



Pūmanawa Downtown West

Resource Consent
Document A
Proposed Architectural Drawings

Prepared for:
Precinct Properties Holdings Ltd

Document Revision Status:
Resource Consent Design Update RFI 1

9 December 2024

Document Suite

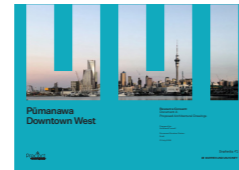
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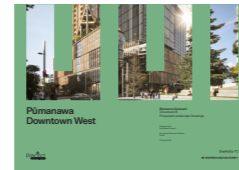
Date:
9 December 2024

Contact:
Warren and Mahoney Architects New Zealand Ltd
139 Pakenham St West
Auckland 1010
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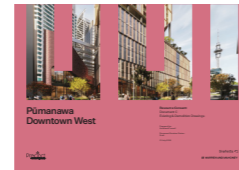
Resource Consent Documents:



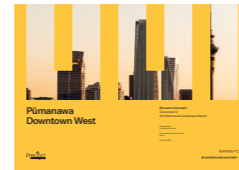
A Proposed Architectural Drawings



B Proposed Landscape Drawings



C Existing & Demolition Drawings



D Architecture & Landscape Report



E GFA & AFA Schedule & Plans



F Shading Analysis



ARCHITECTURAL DRAWINGS - SHEET LIST

SHEET NAME	Current Revision	Drawn By
RC00-0000 ARCHITECTURAL COVER SHEET	F	WAM
RC00-0005 3D PERSPECTIVE N-W	F	WAM
RC00-0006 3D PERSPECTIVE N-E	F	WAM
RC00-0007 3D PERSPECTIVE S-E	F	WAM
RC00-0008 3D PERSPECTIVE S-W	F	WAM
RC01-0001 PROPOSED SITE LOCATION PLAN	F	WAM
RC01-0002 TOWER FLOOR PLATE DIMENSIONS ABOVE 28m	D	WAM
RC03-0001 PROPOSED SITE PLAN	F	WAM
RC10-0000 GENERAL ARRANGEMENT - ELEVATION AND SECTION KEY PLAN	D	WAM
RC10-0001 GENERAL ARRANGEMENT - BASEMENT 06	F	WAM
RC10-0002 GENERAL ARRANGEMENT - BASEMENT 05	F	WAM
RC10-0003 GENERAL ARRANGEMENT - BASEMENT 04	F	WAM
RC10-0004 GENERAL ARRANGEMENT - BASEMENT 03	F	WAM
RC10-0005 GENERAL ARRANGEMENT - BASEMENT 02	F	WAM
RC10-0006 GENERAL ARRANGEMENT - BASEMENT 01	F	WAM
RC10-0010 GENERAL ARRANGEMENT - LEVEL 00	F	WAM
RC10-0011 GENERAL ARRANGEMENT - LEVEL 00M	F	WAM
RC10-0012 GENERAL ARRANGEMENT - LEVEL 01	F	WAM
RC10-0013 GENERAL ARRANGEMENT - LEVEL 02	F	WAM
RC10-0014 GENERAL ARRANGEMENT - LEVEL 03	F	WAM
RC10-0015 GENERAL ARRANGEMENT - LEVEL 04	F	WAM
RC10-0016 GENERAL ARRANGEMENT - LEVEL 05	F	WAM
RC10-0017 GENERAL ARRANGEMENT - LEVEL 06	F	WAM
RC10-0018 GENERAL ARRANGEMENT - LEVEL 07	F	WAM
RC10-0019 GENERAL ARRANGEMENT - T1-L08 & T2-L07M	E	WAM
RC10-0020 GENERAL ARRANGEMENT - T1-L08M & T1-L09	E	WAM
RC10-0021 GENERAL ARRANGEMENT - T1 L10 & L11	E	WAM
RC10-0022 GENERAL ARRANGEMENT - T1 L12 & L13	E	WAM
RC10-0023 GENERAL ARRANGEMENT - T1 L14 & L15	E	WAM
RC10-0024 GENERAL ARRANGEMENT - T1 L16 & L17	E	WAM
RC10-0025 GENERAL ARRANGEMENT - T1 L18 & L19	E	WAM
RC10-0026 GENERAL ARRANGEMENT - T1 L20 & L21	E	WAM
RC10-0027 GENERAL ARRANGEMENT - T1 L22 & L23	E	WAM
RC10-0028 GENERAL ARRANGEMENT - T1 L24 & L25	E	WAM
RC10-0029 GENERAL ARRANGEMENT - T1 L26 & L27	E	WAM
RC10-0030 GENERAL ARRANGEMENT - T1 L28 & L29	E	WAM
RC10-0031 GENERAL ARRANGEMENT - T1 L30 & L31	E	WAM
RC10-0032 GENERAL ARRANGEMENT - T1 L32 & L33	E	WAM
RC10-0033 GENERAL ARRANGEMENT - T1 L34 & L35	E	WAM
RC10-0034 GENERAL ARRANGEMENT - T1 L36 & L37	E	WAM
RC10-0035 GENERAL ARRANGEMENT - T1 L38 & L39	E	WAM
RC10-0036 GENERAL ARRANGEMENT - T1 L40 & L41	E	WAM
RC10-0037 GENERAL ARRANGEMENT - T1 L42 & L43	E	WAM
RC10-0038 GENERAL ARRANGEMENT - T1 L44 & L45	E	WAM
RC10-0039 GENERAL ARRANGEMENT - T1 L46 & L47	E	WAM
RC10-0040 GENERAL ARRANGEMENT - T1 L48 & L49	E	WAM
RC10-0041 GENERAL ARRANGEMENT - T1 L50 & L51	E	WAM
RC10-0042 GENERAL ARRANGEMENT - T1 L52 & L53	E	WAM
RC10-0043 GENERAL ARRANGEMENT - T1 PARAPET	E	WAM
RC10-0050 GENERAL ARRANGEMENT - T2 L08 & L09	E	WAM
RC10-0051 GENERAL ARRANGEMENT - T2 L10 & L11	E	WAM
RC10-0052 GENERAL ARRANGEMENT - T2 L12 & L13	E	WAM
RC10-0053 GENERAL ARRANGEMENT - T2 L14 & L15	E	WAM
RC10-0054 GENERAL ARRANGEMENT - T2 L16 & L17	E	WAM
RC10-0055 GENERAL ARRANGEMENT - T2 L18 & L19	E	WAM
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RC10-0060 GENERAL ARRANGEMENT - T2 L28 & L29	E	WAM
RC10-0061 GENERAL ARRANGEMENT - T2 L30 & L31	E	WAM
RC10-0062 GENERAL ARRANGEMENT - T2 L32 & L33	E	WAM
RC10-0063 GENERAL ARRANGEMENT - T2 L34 & L35	E	WAM
RC10-0064 GENERAL ARRANGEMENT - T2 L36 & L37	E	WAM
RC10-0065 GENERAL ARRANGEMENT - T2 L38 & L39	E	WAM
RC10-0066 GENERAL ARRANGEMENT - T2 L40 & L41	E	WAM
RC10-0067 GENERAL ARRANGEMENT - T2 L42 & L43	E	WAM
RC10-0068 GENERAL ARRANGEMENT - T2 L44 & PARAPET	E	WAM
RC11-0001 APARTMENT SCHEDULE	D	WAM
RC21-0001 SITE ELEVATIONS	F	WAM
RC21-0002 SITE ELEVATIONS	F	WAM
RC21-0003 SITE ELEVATIONS	F	WAM
RC22-0001 BUILDING ELEVATIONS - TOWER 1	F	WAM
RC22-0002 BUILDING ELEVATIONS - TOWER 1	D	WAM
RC22-0005 BUILDING ELEVATIONS - TOWER 2	F	WAM
RC22-0006 BUILDING ELEVATIONS - TOWER 2	D	WAM
RC22-0010 BUILDING ELEVATIONS - PODIUM 3	D	WAM
RC23-0001 STREET ELEVATIONS	F	WAM
RC23-0002 STREET ELEVATIONS	F	WAM
RC23-0003 STREET ELEVATIONS	D	WAM
RC31-0001 SITE SECTIONS	F	WAM
RC31-0002 SITE SECTIONS	F	WAM
RC32-0001 STREET SECTIONS	F	WAM
RC32-0002 STREET SECTIONS	A	WAM
RC80-0001 RENDER 01	F	WAM
RC80-0002 RENDER 02	F	WAM
RC80-0003 RENDER 03	F	WAM
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RC80-0010 RENDER 10	F	WAM
RC80-0011 RENDER 11	F	WAM
RC80-0012 RENDER 12	F	WAM
RC80-0013 RENDER 13	F	WAM

