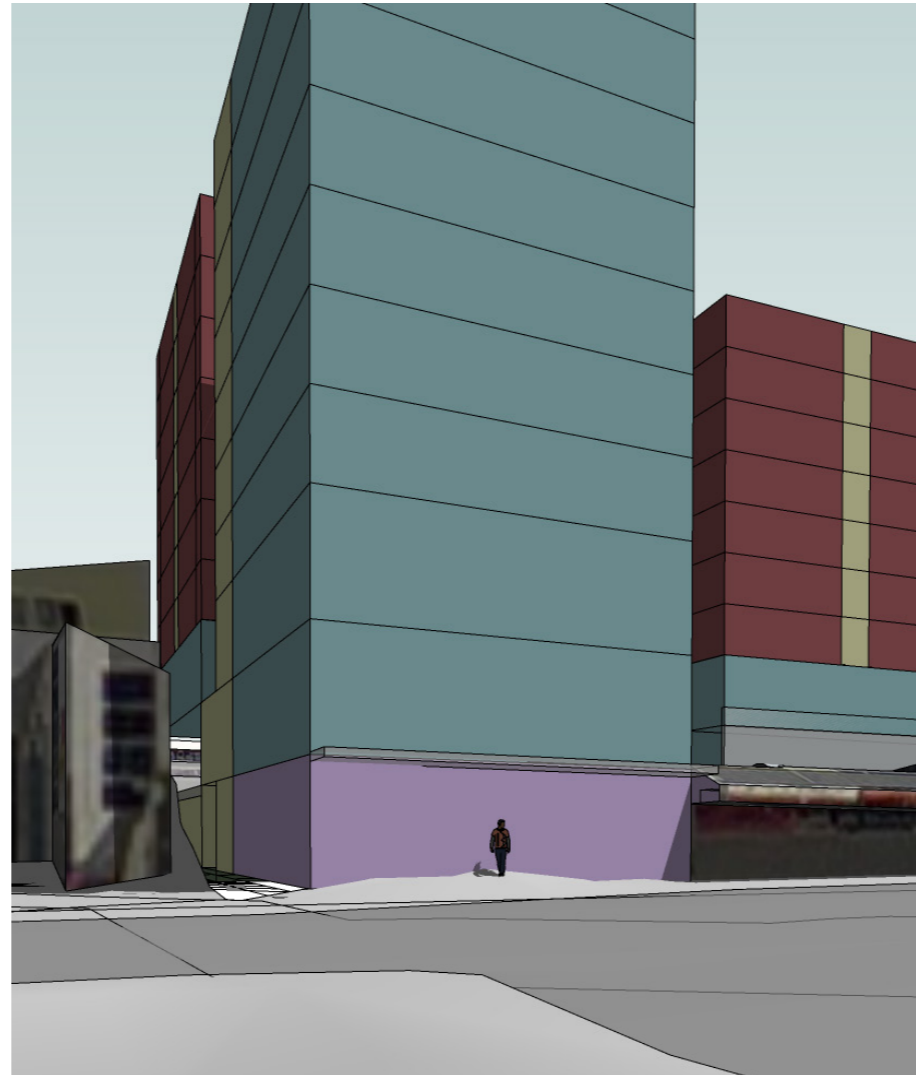


View of North Facade along Broderick Road, looking East

Views



View of West Facade from top of Laneway Ramp looking North

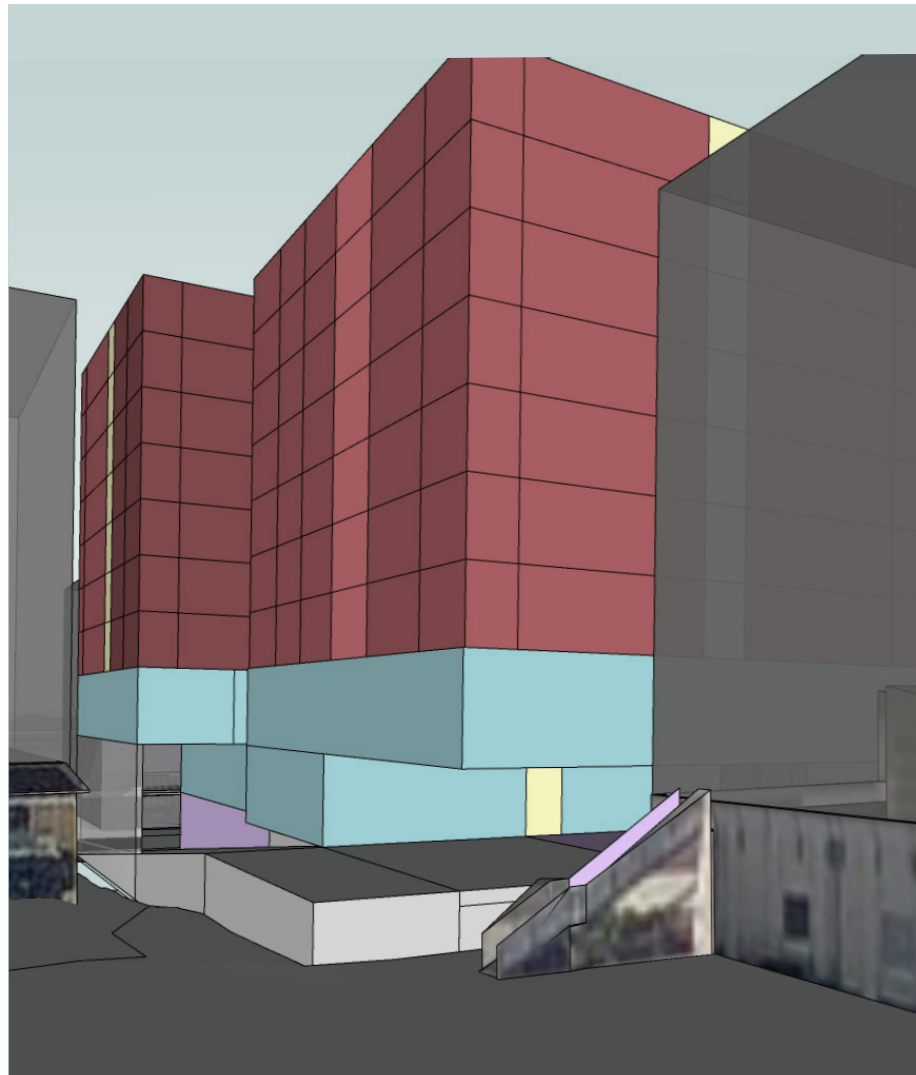


View of East Facade from across Johnsonville Road

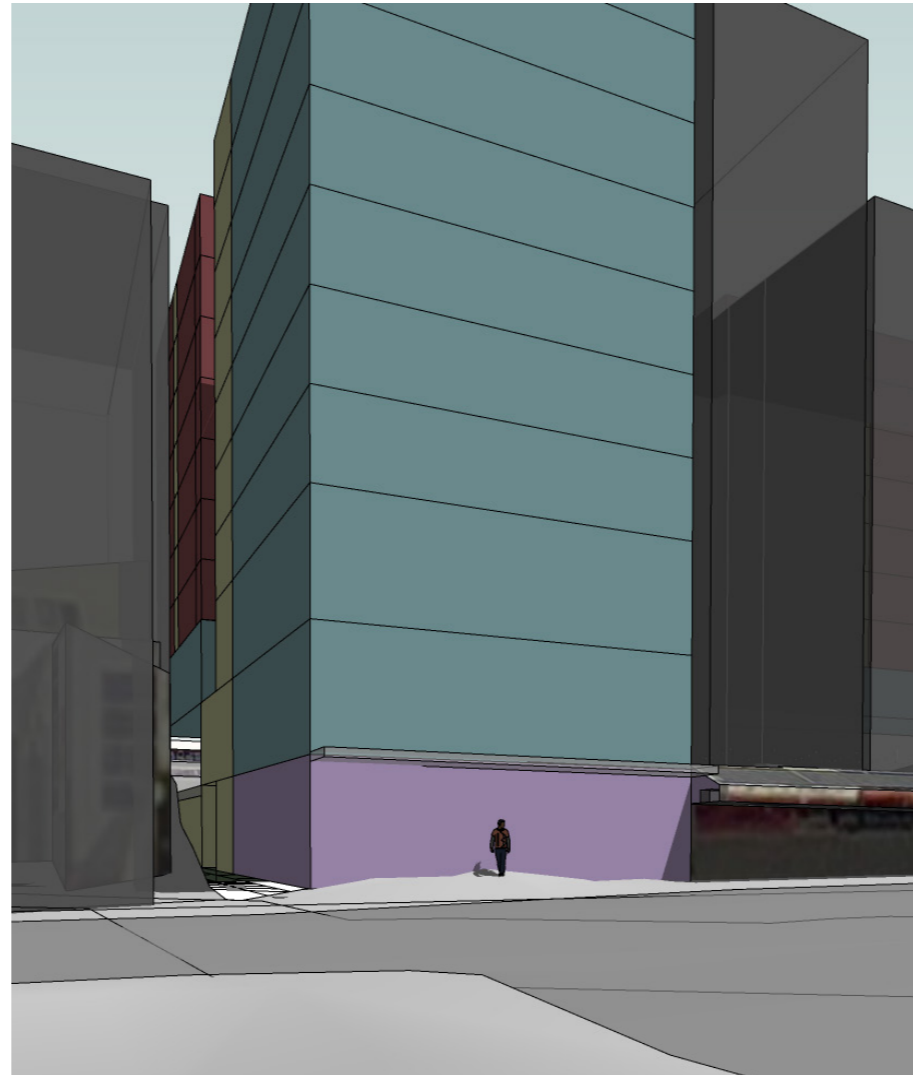


View down pedestrian laneway from Broderick Road

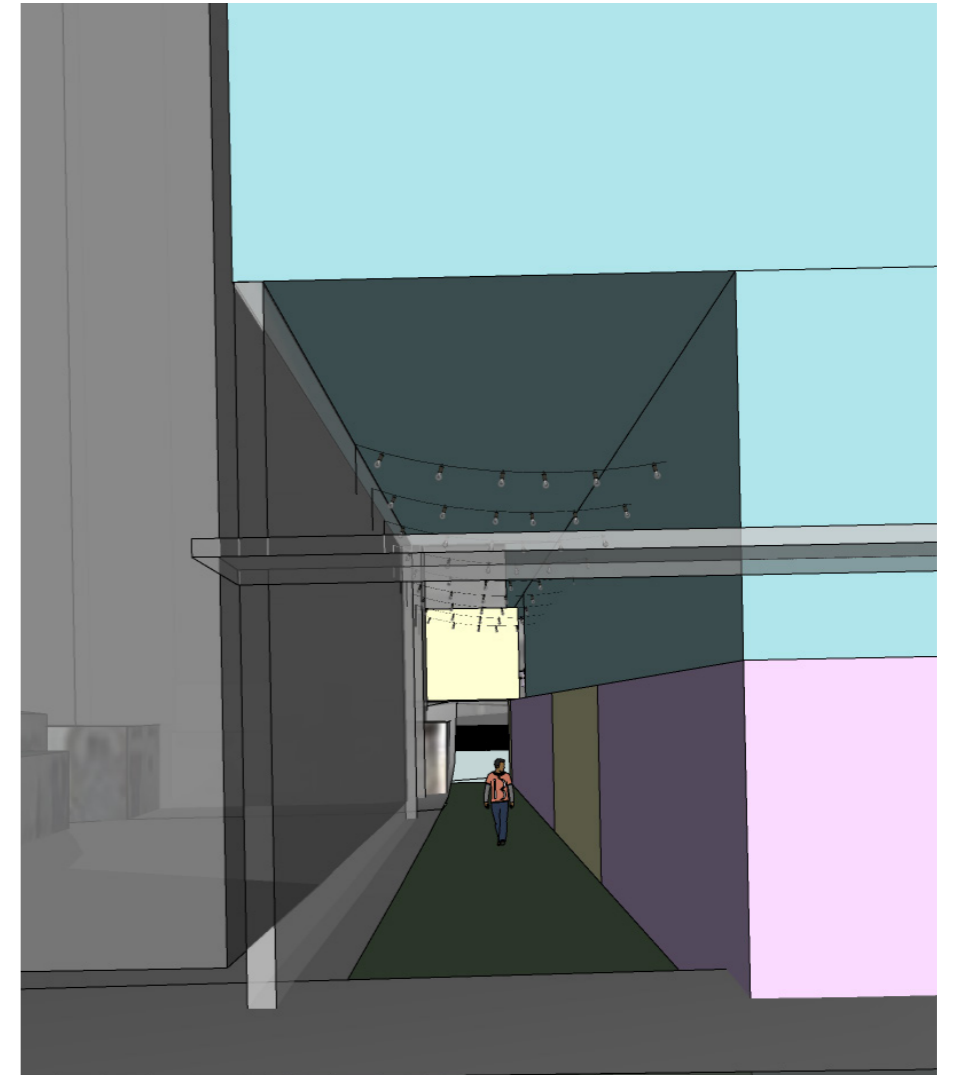
Views - Surroundings Developed



View of West Facade from top of Laneway Ramp looking North



View of East Facade from across Johnsonville Road



View down pedestrian laneway from Broderick Road

Sun Study



Summer Solstice _ 10:00



Summer Solstice _ 12:00



Summer Solstice _ 14:00



Spring / Autumn Equinox _ 10:00



Spring / Autumn Equinox _ 12:00



Spring / Autumn Equinox _ 14:00



