



Pūmanawa Downtown West

Resource Consent
Document D
Architecture & Landscape Report

Prepared for:
Precinct Properties Holdings Ltd

Document Revision Status:
Design Update RC RF1 1

09 December 2024

Document Suite

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Design Update RC RFI 1

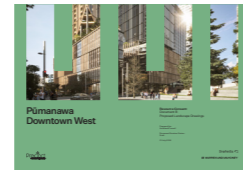
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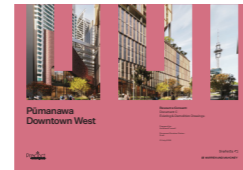
Resource Consent Documents:



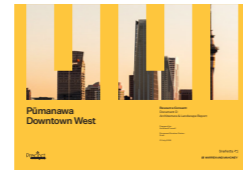
A Proposed Architectural Drawings



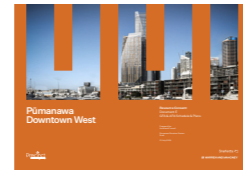
B Proposed Landscape Drawings



C Existing & Demolition Drawings



D Architecture & Landscape Report



E GFA & AFA Schedule & Plans



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Overview

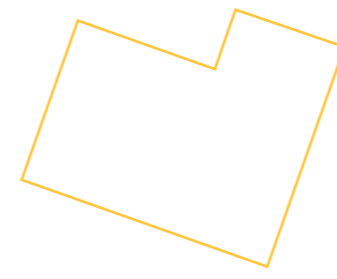


1.1 Application Scope

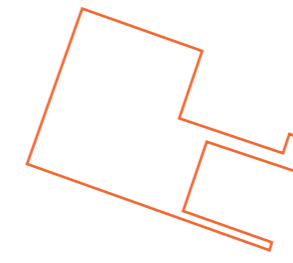
The proposed development includes the demolition of the existing downtown carpark building (together with the Lower Hobson Street pedestrian bridge and Customs Street West vehicle ramp located within part of the road reserve) and redevelopment of the site to provide for a mixed-use precinct providing for commercial, residential, retail, food and beverage and civic uses. The redevelopment involves three podium buildings, two towers and six levels of shared basement, including new public spaces and a new laneway network to provide connectivity within the city centre. In addition, the proposed development involves modifications to the podia of existing adjacent buildings (HSBC and AON) to facilitate the new laneway network.

For the purpose of this report, the following is noted:

- All parties remain committed to the removal of the Lower Hobson St flyover and this outcome continues to be the primary basis for design development. However, the removal of the flyover is to be led by Auckland Transport and it's removal will be the subject of a separate approval process. As such, our application for Resource Consent places the proposal within the existing street environment inclusive of the flyover.
- Streetscape and public realm outcomes indicated beyond the site boundary are intended to provide a vision for the future which could be enabled by redevelopment of the Downtown Carpark. These spaces will be designed, approved, and constructed by Eke Panuku and Auckland Transport through a separate approval process.
- Our design response highlights opportunities to connect through adjacent Precinct owned buildings and assets (HSBC Tower and AON House) to the East of the Downtown Carpark site along Albert Street. As these opportunities are key to achieving the Essential Requirements and CCMP outcomes, the nature, operation and function of these public connections will form part of the Resource Consent application scope.
- Our design response highlights a specific opportunity to establish a new connection through the Precinct owned building at 204 Quay Street through to the viaduct harbour. This remains the aspiration, however due to the complexities of underlying land ownership and related commercial and stakeholder considerations this proposal will be progressed through a separate approval process.



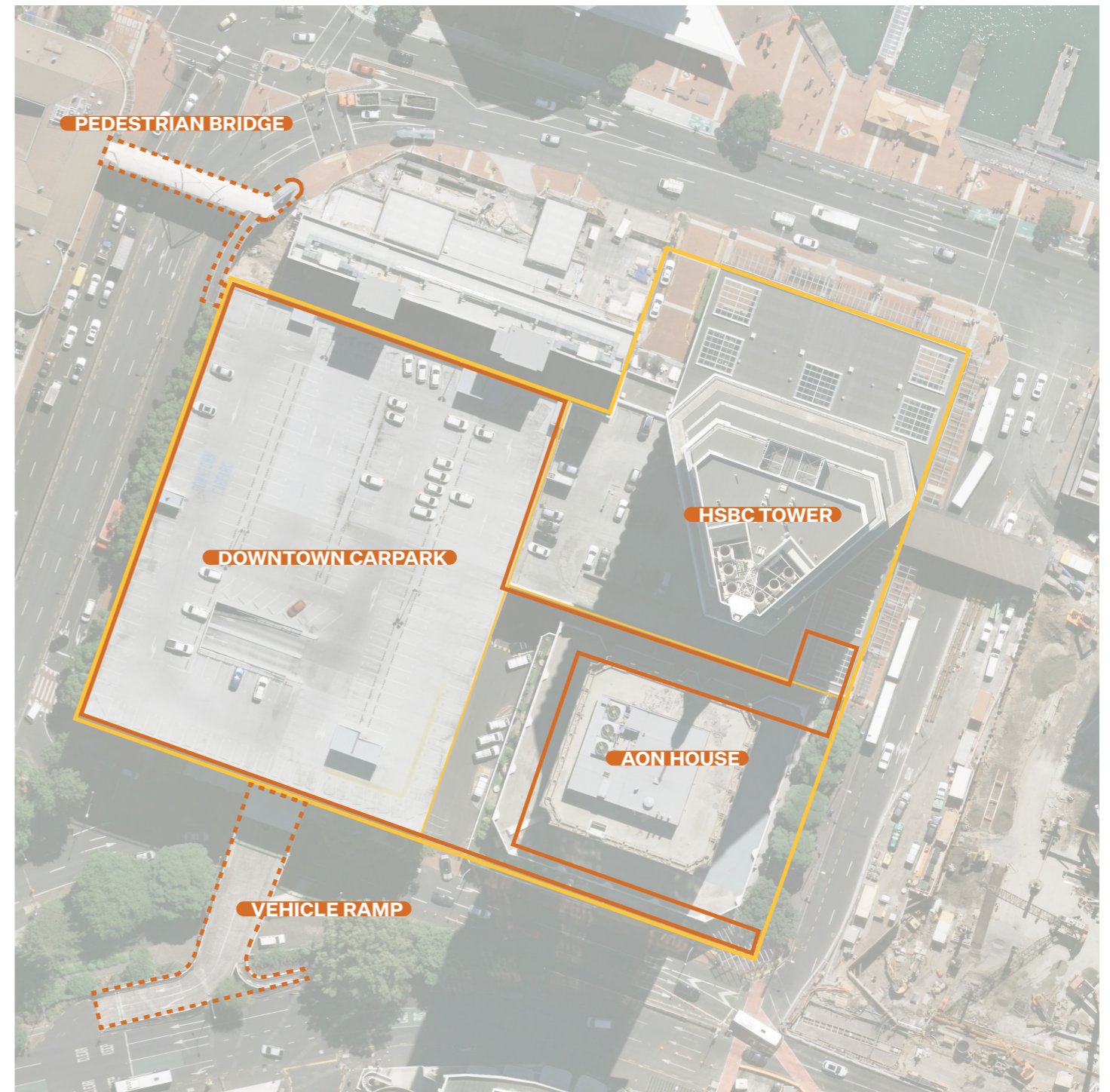
Scope of Land Use consent application comprising 3 contiguous sites - Downtown Carpark, Aon House, & HSBC Tower.



Approximate scope of physical works / demolition scope within the site boundary.



Additional demolition scope beyond the Land Use application boundary.





1.2 Design Statement

The proposal is a comprehensive mixed-use development which supports and enables transformative urban design outcomes within the western CBD. The following summary describes the architectural design intent and is intended to complement the drawings and images within the resource consent application.