97



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Issue Status & No

RESOURCE
CONSENT ISSUE RFI
1

Consultants

—
RCP
Project Manager
—
RLB
Quantity Surveyor
—
HOLMES
Structural Engineer
—
MOTT MAC DONALD
Services Engineer
—
CROSSFIRE
Fire Engineer
—
TONKIN + TAYLOR
Civil Engineer
—
FLOW
Traffic Engineer

Client

—
Precinct
PROPERTIES NEW ZEALAND

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Warren and Mahoney Architects
New Zealand Ltd

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Auckland 1010
New Zealand
Phone + 64 9 309 4894

—
Registered Architects and Designers
www.warrenandmahoney.com

Project Title

—
DOWNTOWN WEST

—
2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

—
WARREN AND MAHONEY



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Revisions

- A 02/05/24 REFERENCE DESIGN
- B 07/06/24 DRAFT RC ISSUE
- C 01/07/24 DRAFT RC ISSUE
- D 22/07/24 DRAFT RC ISSUE
- E 22/07/24 RC ISSUE
- F 09/12/24 DESIGN UPDATE RC RFI 1

Notes

—

Consultants

- RCP
Project Manager
- RLB
Quantity Surveyor
- HOLMES
Structural Engineer
- MOTT MAC DONALD
Services Engineer
- CROSSFIRE
Fire Engineer
- TONKIN + TAYLOR
Civil Engineer
- FLOW
Traffic Engineer

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Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

Drawing Title

**3D PERSPECTIVE
N-W**

Drawing Status

**RESOURCE CONSENT
ISSUE**

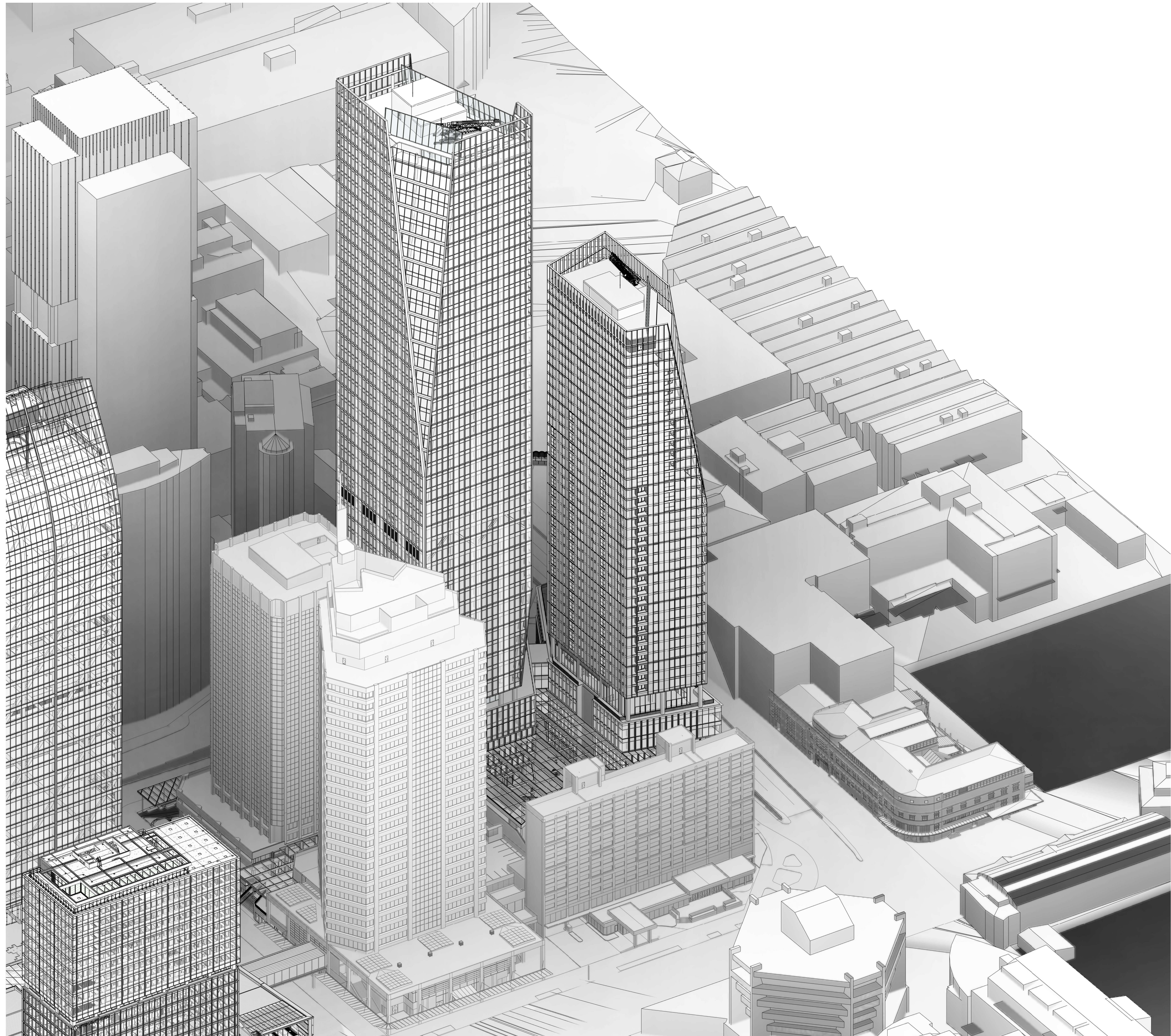
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Scale	@ A1
Date	09/12/24
Job No	9234
Drawn	WAM
Checked	WAM

Drawing No **Revision**

RC00-0005 (F)

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Revisions

- A 02/05/24 REFERENCE DESIGN
- B 07/06/24 DRAFT RC ISSUE
- C 01/07/24 DRAFT RC ISSUE
- D 22/07/24 DRAFT RC ISSUE
- E 22/07/24 RC ISSUE
- F 09/12/24 DESIGN UPDATE RC RFI 1

Notes

Consultants

- RCP
Project Manager
- RLB
Quantity Surveyor
- HOLMES
Structural Engineer
- MOTT MAC DONALD
Services Engineer
- CROSSFIRE
Fire Engineer
- TONKIN + TAYLOR
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Client



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Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

Drawing Title

**3D PERSPECTIVE
N-E**

Drawing Status

**RESOURCE CONSENT
ISSUE**

Drawing Details

Scale	@ A1
Date	09/12/24
Job No	9234
Drawn	WAM
Checked	WAM

Drawing No **Revision**

RC00-0006 (F)

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Revisions

- A 02/05/24 REFERENCE DESIGN
- B 07/06/24 DRAFT RC ISSUE
- C 01/07/24 DRAFT RC ISSUE
- D 22/07/24 DRAFT RC ISSUE
- E 22/07/24 RC ISSUE
- F 09/12/24 DESIGN UPDATE RC RFI 1

Notes

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Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

