

# Towers & Skyline



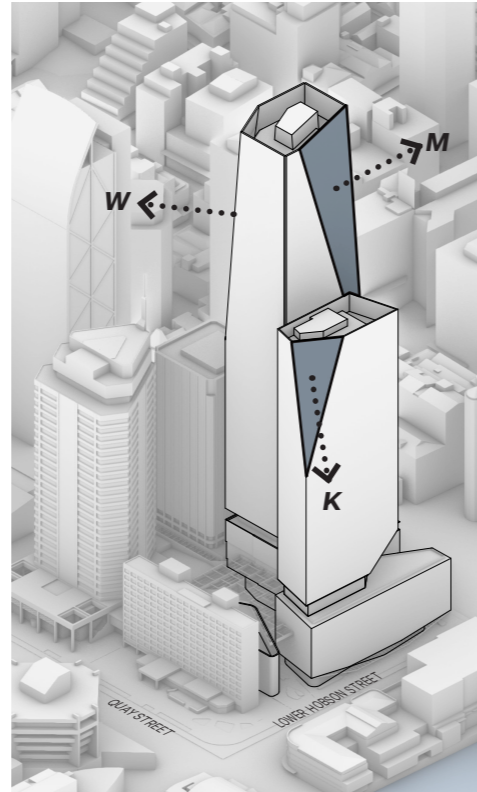


### 3.1 City Skyline

Developed in collaboration with design partners, Haumi & Ngāti Whātua Ōrākei, the design of three skyline chamfers oriented toward the three harbours defining Auckland / Tāmaki Makaurau is a subtle yet meaningful contribution to the city's skyline.

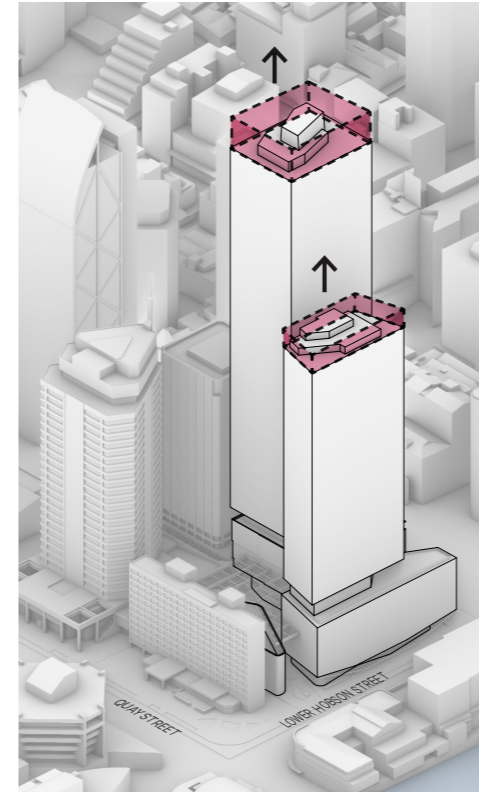
The adjacent diagrams illustrate the key design strategies that shaped the tower forms and crowning elements.

Three Harbours, Three Carvings



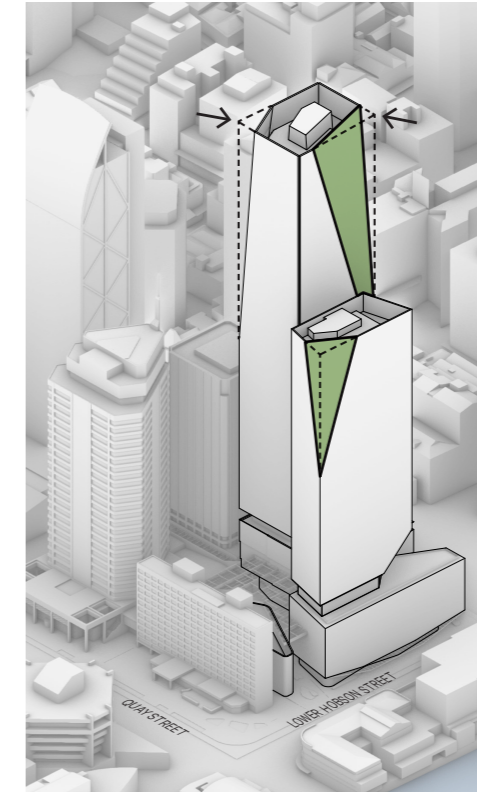
Three skyline carvings facing North West, North East, and South respond to the three harbours that define Auckland's geographical area.

Facade Extension



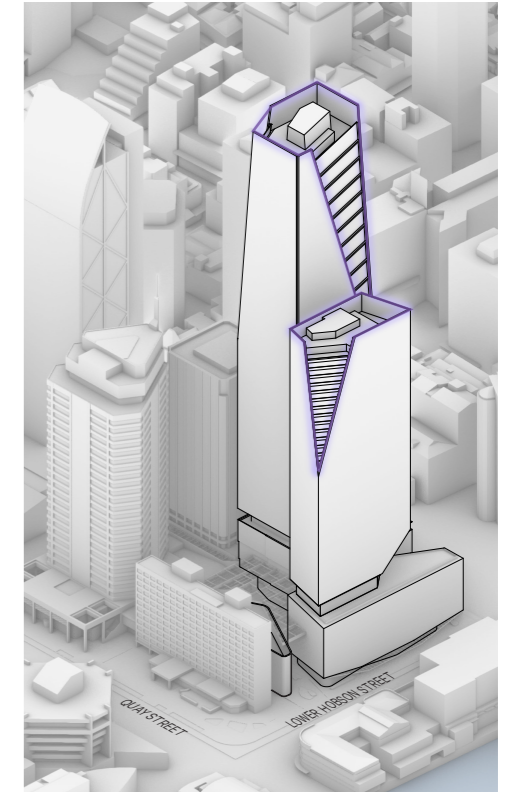
Rooftop plant elements (cooling towers, lift overruns etc.) are screened by the extension of building facades beyond the rooftop plane.

