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Lower Albert Street

Right:

Model view of the Lower Albert Street and Customs Street corner showing proposed new canopy and public realm interventions. Canopy design indicative pending detailed site information.

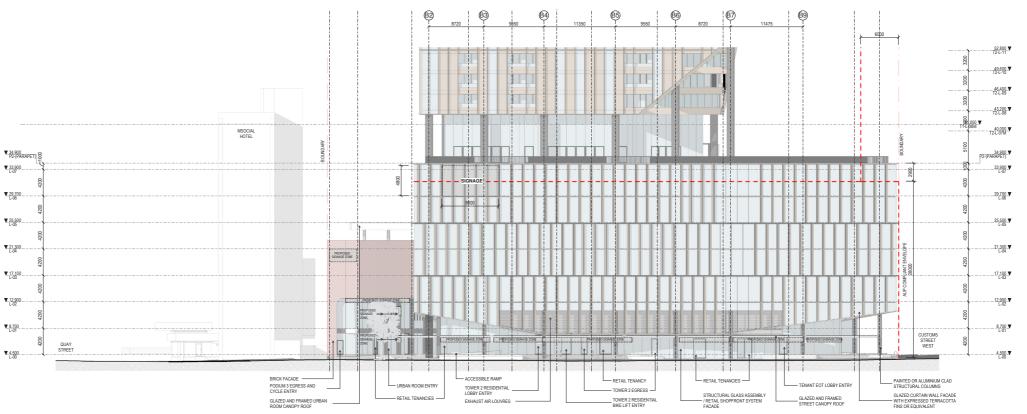




Right:

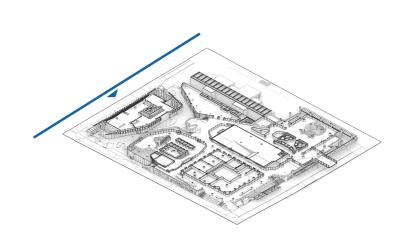
Model view of the proposed termination of the East-West connection on Lower Albert Street.

The following drawings summarise the proposed streetscape outcomes along Lower Hobson Street.



Further Detail:

Refer to Document A (Architecture and Landscape Drawings) for further detail including dimensioned sections

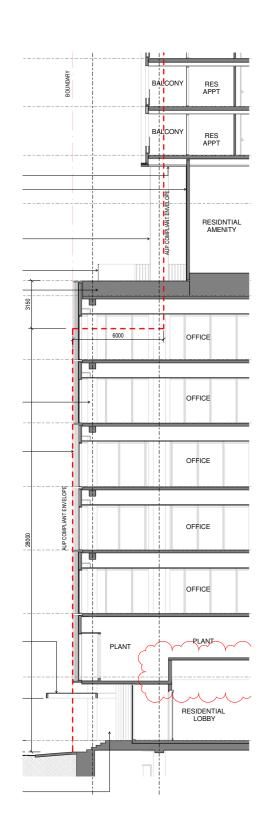




Right:

Model view from the corner of Lower Hobson Street and Customs Street West.

Lower Hobson Street



Flyover:

Please note that the images at right indicate the outcomes envisaged upon flyover removal. Please refer to the Introduction for context regarding the flyover and the initial Resource Consent submission.



Model view from Lower Hobson street looking toward the proposal. The redesigned P3 with its brick materiality offers streetscape diversity and invitation.

Left:

Detail section demonstrating streetscape relationships (1:250 at A3).







ndscape Report

 \downarrow Rendered view from Sturdee St

The following renderings place the design proposal within the future streetscape context.