Massing and composition:

- The proposal adopts a tower and podium form, with three podium buildings complemented by two significant towers which are set back from street boundaries.
- This arrangement creates a dynamic composition of tower forms on the skyline, offering different relationships from different vantage points around the city.
- Both towers are proportionately slender and oriented to maximise views through the site in the N-S direction.
- Clear visual separation is provided between the two tower forms from key vantage points and points of arrival into the city.
- The larger of the two tower forms (T1) is located toward the centre and rear of the site, minimising potential adverse effects, and complementing the future scale of development enabled on adjacent sites to the South.
- The smaller tower (T2) is located at the western edge of the site, creating a strong sense of transition in scale down towards the harbour edge of the viaduct.
- Both towers adopt distinctive 'chamfered' forms which relate to the Whakairo i te rā narrative, and also respond to the planning framework - enhancing the transition to the waterfront; acknowledging our natural context; and maintaining sunlight access to St Patrick's Square.
- Each tower extends the facade vertically at the crown, enabling the proposal to 'dematerialise' at the sky interface rather than terminating abruptly, supporting the cultural narrative; and screening plant and equipment.
- Podium buildings hold street edges and frame laneway entrances which provide public access to the urban room - a significant new covered public space at the heart of the proposal.
- The architecture of the lower levels (inclusive of P3) adopt a more fluid geometry responding to the conceptual narrative - Whakairo i te wai.
- Streetscapes and lanes are highly activated at the ground plane through the provision of retail and lobby spaces fronting public spaces.

Materiality:

- The overall intent of the proposed material palette across the project is to relate at a range of scales to the cultural narrative based on whakairo rakau.
- This approach anticipates an overall vertical graduation across the project, with lower podium levels generally expressing greater depth and tactility, and upper levels becoming progressively more 'smooth' and more highly glazed.
- The towers are proposed as a unitised curtain wall facade typology with powdercoated aluminium panels and frames.
- Both towers incorporate depth of expression through external aluminium fins and frames which create a vertical grain to the facades, create an enhanced reading of solidity when viewed obliquely, and establish a second order of horizontal expression (triple height to T1, and double height to T2).
- The tower forms are differentiated on the skyline through colour. T1 adopts a neutral gray colour palette, while T2 adopts a warm bronze expression. These solid elements are anticipated to be of a 'matt' finish in contrast to the typical reflectivity of glazing.
- The T2 facade include a range of strategies to enable residential occupation - traditional balconies, juliet balconies and wintergardens are deployed across the project according to environmental requirements.
- Podium buildings adopt a unitised curtain wall expression with integrated solid elements and projecting fins. The facades adopt a double height and staggered elevational order referencing the cultural narrative of Whakairo i te ringa. The materiality of these solid elements is intended to be tactile and textured, responding to the overall materiality strategy.
- The ground plane outcome seeks to create a reading of 'public space' through architectural strategies deployed at a range of scales.
- The ground plane facades inclusive of P3 are intended to be a textured and tactile materiality with the potential for integrated artwork.
- The canopies and the glazed roof to the urban room are envisaged as conceptually secondary or neutral - and are conceived as a simple response to the structural and technical requirements of the span.



1.3 Scheme Composition

The following diagram summarises the area, programme, and massing composition of the proposal.

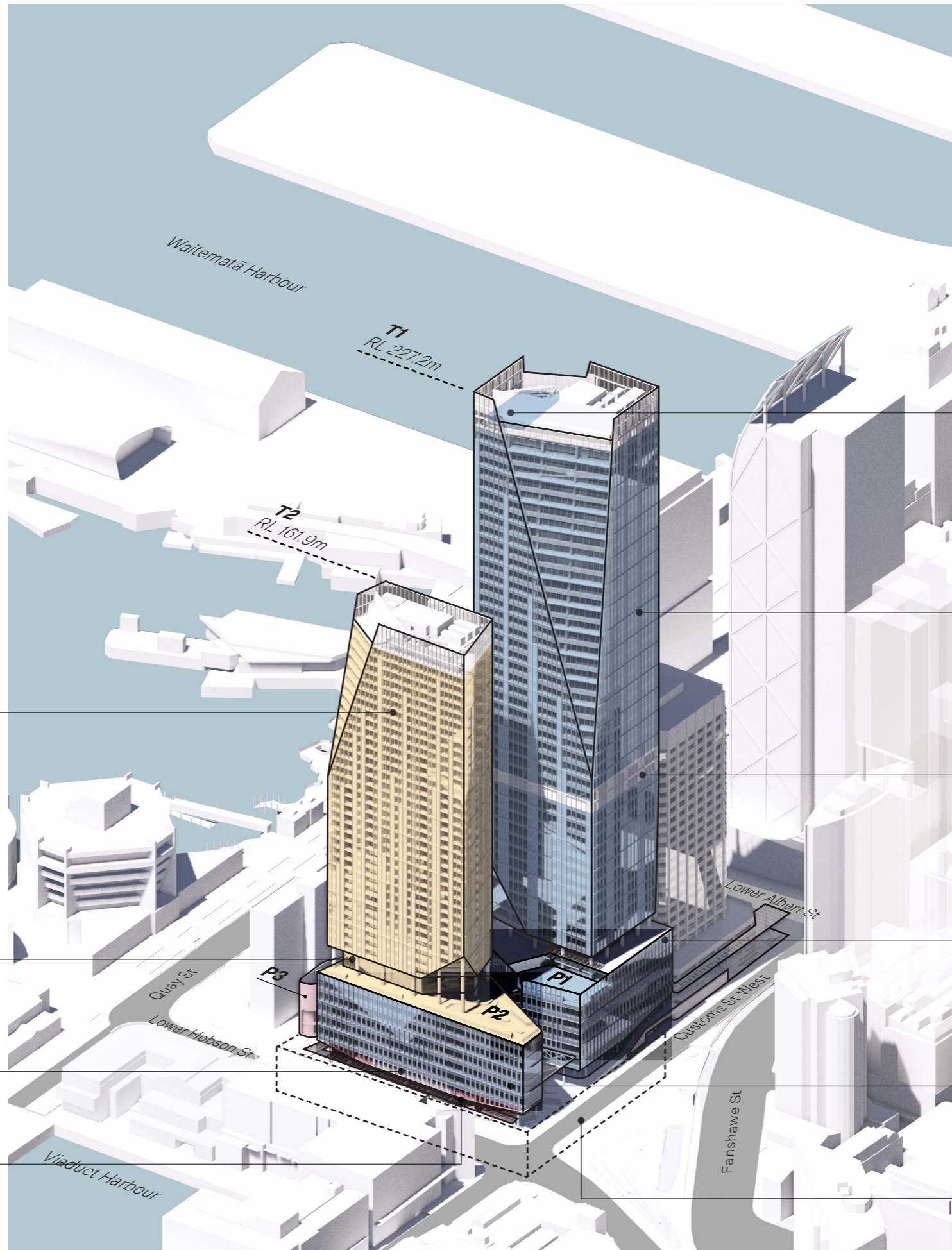
120,000	Approximate Overall GFA (m2)
82,100	Approximate Office GFA (m2)
32,800	Approximate Residential GFA (m2)
247	Residential Apartments
56	T1 Tower Levels (incl. podium)
45	T2 Tower Levels (incl. podium)
540	Basement Carparks
3,300	Approximate new public realm within the site boundary (m2)

T2 Residential Levels 8-41
32,800m² GFA
247 Apartments
Lobby at Level 00

Residential Amenity/Plant Level 7

Plant Level 1

P1, P2, P3 Retail and F&B Levels 00/01 (2 Floors)
2,200m² GFA



■	Commercial
■	Residential
■	Retail / F&B

Office Amenity/Tenancy/Plant Level 51
Lobby at Level 00/01

T1 Office Levels 9-20, 23-49 (39 Floors)
59,300m² GFA
Lobby at Level 00/01

Plant Levels 21,22, 50 (3 Floors)

P1 Office Levels 3-7 (5 Floors)
13,800m² GFA
Level 00/01 Lobby
Level 00/01 Meeting Suites

P2 Office Levels 2-6 (5 Floors)
9,000m² GFA
Ground Floor Lobby

Basement Carparking/Plant Levels B1-B6 (6 Floors)

