

Clyde Quay Wharf Update

Clyde Quay Wharf is a remarkable development on a spectacular site

The \$150-million development is currently one of the largest commercial construction projects underway in New Zealand. When completed, Clyde Quay Wharf will be a

vibrant waterfront neighbourhood with public spaces, art works and amenities, together with marina, lifestyle and hospitality businesses situated at wharf

level, and on the upper levels, 76 premium apartments with uninterrupted city and harbour views.

The project team, managed by Willis Bond & Co, has designed a building worthy of this outstanding location: a long, elegant structure with curved forms and a floating roof. This dramatic architectural statement by Athfield Architects will have an ocean liner feel and sit gracefully on its prominent site.

Iconic architecture and wharfscape design will create a backdrop to a unique environment for Wellingtonians and visitors. The entire perimeter of the wharf will be accessible by pedestrians and cyclists. Visitor and resident car parks will also be available.

Clyde Quay Wharf will be one of New Zealand's exceptional places: a landmark finger wharf building designed and built to the highest standards, incorporating a wide range of sustainable public and private uses, and located in a superb setting within walking distance of Wellington's cultural, commercial and entertainment precincts.





A multi-use destination

Clyde Quay Wharf will host many different uses, each will be complementary to each other, and will make the place an interesting destination for all Wellingtonians and visitors to the city.

A boutique bakery/café will be located at the city-end of the wharf to greet visitors and provide a place to meet, eat or just get a coffee to drink as you stroll. One or two feature restaurants are also planned, which will enjoy extraordinary views and a unique finger wharf position in Wellington.

Gallery spaces and public artworks are included in the plans to create additional points of interest for people walking along the wharf promenade.

The activity of the existing **100-berth marina** will add to the activity within the location. A new marina office and services area with toilets and showers is positioned further along the building. Other marina activities are planned around this hub.

The wharf's **luxury apartments** will be accessed via eight lobbies, most of which are located on the eastern side of the wharf. The double-height No.1 Clyde Quay Wharf lobby at the north-end of the wharf will be an architectural feature in its own right.

Two public cut-throughs of the wharf building create an interaction with the building for visitors, including many of the resident amenities such as a high-quality gym, a concierge office and a business meeting room. Additional lifestyle facilities such as a yoga studio and a day spa are also proposed.

For visitors who want to continue the tradition of sitting at the water's edge with a fishing line hoping to catch a spottie, **a fishing jetty** will be found at the end of the wharf. If you just want to watch kayaks, yachts, launches and container ships coming and going, you'll enjoy the harbourside **public viewing deck**.

Wellington Waterfront Limited has finalised a **landscaping plan** for the perimeter of

the wharf. The intent is to create a public space which celebrates the wharf and marina environment as well as complementing the wider waterfront environment.

There are many potential uses for this spectacular site and Willis Bond & Co is currently inviting approaches from businesses who may wish to establish themselves in this finger wharf location.





Facts and figures

At \$150-million, Clyde Quay Wharf is currently one of the largest construction projects underway in New Zealand. A project of this size has some interesting facts and figures.

The project involves:

- **1,109 large truck loads of concrete.**
- **1,491 tonnes of steel for framing.**
- **750,000 man hours to complete the project.**
- **200-250 people working on the site at peak times.**
- **78 different businesses helping to deliver the project.**
- **2,628 square metres of concrete for the new piles.**
- **Piles that are 35 metres in depth (the height of a 12-story building) – or end to end they would stretch 4.5 kilometres.**
- **200 kilometres of timber.**
- **Over 6,000 light fittings.**