Winter Solstice _ 10:00



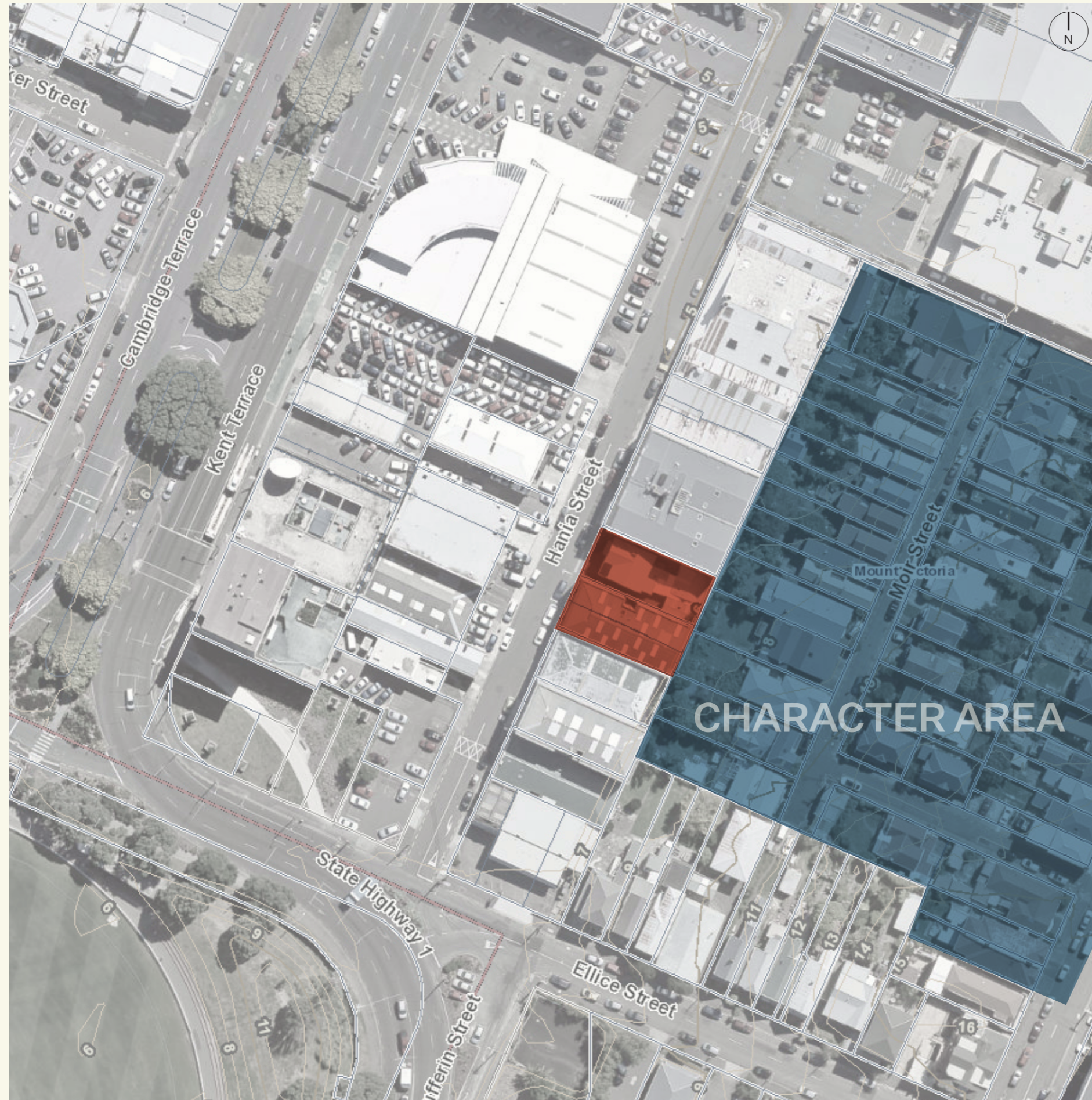
Winter Solstice _ 12:00



Winter Solstice _ 14:00

37-39 Hania Street,
Mt Victoria

Site & Context



City Centre Zone

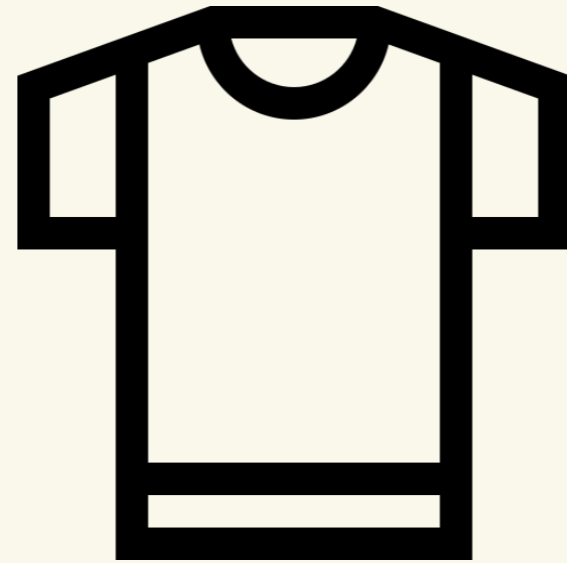


Design Guide Residential



Design Guide Centres and Mixed Use

CHARACTER AREA

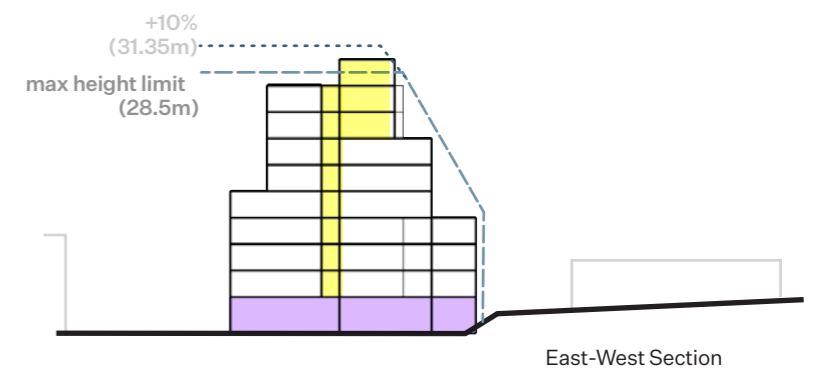
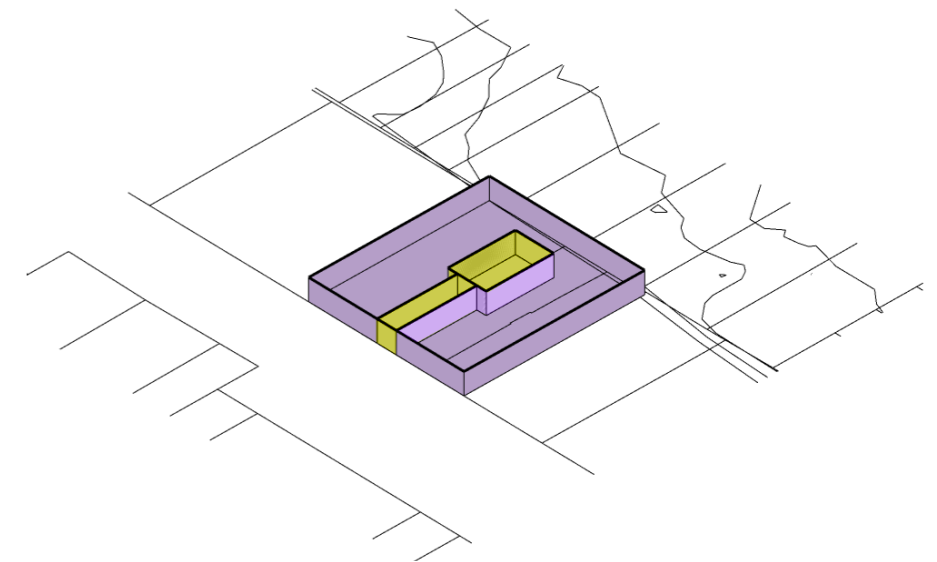
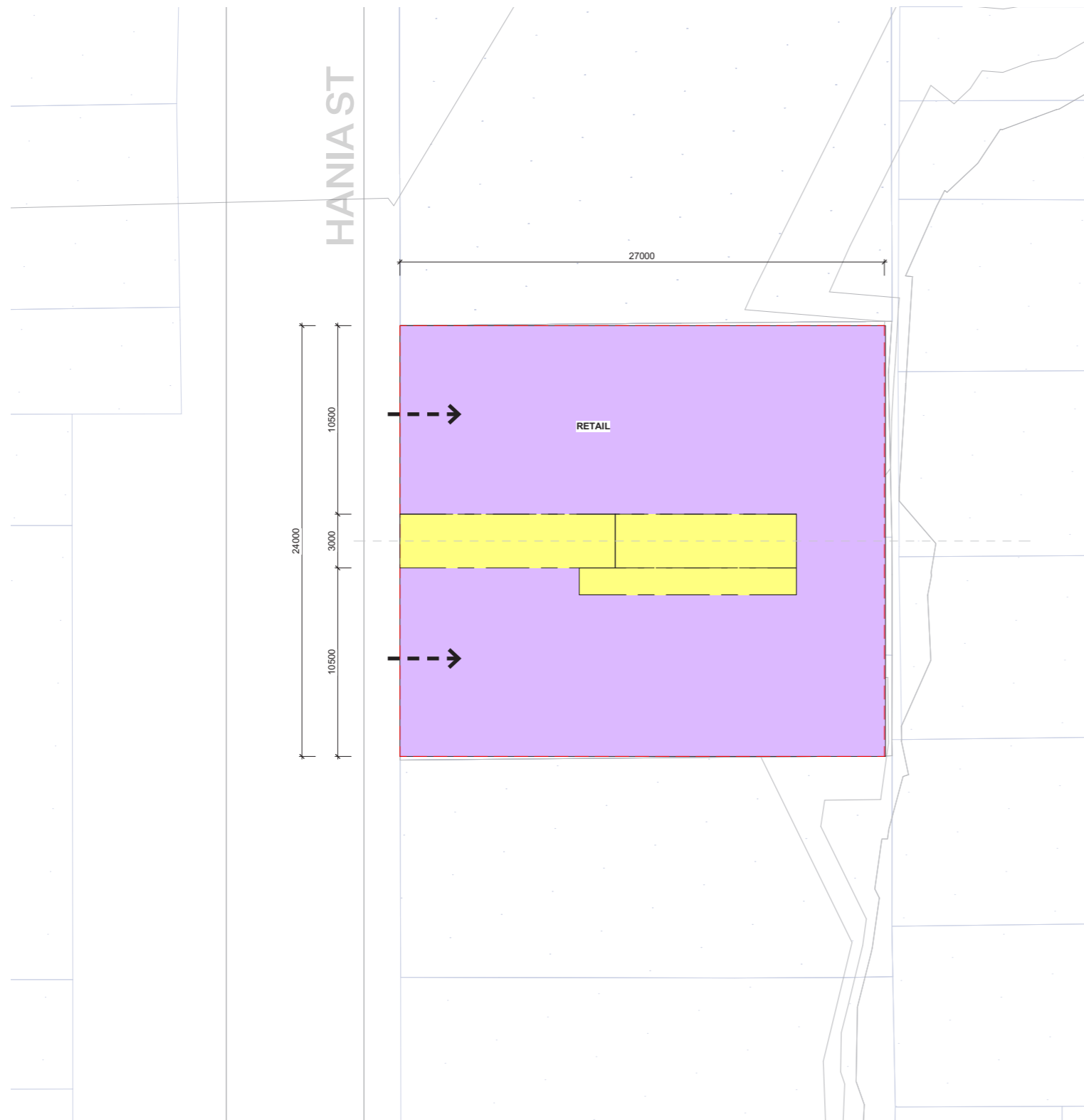


Scenario 1 - The New York Tee

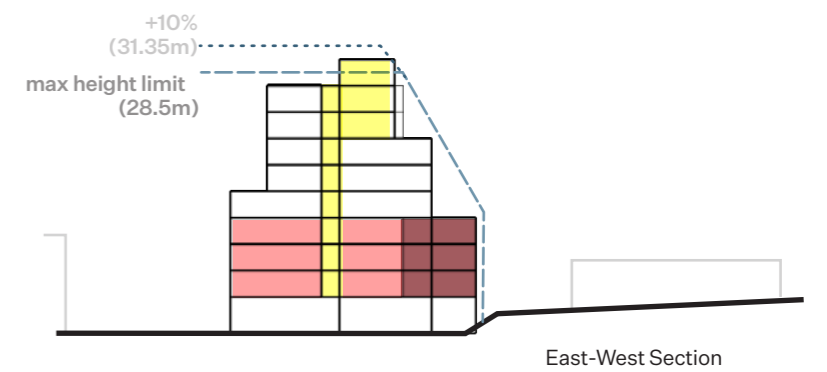
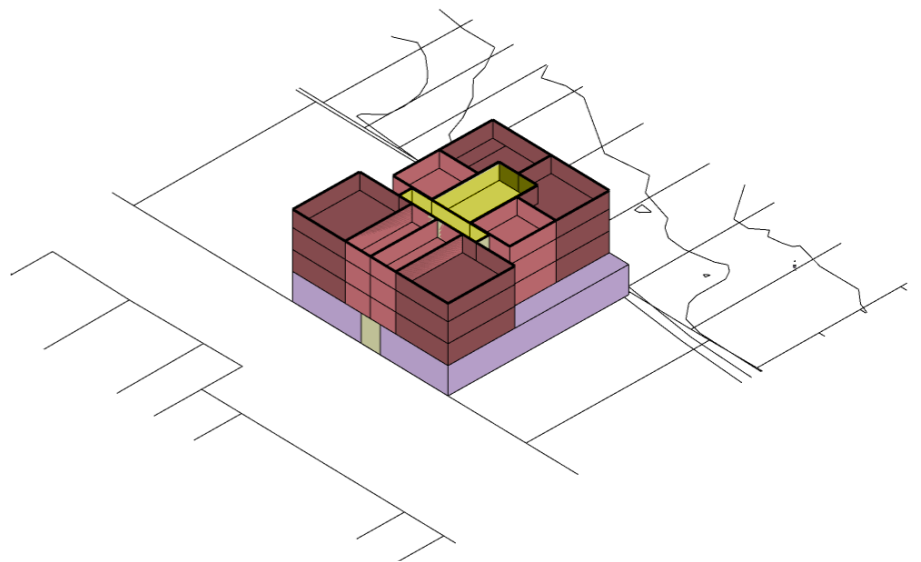
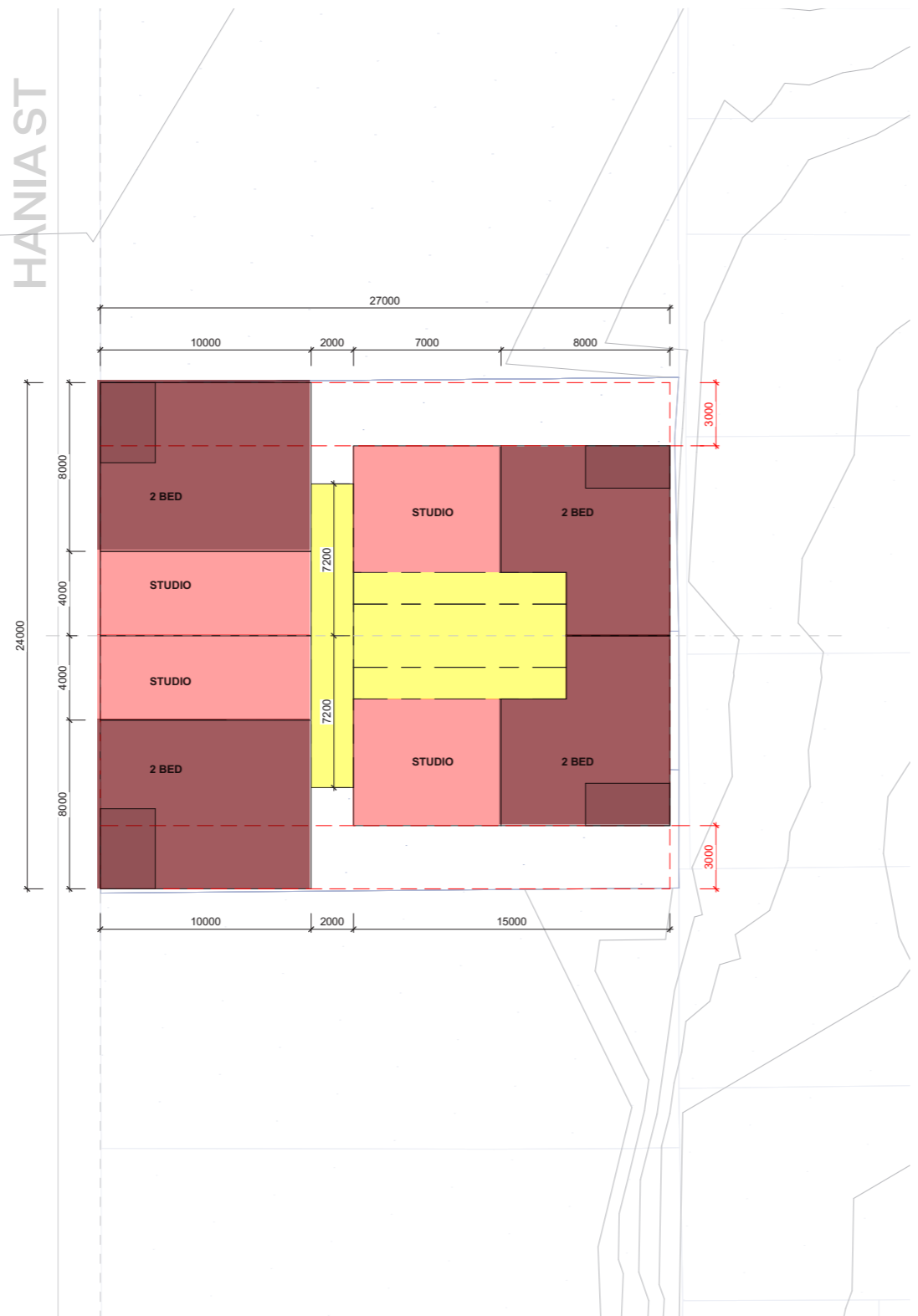
Plan - Level 1 (Street Level)

1:200
0 5

10 20m



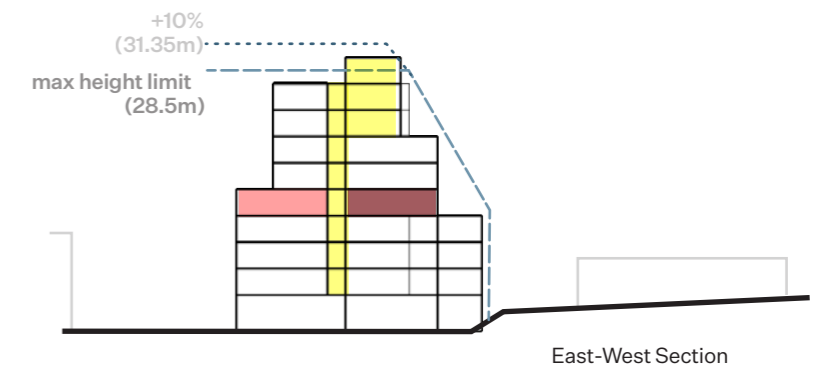
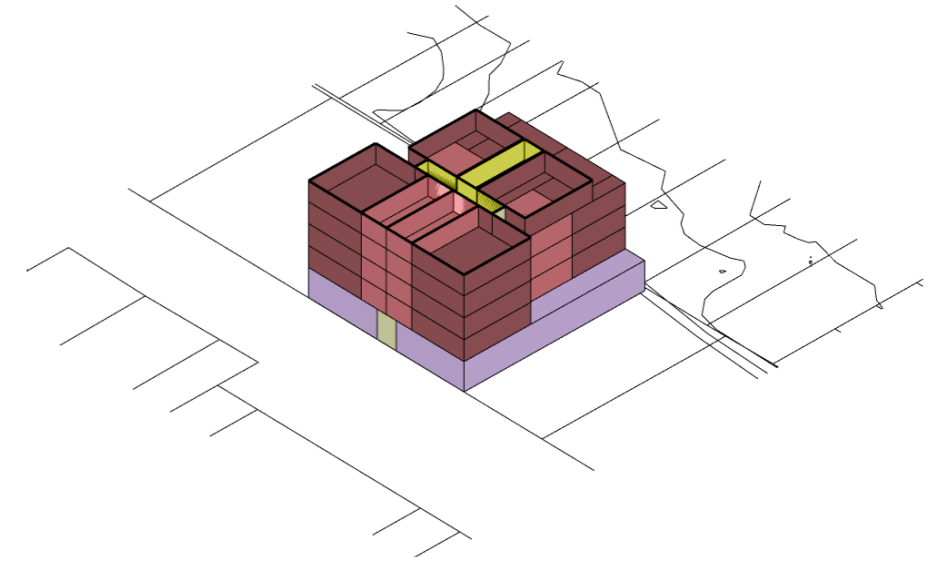
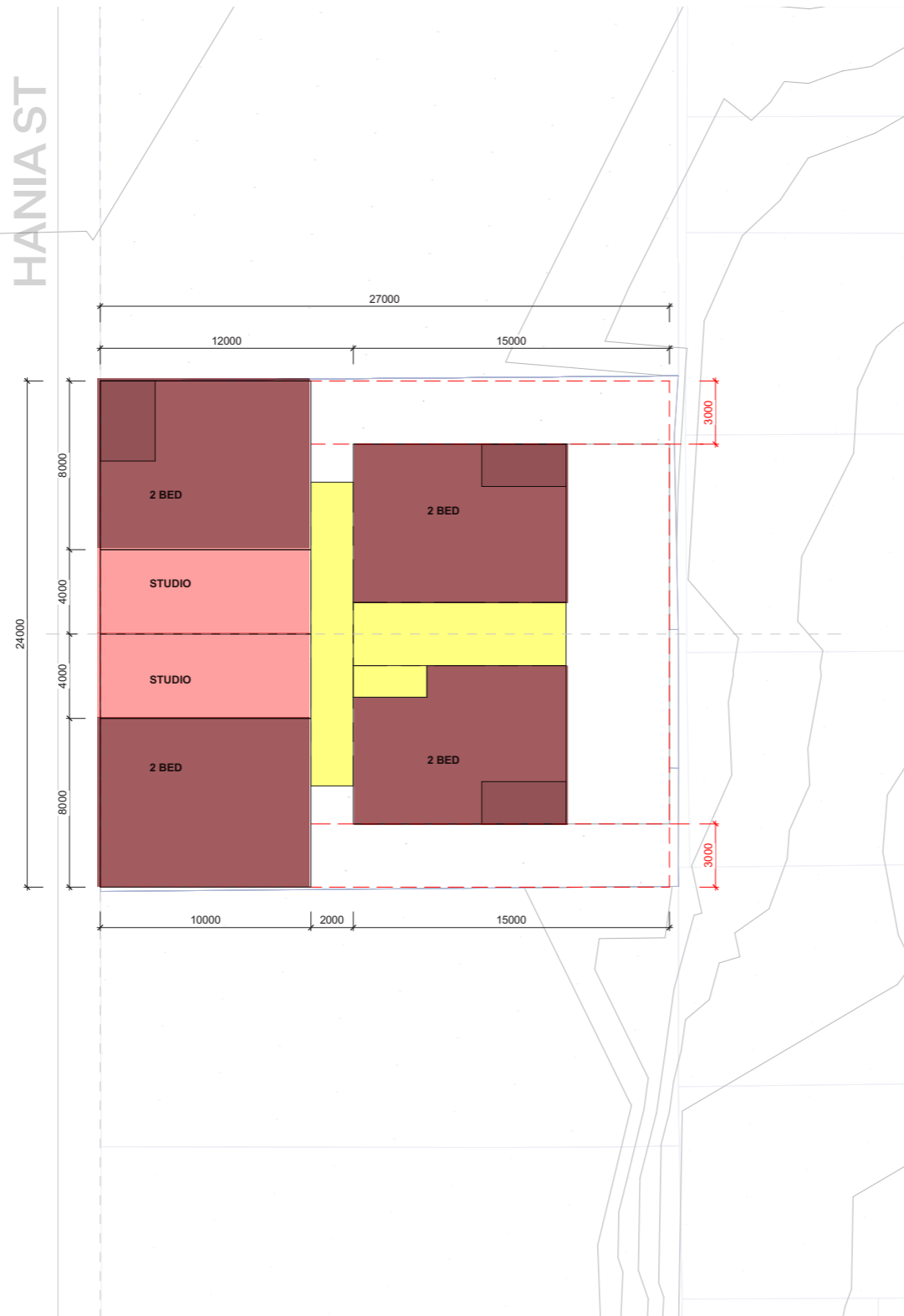
Plan - Levels 2-4