Chiseled Form



The sculpting of the upper floors as a result of the 'carved by light' narrative results in the effective stepping back of upper levels while also achieving compliance with the St Patrick's sunlight control plane.

Lighting



We anticipate that lighting is a key element of the skyline contribution of the project - focused on the triangular carved elements at the top of each tower.



### 3.1 City Skyline

The following renderings place the design proposal within the city context.

**Further Detail:**  
Refer to Document A (Architectural Drawings) for wider and additional renders.



↑ Rendered elevation (North)



↑ Rendered view from harbour (North West)



↑ Rendered view from harbour (North)



↑ Rendered view from harbour (North East)



### 3.1 City Skyline

**Further Detail:**  
Refer to Document A (Architectural Drawings) for wider and additional renders.



↑ Rendered elevation (West)



↑ Rendered view from harbour (North West)



↑ Rendered view from harbour (West)



↑ Rendered view from harbour (South West)





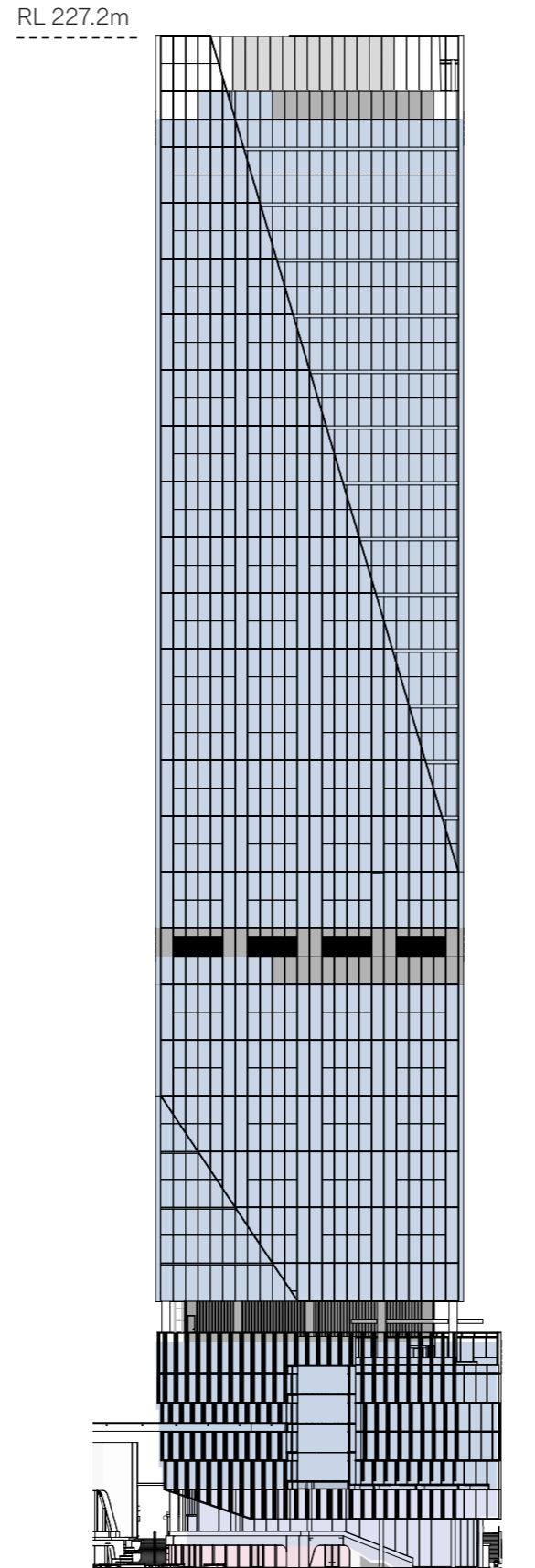
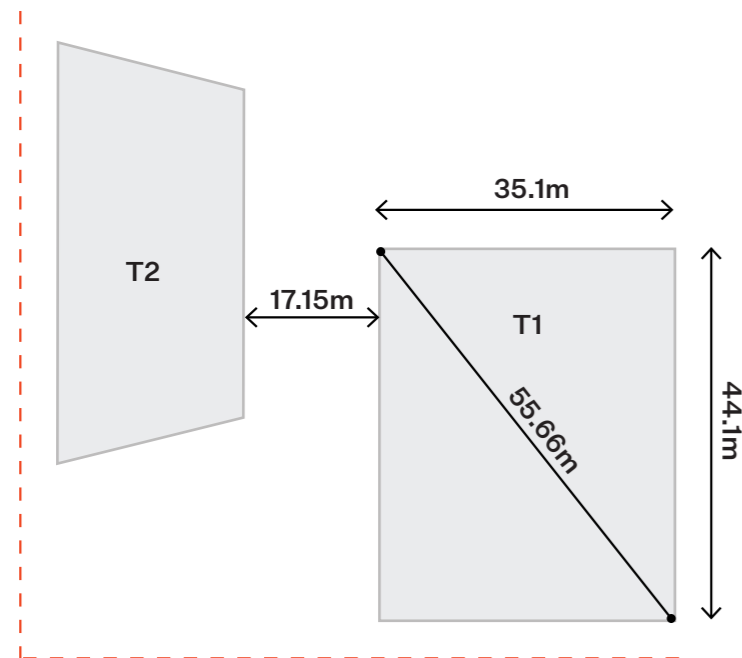


### 3.2 Tower 1 Planning

Tower 1 (T1) is configured as a mixed-use building with 41 levels of office.