Drawing Title

**3D PERSPECTIVE
S-E**

Drawing Status

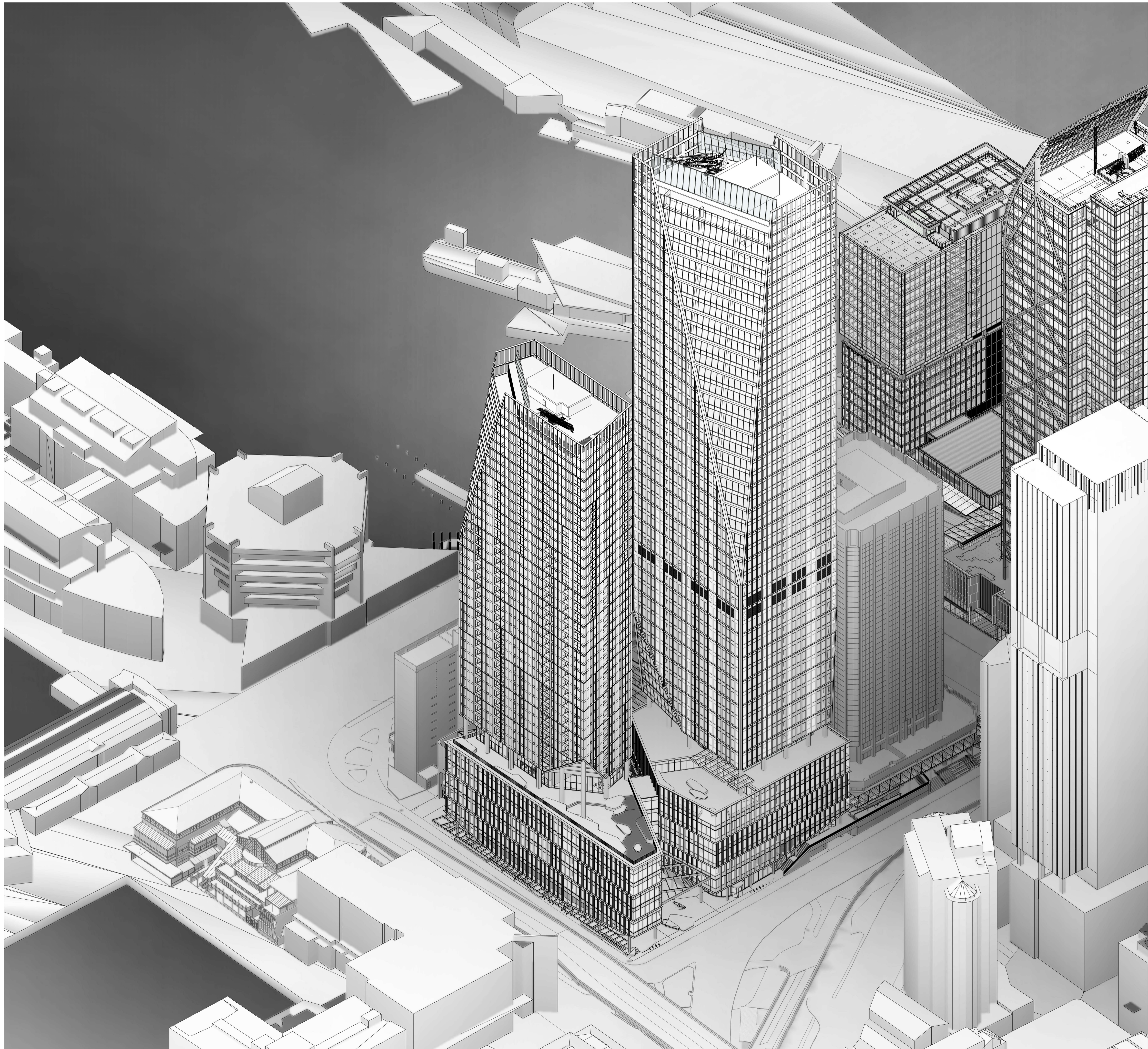
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ISSUE**

Drawing Details

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Date	09/12/24
Job No	9234
Drawn	WAM
Checked	WAM

Drawing No **Revision**

RC00-0007 (F)



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Revisions

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- C 01/07/24 DRAFT RC ISSUE
- D 22/07/24 DRAFT RC ISSUE
- E 22/07/24 RC ISSUE
- F 09/12/24 DESIGN UPDATE RC RFI 1

Notes

—

Consultants

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Project Manager
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- CROSSFIRE
Fire Engineer
- TONKIN + TAYLOR
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Traffic Engineer

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Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

Drawing Title

**3D PERSPECTIVE
S-W**

Drawing Status

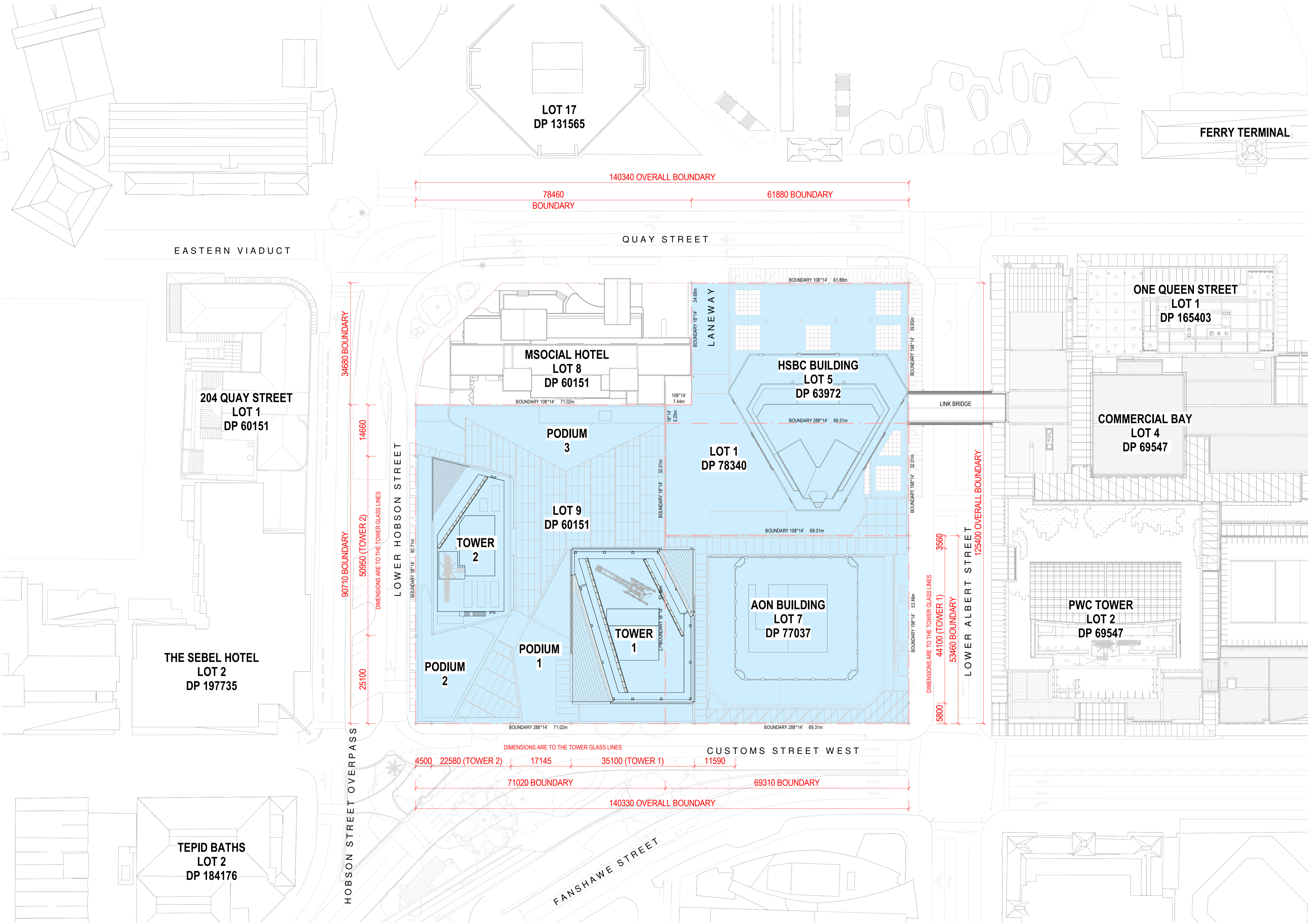
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ISSUE**