Plan - Level 5

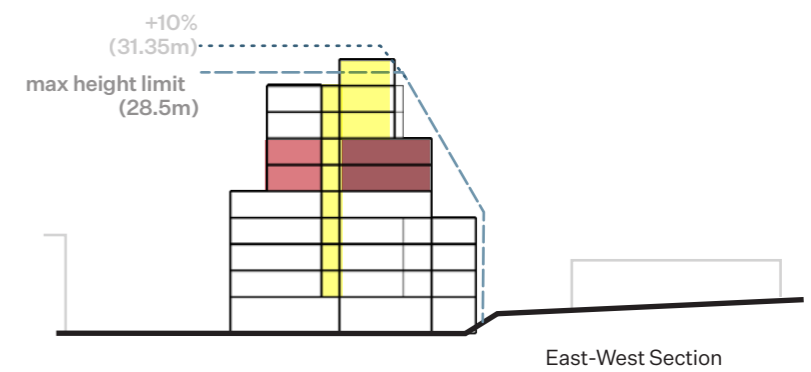
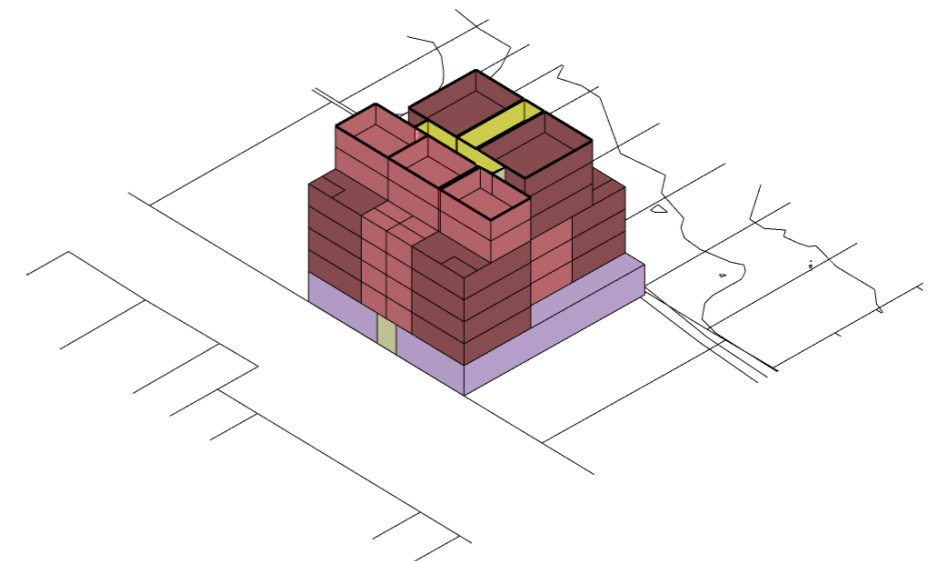
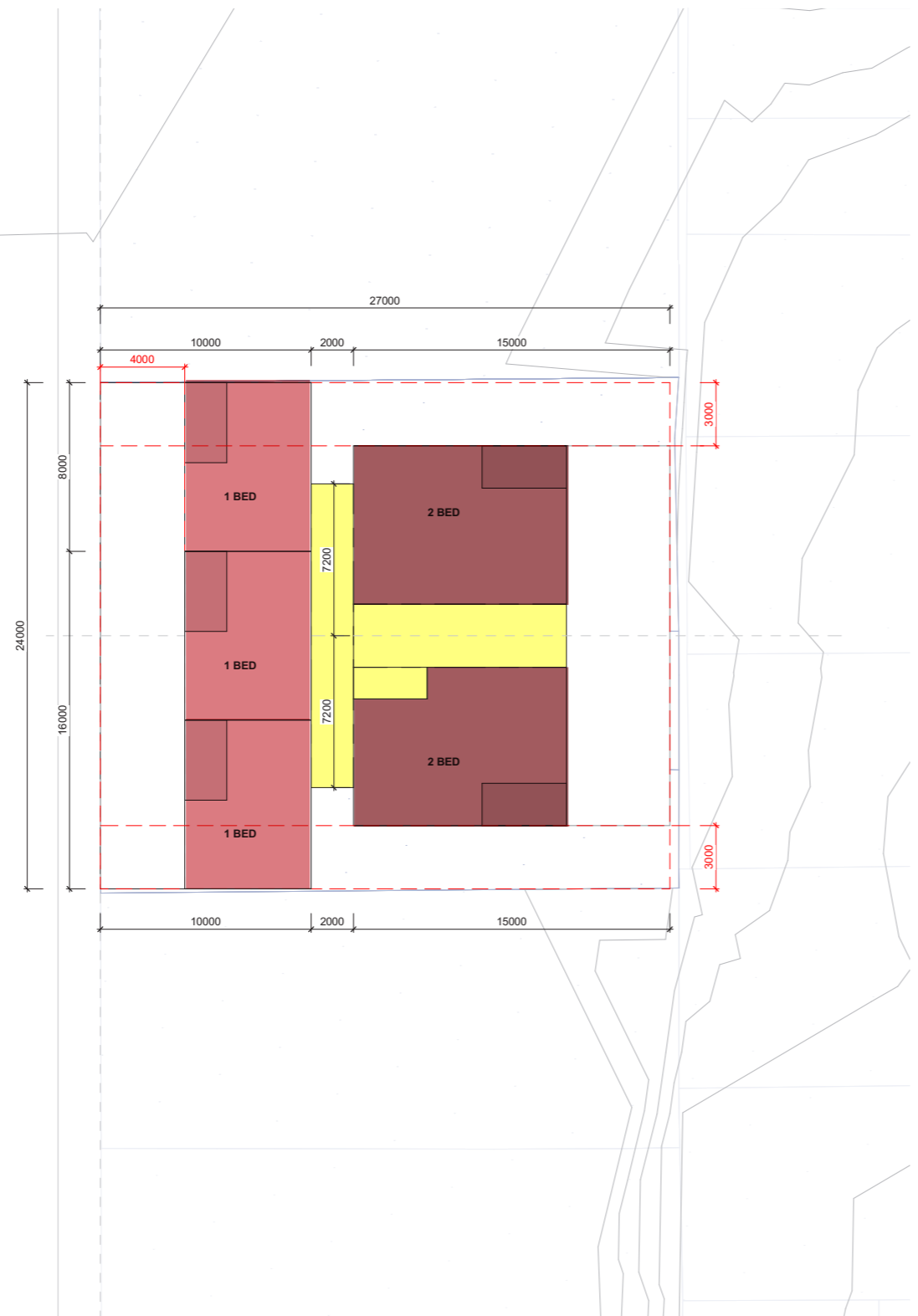
1:200
0 5

10 20m



Plan - Levels 6-7

1:200
0 5

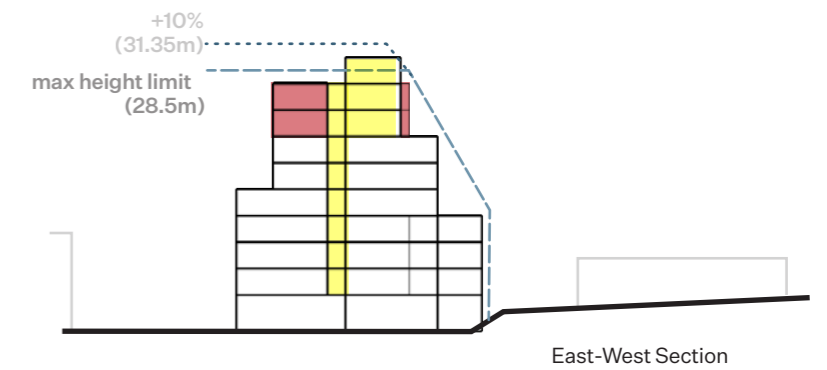
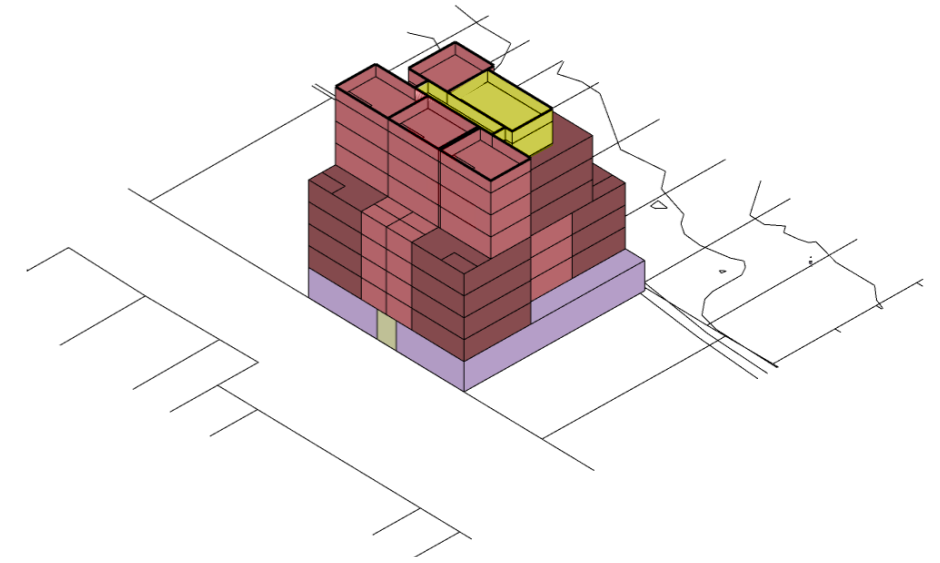
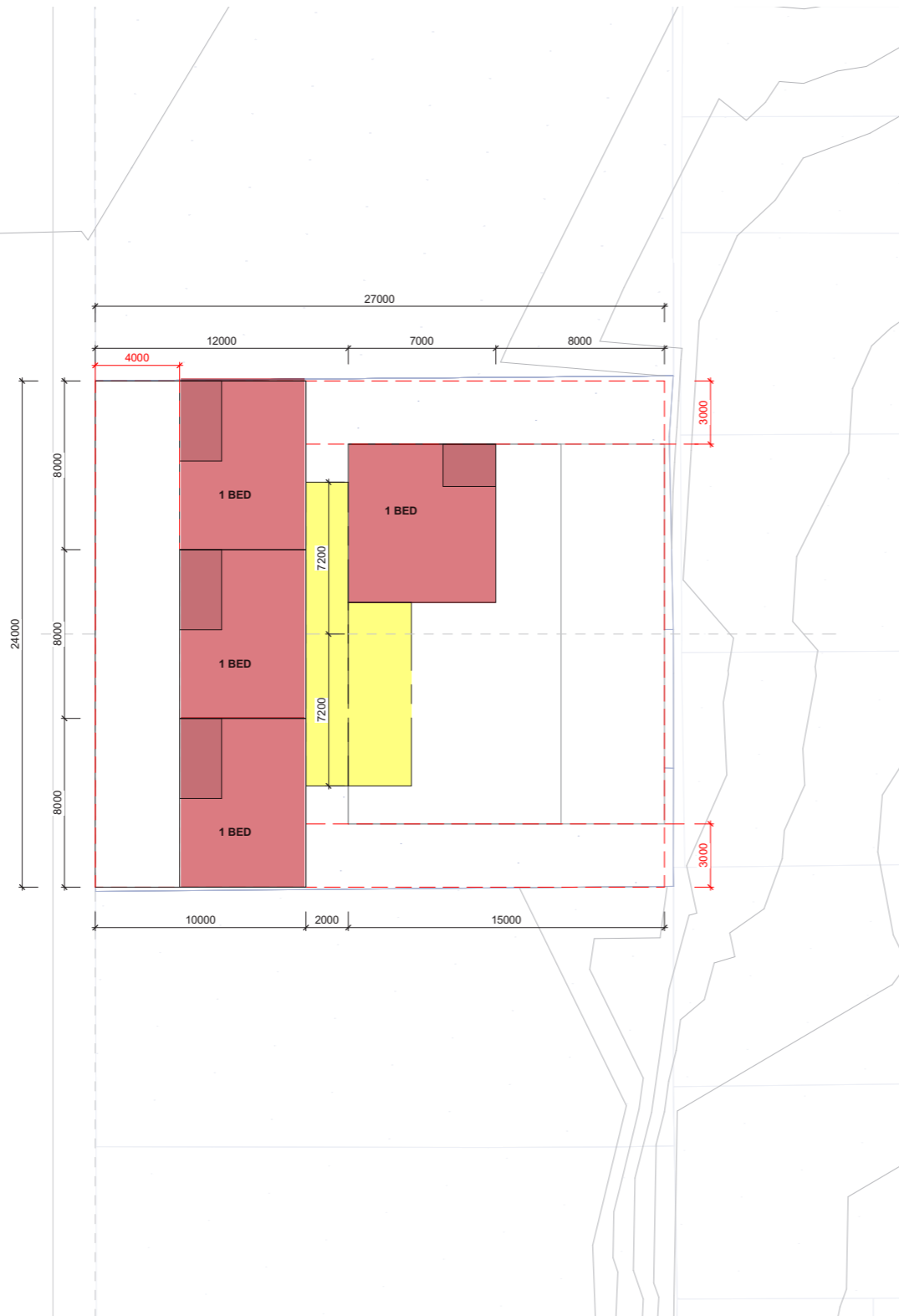


Plan

Plan - Roof (Outdoor Space)