The tower is anchored by an 8 level podium building (P1) which houses 5 additional levels of office (46 total incl. tower), roof terrace amenity, and 2 levels of lobby, retail, and meeting suites.

|  |             |
|--|-------------|
| <span style="color: yellow;">■</span>    | Residential |
| <span style="color: blue;">■</span>      | Office      |
| <span style="color: lightblue;">■</span> | Lobby       |
| <span style="color: pink;">■</span>      | Retail      |
| <span style="color: grey;">■</span>      | Plant       |



Elevation Diagram

Levels 52 - 54, Lift Motor Room / BMU

Level 51, Rooftop Amenity / Plant

Levels 31 - 50, Apartments

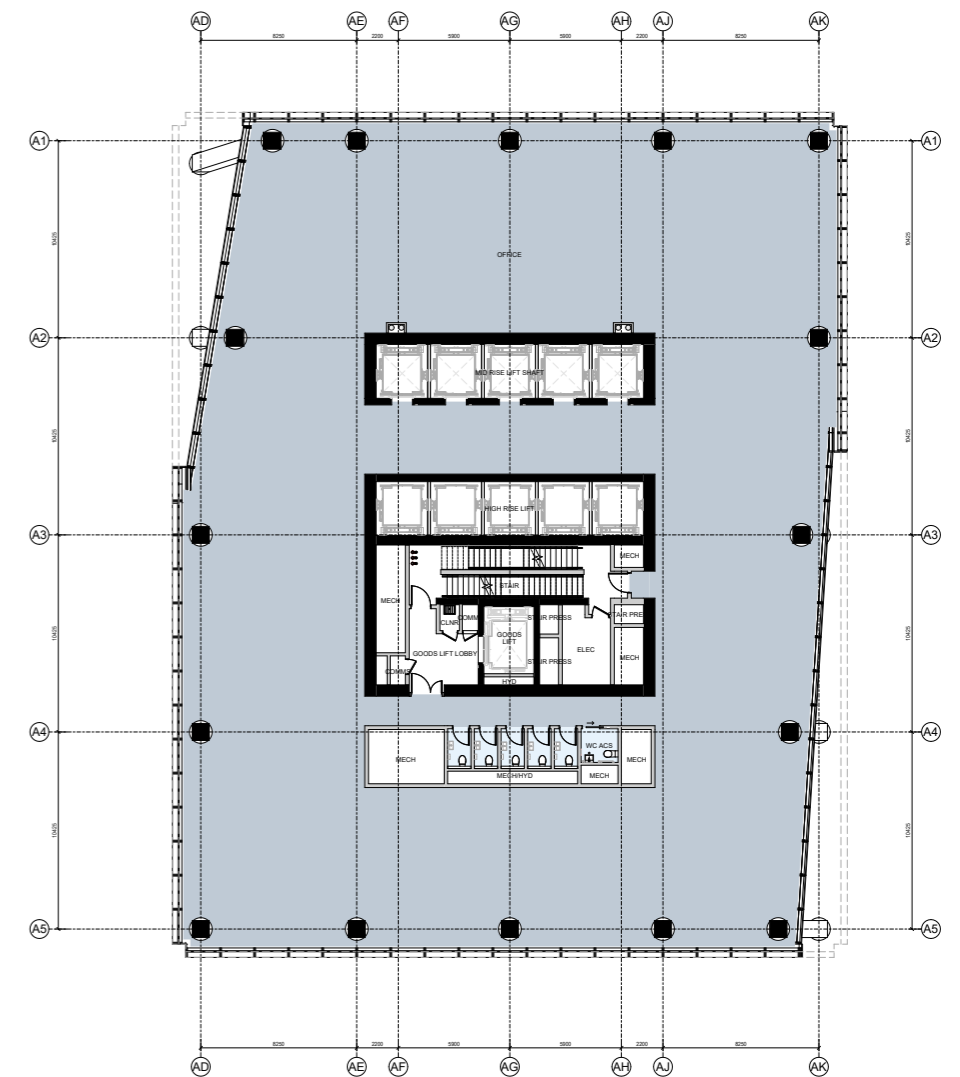
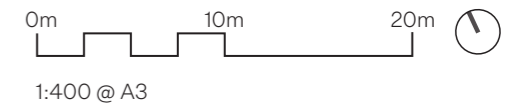
Level 22, AHU Plant  
 Level 21, Office, AHU Plant

Levels 19 - 30, Mid Rise Office

Levels 08 - 08M, AHU Plant

Levels 03 - 07, Low Rise Office (P1)