1.4 Cultural Narrative & Hierarchy

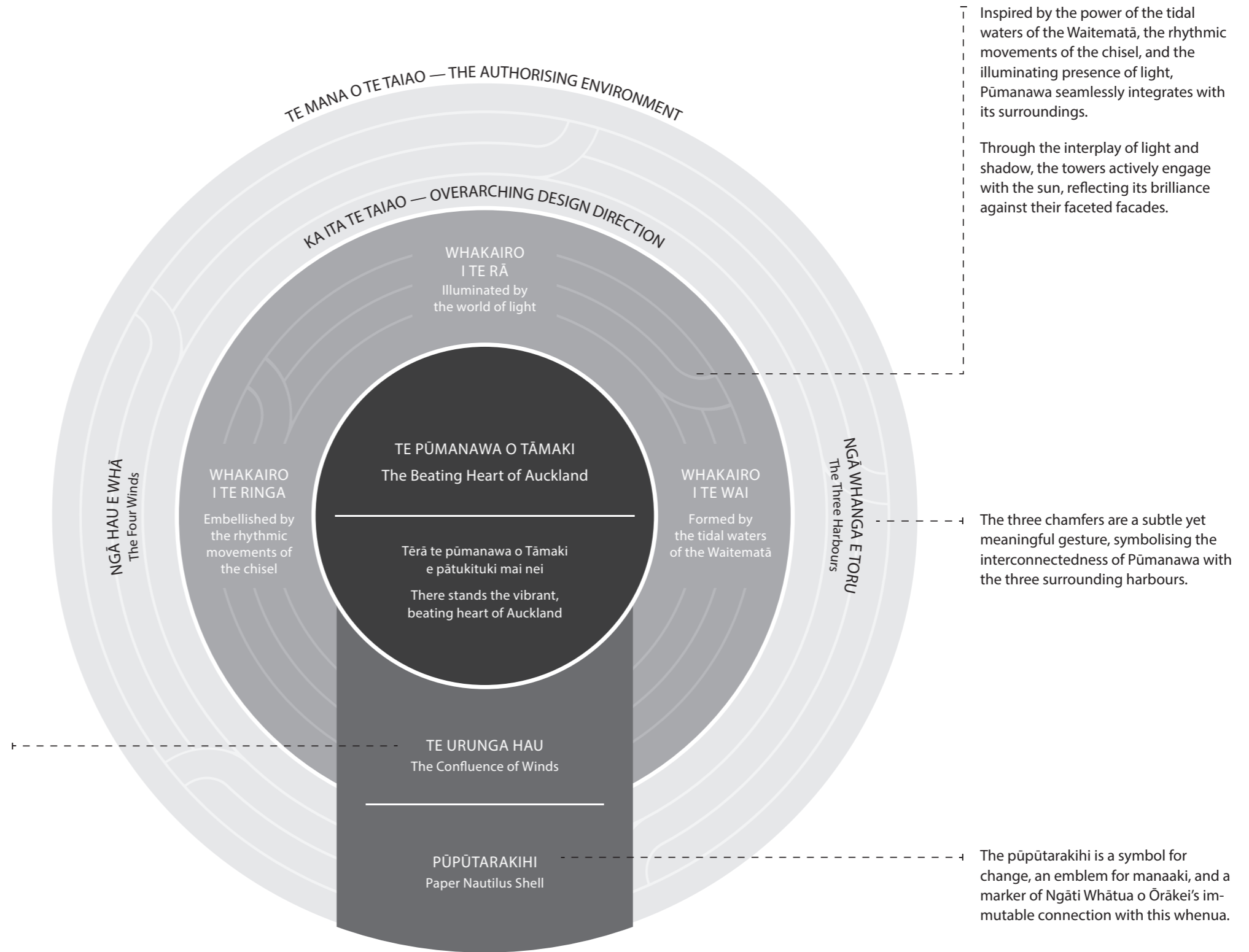
The project is guided by cultural narratives developed in collaboration with design partners, Haumi & Ngāti Whātua Ōrākei.

Te Pūmanawa o Tāmaki reflects the interconnectedness of humanity and the natural world, energised by the heartbeat of the land.

Locally inspired and intimately connected to place, the towers pronounce skywards, drawn from within the land but speaking to the world.

The adjacent diagram summarises the cultural narratives and the hierarchy in which they are deployed within the project.

Te Urunga Hau acknowledges the vibrant and diverse communities that breathe life and vitality into this space, through thoughtful programming and connection.

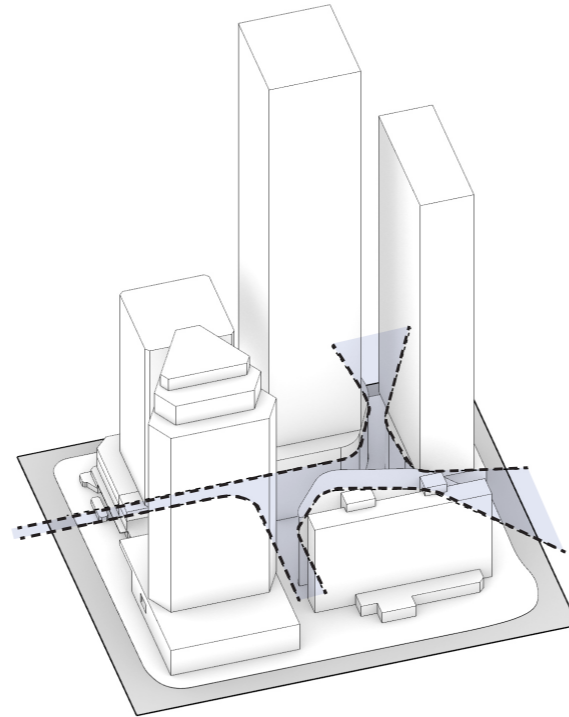


1.4 Cultural Narrative & Hierarchy

The following iho or unifying statement draws down from the vision statement. It's purpose is to bridge and materialise the conceptual framework into form. It has been based on the following ideas.

Carved by water
Carved by hand
Carved by light

Whakairo i te wai

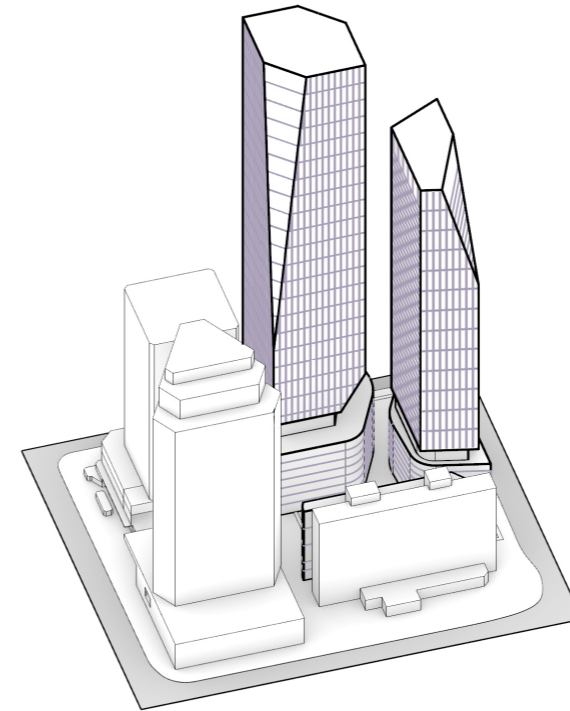


Formed by the tidal waters of the Waitematā.

A reference to the foreshore, the reclaimed land, the original edge and the inherent forces of the Waitematā.

Lower levels of the proposed development adopt a fluid, sculpted form as if etched out by flowing water over time. This conceptual approach delivers a memorable and distinctive public realm and ground plane and can inform design development at a range of scales.