Preserving the heritage

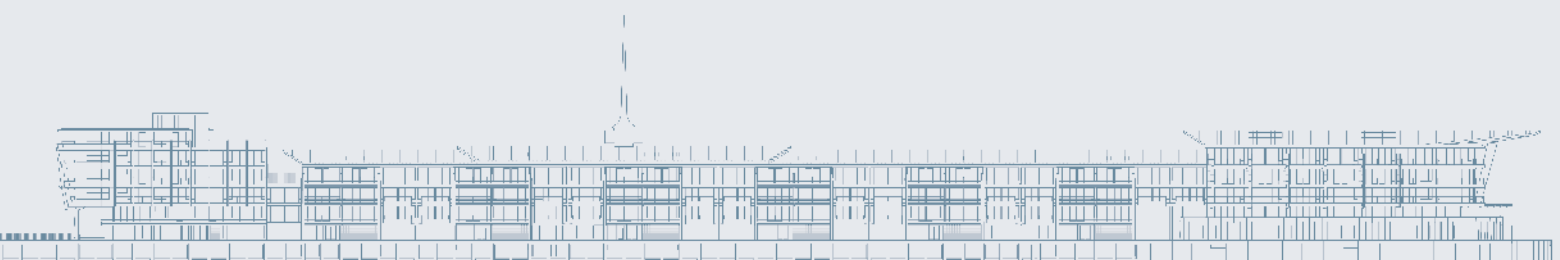
The Clyde Quay Wharf development replaces the Overseas Passenger Terminal. The terminal was a landmark that provided a backdrop to Wellington's waterside and harbour recreation for decades.

The new building's design draws inspiration from the Overseas Passenger Terminal, re-using or replicating elements, and building on its nautical references. The building includes the forms of a ship's hull, structural ribs and decks. The long sides incorporate elements that are cantilevered or recessed, creating shelter and visual interest along the length of the building.

The 'prow' of the new building is as bold as the old, while the 'stern' is far more emphatic, resembling the superstructure of a container ship.

The form of the roof is akin to that of an ocean liner, and closely matches the old structure. The middle section replicates it with the original spire reconstructed and the bands of glazing rebuilt. Several large mosaic artworks that were commissioned when the terminal building was opened in 1964 are also being re-used.

A number of items within the old building and wharf have been salvaged and will be re-used within the new development. Many of the original piles, for example, were constructed from a high-quality, hardwood timber, which, in most cases, is still in excellent condition. This timber will be used to construct much of the new fishing jetty, which is now almost complete at the north-end of the wharf.



Constructing a neighbourhood

Most of the demolition and site clearance work has been completed. The construction of the wharf piles has been the main site activity over the past eight months. A total of 200 new concrete piles will underpin the wharf and building structure, and this work will be completed by the end of the year.

Many of the existing timber piles located around the outer perimeter of the wharf have been strengthened.

The first part of the new building to be constructed above the wharf is at the north-end (No. 1 Clyde Quay Wharf), and this is already underway. You will see that work on the concrete floors and exterior cladding of this part of the building has already started.

The next major stage of works for L.T. McGuinness is the construction of the sub-wharf car park. This will begin this month and is expected to take 11-12 months to complete. As each stage of the sub-wharf car park is completed, the structure above (starting from No. 2 Clyde Quay Wharf) will grow. The building will really take shape in the early part of 2013.

The construction programme is on track with a staged completion targeted for April to June 2014, and with the final apartments launched for sale in early 2013 as each of the residences are completed.



For more information:

To find out more about the Clyde Quay Wharf apartments or retail opportunities: go to www.clydequaywharf.co.nz; email enquiry@clydequaywharf.co.nz; or phone **Jo Gartrell** on **04 805 0030**.



The best of living

Internationally, few apartments will be able to match those at Clyde Quay Wharf for their combination of quality of construction and detailing and finger wharf location on a natural harbour of great beauty.

The apartments are generously proportioned and designed to make optimal use of morning and afternoon sun and views, without compromising privacy and security for residents.

Testament to the rare blend of location, design, quality and amenity is that over 85% have already been sold.

Ten outstanding apartments remain available including:

- > Two two-bedroom apartments at the north-end of the wharf with spectacular city and northern views.
- > A three-bedroom apartment on level five, the highest apartment within the development, with 360 degrees views around the city and harbour.
- > A three-bedroom apartment on level one with wide frontage and city and Oriental Bay aspects.
- > A two-bedroom apartment positioned four metres from the wharf's edge with uninterrupted views to Oriental Bay and the Tararua Ranges.
- > A three-bedroom apartment with an 80 square metre deck with views to the north and Oriental Bay.