Levels 00 - 01, Lobbies / Retail / Meeting Suites

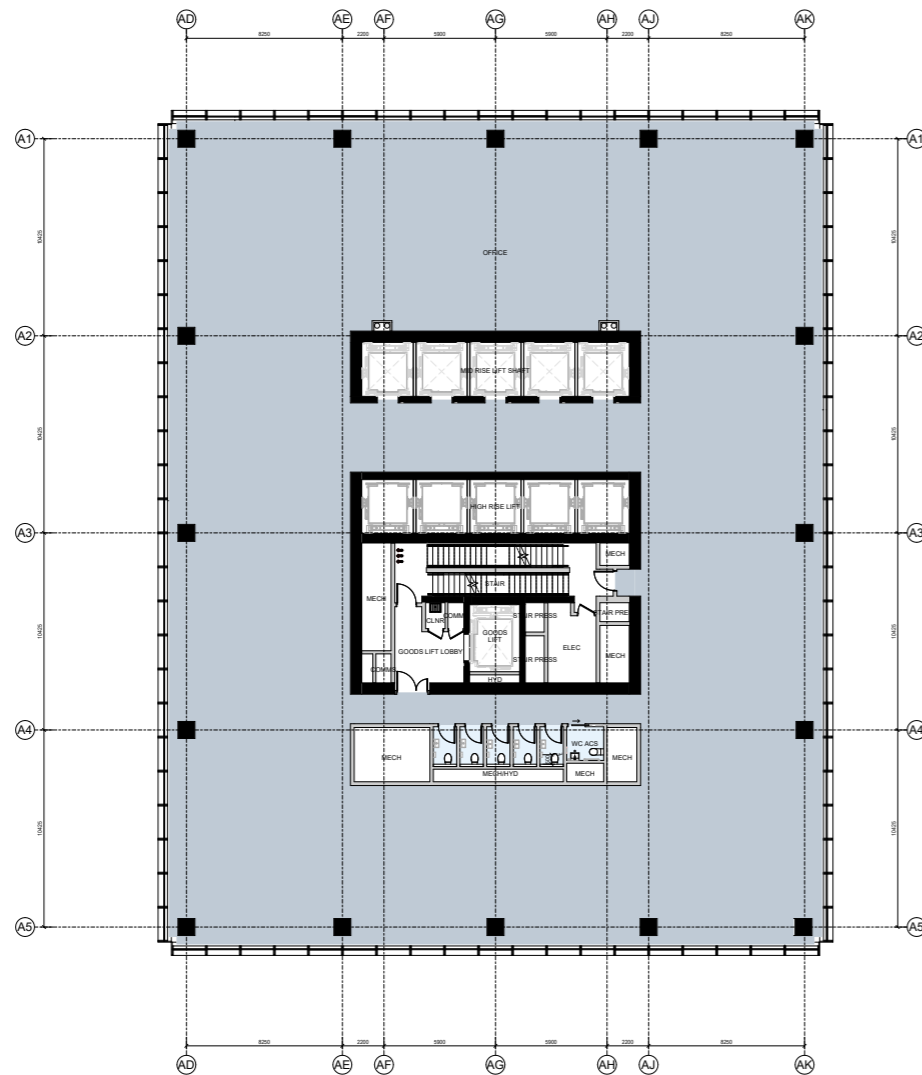
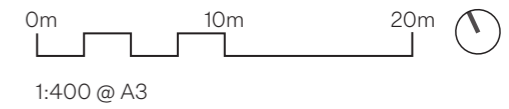


Low-Rise Office Plan (L09)

T1 is a centre core building providing office space with outlook to all aspects. Office floors are split into two mechanical and lifting sections - mid and high-rise. Mid-rise floors run from Level 10 to Level 30 - Level 09 is shown above.

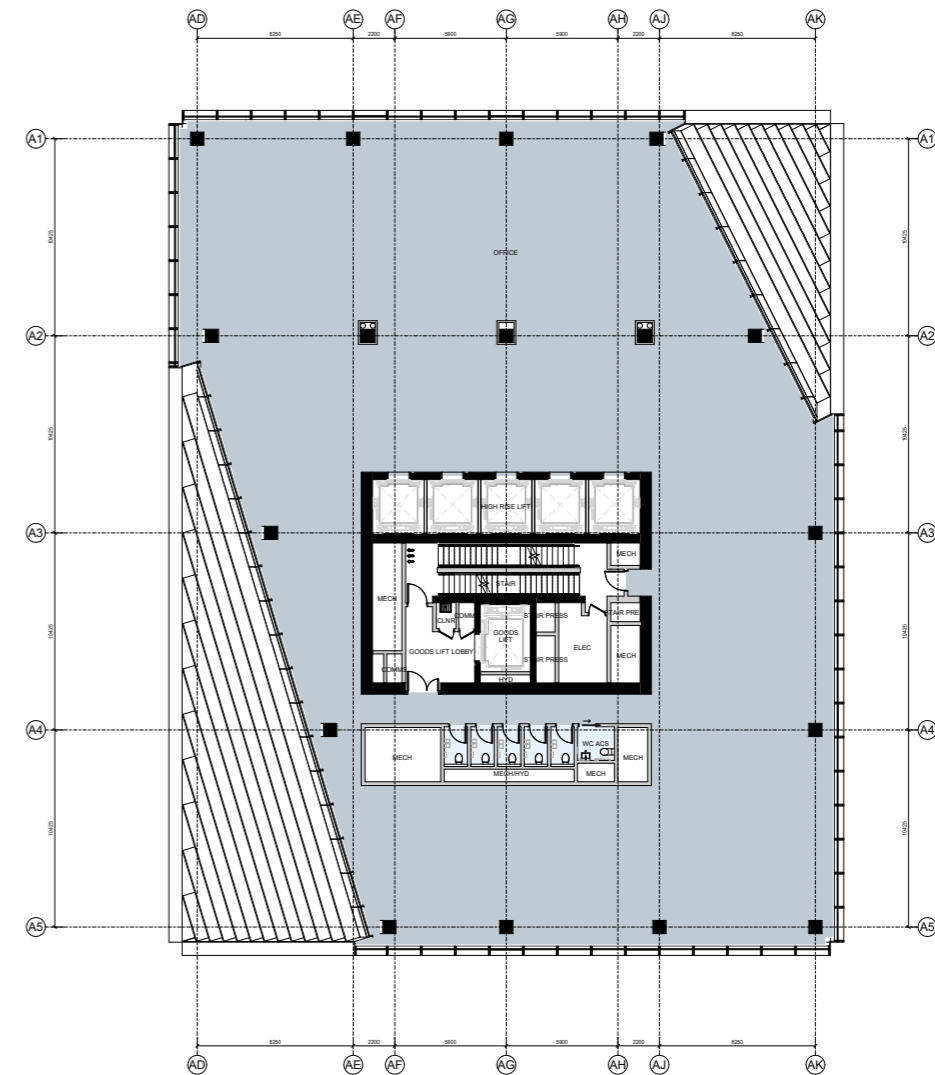


### 3.2 Tower 1 Planning



Mid-Rise Office Plan (L20)