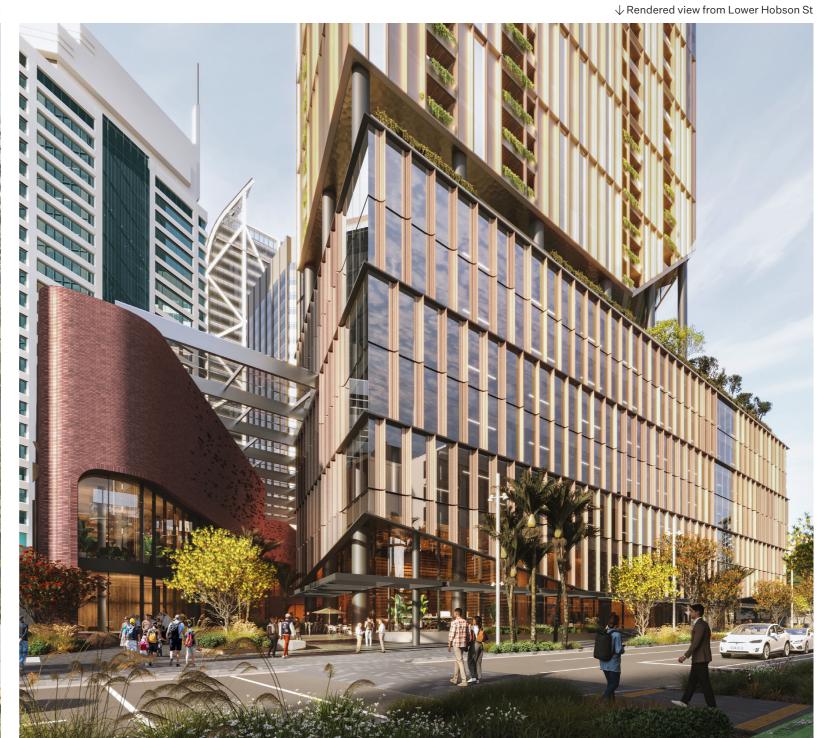


Flyover:

Please note that the images at right indicate the outcomes envisaged upon flyover removal. Please refer to the Introduction for context regarding the flyover and the initial Resource Consent submission.

Further Detail:

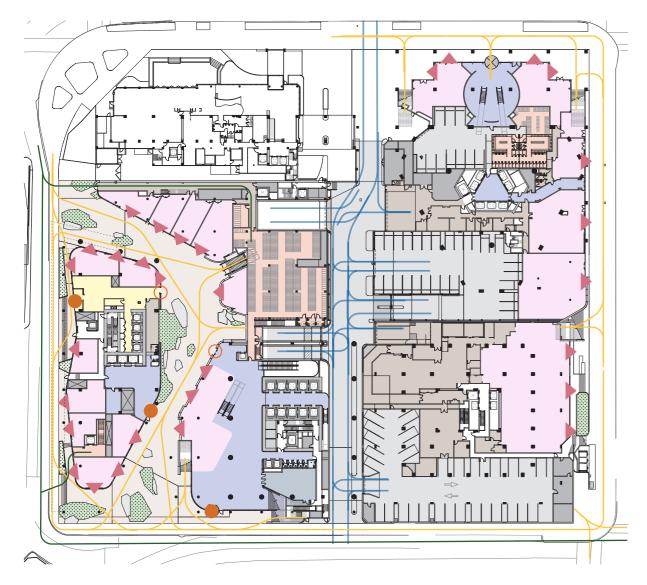
Refer to Document A (Architecture and Landscape Drawings) for further detail including dimensioned sections





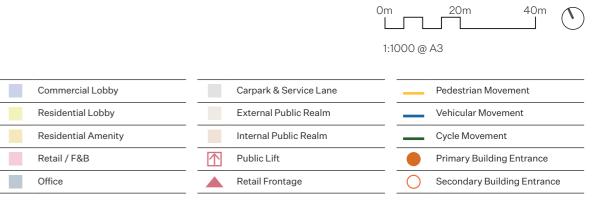
2.8 Podium Planning

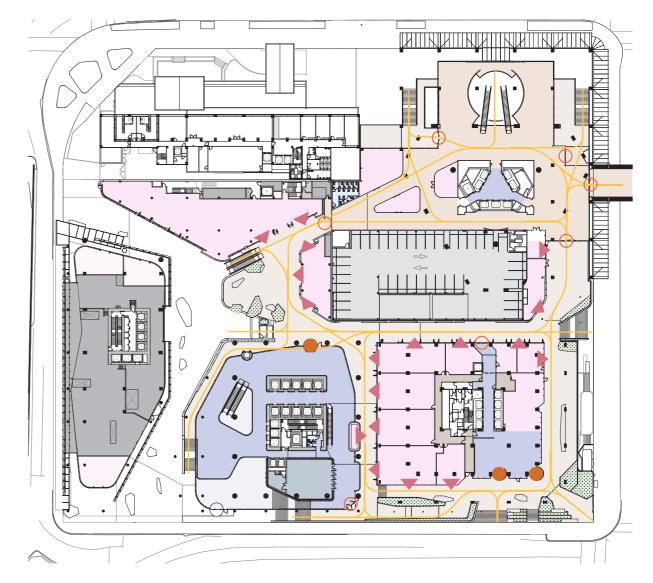
The following key plans describe the general programming and functionality of the podium and public realm components.