Whakairo i te ringa

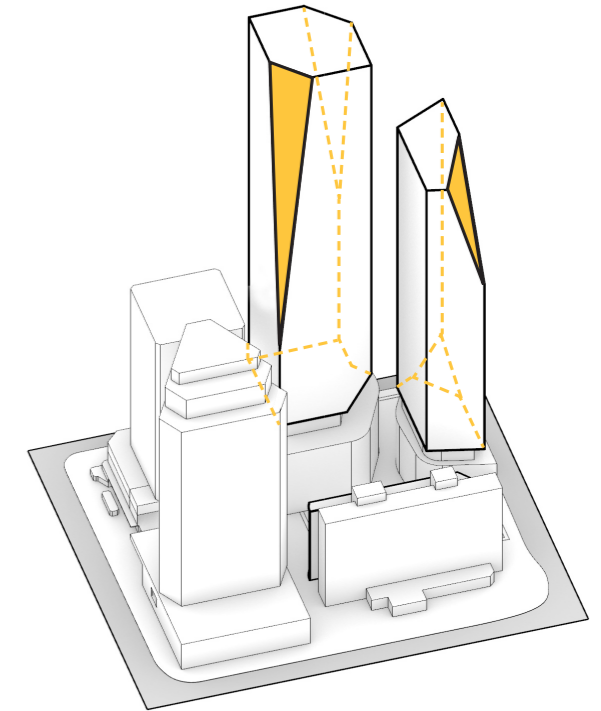


Embellished by the rhythmic movements of the chisel.

A reference to human interpretation and response. A reminder that humanity is critically connected, to and of the natural world.

Facades of the proposed development are expressed with depth and texture rather than a smooth glazed skin, likened to the forming of a carving with a tōki (adze). This enables a 'crafted' reading of building forms and increased solidity when viewed obliquely. Texture, depth, and shadow are more pronounced at lower levels of the development, becoming more refined and smooth as the building forms ascend vertically.

Whakairo i te rā, ā, ka ita i te taiao



Illuminated by the world of light, galvanised by the natural world

Light provides life (Te Ao Mārama) and colours the forms, galvanising them back into the natural world.

The tower forms respond at the scale of the city to solar control planes, enabling sunlight penetration deep into the site. The carved planes also enable the project to acknowledge its wider physical and cultural context - with the three primary chamfers conceptually making reference to the waters of the Kaipara, Manukau, and the Waitemata. The reflected sunlight in the glass planes acknowledges the energy created by te ara o te rā (the stations of the sun), and figuratively animates the building.

1.5 TAG Recommendations

Pūmanawa / Downtown West has been through a rigorous review process carried out by the Technical Advisory Group (TAG) at Eke Panuku involving four formal sessions and two workshops. Following the final presentation on 10th May 2024, TAG issued official recommendations in support of the proposal, stating that it demonstrates “a high level of urban design quality and resolution” and that “all of the major urban design issues have been convincingly addressed.” Below is a summary of key outcomes extracted from the TAG Recommendations document:

A1: Objectives and Policies regarding urban form:

- TAG considers that the basic form of the proposed development – two relatively slender towers above a podium that defines street edges and frames laneways - is a generally sound response that realises the development potential of this part of the city (and the benefits that it brings), together with the need for a well-designed contribution to the city’s skyline, for appropriate scale at street edges, and the provision of through-site pedestrian routes that would significantly enhance the permeability of the block.

A1.1 Objectives:

- The development is located in the Business - City Centre Zone and is considered by TAG to support each of the six objectives for this zone, the most pertinent being Objective H8.2(8): Development in the city centre is managed to accommodate growth and the greatest intensity of development in Auckland and New Zealand while respecting its valley and ridgeline form and waterfront setting. TAG considers that the proposed built form skyline respects the ridge and valley form, being aligned with the Federal Street ridge and opposite what was known as the Nga u Wera headland.

A1.2 Policies:

- The Unitary Plan contains 22 policies for Business Zones, of which 14 relate to all Business Zones and 8 relate specifically to the Business - City Centre Zone. Of the 14 general policies, two (#8 and #14) do not apply to the City Centre zone and the remainder would appear to be met by the proposed development, subject to further assessments in regard to the provisions of policy 11 [wind and glare effects on public open spaces].

A1.3 The transitioning of building height and development densities down to neighbourhoods adjoining the city centre, and to the harbour edge:

- The lower height of Tower T2 in relationship to T1 achieves an effective visual transition in building height in north-south and east-west directions while at the same time being of sufficient height to visually “bookend” the City Centre when viewed from the harbour.
- The majority TAG view is that the proposal, due to its location and its design responses, successfully meets this policy.

A1.4 Harbour Edge Height Control Plane:

- TAG recognises that the design proposals infringe this standard by a substantial extent, but notes that a number of factors contribute to minimising the effect of this infringement.

A1.5: Minority view in regard to proposed tower heights:

- A minority view held by TAG Panel member Richard Blakey considered that the towers were too high.
- The above view was not shared by other TAG members

A2. Objectives and Policies regarding the public realm

- Policy 33 requires building and development of the highest quality that contributes to the city centre’s role as an international centre for business, learning, innovation, entertainment, culture and urban living. TAG considers that the proposed development is consistent with this policy and achieves a level of urban design quality comparable with recognised international precedents, while also responding to the

distinctive context of Tamaki Makaurau.

- Policy 34 requires building frontages along identified public open spaces and streets to be designed in a way that provides a sense of intimacy, character, interest and variation, and enclosure at street level. TAG considers that despite the challenging conditions of the block, the proposal will provide an integrated network of lanes, activation of the periphery street frontages, a high quality central public place, and opportunities for artwork that is well integrated with the architecture.
- Policy 35 requires the demolition of buildings and structures to avoid, remedy or mitigate significant adverse effects on the pedestrian amenity of the city centre and the safety and efficiency of the road network. TAG considers that the existing carpark building presents significant adverse effects on pedestrian amenity and that its removal and replacement with the proposed development will transform pedestrian amenity in this part of the city. TAG observes that part of this anticipated amenity derives from the proposed integration of the on-site pedestrian network with the street-based network.

A3. Objectives and Policies for the Downtown West Precinct

- Policy 1: Enable and encourage a diverse range of activities within the precinct including residential (including visitor accommodation), commercial, recreational, temporary activities and events.
- Policy 2: Encourage an integrated network of attractive streets, lanes and pedestrian connections to improve pedestrian permeability and accessibility through the precinct and support the transport interchange function of the area.

- Policy 3: Provide for an interconnected network of high quality public open spaces and publicly accessible spaces which vary in form and function in highly accessible locations within the precinct that are activated by uses around their periphery.
- TAG considers that the proposed development achieves all three of these policies. TAG notes that the proposed network of pedestrian connections departs from that indicated in the City Centre Masterplan and in the development standards for the Downtown West Precinct Plan, and that these departures have been discussed in detail with the consultants at several TAG reviews.

A4. The implications of the Objective and Policies for the Public Realm in regard to permeability and legibility of circulation:

- TAG considers that [the east-west and north-south connectivity within the development and within the wider urban context] will offer a high level of permeability and legibility.