T1 is a centre core building providing office space with outlook to all aspects. Office floors are split into two mechanical and lifting sections - mid and high-rise. Mid-rise floors run from Level 10 to Level 30 - Level 20 is shown above.



High-Rise Office Plan (L49)

The mid rise lifting group drops off at the Level 30 with a lift motor room on Level 32. The high rise portion of the tower starts at level 31 and provides a larger contiguous floorplate north of the core once above the mid rise lift motor room. Level 49 is shown above.



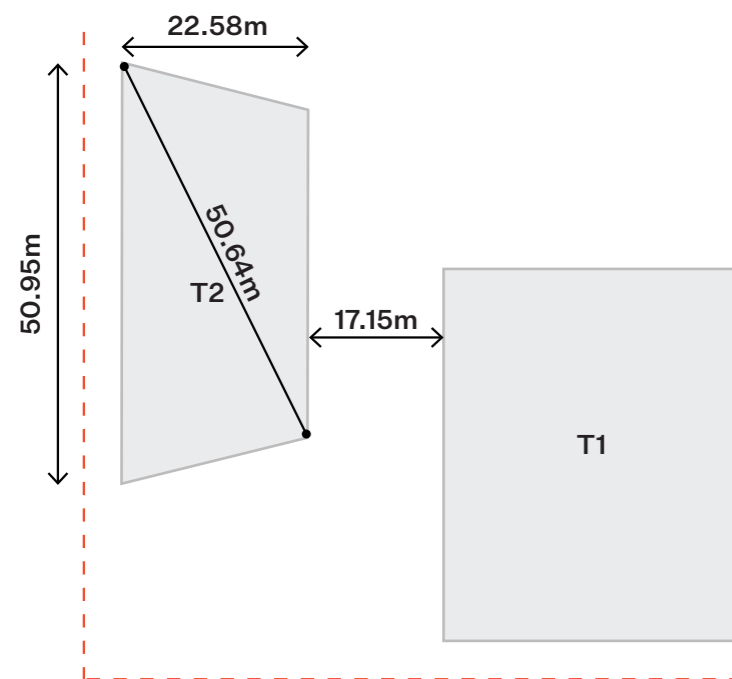
### 3.3 Tower 2 Planning

Tower 2 (T2) is configured as a residential building with 34 levels of apartments and integrated amenity.

T2 provides 247 residential apartments with shared lobby, lifts and amenity.

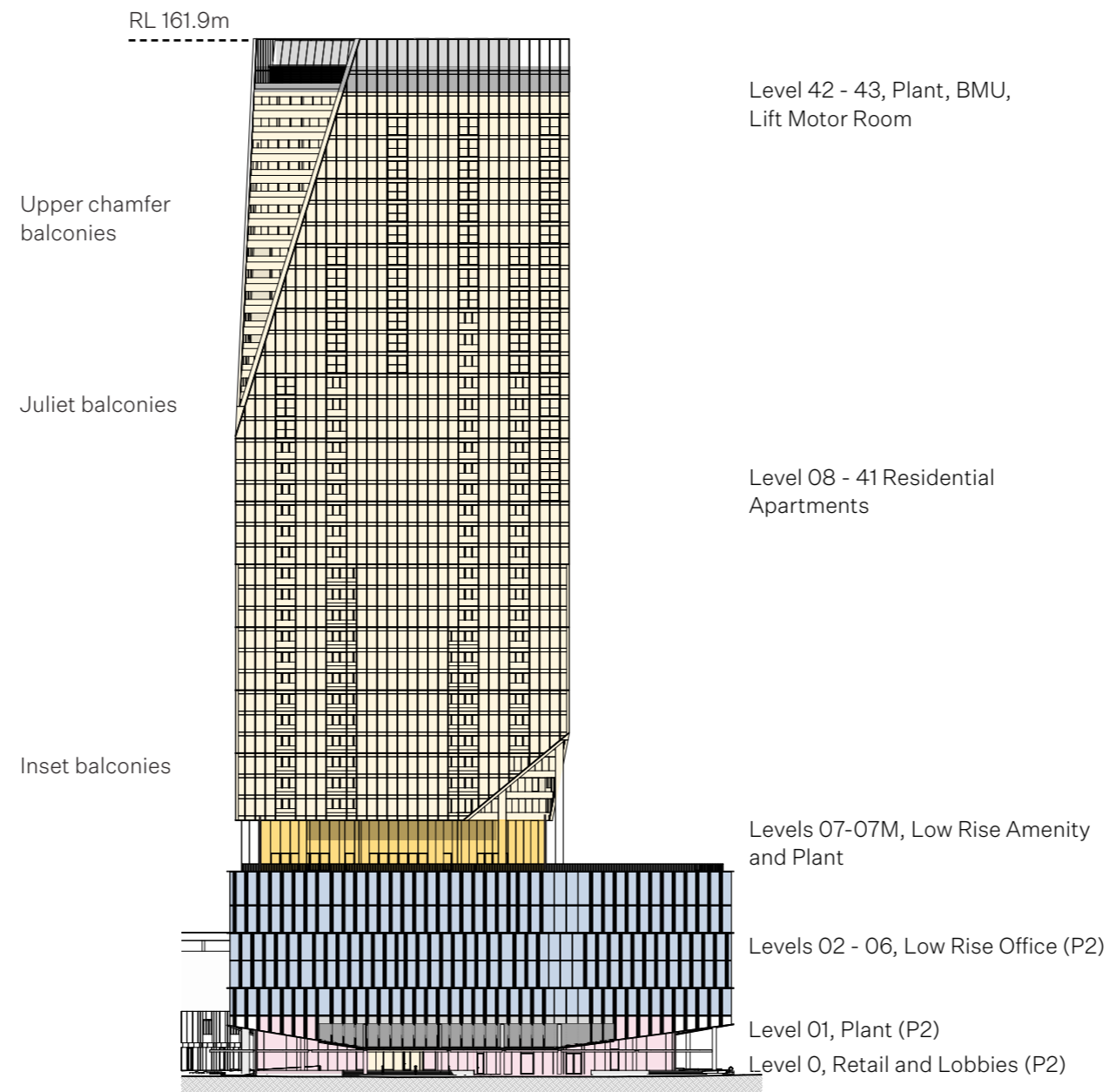
The tower is anchored by podium building 2 (P2) which is primarily office space with retail and lobbies at the ground floor. Residential amenity is located on the rooftop of P2 and within level 21 of the tower.