1:200
0 5

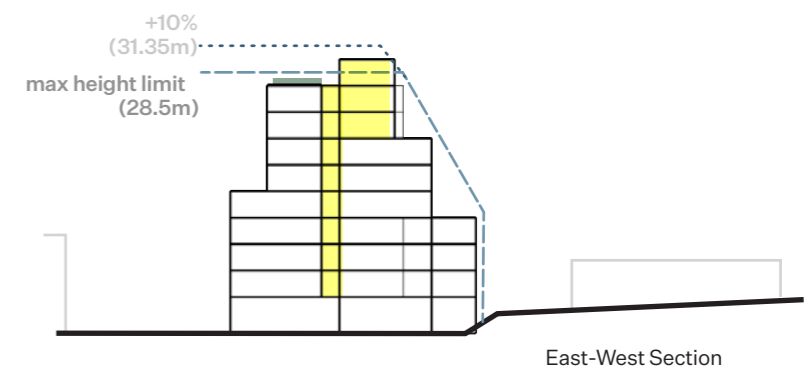
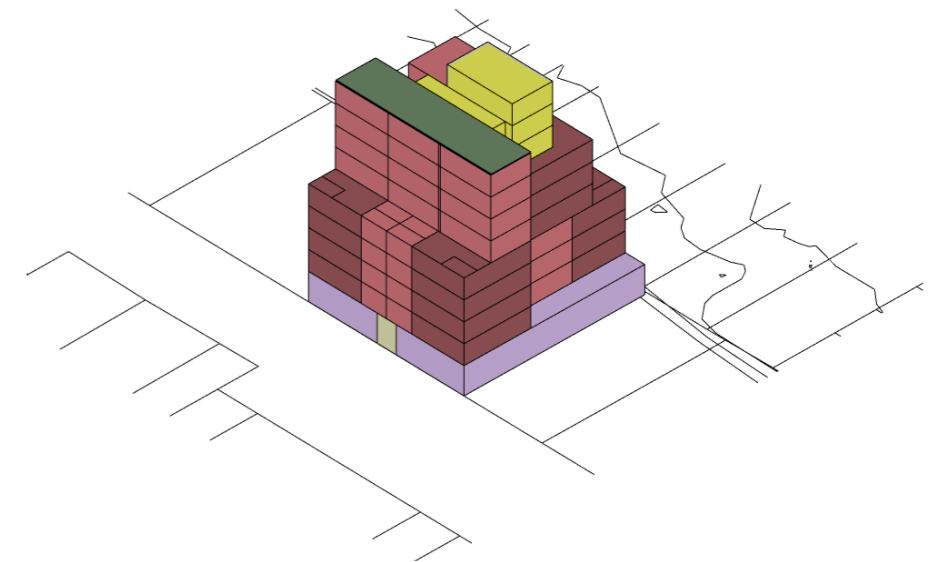
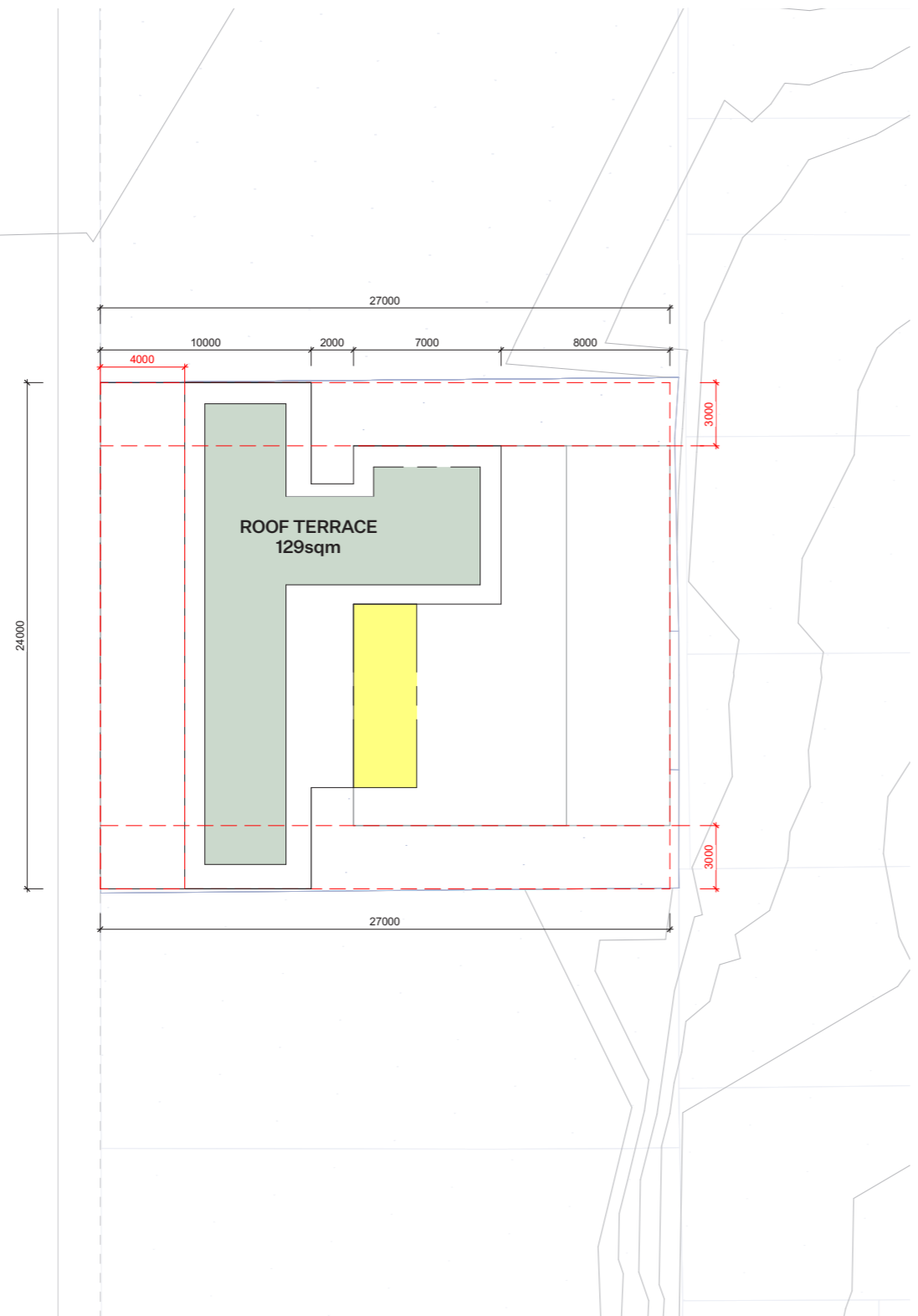
10 20m



Plan

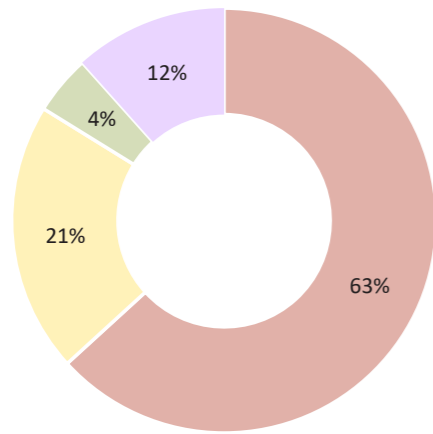
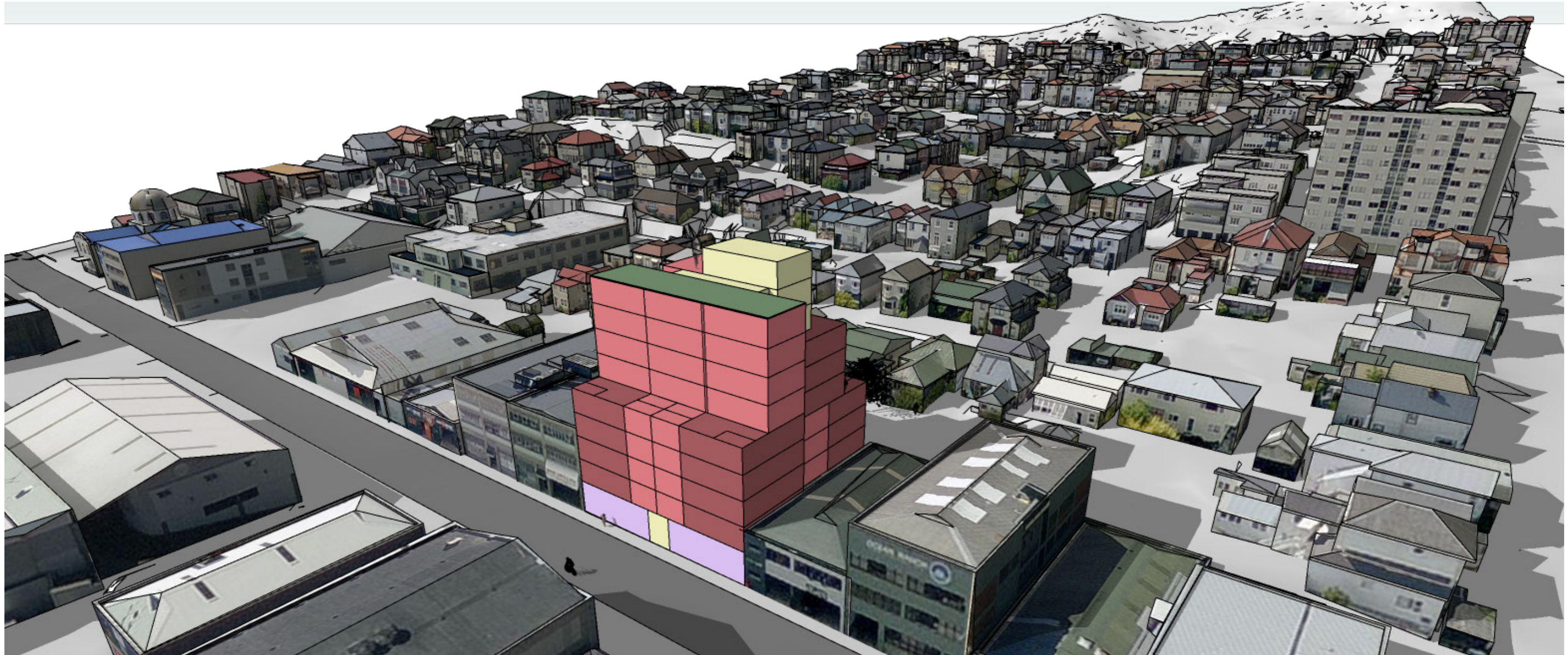
Plan - Roof (Outdoor Space)

1:200
0 5



Plan

Metrics



■ Apartments ■ Circulation ■ Communal Outdoor ■ Retail / Commercial

Apartments	2,476 m ²
Circulation	955 m ²
Communal Outdoor	130 m ²
Retail / Commercial	556 m ²

Total GFA 4,117 m²

Estimated NLA 3,500 m²

Efficiency (circ/GFA) 77%

	Dwellings	%	Bedrooms	People
Studio	6	13%	6	8
1 Bedroom	23	49%	23	29
2 Bedroom	18	38%	36	45
Totals	47		65	81

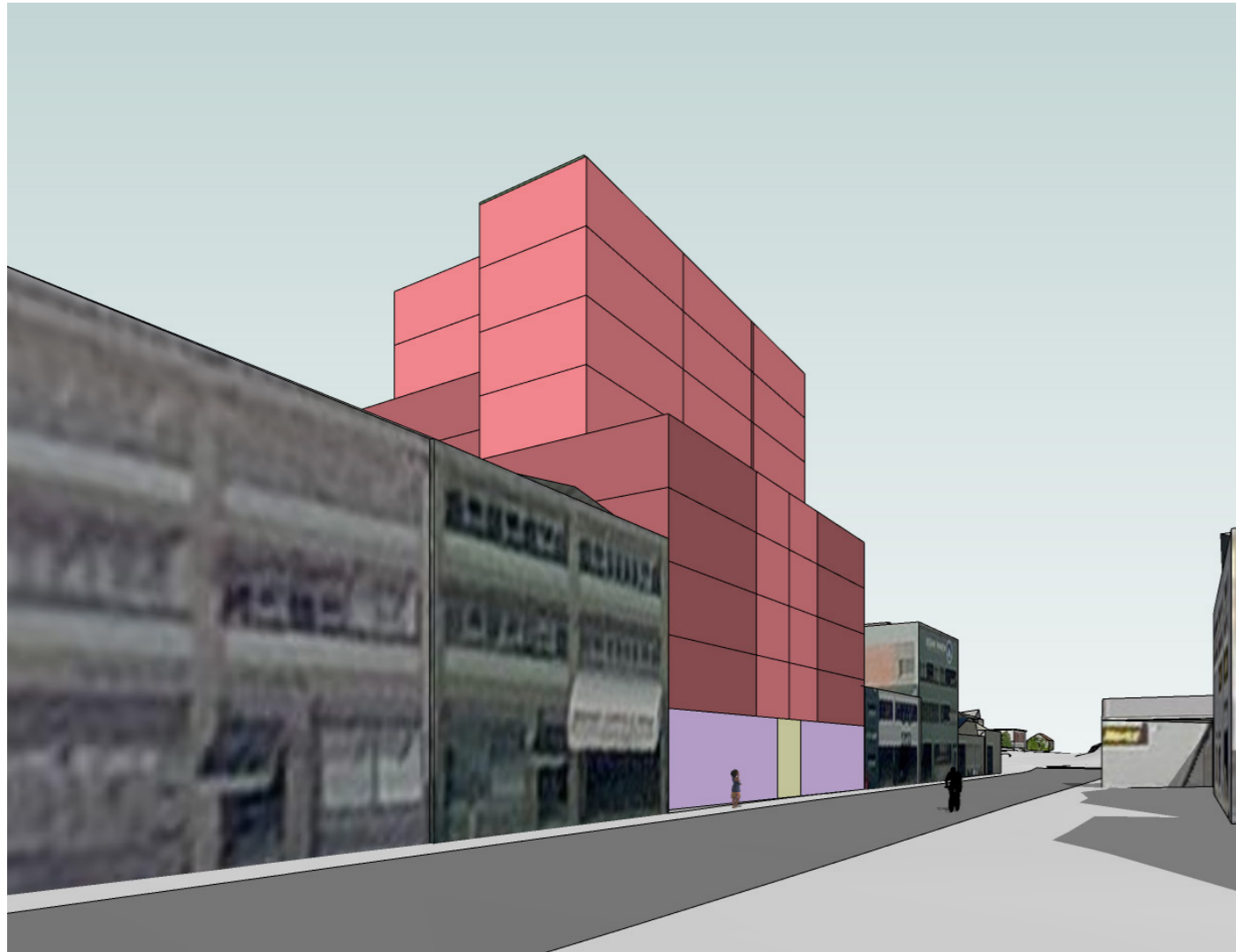
Outdoor Area Required*	10 m ²
Quality Outdoor Area Provided	130 m ²

**for all units without b*

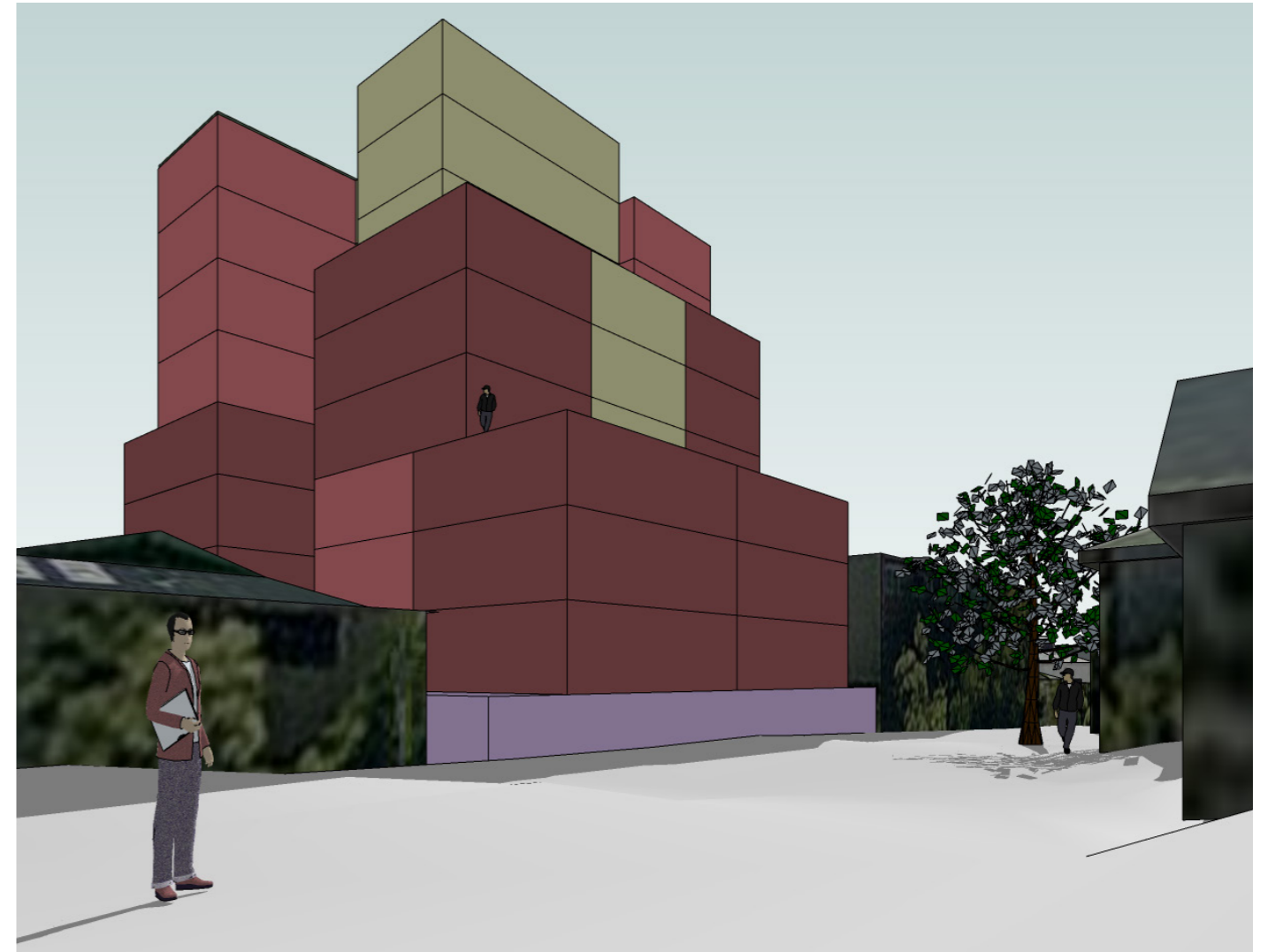
Site area 663 m²
0.0663 hectares

Dwellings / hectare 709
People / hectare 1225
GFA / person 51
FAR (Floor area Ratio) 6.21