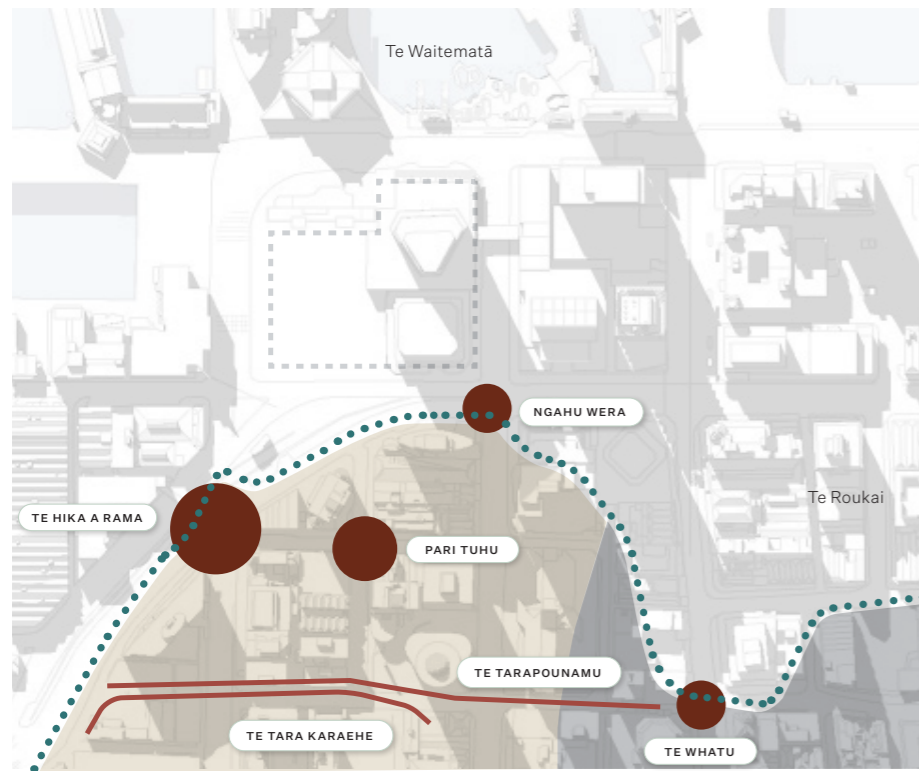
A5: Summary Comment

- With the exception of the Harbour Edge Height Control Plane standard, and the specific details of the standards relating to through site links, TAG concludes that the Reference Design is in general compliance with the relevant Unitary Plan development standards and gives effect to the Objectives and Policies relevant to urban design matters.

Podium & Public Realm

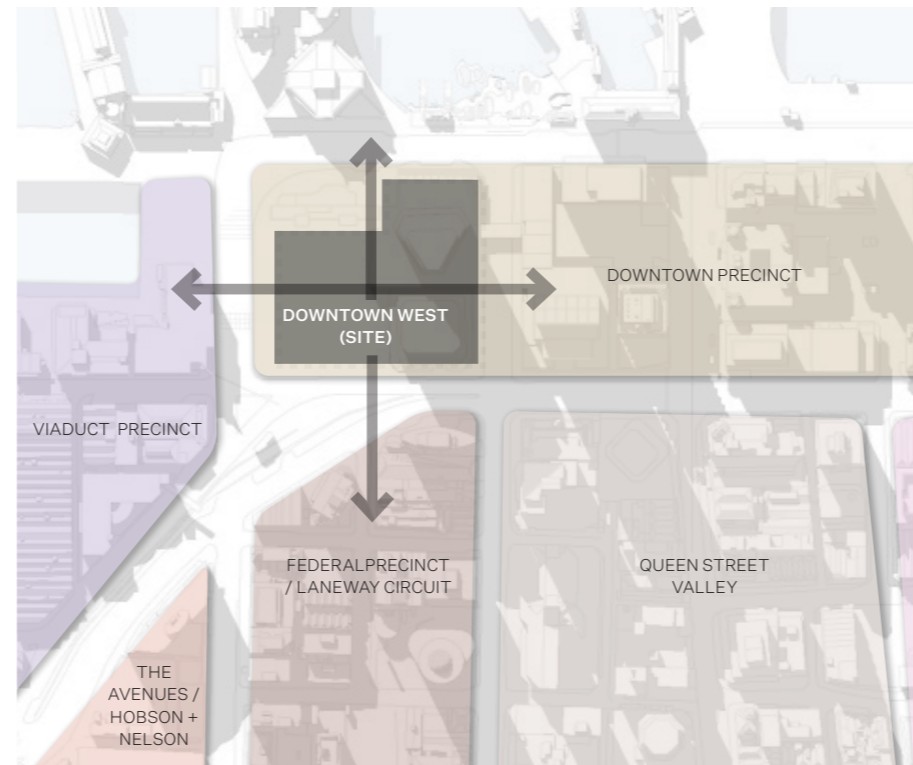


2.1 City Connectivity & Context



Cultural + Landscape Context

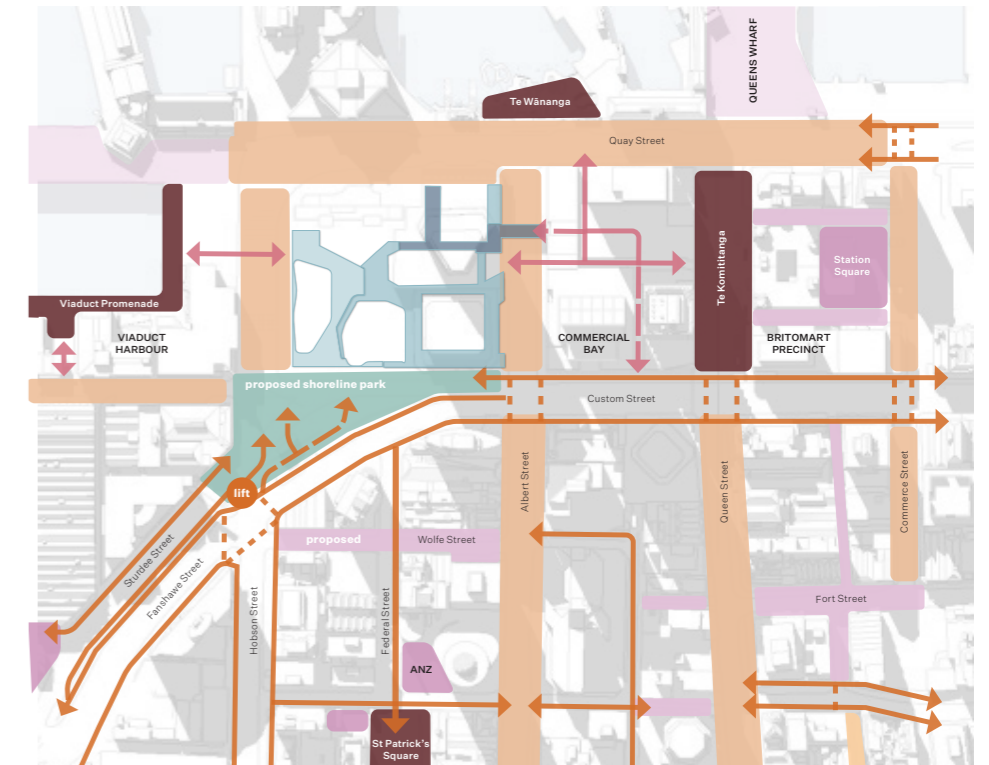
The Downtown West site is located immediately north of the original foreshore and headland to the northern end of the Hobson Street ridgeline. As significant landform, place of occupation, arrival and departure over time, the immediate surrounds of the site offer a rich history and narrative that through appropriate engagement can inform the design of the public realm to foster a strong connection to place.



City Centre Precincts

The city centre contains a number of distinct precincts defined by their spatial characteristics and connections, uses, communities and built form. Each has a legible urban character that contributes to the public life experience.

The Downtown West site occupies the western end of the Downtown Precinct uniquely located to connect to a range of surrounding precincts and the diversity of public life potential they can contribute to the new spaces created at this convergence of city centre public realm.