|  |
|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Residential            |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Residential Amenity    |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> Residential Lobby |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> Retail              |
| <span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Plant                    |

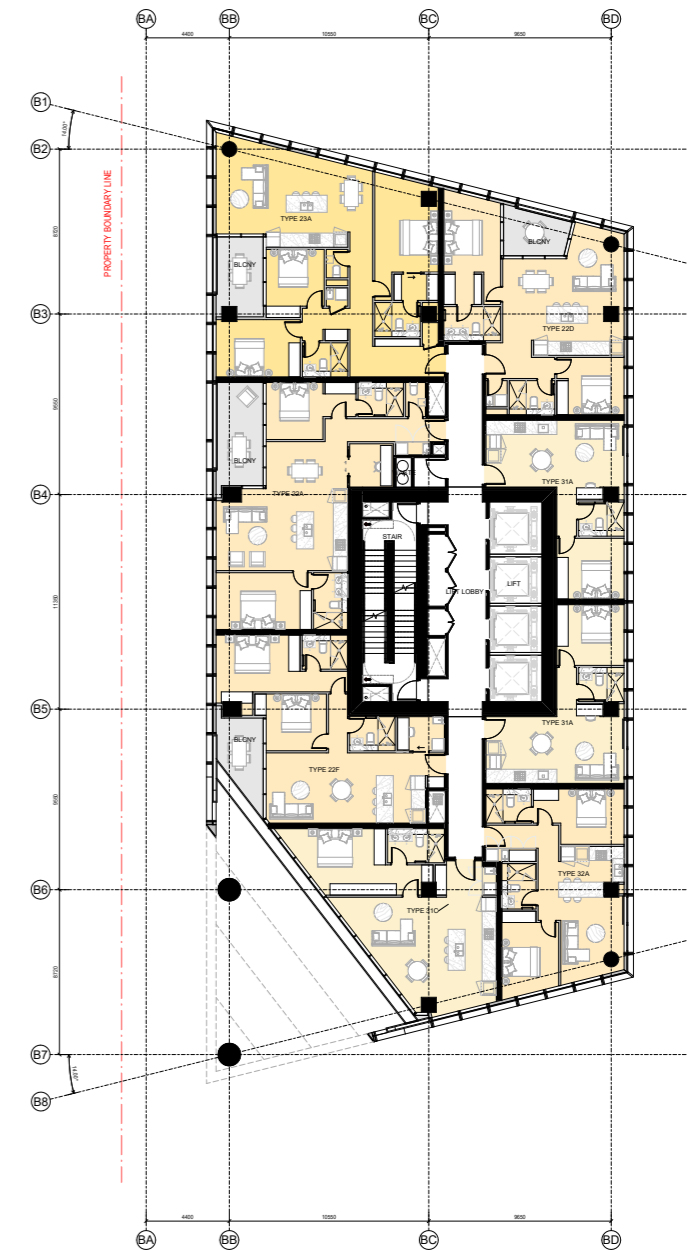
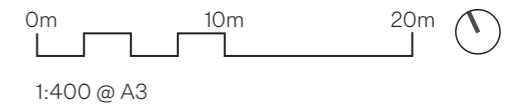