Ground Level (LOO)

Refer to Document A (Architecture and Landscape Drawings) for the complete set of 1:250 detailed plans



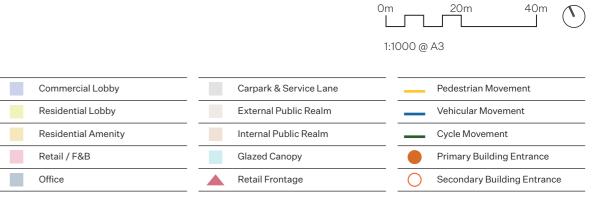


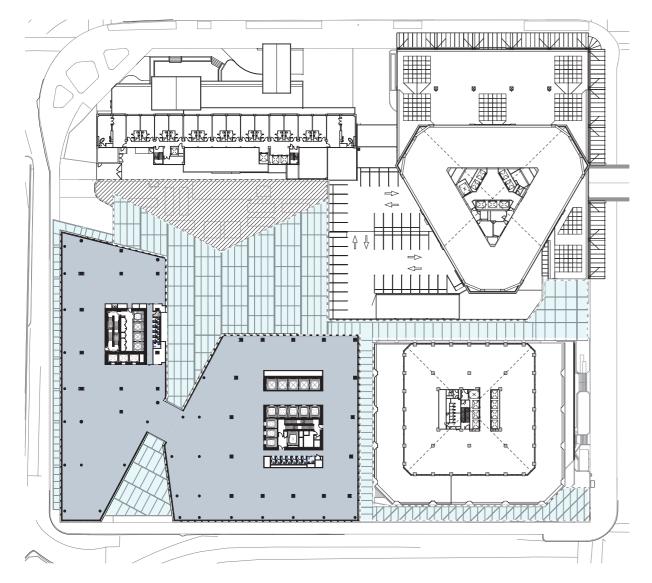
Upper Ground Level (LO1)



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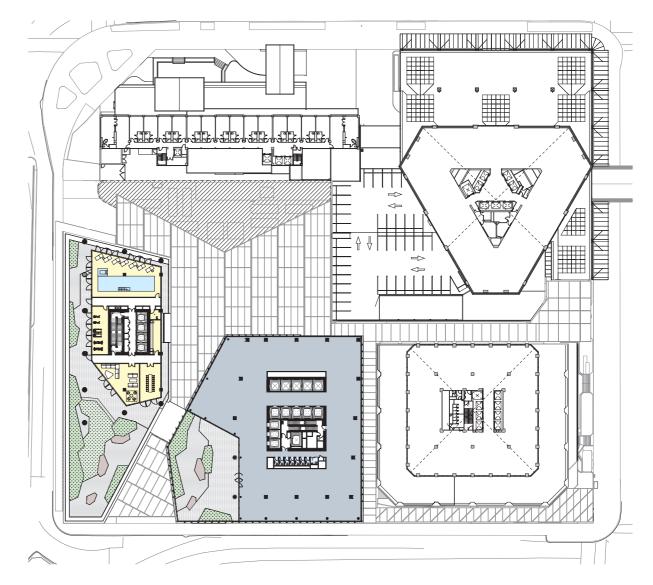
2.8 Podium Planning





Typical Office Level (L03-L06)

Refer to Document A (Architecture and Landscape Drawings) for the complete set of 1:250 detailed plans



Roof Terrace Level (LO7)

2.9 Podium Facades

Podium buildings are enveloped in three primary facade types.

The upper level facades for P1 and P2 are consistent on both external street-facing elevations and those fronting the Urban Room and laneways. A unitised facade system is used incorporating glazing, solid panels, and an external vertical fin expression projecting from the glazing line.