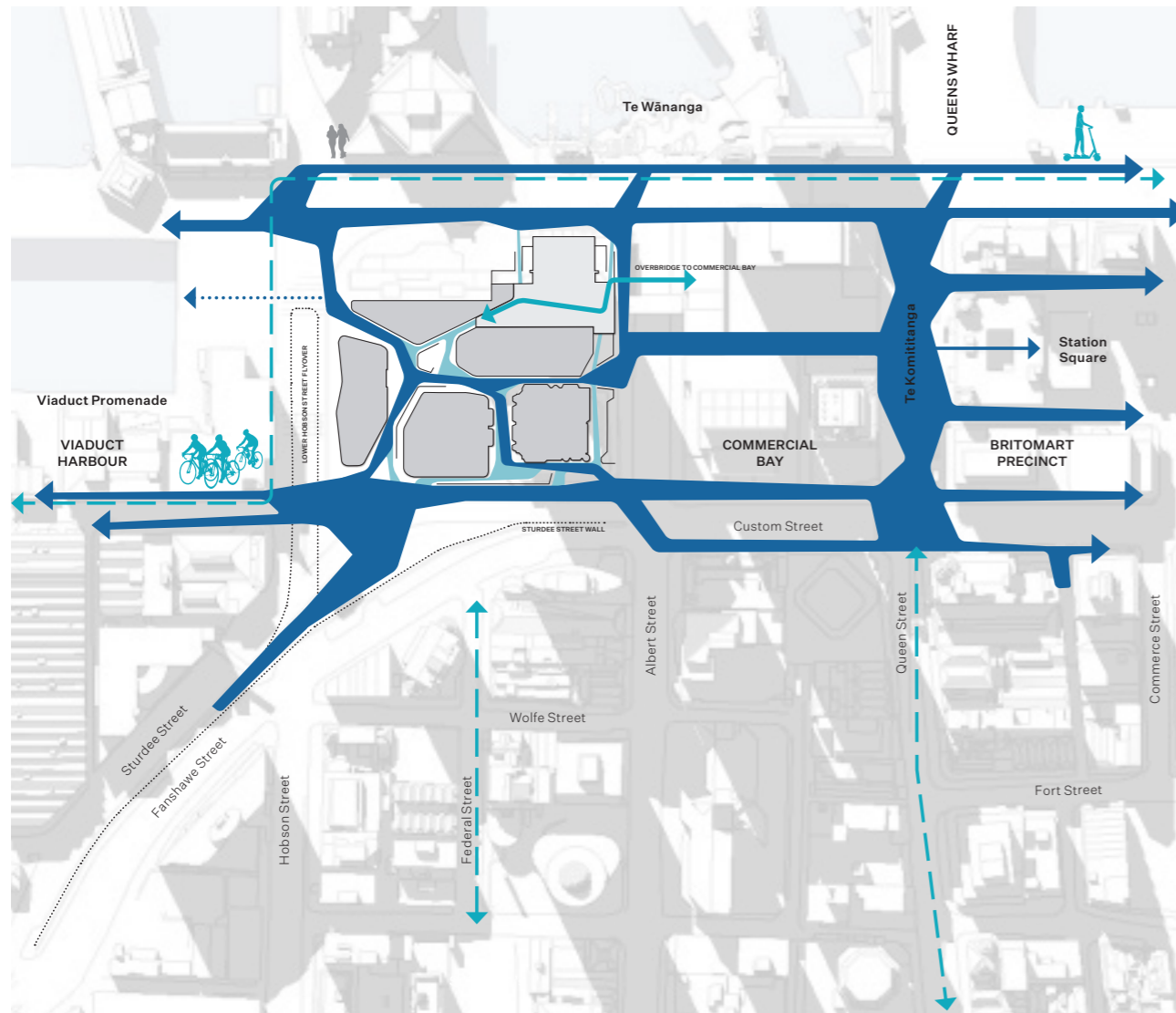
Public Spaces + Connections

The Downtown West site is located at a connection point of a number of established public spaces: the Viaduct Harbour, Te Wānanga, Te Komititanga and the Federal Street precinct offer a range of different public space experiences however connection between them is currently poor and detracts from the potential they collectively offer.

The provision of new connections at the street edges of the site and through the site in conjunction with a new public space anchoring these connections, has the potential to stitch these existing spaces together as part of a more legible and complimentary open space network within the downtown area.

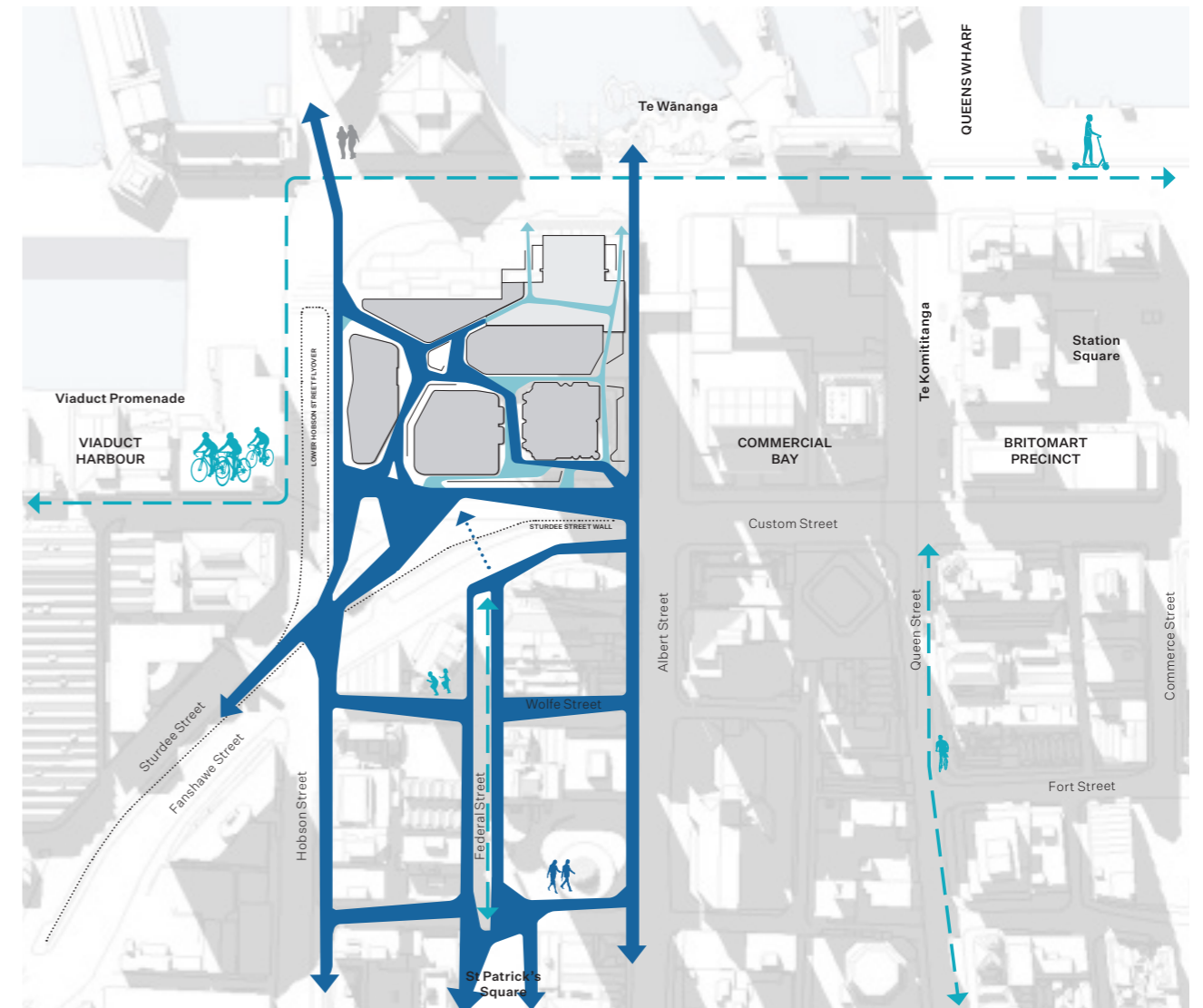
2.1 City Connectivity & Context

The planning of the site provides for a high level of pedestrian permeability connecting at multiple levels to street and podium level including the air-bridge to Commercial Bay and new street level laneway entrances from Lower Hobson Street and Customs Street. Each point of connection has been carefully considered to respond to the desired lines and patterns of approach around the block seeking a seamless integration with adjoining streets and spaces by fostering ease of movement and legibility of connection.



East West Connectivity

Connectivity East West to and through the site is facilitated both from the streets immediately adjoining as well as via mid-block connections through Commercial Bay supporting the CCMP laneway circuit characteristic of a finer grain network of more exploratory connections that compliment the 'big streets'.



North South Connectivity

Connectivity North South is facilitated mid-block via generous and inviting laneway thresholds that address the flow from the main streets whilst provision is provided for future mid-block connectivity to Federal Street as part of the future shoreline park development.