Key Plan Dimensions\*

\*Dimensions are to the external face of glazing



Elevation Diagram

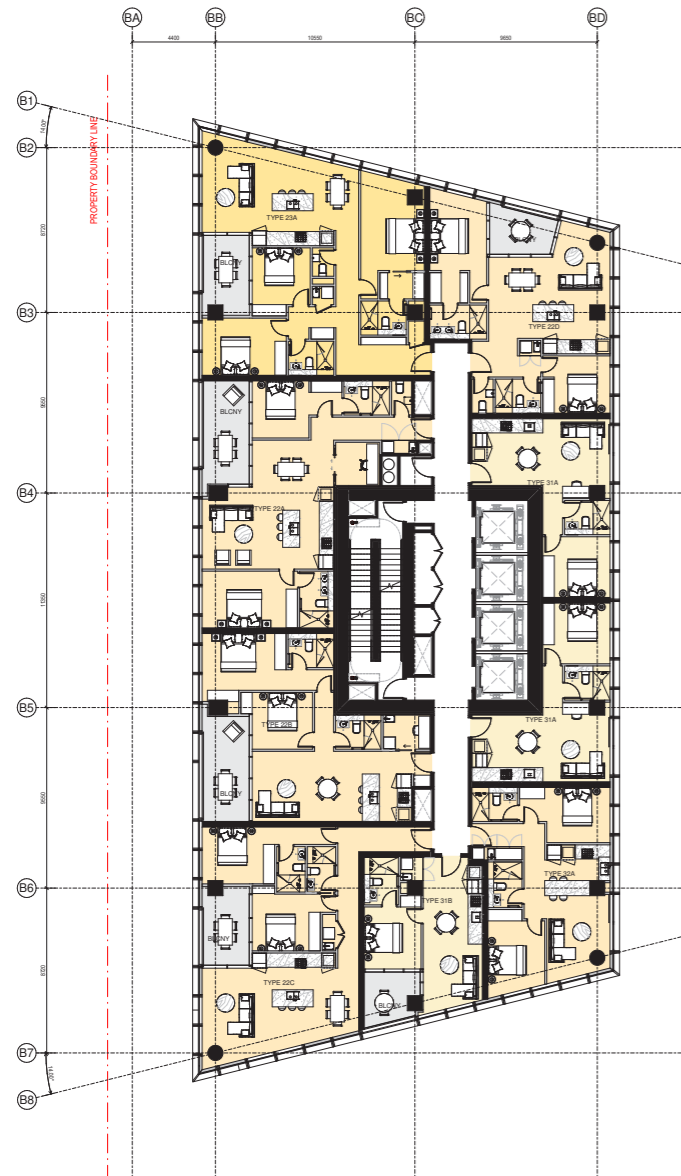
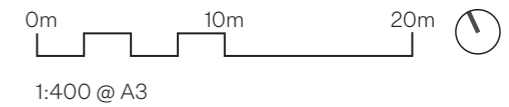


Low-Rise Plan (L08)

Level 08 - 12 of T2 are the first residential floors. Apartments on this floor are similar to the levels above it, except to accommodate the chamfer on the south-west corner.