A low-rise brick-clad building (P3) sleeves the existing hotel to the north and the existing carpark to the west to frame the public realm with more active frontages. Designed to blend into the landscape, the brick building also acts as a 'plinth' that stitches the ground and upper ground levels into one cohesive ground plane spanning across the city block. Brick was selected as the primary material to create a tactile, urban, and human-scale experience for the public realm.

Glazed lobbies with integrated retail are located between the upper office levels and the brick plinth. The facade for this zone comprises structural glazing designed to be recessive and transparent. Facade lines are set back from the outer edges of the podium to provide shelter at the perimeter and visual depth in the massing composition.

KEY

TYPE A - OFFICE FACADE

Vertical fins over unitised glazing and insulated panel system. Shadow box to spandrel zone.



TYPE B - LOBBY / RETAIL FACADE

Structural glass facade assembly - laminated face glass panels point supported from laminated structural glass fins.

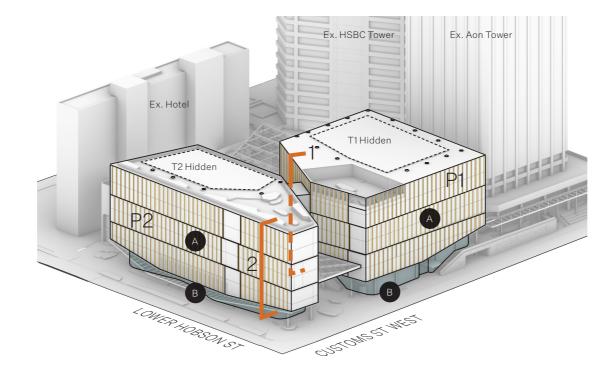


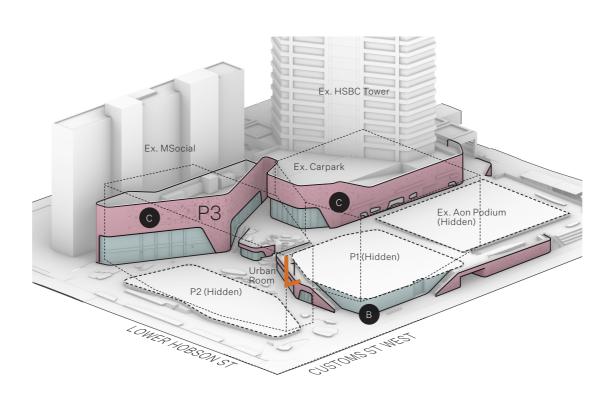
TYPE C - RETAIL FACADE

Long format brick module system with varying surface/pattern/reflectivity treatments.

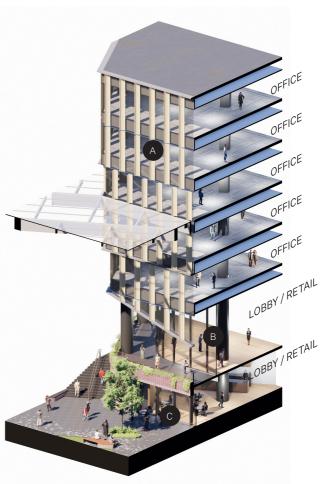
Shopfront glazing and signage system with low iron glass. Powdercoated aluminium frame with external fin extensions.











1 - Podium Urban Room Section



2 - Podium Street Section



Indicative Signage Location

2.10 Signage

Signage will be integrated into the building envelope design to support the commercial and retail uses within the precinct.

In lieu of signage design which will develop in the later phases of the project, 'signage zones' are instead indicated on the architectural drawings and adjacent render diagrams to provide an impression of the location and scale of signage for the purposes of Resource Consent.

Signage is to be designed to work with desired streetscape outcomes and architectural expressions. Visual clutter will be avoided through a considered and consistent selection of location, form, and materiality for all signage elements. Reference images of the neighbouring Commercial Bay development by Precinct Properties are provided below as an example of the type of 'curated' signage intended for Pūmanawa Downtown West.

Further Detail:

Refer to Document A (Proposed Architectural Drawings) for further detail including dimensioned signage zones.