Drawing Details

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Date	09/12/24
Job No	9234
Drawn	WAM
Checked	WAM

Drawing No **Revision**

RC00-0008 (F)



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Revisions

- A 02/05/24 REFERENCE DESIGN
- B 07/06/24 DRAFT RC ISSUE
- C 01/07/24 DRAFT RC ISSUE
- D 22/07/24 DRAFT RC ISSUE
- E 22/07/24 RC ISSUE
- F 09/12/24 DESIGN UPDATE RC RFI 1

Notes

COMMERCIAL IN CONFIDENCE

SURVEY INFORMATION NOTES:

ALL SURVEY INFORMATION AND EXISTING BUILDING PLANS ARE PROVIDED BY EXTERNAL SOURCES AND MUST BE CHECKED/VERIFIED ON SITE

SITES COVERED BY APPLICATION

LEGAL DESCRIPTIONS:

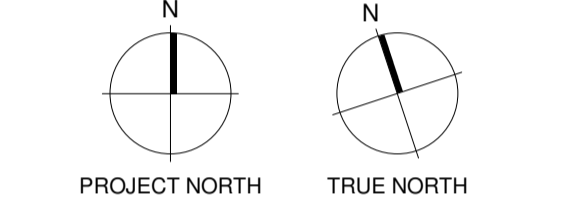
LOT1, DP78340, AREA= 2218 SQM
NA128C/787 - HSBG HOUSE (188 QUAY ST)

LOTS, DP63972, AREA= 2512 SQM
NA128C/787 - HSBG HOUSE (188 QUAY ST)

LOT7, DP77037, AREA= 4704 SQM
NA33C/37 - AON HOUSE (29 CUSTOMS ST W)

LOT9, DP60151, AREA= 6442 SQM
NA15A/424 - DT CARPARK (31 CUSTOMS ST W)

LOT8, DP60151, AREA= 2408 SQM
NA15A/423 - MSOCIAL (196/200QUAY ST)
NOT INCLUDED IN THIS CONSENT



Consultants

- RCP
Project Manager
- RLB
Quantity Surveyor
- HOLMES
Structural Engineer
- MOTT MAC DONALD
Services Engineer
- CROSSFIRE
Fire Engineer
- TONKIN + TAYLOR
Civil Engineer
- FLOW
Traffic Engineer

Client

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Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

Drawing Title

**PROPOSED SITE
LOCATION PLAN**

Drawing Status

**RESOURCE CONSENT
ISSUE**

Drawing Details

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Date	09/12/24
Job No	9234
Drawn	WAM
Checked	WAM

Drawing No **Revision**

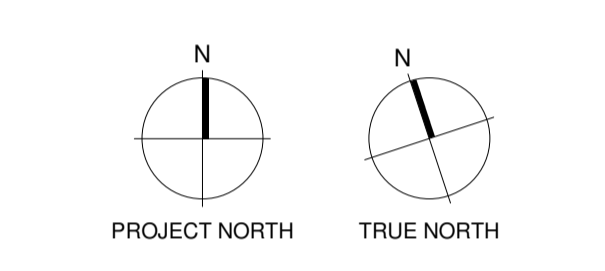
RC01-0001 (F)

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Revisions
 A 01/07/24 DRAFT RC ISSUE
 B 22/07/24 DRAFT RC ISSUE
 C 22/07/24 RC ISSUE
 D 09/12/24 DESIGN UPDATE RC RFI 1

Notes
 —



Consultants
 —
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Project Title
 —
DOWNTOWN WEST

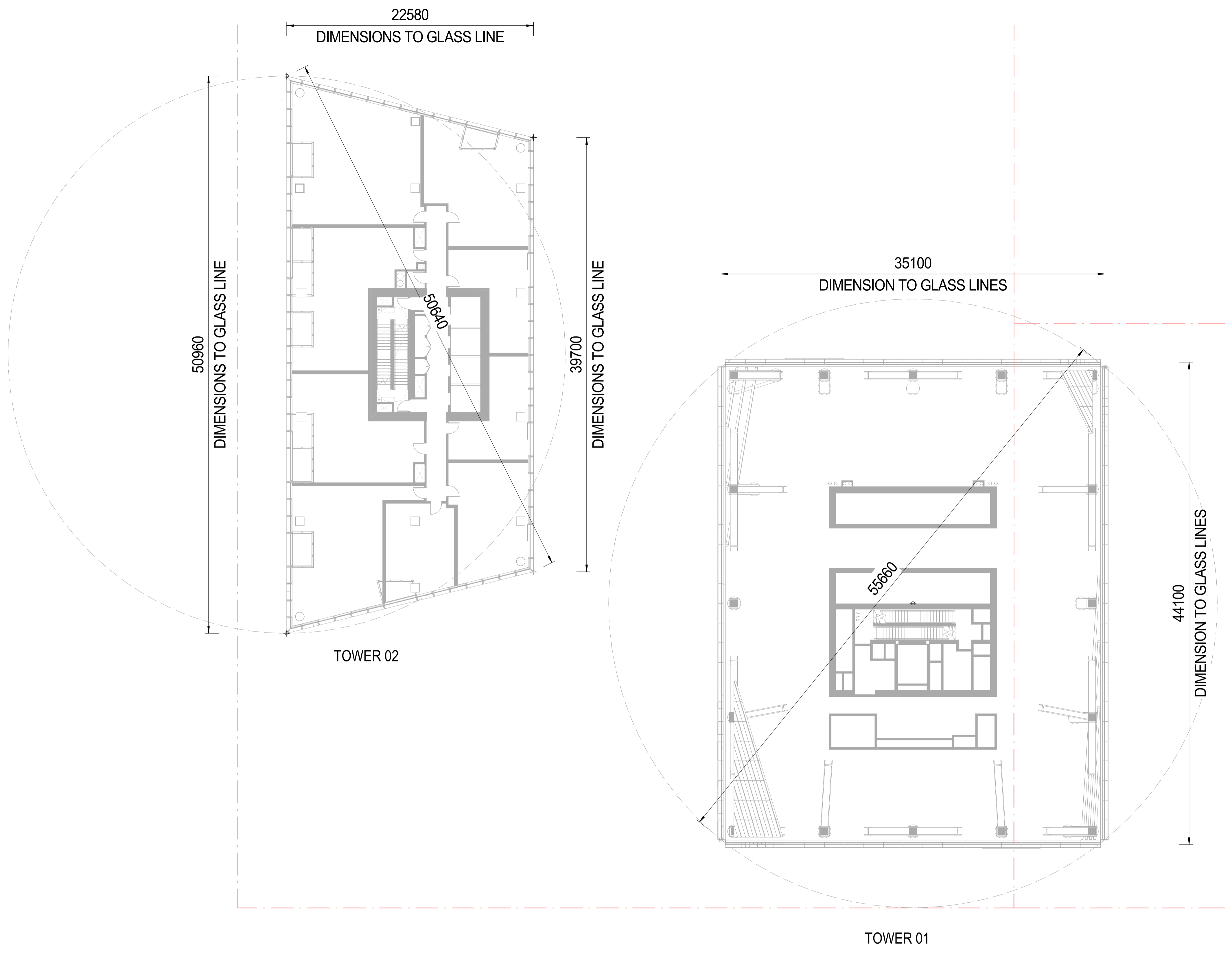
2 LOWER HOBSON STREET,
 AUCKLAND CBD, AUCKLAND 1010