Views



View from Hania Street looking South



View from Character Area home looking North

Views - Surroundings Developed

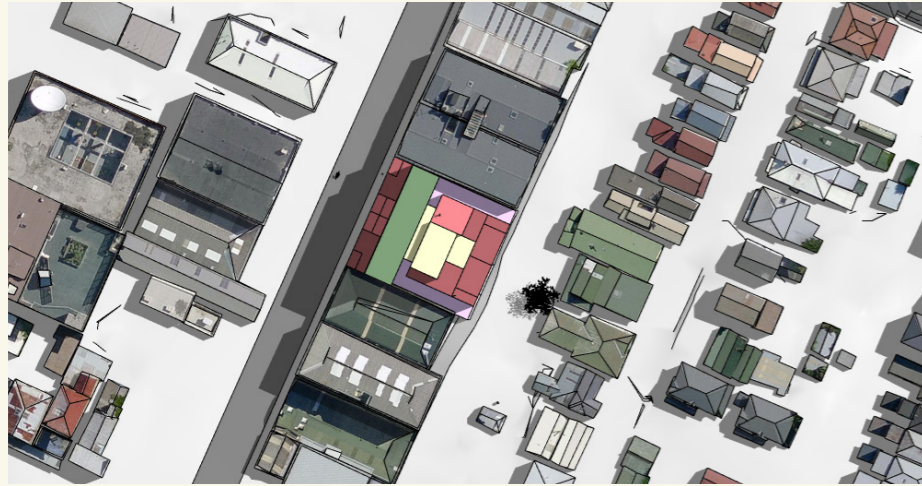


View from Hania Street looking South



View from Character Area home looking North

Sun Study



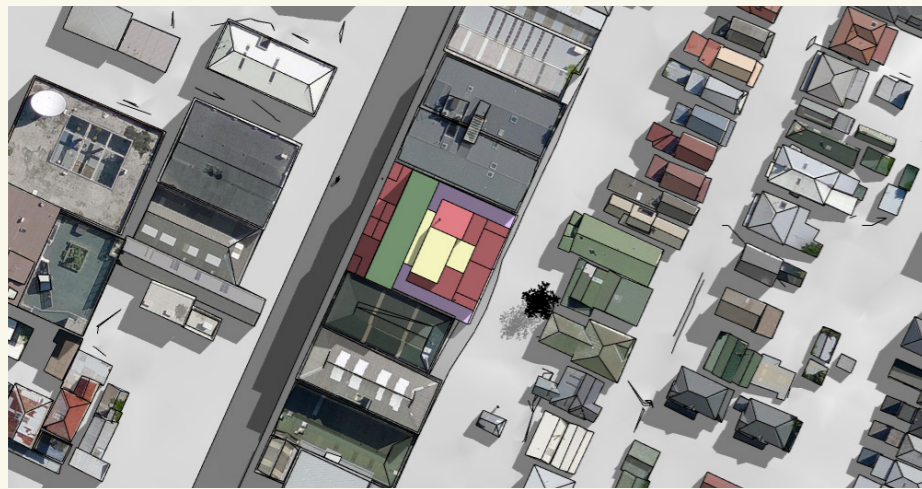
Summer Solstice _ 10:00



Summer Solstice _ 12:00



Summer Solstice _ 14:00



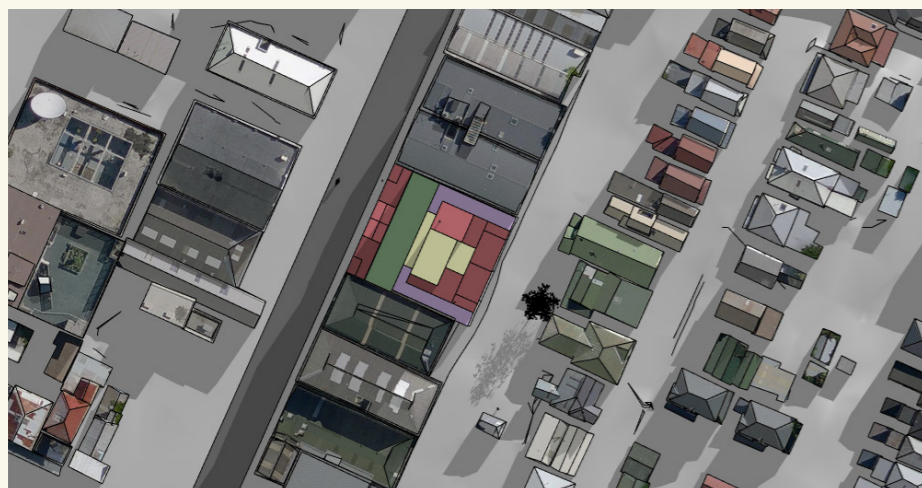
Spring / Autumn Equinox _ 10:00



Spring / Autumn Equinox _ 12:00



Spring / Autumn Equinox _ 14:00



Winter Solstice _ 10:00

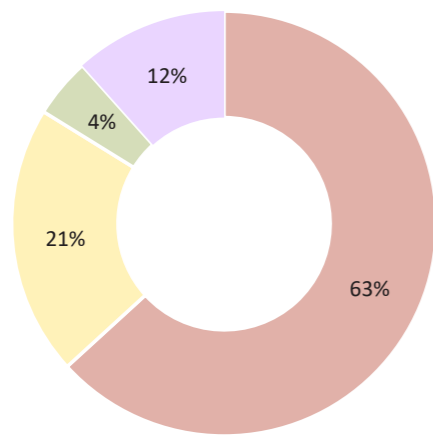
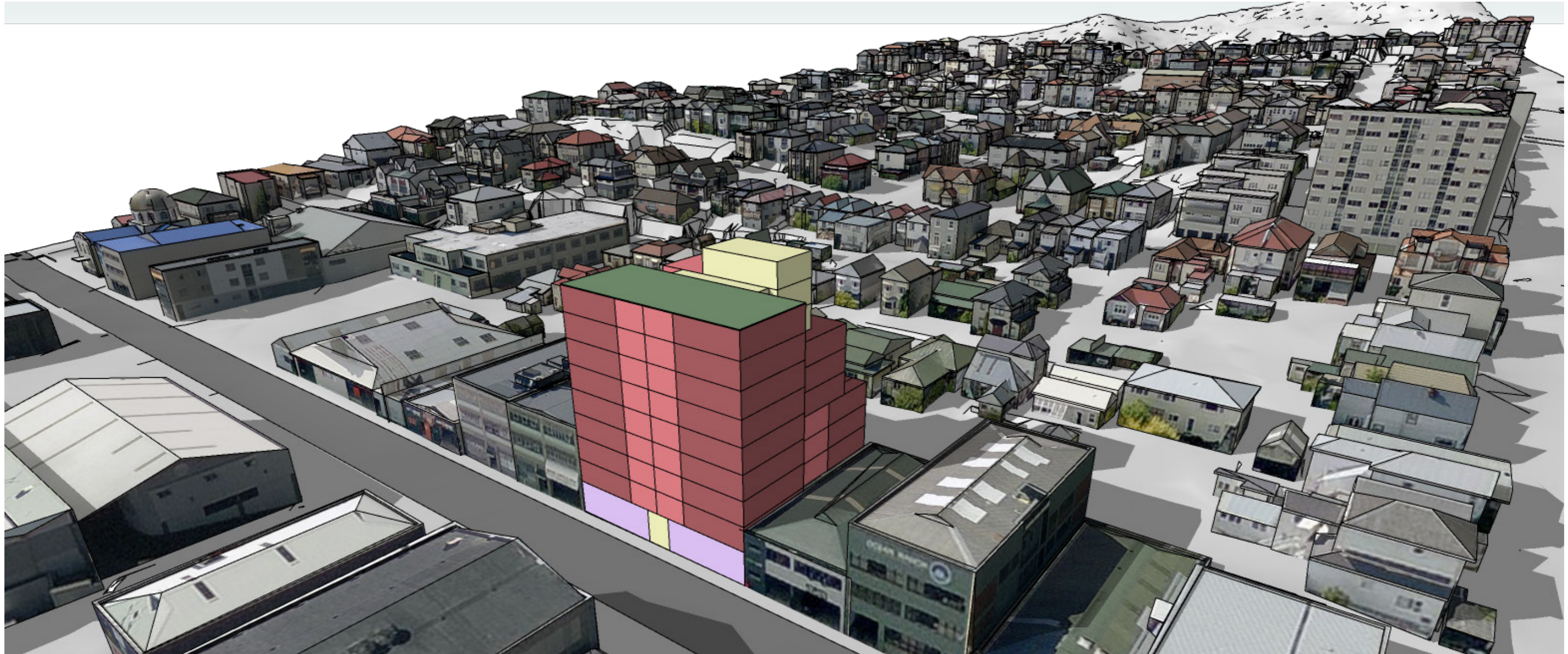


Winter Solstice _ 12:00



Winter Solstice _ 14:00

Metrics - No Street Front Set Back



■ Apartments ■ Circulation ■ Communal Outdoor ■ Retail / Commercial

Apartments	3,016 m ²
Circulation	982 m ²
Communal Outdoor	215 m ²
Retail / Commercial	556 m ²

Total GFA 4,768 m²

Estimated NLA 4,053 m²

Efficiency (circ/GFA) 79%

	Dwellings	%	Bedrooms	People
Studio	16	31%	16	20
1 Bedroom	8	15%	8	10
2 Bedroom	28	54%	56	70
Totals	52		80	100

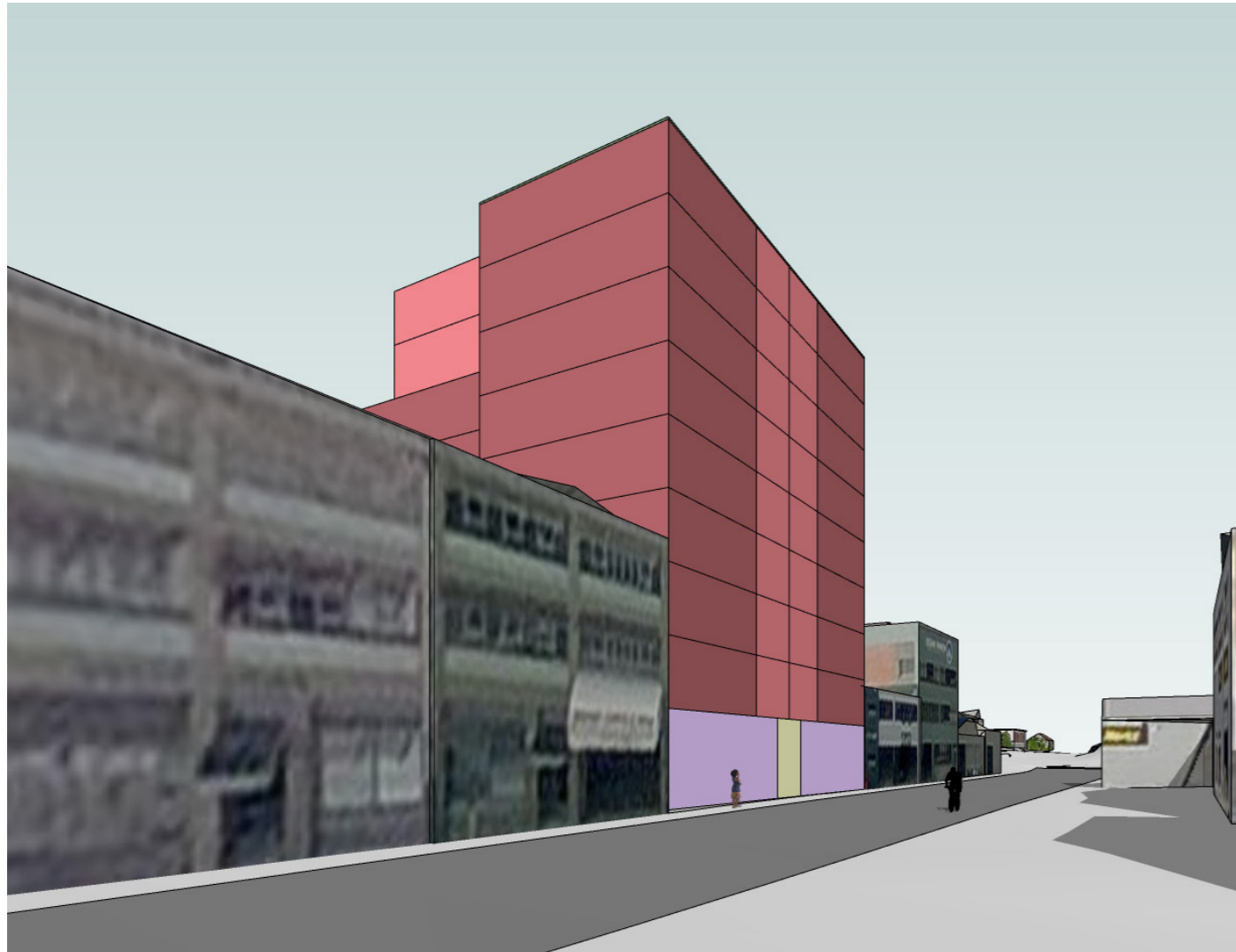
Outdoor Area Required*	26 m ²
Quality Outdoor Area Provided	215 m ²

*for all units without b

Site area 663 m²
0.0663 hectares

Dwellings / hectare 784
People / hectare 1508
GFA / person 48
FAR (Floor area Ratio) 7.19