Retail Shopfront Signage Example



Retail Suspended Signage Example



Canopy Suspended Signage Example



Precinct Branding Signage Example



Podium Naming Rights Example



Tower Naming Rights Example



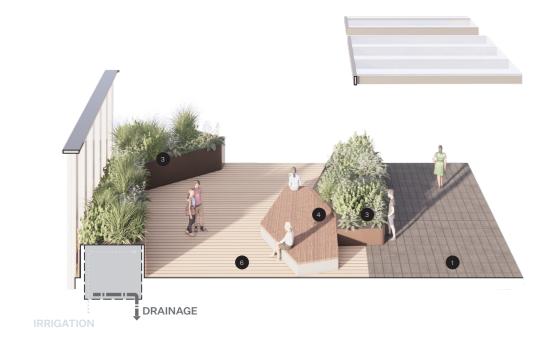
↑ Urban Room / Laneway & Retail Signage



↑ Podium Naming-Rights Signage (Lower Hobson & Customs St W)



↑ Tower Naming-Rights Signage (North & South of T1 Only)

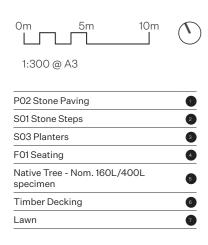


Nom. 7250

Nom. 5000

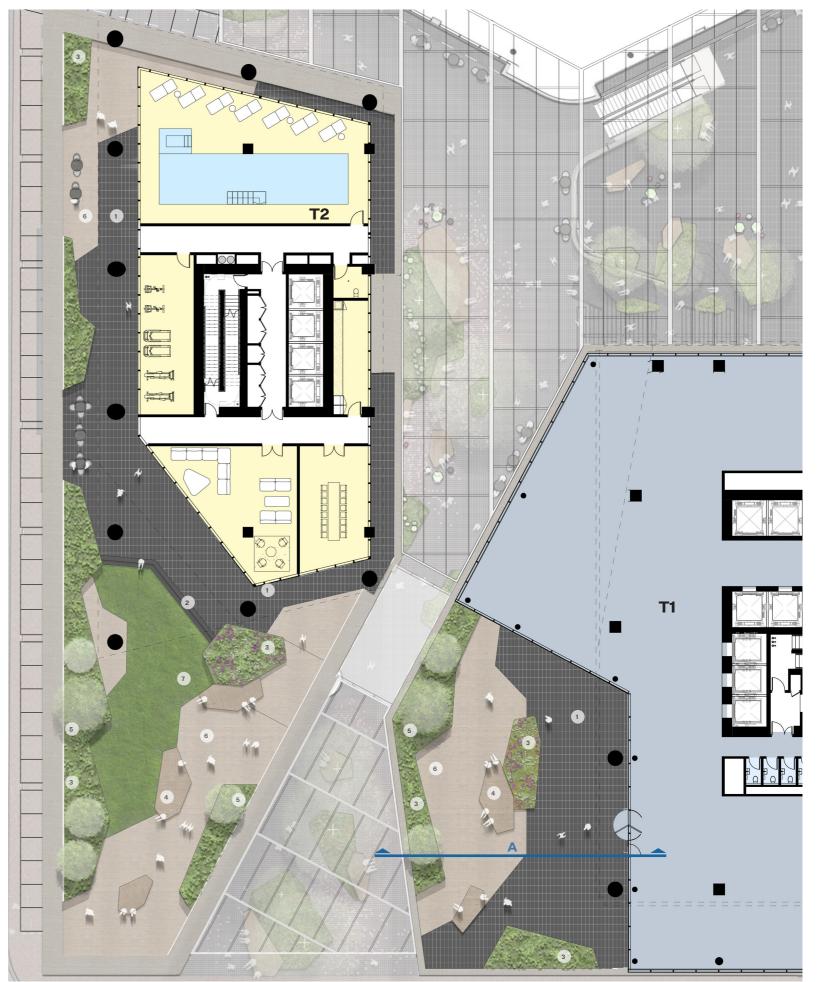
Section A

Nom. 2100



Further Detail:

Refer to Document A (Architecture and Landscape Drawings) for further detail including annotated sections



Resource Consent | December 20

Outline Specification

2.11 Roof Gardens