Drawing Title
 —
**TOWER FLOOR
 PLATE DIMENSIONS
 ABOVE 28m**

Drawing Status
 —
WORK IN PROGRESS

Drawing Details
 —
 Scale 1 : 200@ A1
 Date 06/26/24
 Job No 9234
 Drawn WAM
 Checked WAM

Drawing No RC01-0002
Revision
 ●
WARREN AND MAHONEY



RC T1 & T2 FLOOR PLATE DIMENSIONS ABOVE 28m
 1 : 200

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Revisions

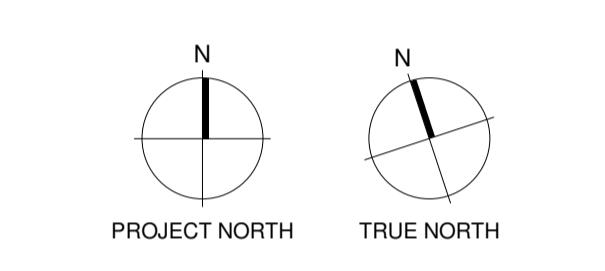
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B	07/06/24	DRAFT RC ISSUE
C	01/07/24	DRAFT RC ISSUE
D	22/07/24	DRAFT RC ISSUE
E	22/07/24	RC ISSUE
F	09/12/24	DESIGN UPDATE RC RFI 1

Notes
SURVEY INFORMATION NOTES:
 ALL SURVEY INFORMATION AND EXISTING BUILDING PLANS ARE PROVIDED BY EXTERNAL SOURCES AND MUST BE CHECKED/VERIFIED ON SITE.

SITES COVERED BY APPLICATION

LEGAL DESCRIPTIONS:

LOT1, DP78340, AREA= 2218 SQM
NA128C787 - HSBC HOUSE (188 QUAY ST)
LOT5, DP63972, AREA= 2512 SQM
NA128C787 - HSBC HOUSE (188 QUAY ST)
LOT7, DP77037, AREA= 4704 SQM
NA33C37 - AON HOUSE (29 CUSTOMS ST W)
LOT9, DP60151, AREA= 6442 SQM
NA15A424 - DT CARPARK (31 CUSTOMS ST W)
LOT8, DP60151, AREA= 2408 SQM
NA15A423 - MSOCIAL (196/200QUAY ST)
NOT INCLUDED IN THIS CONSENT



- Consultants**
- RCP Project Manager
 - RLB Quantity Surveyor
 - HOLMES Structural Engineer
 - MOTT MAC DONALD Services Engineer
 - CROSSFIRE Fire Engineer
 - TONKIN + TAYLOR Civil Engineer
 - FLOW Traffic Engineer

Client
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 PROPERTIES NEW ZEALAND

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Registered Architects and Designers
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Project Title
DOWNTOWN WEST