Views - No Street Front Set Back

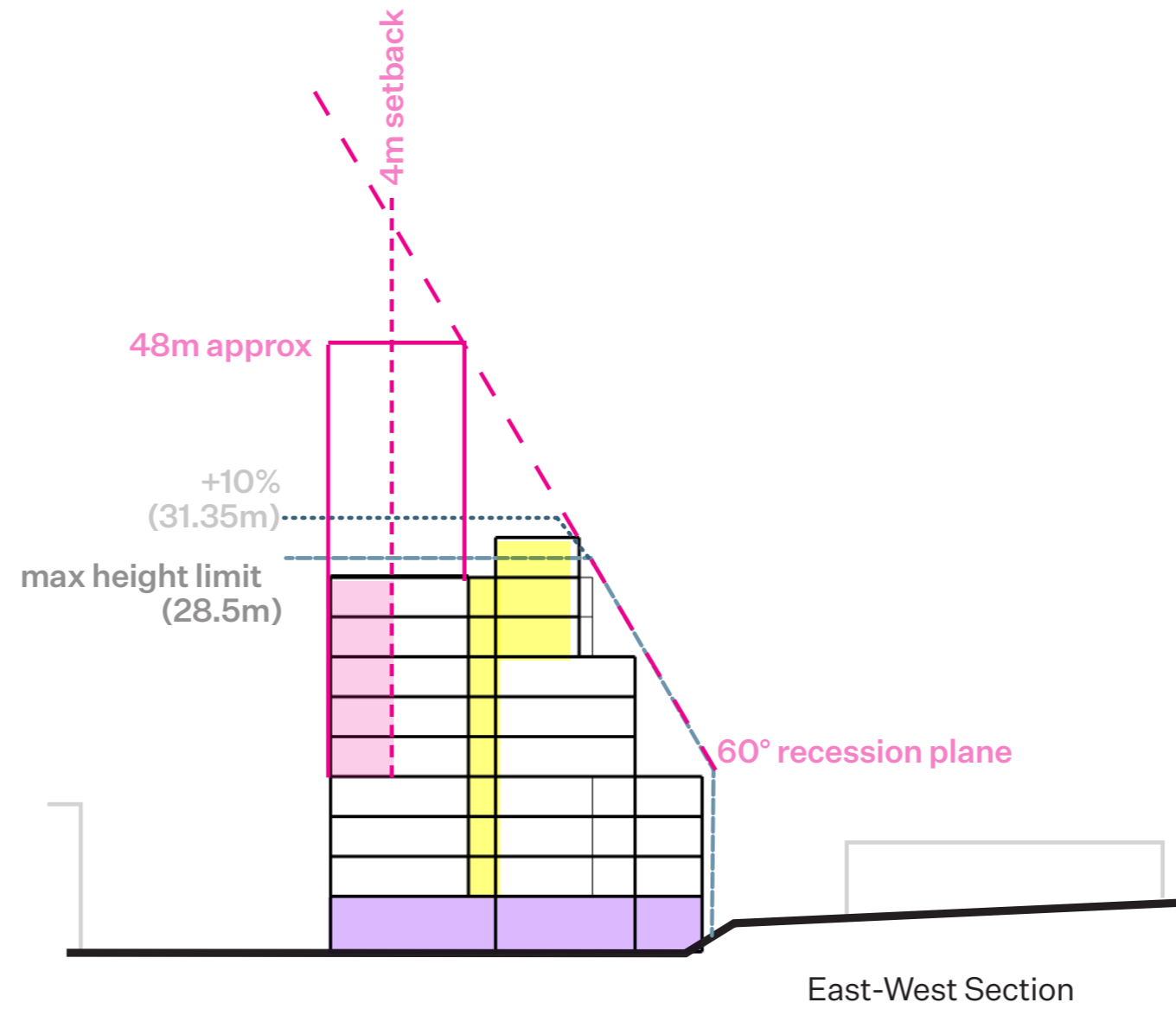


View from Hania Street looking South



View from Hania Street looking South - with surrounding areas developed

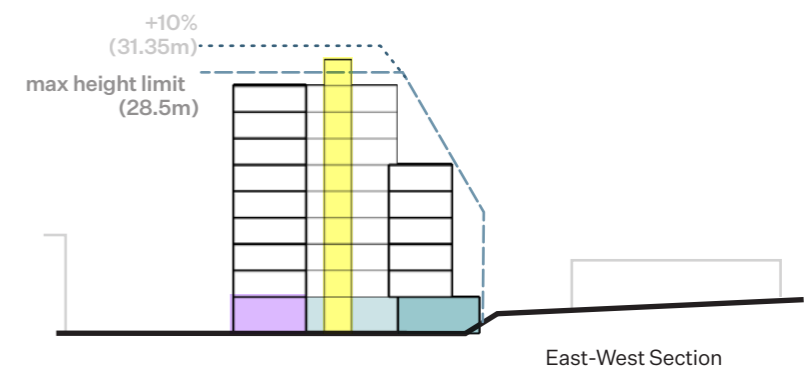
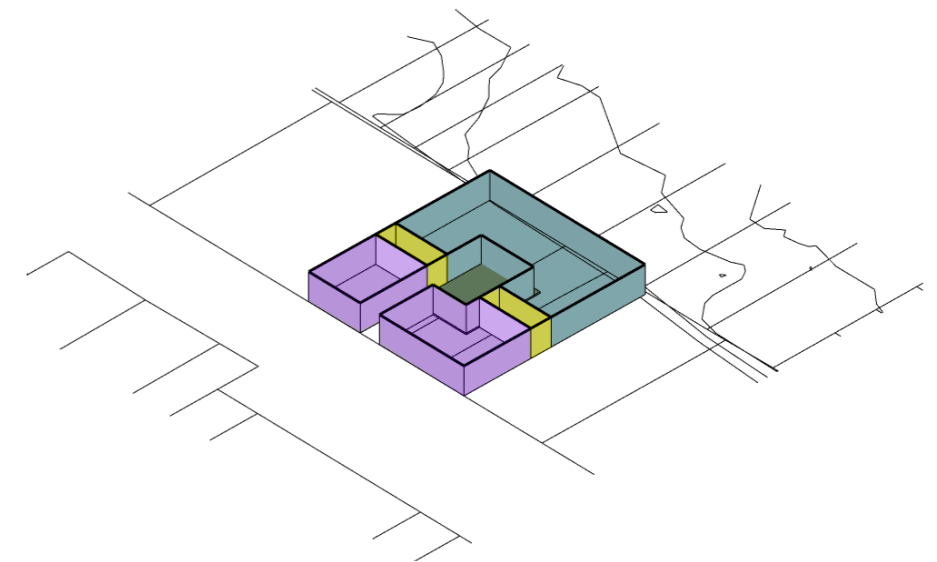
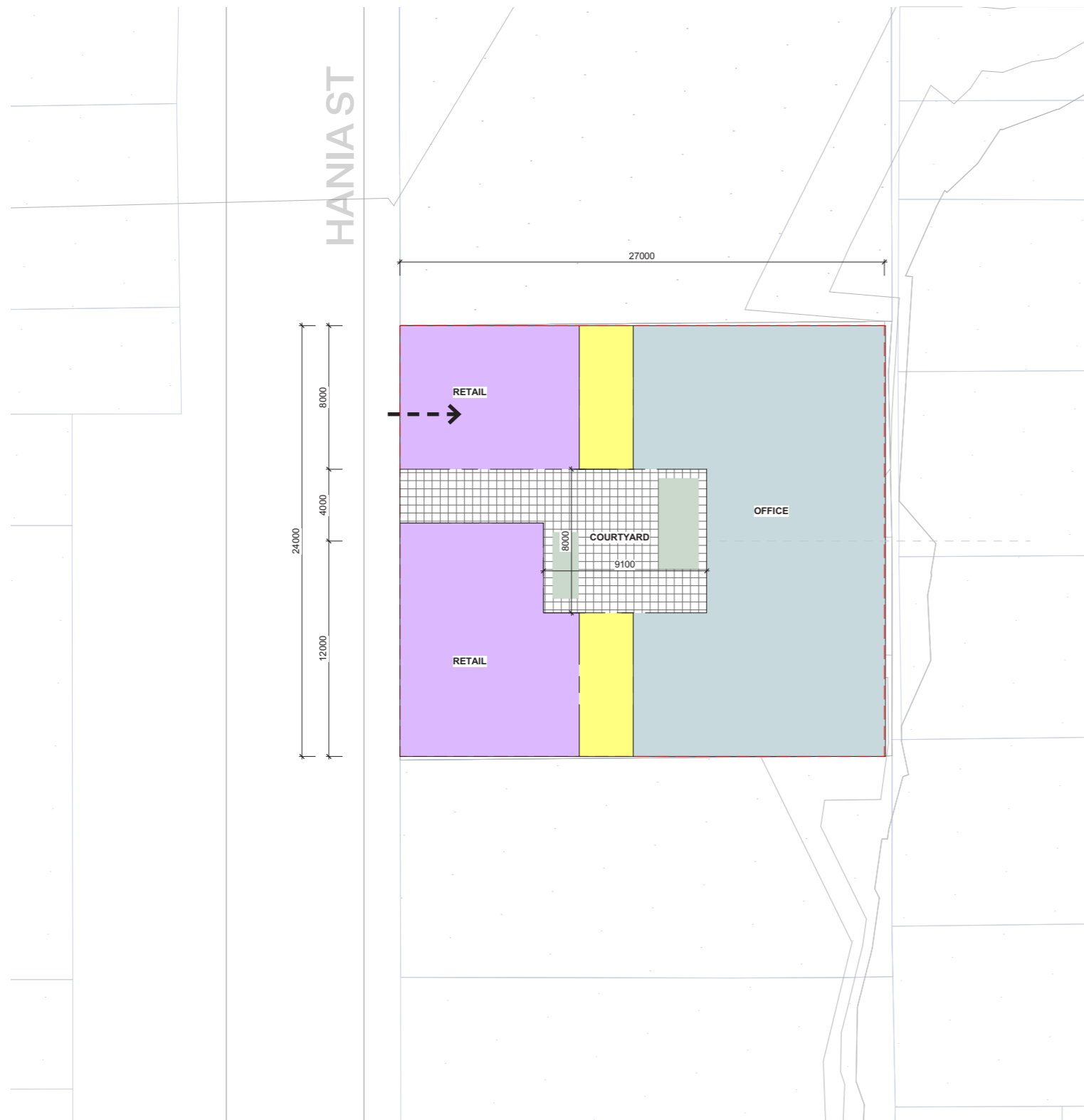
Height Extents Discussion



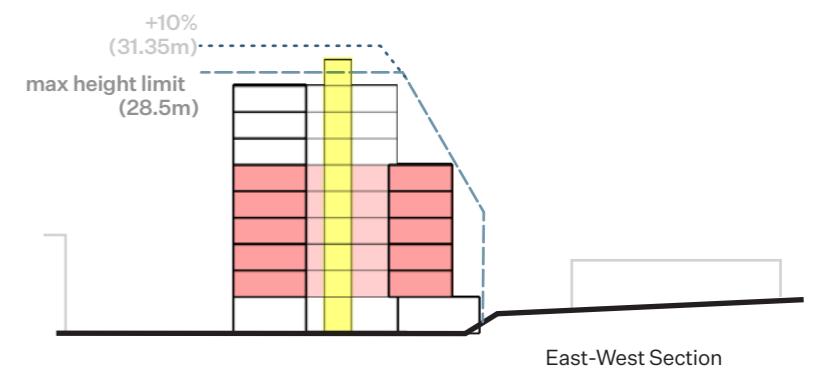
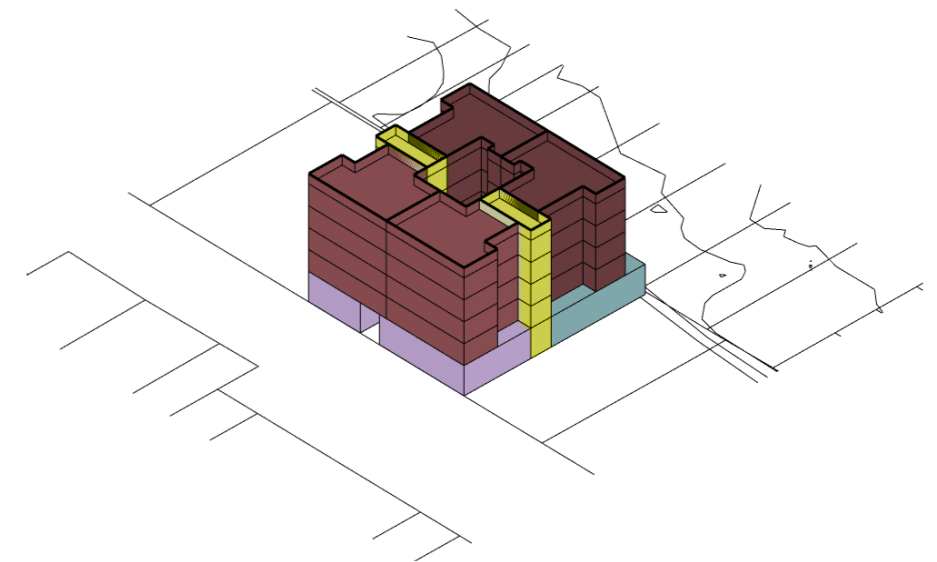
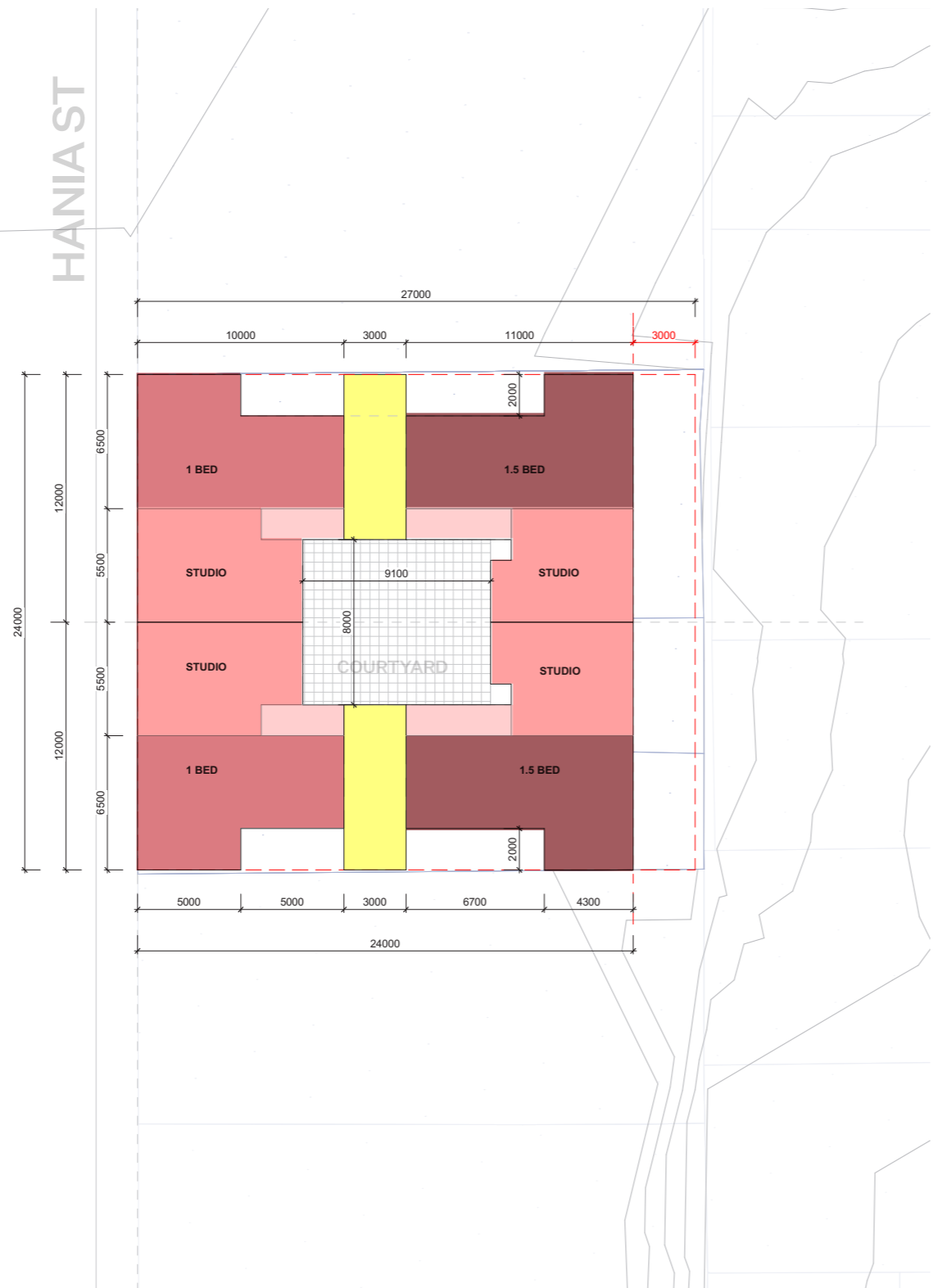


Scenario 2 - The Bagel

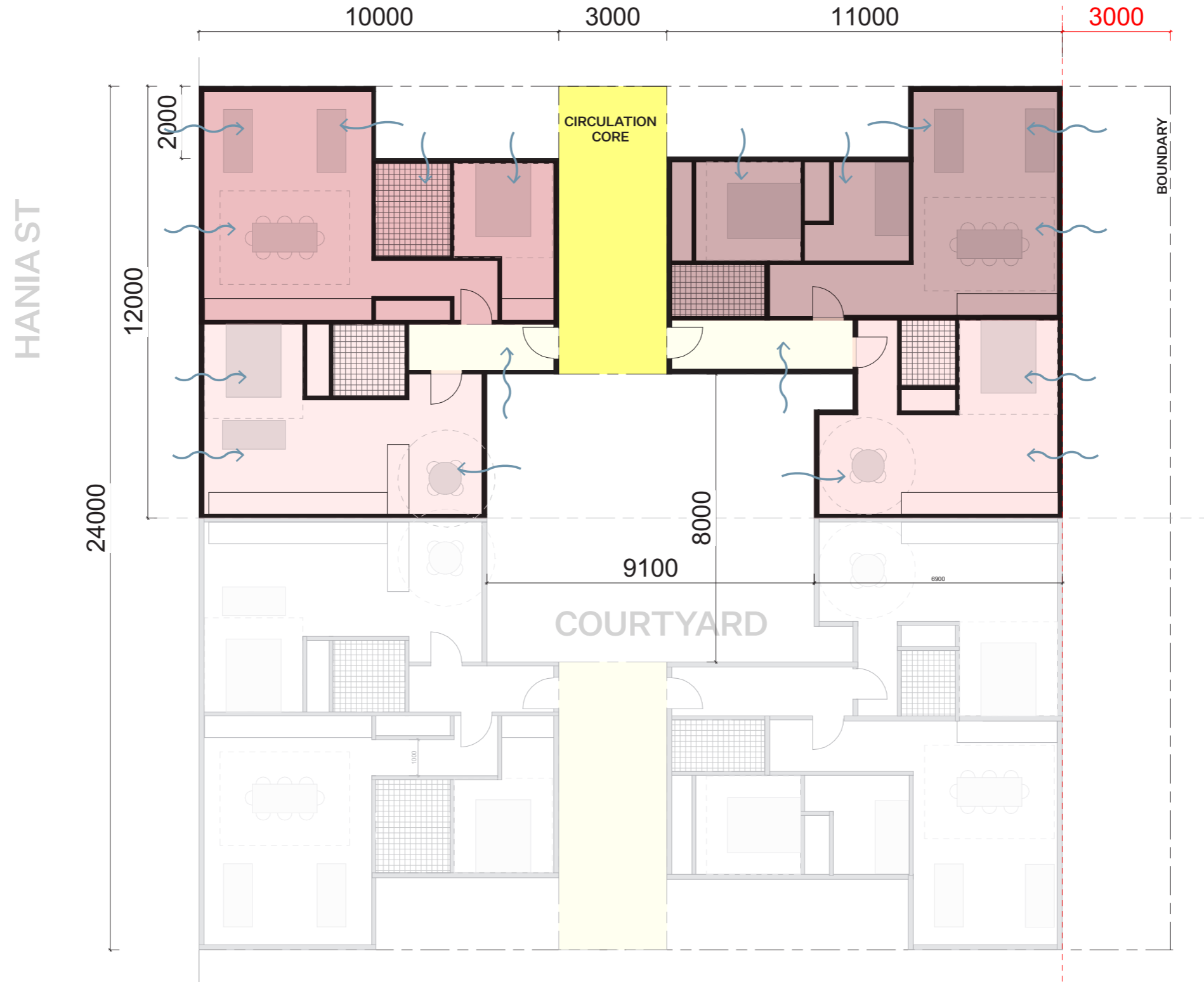
Plan - Level 1 (Street Level)