2.2 Public Realm

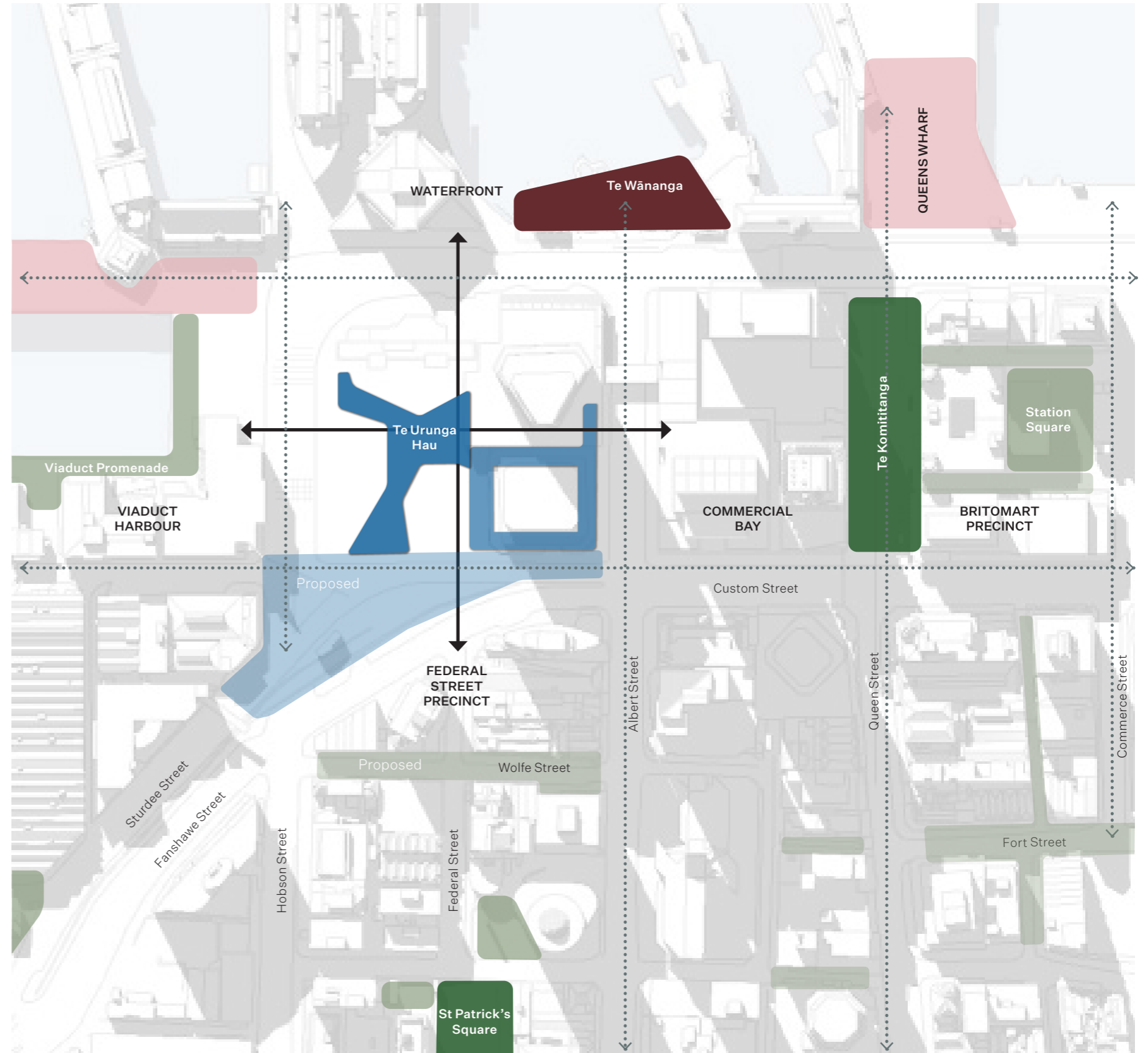
A Network of Public Spaces

The Viaduct Harbour, Te Wānanga, Te Komititanga and the Federal Street precinct offer a range of different public space experiences however connection between them is currently poor and detracts from the potential they collectively offer.

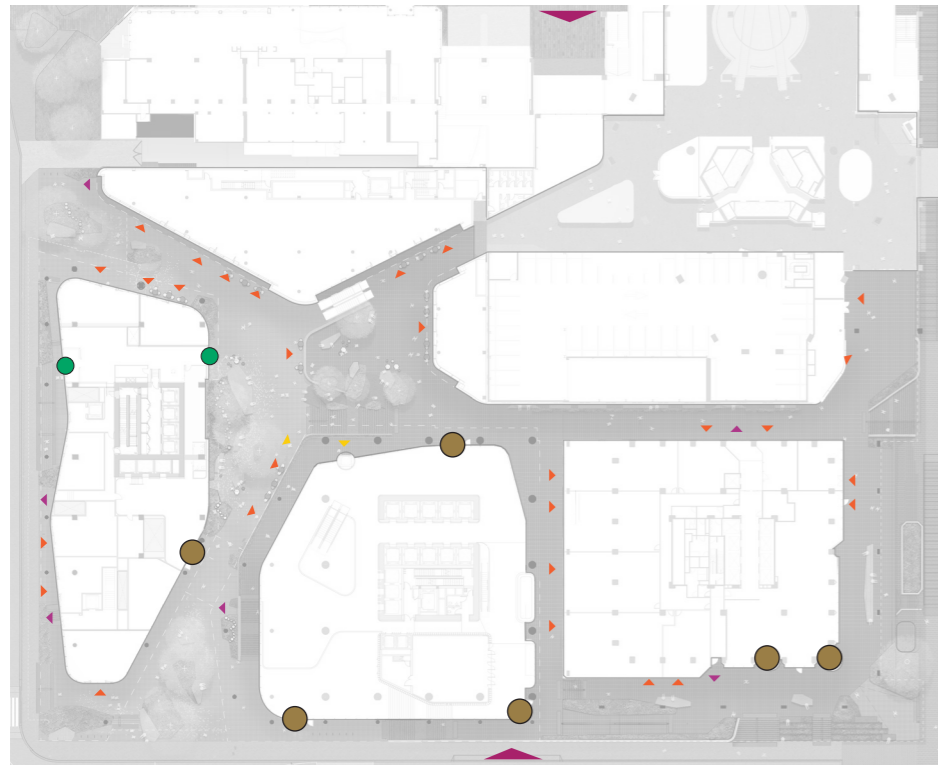
Te Urunga Hau offers a new and complimentary public realm experience within the downtown precinct, whilst also acting as a convergence point between the public realm of downtown and the laneway circuit. Not replicating the waterfront outlook or open civic character of other spaces but offering a more sheltered finer grain experience that talks to the experiential qualities of the laneway circuit and the dialogue established within more recent downtown public spaces of a strong connection to the underlying coastal edge of the harbour and former foreshore.

Te Urunga Hau is envisaged as having a strong relationship to the adjoining proposed shoreline park both in terms of expressing relationship to place and collectively offering a coordinated choice of public realm experience.

- City/Civic Destination Space
- Precinct Focal Urban Space
- Shared Space Street/Lane
- Waterfront Destination Space
- Waterfront Public Space
- Precinct Focal Urban Park
- Podium Public Realm
- Te Urunga Hau - Urban Room