2 LOWER HOBSON STREET,
 AUCKLAND CBD, AUCKLAND 1010

Drawing Title
PROPOSED SITE PLAN

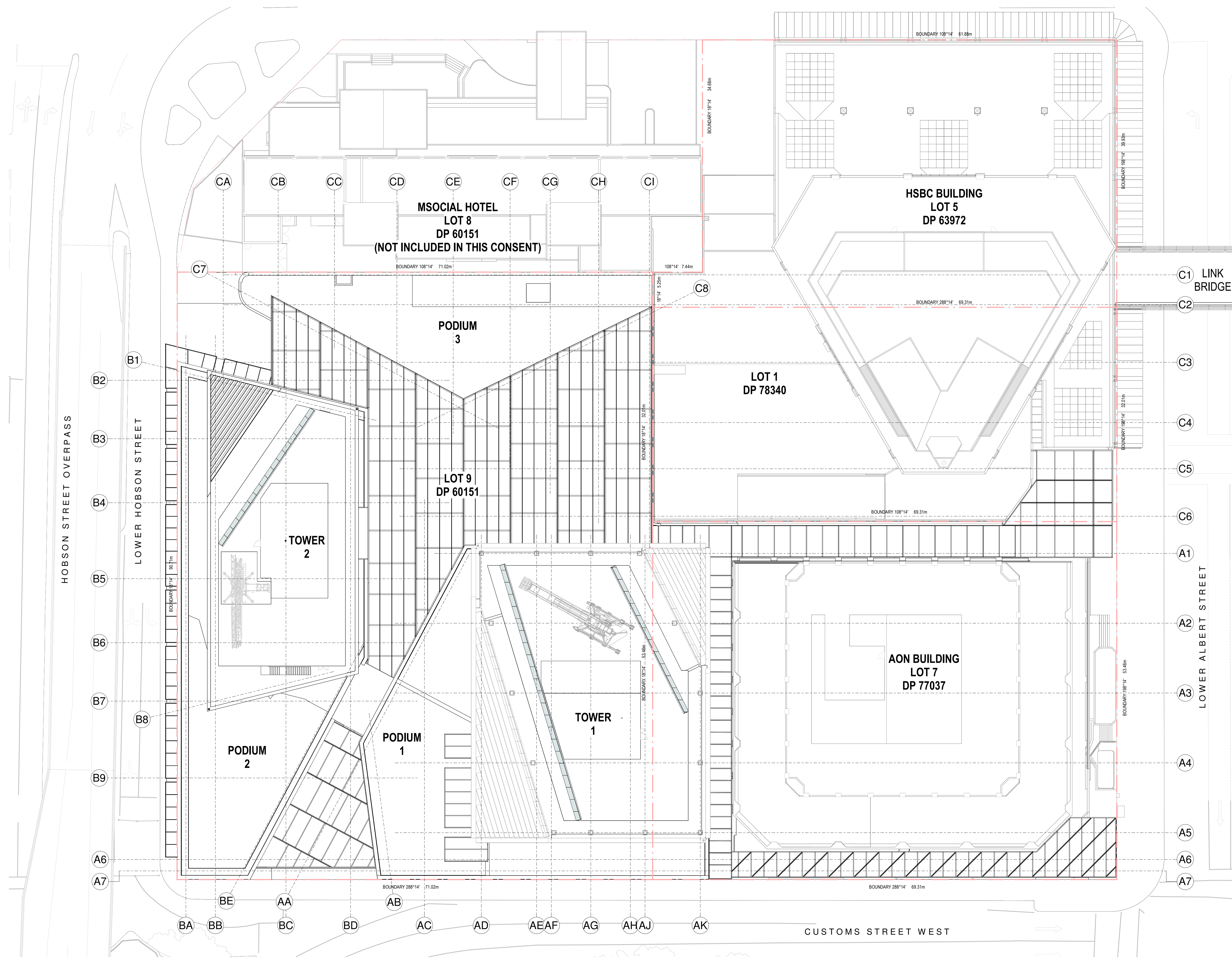
Drawing Status
RESOURCE CONSENT ISSUE

Drawing Details

Scale	1:250 @ A1
Date	09/12/24
Job No	9234
Drawn	WAM
Checked	WAM

Drawing No RC03-0001 **Revision** F

WARREN AND MAHONEY



HOBSON STREET OVERPASS

LOWER HOBSON STREET

LOWER ALBERT STREET

CUSTOMS STREET WEST

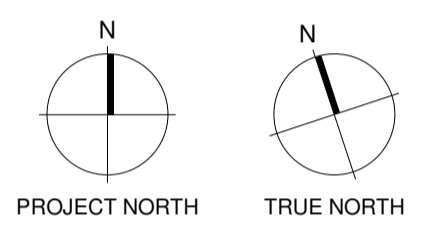
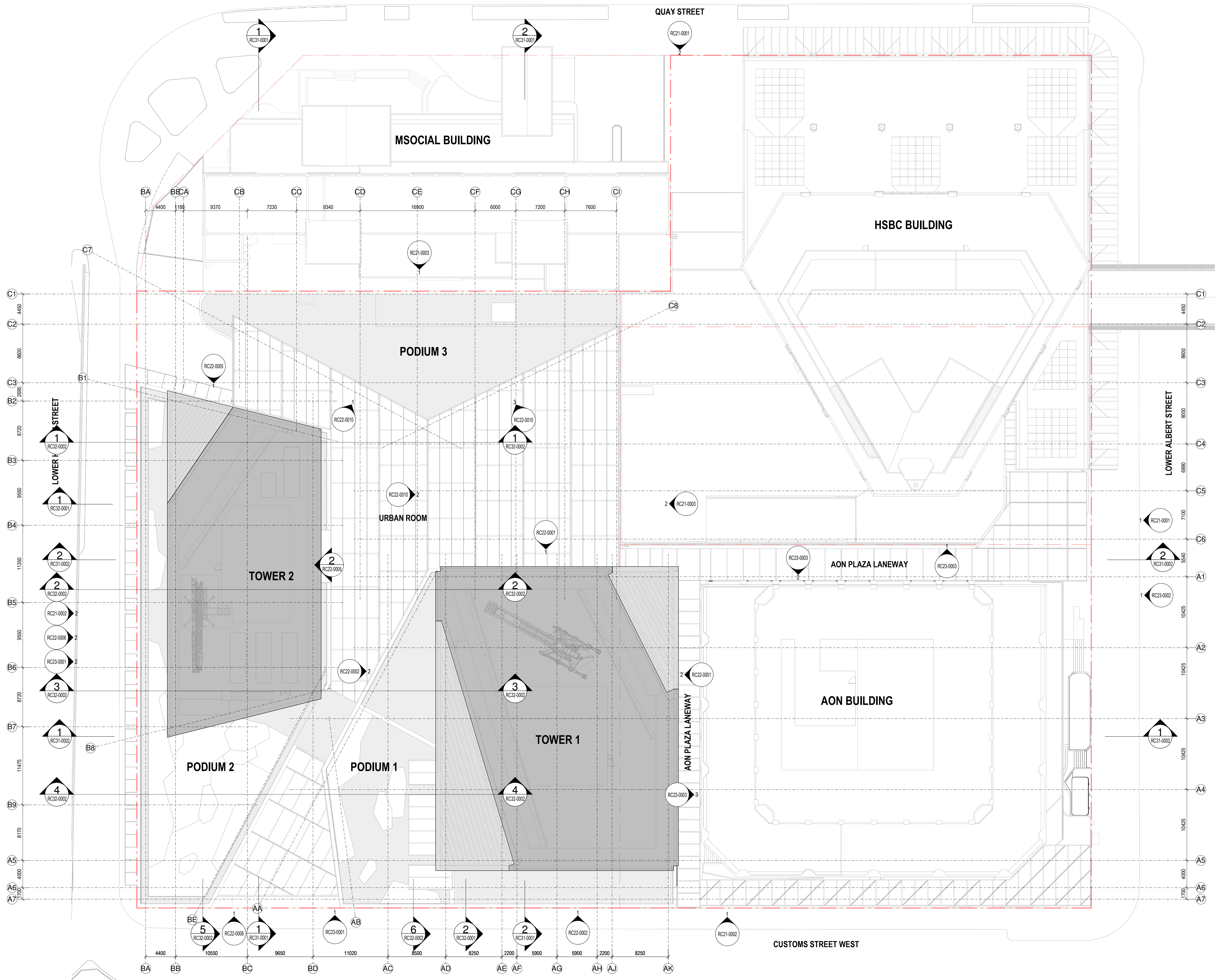
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Revisions

A 01/07/24 DRAFT RC ISSUE
 B 22/07/24 DRAFT RC ISSUE
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Notes

COMMERCIAL IN CONFIDENCE



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Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
 AUCKLAND CBD, AUCKLAND 1010

Drawing Title

GENERAL ARRANGEMENT - ELEVATION AND SECTION KEY PLAN

Drawing Status

RESOURCE CONSENT ISSUE

Drawing Details

Scale	1 : 250@ A1
Date	09/12/24
Job No	9234
Drawn	WAM
Checked	WAM

Drawing No RC10-0000 **Revision** D

WARREN AND MAHONEY

SPACE LEGEND - BASEMENT/PODIUM

- BACK OF HOUSE
- CAR PARK
- END OF TRIP FACILITIES
- OFFICE
- PLANT
- PUBLIC SPACE
- RESIDENTIAL AMENITY
- RETAIL - FOOD & BEVERAGE
- TOILET FACILITIES

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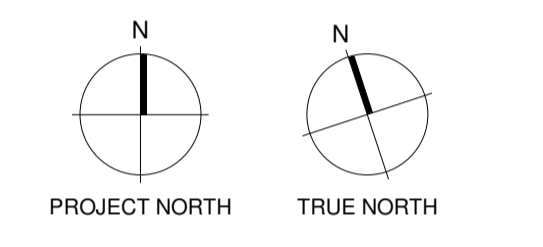
Revisions

- A 02/05/24 REFERENCE DESIGN
- B 07/06/24 DRAFT RC ISSUE
- C 01/07/24 DRAFT RC ISSUE
- D 22/07/24 DRAFT RC ISSUE
- E 22/07/24 RC ISSUE
- F 09/12/24 DESIGN UPDATE RC RFI 1

Notes

COMMERCIAL IN CONFIDENCE

1. PIT DEPTHS FOR LIFTS ARE INDICATIVE AND SUBJECT TO FINAL CONFIRMATION BY LIFT SUPPLIER
2. LOCALISED SET-DOWNS FOR SERVICES ELEMENTS ARE SUBJECT TO FINAL CONFIRMATION
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R = REGULAR USER CAR PARK
T = TANDEM CAR PARK
2.4, 2.5 ETC DENOTES CAR PARK WIDTH IN METRES
5. GENERAL CAR PARK DEPTH = 5.0m
6. ALL 1% SLOPED CAR PARK RAMP SHALL HAVE 300mm WIDE KERBS EACH SIDE AND 2.0m CURVED TRANSITIONS AT A MAXIMUM SLOPE OF 1:10 TO THE TOP AND BASE OF EACH RAMP SECTION (SHOWN HATCHED)



- Consultants**
- RCP
Project Manager
 - RLB
Quantity Surveyor
 - HOLMES
Structural Engineer
 - MOTT MAC DONALD
Services Engineer
 - CROSSFIRE
Fire Engineer
 - TONKIN + TAYLOR
Civil Engineer
 - FLOW
Traffic Engineer