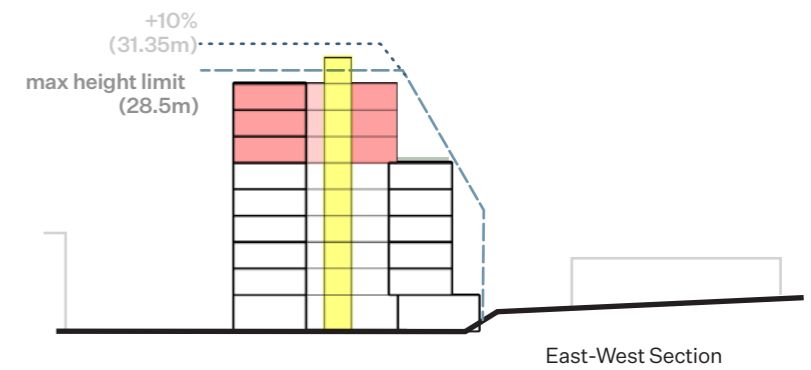
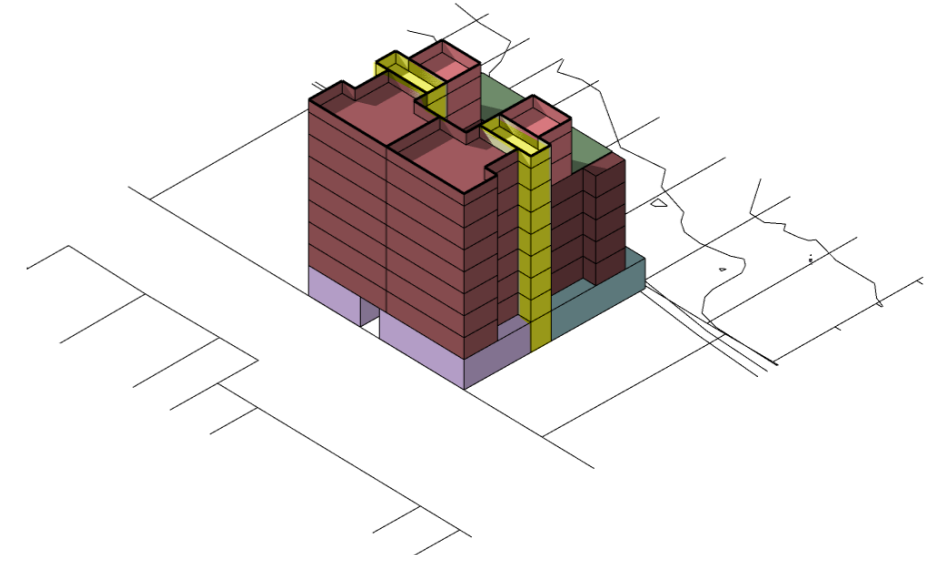
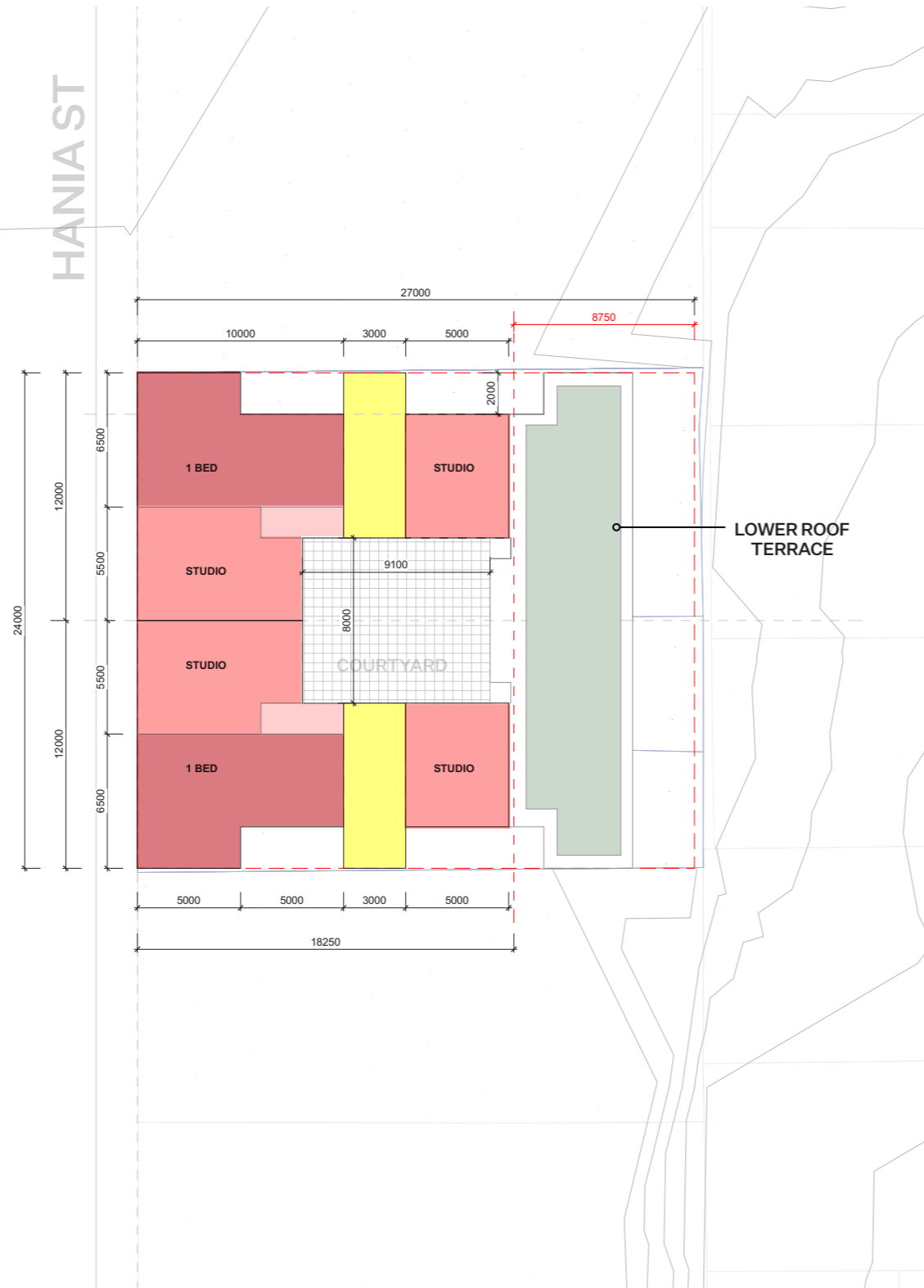
Plan - Levels 2-6



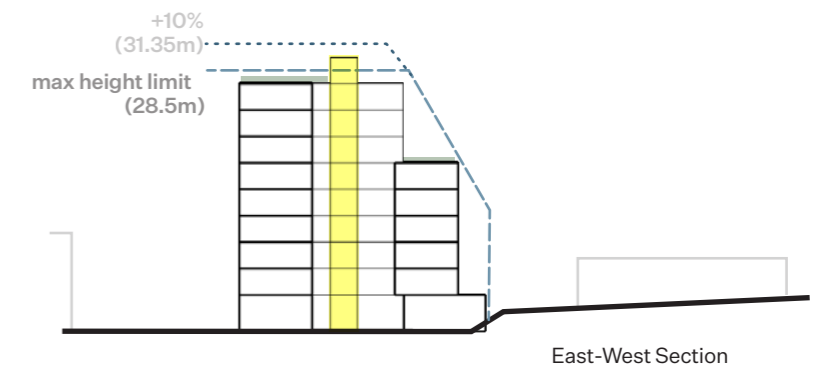
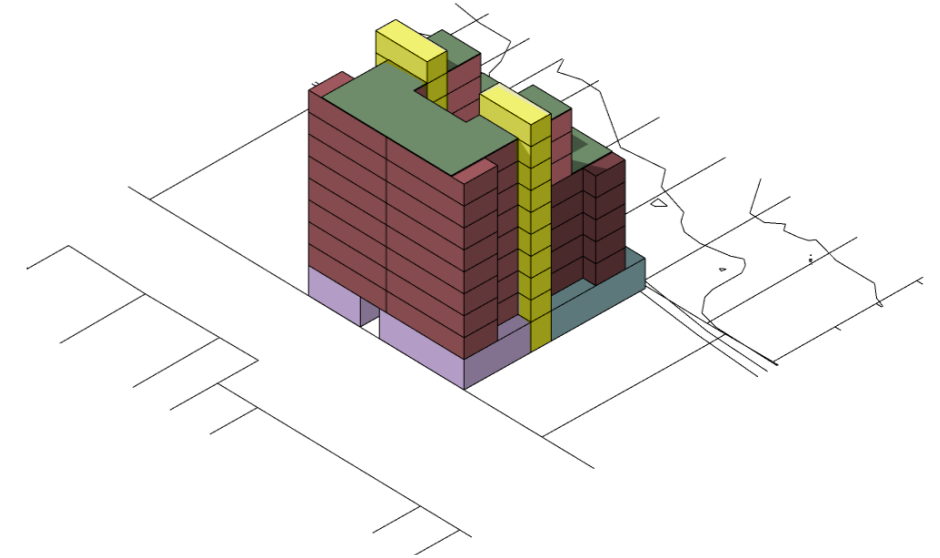
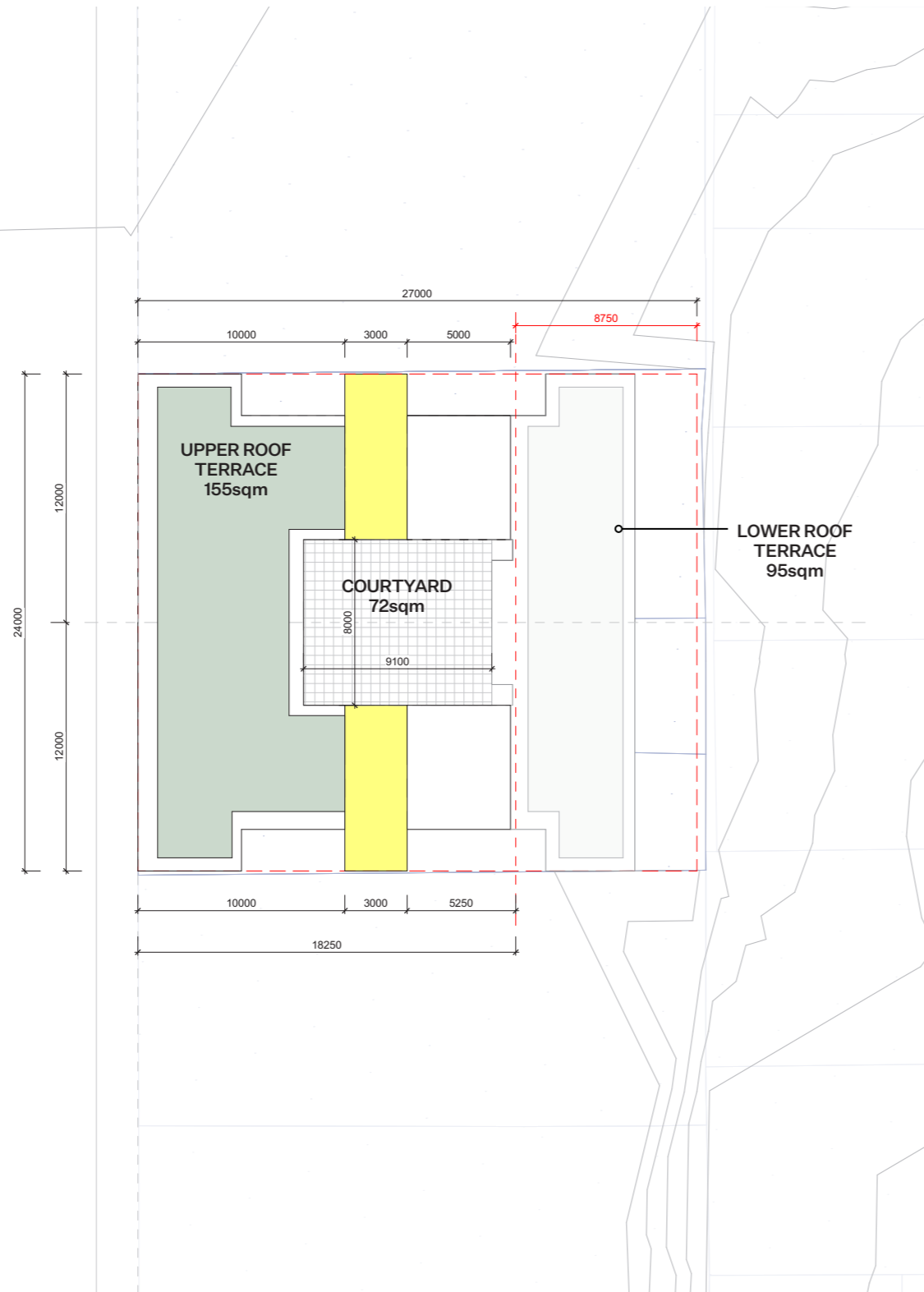
Apartment Plan



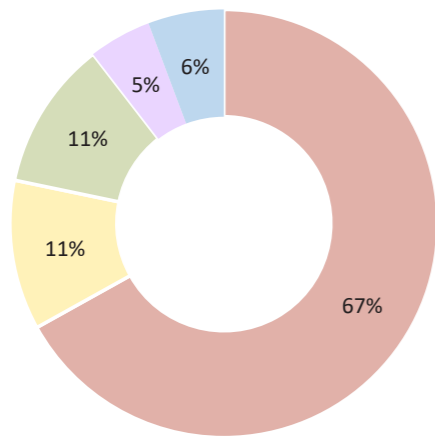
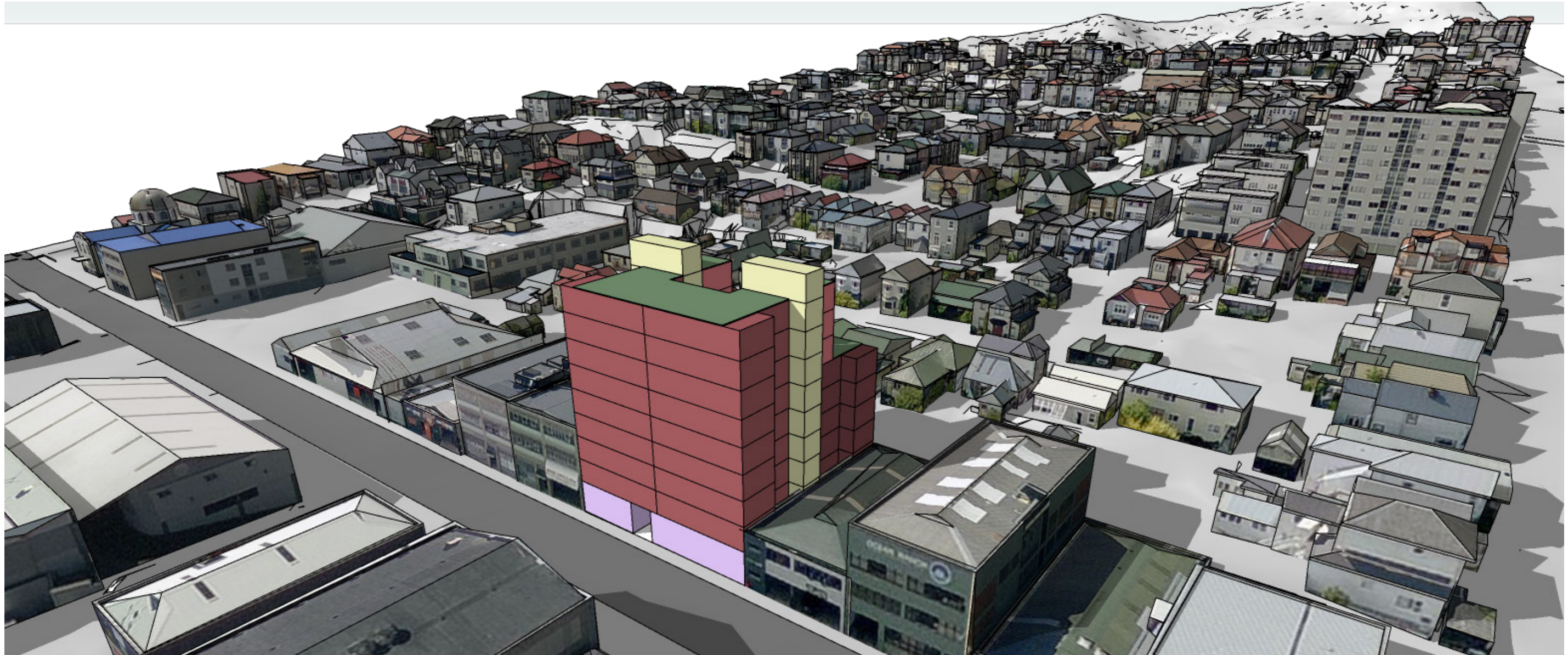
Plan - Levels 7-9



Plan - Roof (Outdoor Space)



Metrics



■ Apartments
 ■ Circulation
 ■ Communal Outdoor
■ Retail / Commercial
 ■ Office / Commercial

Apartments	2,835 m ²
Circulation	480 m ²
Communal Outdoor	477 m ²
Retail / Commercial	201 m ²
Office / Commercial	242 m ²

Total GFA 4,235 m²

Estimated NLA 3,600 m²

Efficiency (circ/GFA) 89%

	Dwellings	%	Bedrooms	People
Studio	6	19%	6	8
2 Bedroom (or dual key)	16	50%	32	40
2+ Bedroom (or dual key)	10	31%	25	35
Totals	32		63	83

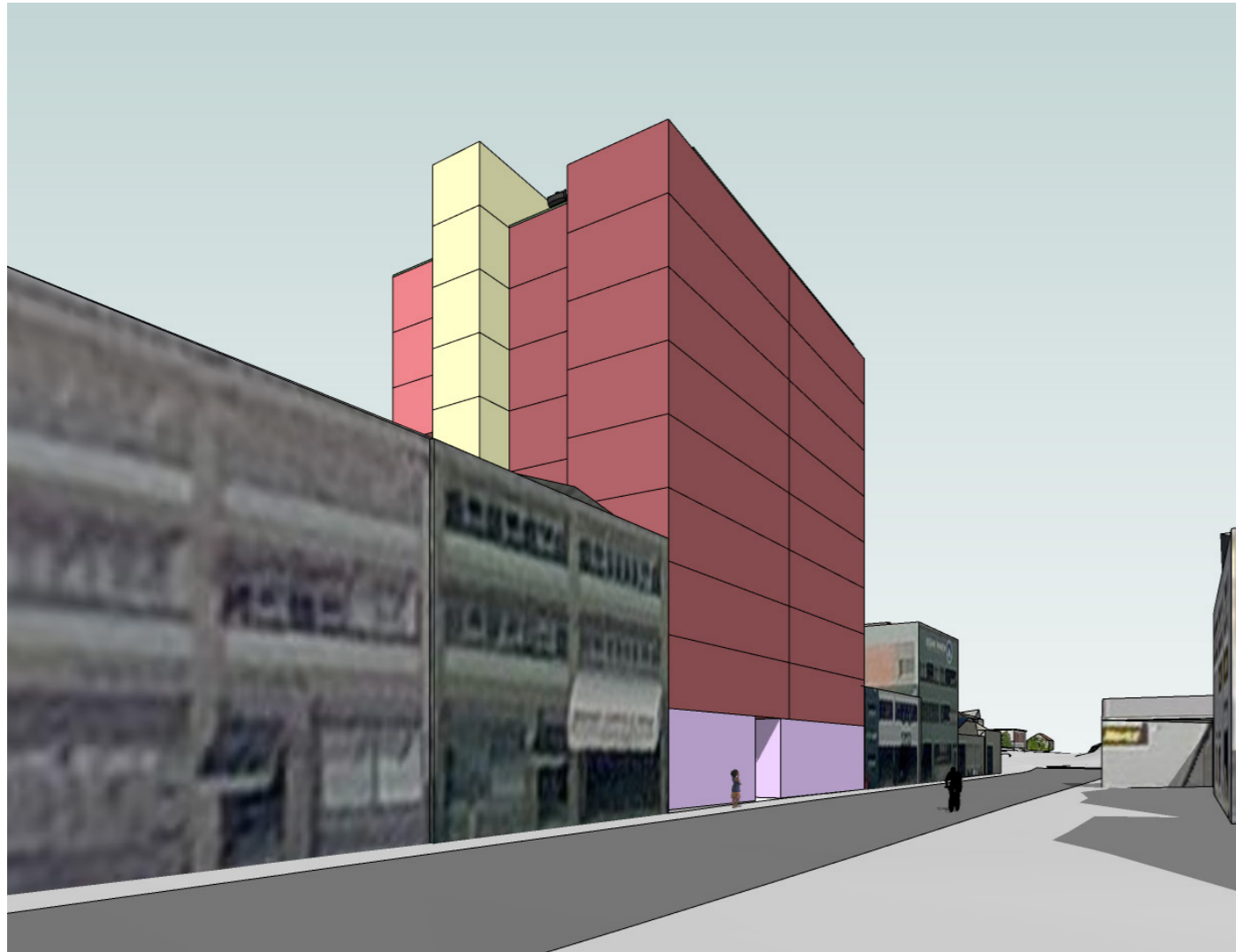
Outdoor Area Required*	51 m ²
Quality Outdoor Area Provided	477 m ²