2.2 Public Realm



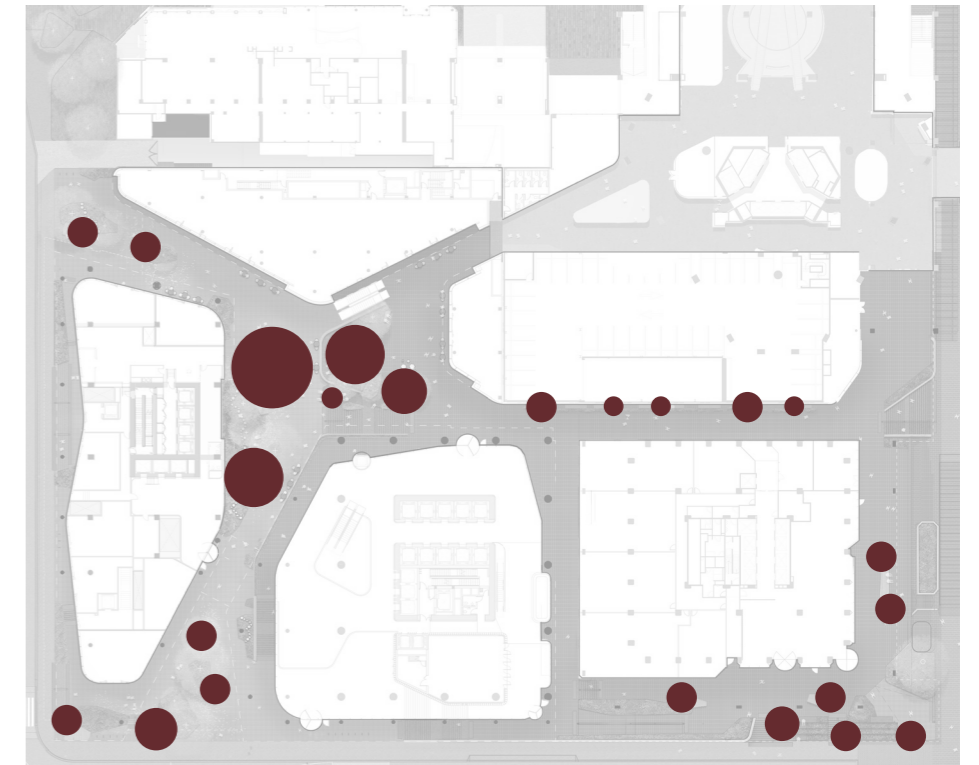
Access

Access for vehicles has been integrated to minimise impact on the surrounding streetscape with a single access point included at the existing service lane from Customs Street West. Primary and secondary access to podium and towers are distributed to provide legible access from both street edges and internal laneways - generally prioritising the street edges and reinforced by open lobby frontages. Laneways and street frontages are provided with a fine grain of retail / F&B access points.



Activated edges

A high degree of both internal and street facing building frontages and edges to the public realm are activated primarily via outward facing lobby, retail and F&B activity. Residential frontages and landscape provide complimentary edges to laneways and streets that offer activation via movement and occupation by people, with vegetation shelter offering a range of dwelling opportunities integrated within the landscape.



Diversity of dwell spaces

The journey through the site builds on the concept of the laneway circuit as an alternative network of narrow lanes. It should be understood as having a complimentary role to the surrounding streets, providing a high quality and enjoyable, somewhat diversionary walking route set back from the main cross city streets. As part of the Laneway Circuit the spaces offer a more human scale and greater levels of shelter. The connections they provide are anchored by localised moments of intensity and opportunity to pause supporting a range of public life experiences.

2.2 Public Realm

A high degree of permeability is proposed through the block for pedestrians with a series of dwelling opportunities created at the connecting intersections of routes that navigate the mid block north south connection.









These connection nodes serve as both dwelling eddies, places to pause and support re orientation as pedestrians move between each linear section of the route, from one space to the next.

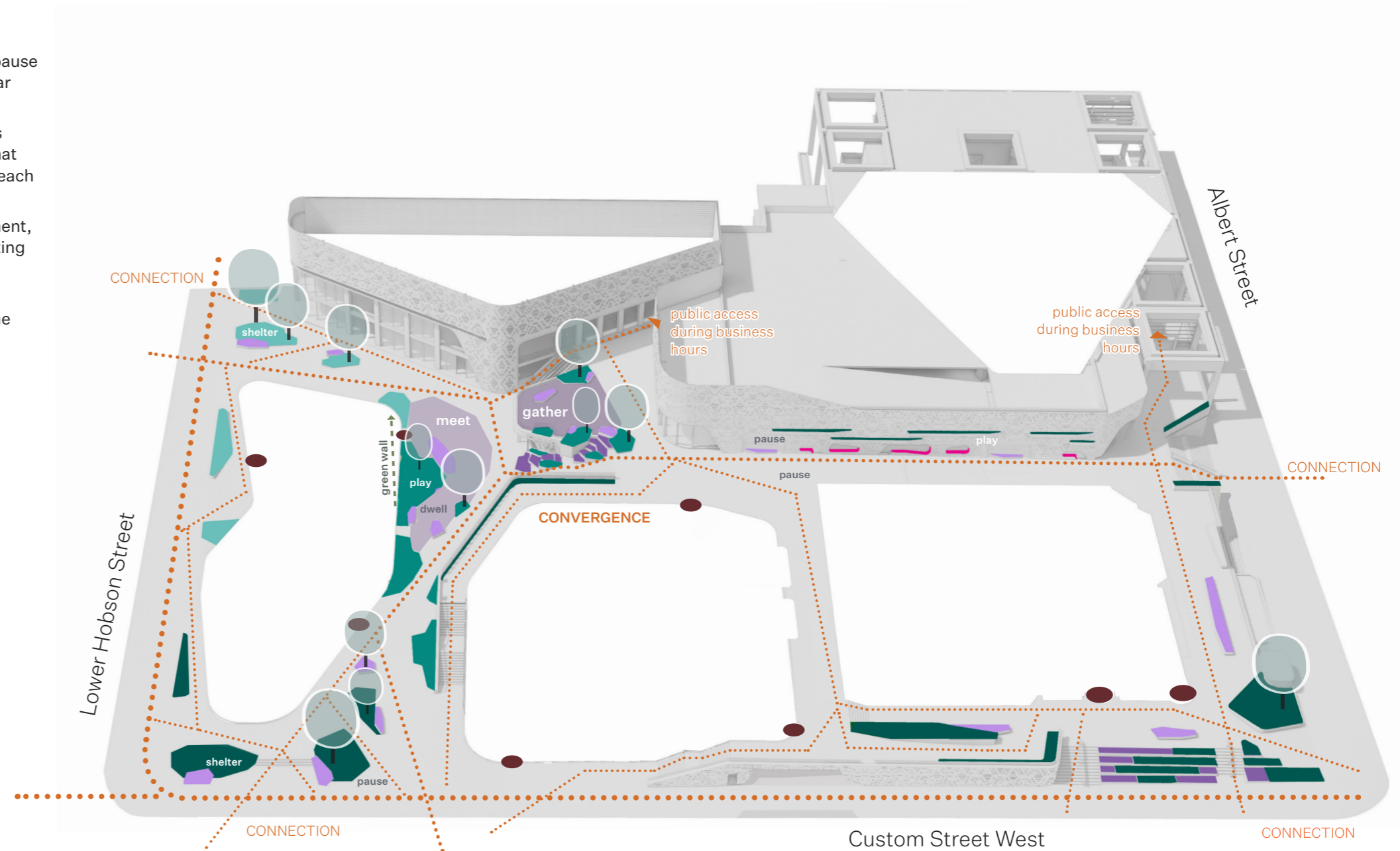
Te Urunga Hau, the convergence of winds (environments, histories and people), the name and concept for the urban room is a place that provides opportunity to connect people with the environment and each other.

Within the public realm the urban room is a convergence of movement, an intensification of activity and public life opportunity at the 'meeting place' of multiple physical connections.

Spatially it is well defined by its edges and thresholds defined by architectural form, level changes and intensification of ground plane vegetation at entry points.

KEY

Dwell Spaces - Seating	
Dwell Spaces - Terraces	
Dwell Spaces - Play Nooks	
Podium and Tower Access	
Movement - 24Hr Access	
Vegetation - Rock Shelf/ Intertidal	
Vegetation - Foreshore	
Vegetation - Coastal Forest	



2.2 Public Realm

Lower Ground Plane

0m 10m 20m
1:600 @ A3

- Commercial Lobby
- Residential Lobby
- Retail / F&B
- WC
- Accessible Lift
- Vehicular Access
- Cycle Access
- Primary Building Entrance
- Secondary Building Entrance



2.2 Public Realm

Upper Ground Plane

0m 10m 20m
1:600 @ A3

- Commercial Lobby
- Residential Lobby
- Retail / F&B
- WC
- Accessible Lift
- Vehicular Access
- Cycle Access
- Primary Building Entrance
- Secondary Building Entrance



2.3 Site Sections

North-South 3D Section