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Phone + 64 9 309 4894

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

Drawing Title

**GENERAL
ARRANGEMENT -
BASEMENT 06**

Drawing Status

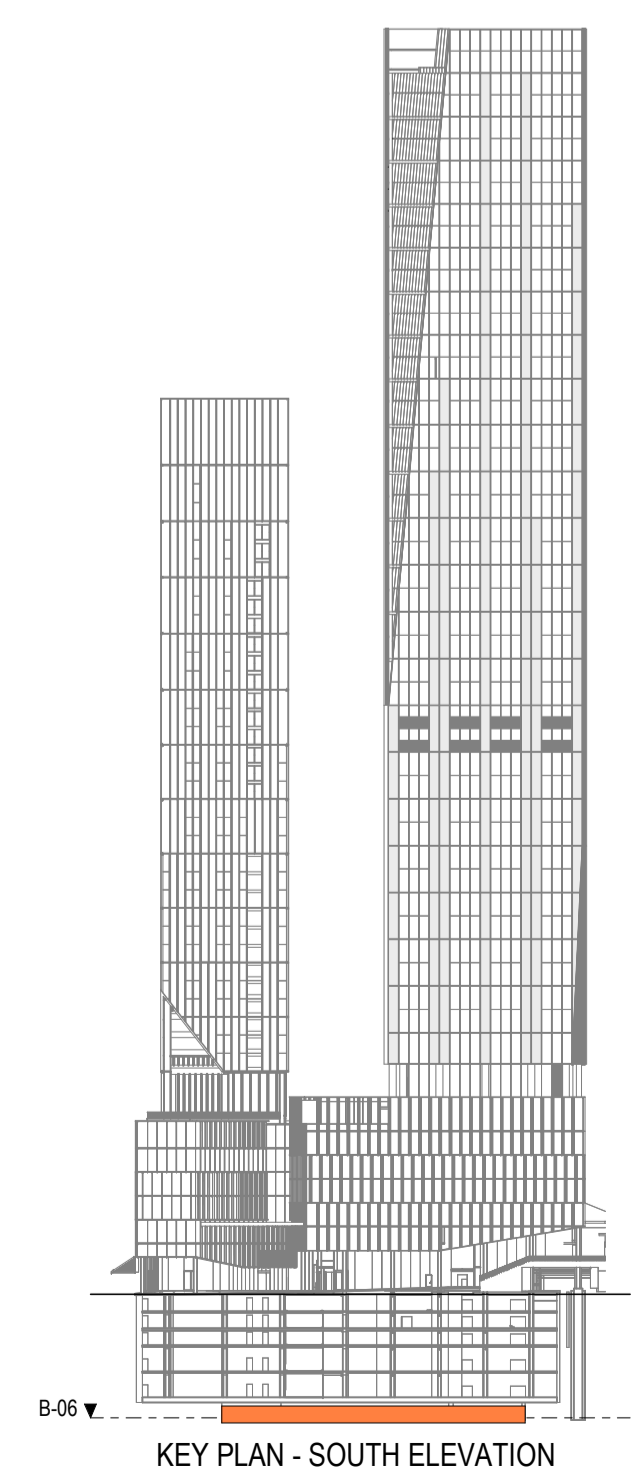
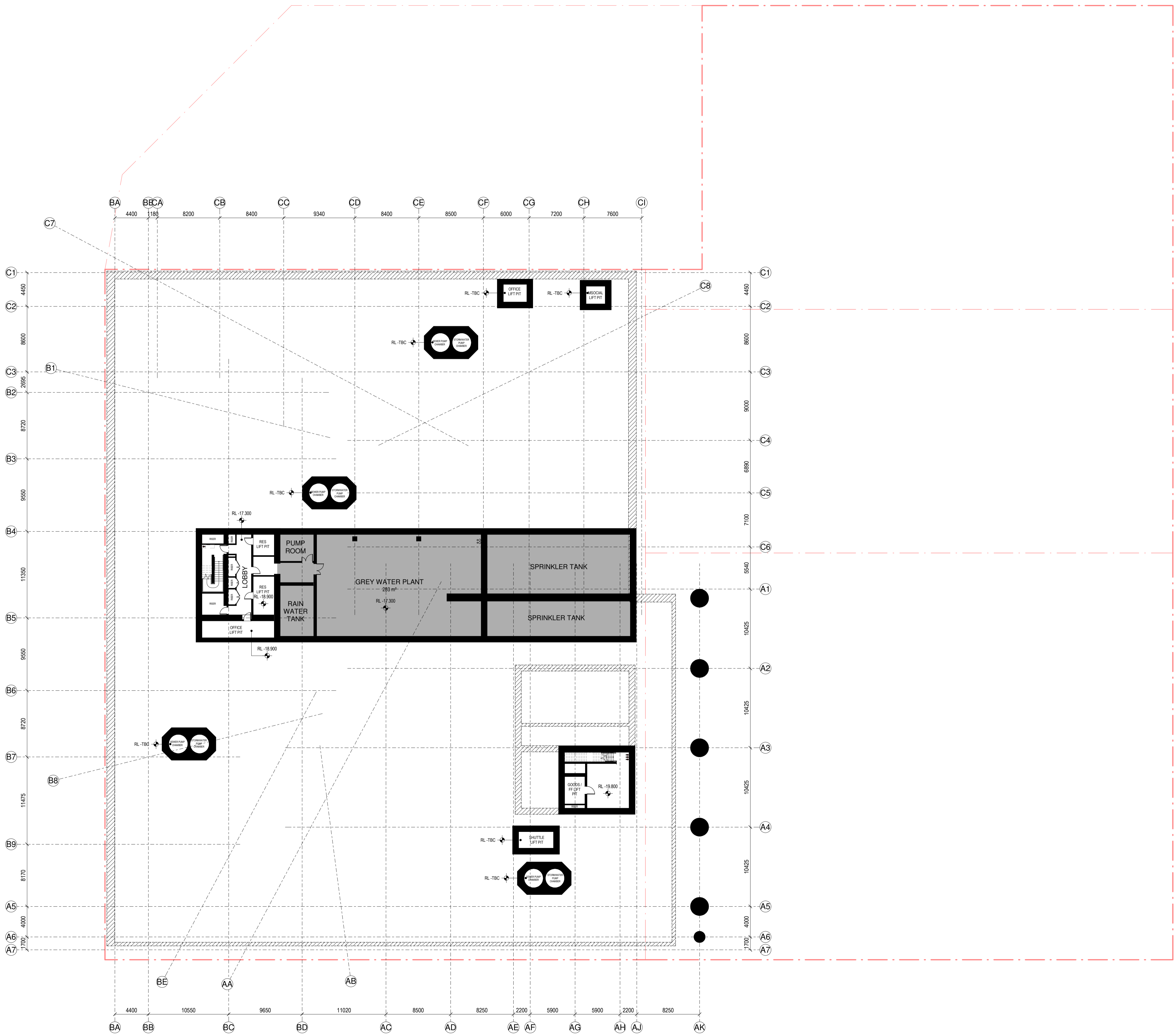
**RESOURCE CONSENT
ISSUE**

Drawing Details

Scale 1 : 250@ A1
Date 09/12/24
Job No 9234
Drawn WAM
Checked WAM

Drawing No RC10-0001
Revision (F)

WARREN AND MAHONEY



KEY PLAN - SOUTH ELEVATION

SPACE LEGEND - BASEMENT/PODIUM

- BACK OF HOUSE
- CAR PARK
- END OF TRIP FACILITIES
- OFFICE
- PLANT
- PUBLIC SPACE
- RESIDENTIAL AMENITY
- RETAIL - FOOD & BEVERAGE
- TOILET FACILITIES

CAR PARKING SCHEDULE - LEVEL B05	
ACCESSIBLE	6
REGULAR	133
TANDEM	8
TOTAL	147

All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects New Zealand Ltd.

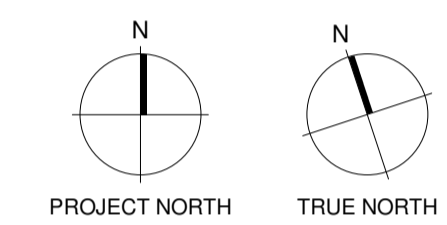
Revisions

- A 02/05/24 REFERENCE DESIGN
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- C 01/07/24 DRAFT RC ISSUE
- D 22/07/24 DRAFT RC ISSUE
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- F 09/12/24 DESIGN UPDATE RC RFI 1

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- RLB
Quantity Surveyor
- HOLMES
Structural Engineer
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Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
AUCKLAND CBD, AUCKLAND 1010