**for all units without b*

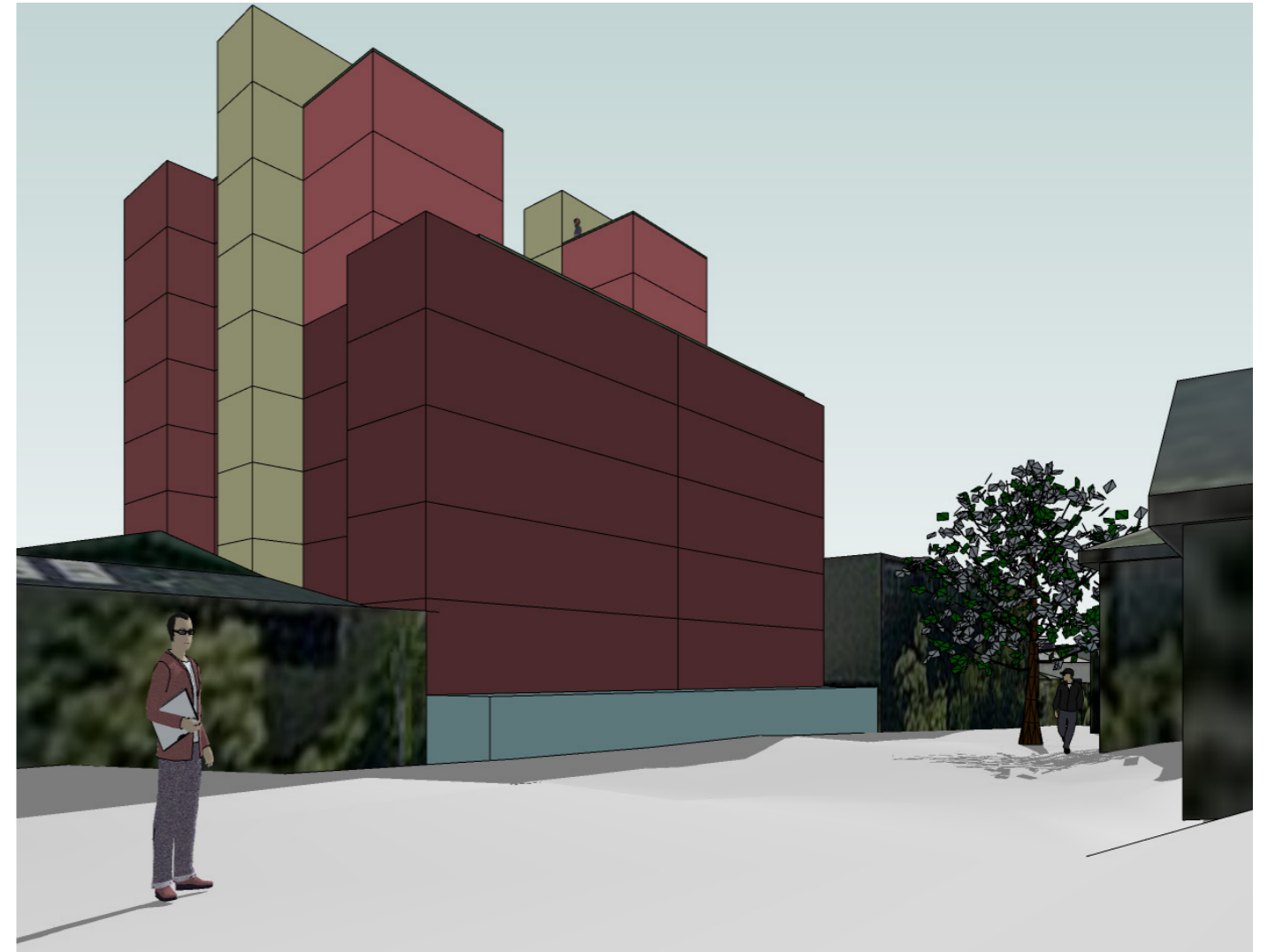
Site area 663 m²
0.0663 hectares

Dwellings / hectare 483
 People / hectare 1244
 GFA / person 51
 FAR (Floor area Ratio) 6.39

Views



View from Hania Street looking South



View from Character Area home looking North

Views - Surroundings Developed



View from Hania Street looking South - No Street Front Set Back



View from Character Area home looking North

Views

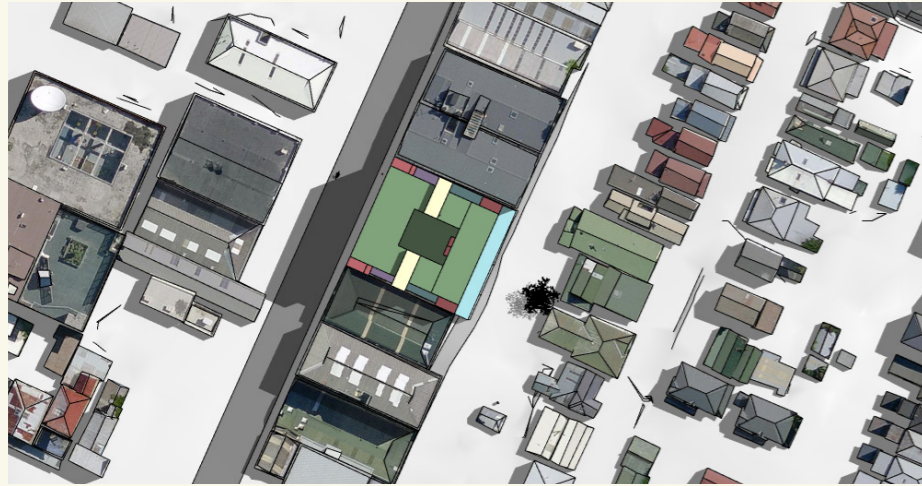


View from Upper Roof Terrace looking towards Mt Victoria



View from Lower Roof Terrace looking South towards Hania Street

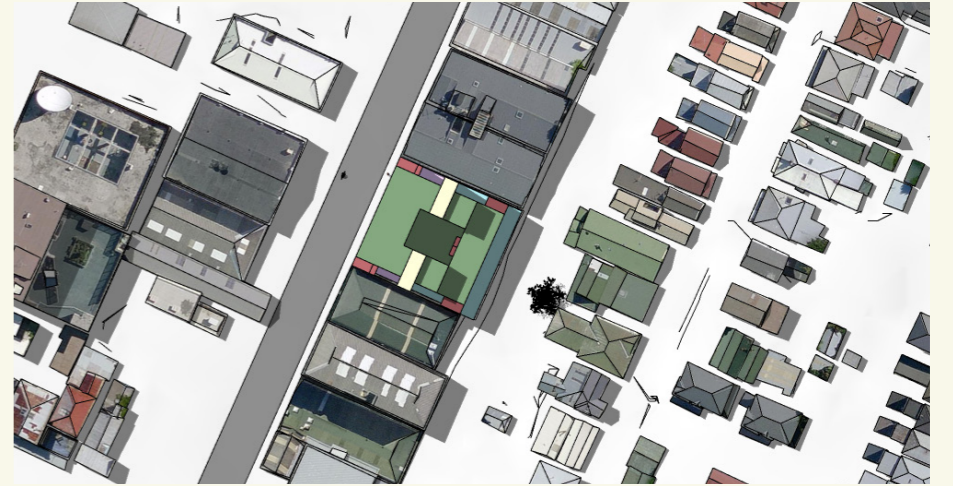
Sun Study



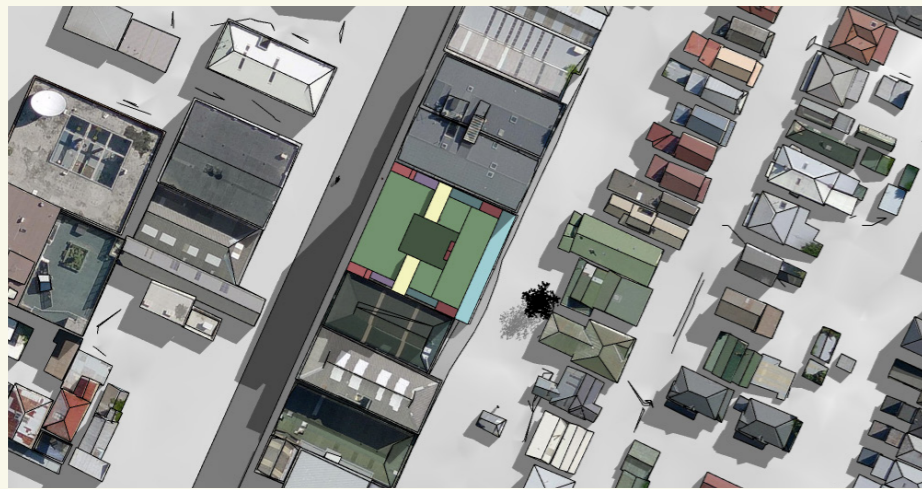
Summer Solstice _ 10:00



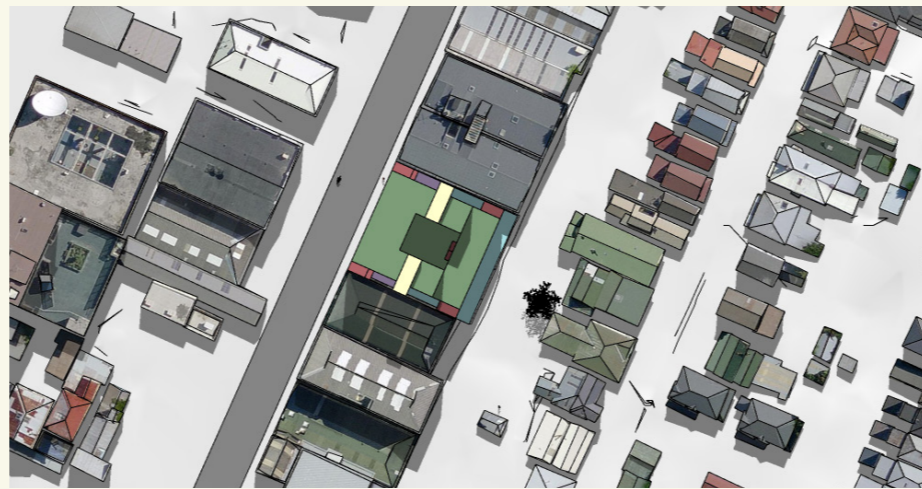
Summer Solstice _ 12:00



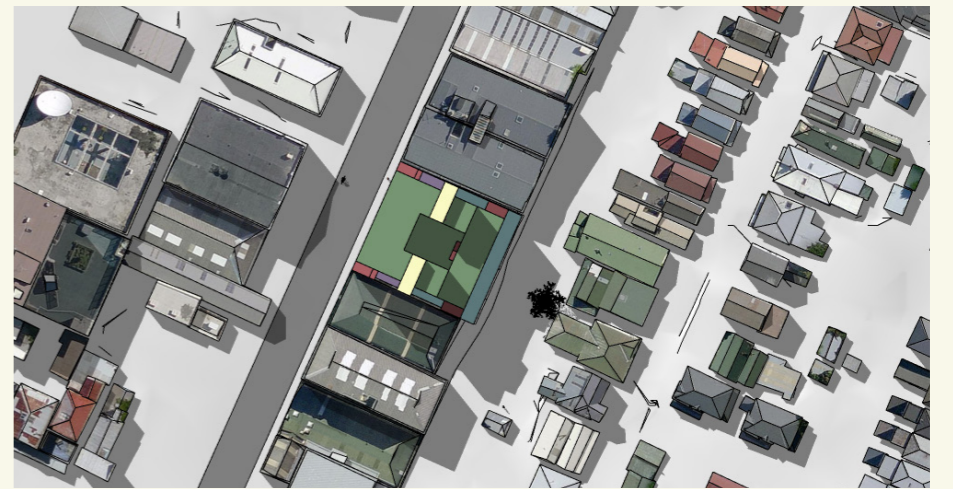
Summer Solstice _ 14:00



Spring / Autumn Equinox _ 10:00



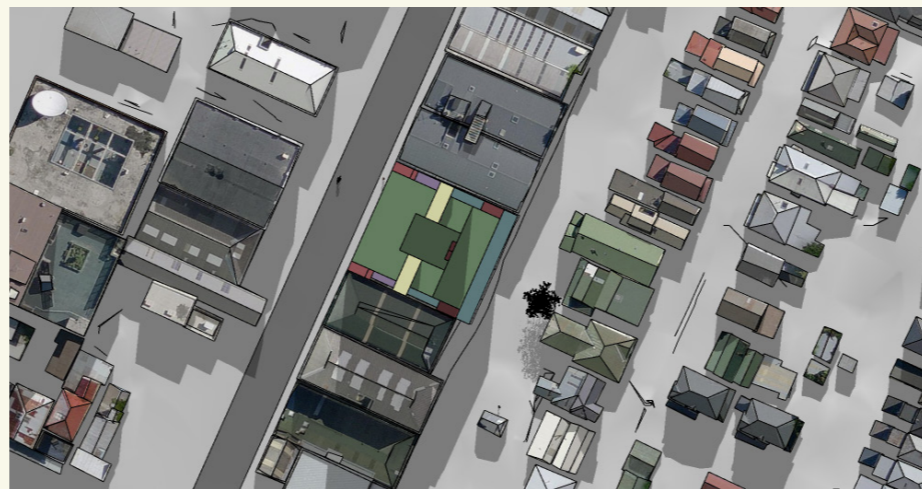
Spring / Autumn Equinox _ 12:00



Spring / Autumn Equinox _ 14:00



Winter Solstice _ 10:00



Winter Solstice _ 12:00



Winter Solstice _ 14:00



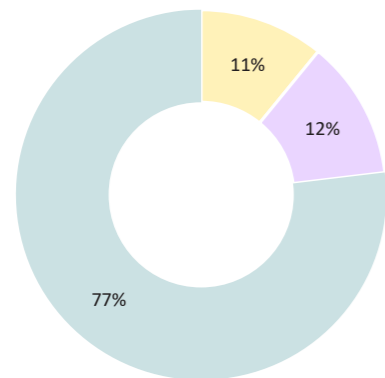
Scenario 3 - All Commercial

Commercial Options

28.5m High Option



35m High Option (+23% over height limit)

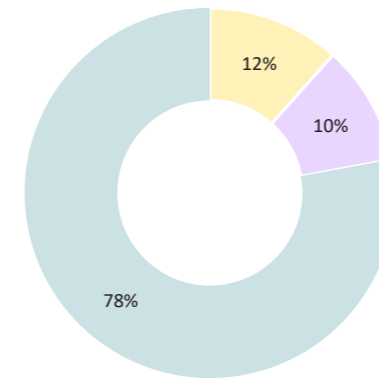


Circulation	506 m ²
Retail / Commercial	566 m ²
Office / Commercial	3,576 m ²

Total GFA 4,648 m²

Estimated NLA 3,951 m²

Efficiency (circ/GFA) 89%



Circulation	626 m ²
Retail / Commercial	566 m ²
Office / Commercial	4,203 m ²

Total GFA 5,396 m²

Estimated NLA 4,586 m²

Efficiency (circ/GFA) 88%

Contribution to Public Space and Amenity (1-10 points)**	5	To maximise the floor plate for commercial purposes we are not expecting to gain many points here. However, this area could support 1-2 levels of co-working space and we would argue that has a positive contribution to the city by allowing a lower cost of entry to the central city for small business.
Universal Accessibility (5-10 points)	5	All levels will be fully accessible; however, life mark would be residential only. Would min building code standards quality for points?
Sustainability and Resilience (1-10 points)	5	Greenstar 4 achievable.
Housing Affordability	0	Social or assisted housing not considered for the all commercial option.
Urban Design Panel (1-10 points)	5	We are not sure if the scheme would be described as design excellence terms but is addressing the design guides and is not pushing the height a great deal over the limit. Would be good to get feedback on this commercially maximised option
Total	20	

Thank you.

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