Drawing Title

GENERAL ARRANGEMENT - BASEMENT 05

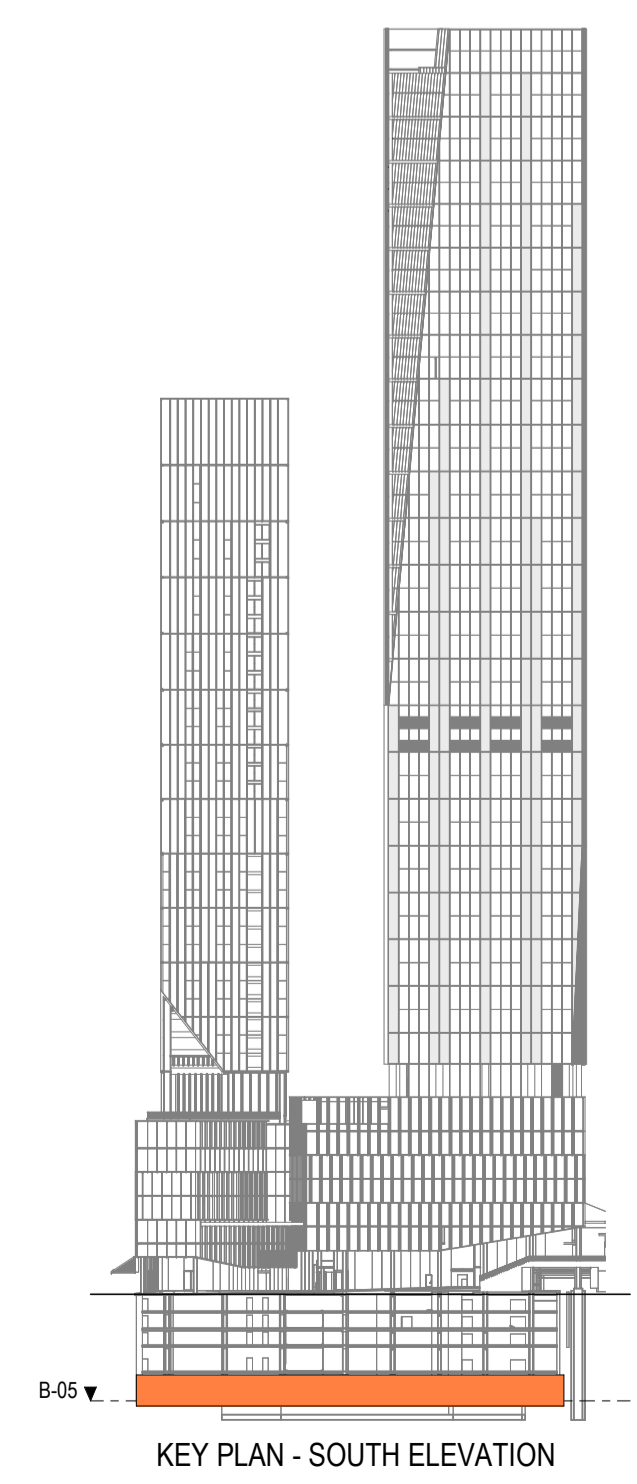
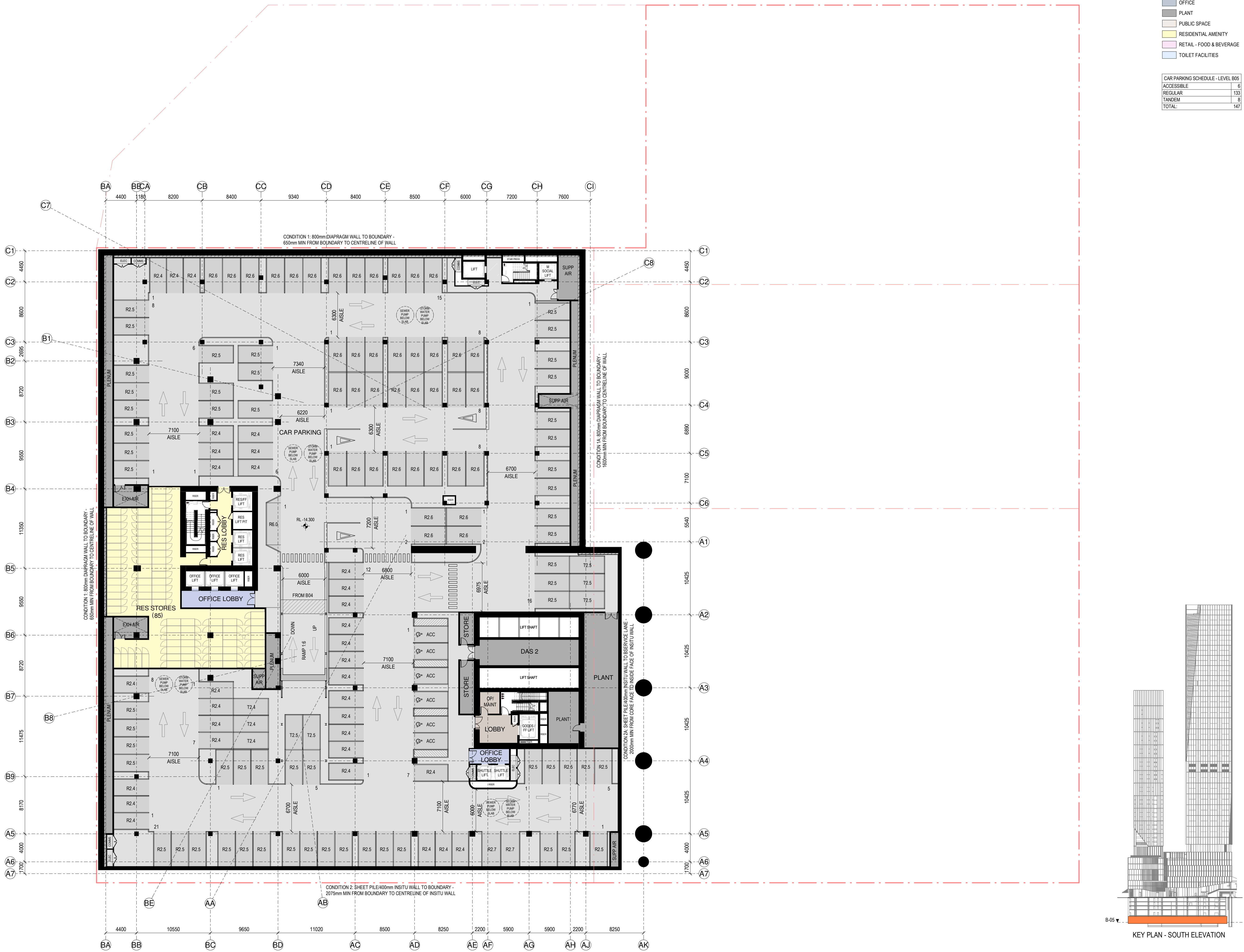
Drawing Status

RESOURCE CONSENT ISSUE

Drawing Details

Scale 1 : 250 @ A1
Date 09/12/24
Job No 9234
Drawn WAM
Checked WAM

Drawing No **RC10-0002** Revision **F**



KEY PLAN - SOUTH ELEVATION

SPACE LEGEND - BASEMENT/PODIUM

BACK OF HOUSE
CAR PARK
END OF TRIP FACILITIES
OFFICE
PLANT
PUBLIC SPACE
RESIDENTIAL AMENITY
RETAIL - FOOD & BEVERAGE
TOILET FACILITIES

CAR PARKING SCHEDULE - LEVEL B04

ACCESSIBLE	6
REGULAR	131
TANDEM	6
TOTAL	143

All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects New Zealand Ltd.

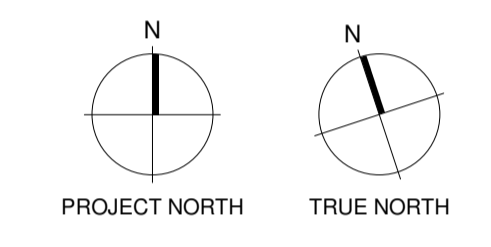
Revisions

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 B 07/06/24 DRAFT RC ISSUE
 C 01/07/24 DRAFT RC ISSUE
 D 22/07/24 DRAFT RC ISSUE
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Project Title

DOWNTOWN WEST

2 LOWER HOBSON STREET,
 AUCKLAND CBD, AUCKLAND 1010

Drawing Title

**GENERAL
ARRANGEMENT -
BASEMENT 04**

Drawing Status

**RESOURCE CONSENT
ISSUE**

Drawing Details

Scale 1 : 250 @ A1
 Date 09/12/24
 Job No 9234
 Drawn WAM
 Checked WAM

Drawing No RC10-0003
Revision (F)

WARREN AND MAHONEY