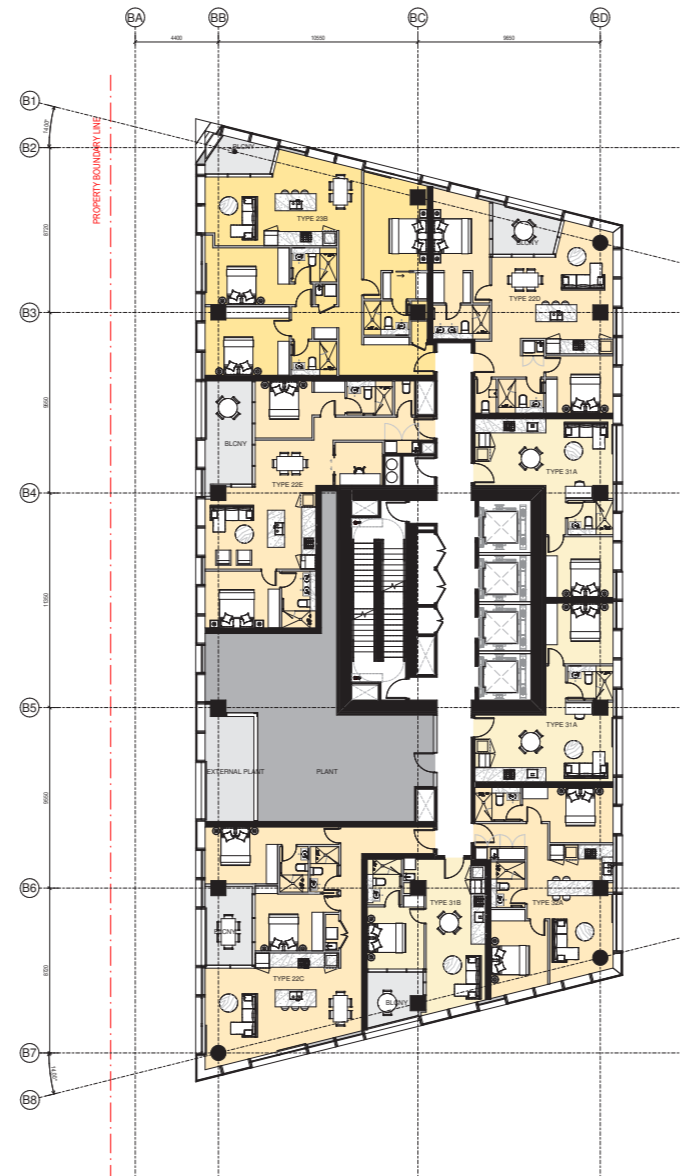


### 3.3 Tower 2 Planning



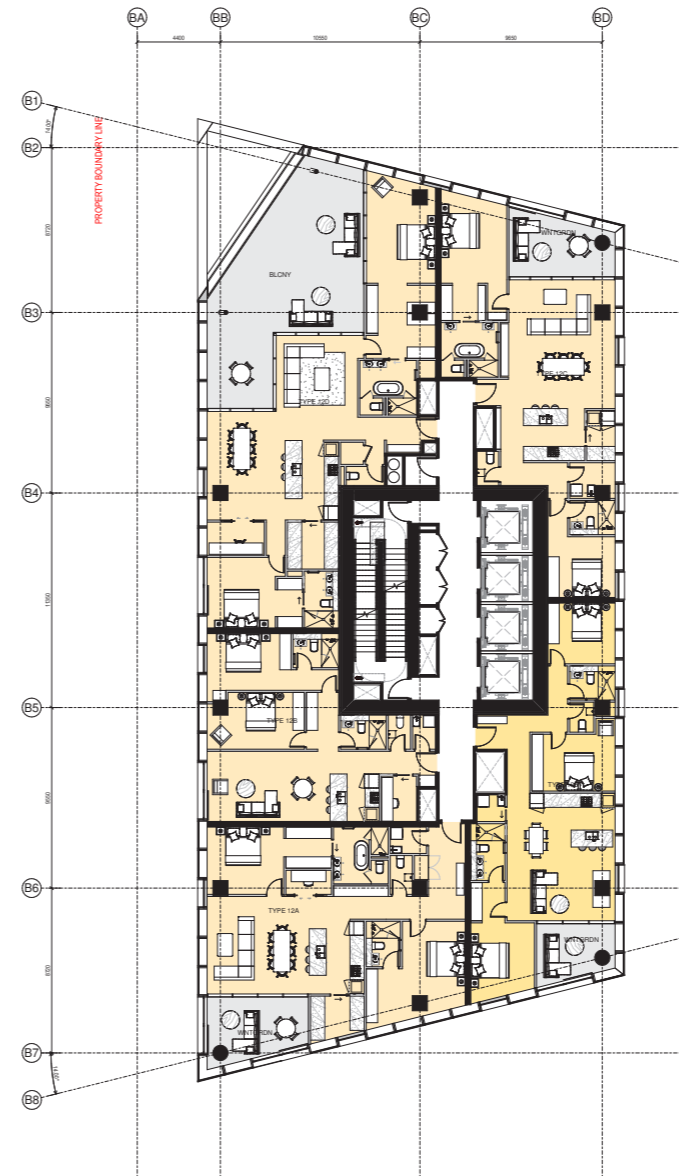
Low-Rise Typical Plan (L13)

Level 13 is the first typical floorplate on T2 and is typical of the general planning arrangement. The floorplate comprises 9 apartments, with a mix of 1, 2, and 3 bedrooms. Plans in the low-rise portion of the building generally have inset balconies.



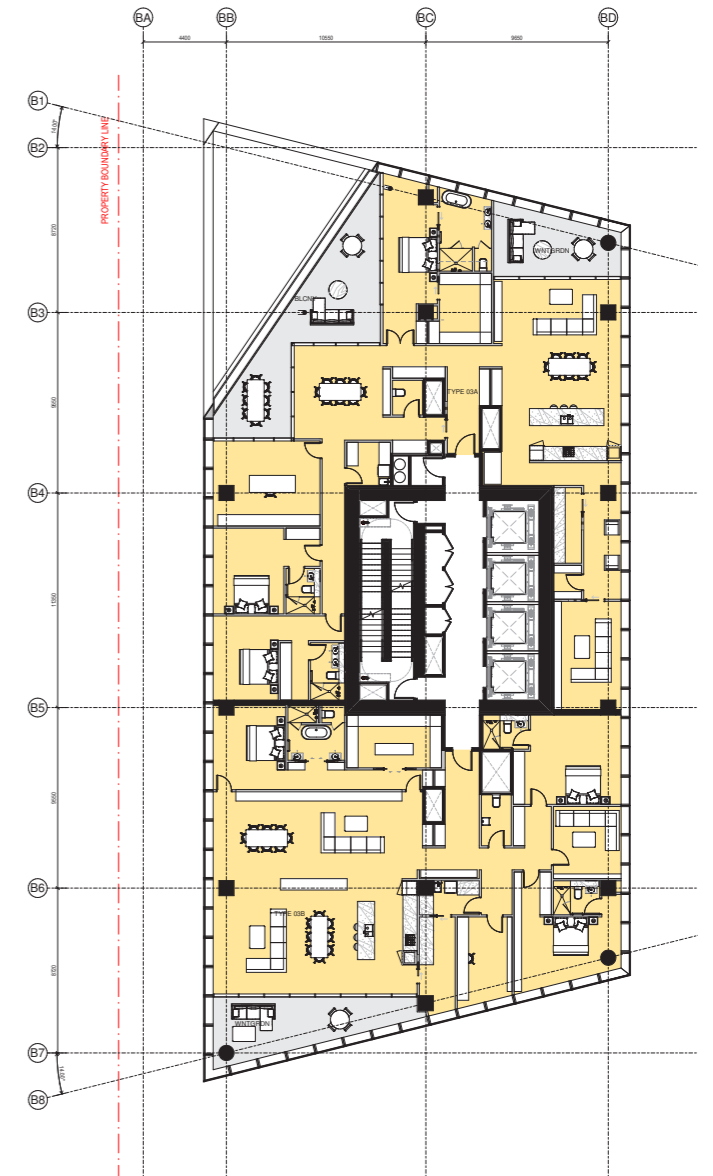
Mid Tower Plan (L28)

At the mid height of the tower plant requirements are needed due to the height of the building. The plant room take that place of an apartment with louvres recessed to minimise the visual impact on the facade. Balconies begin to revert to internal space from level 26.



High-Rise Typical Plan (L34)

From level 29 apartments are amalgamated into larger layouts. The floor plate comprises 5 apartments, with a mix of 2 and 3 bedrooms. Wintergardens and juliet balconies are provided to corner apartments while the north west apartment has a large balcony in the chamfer.



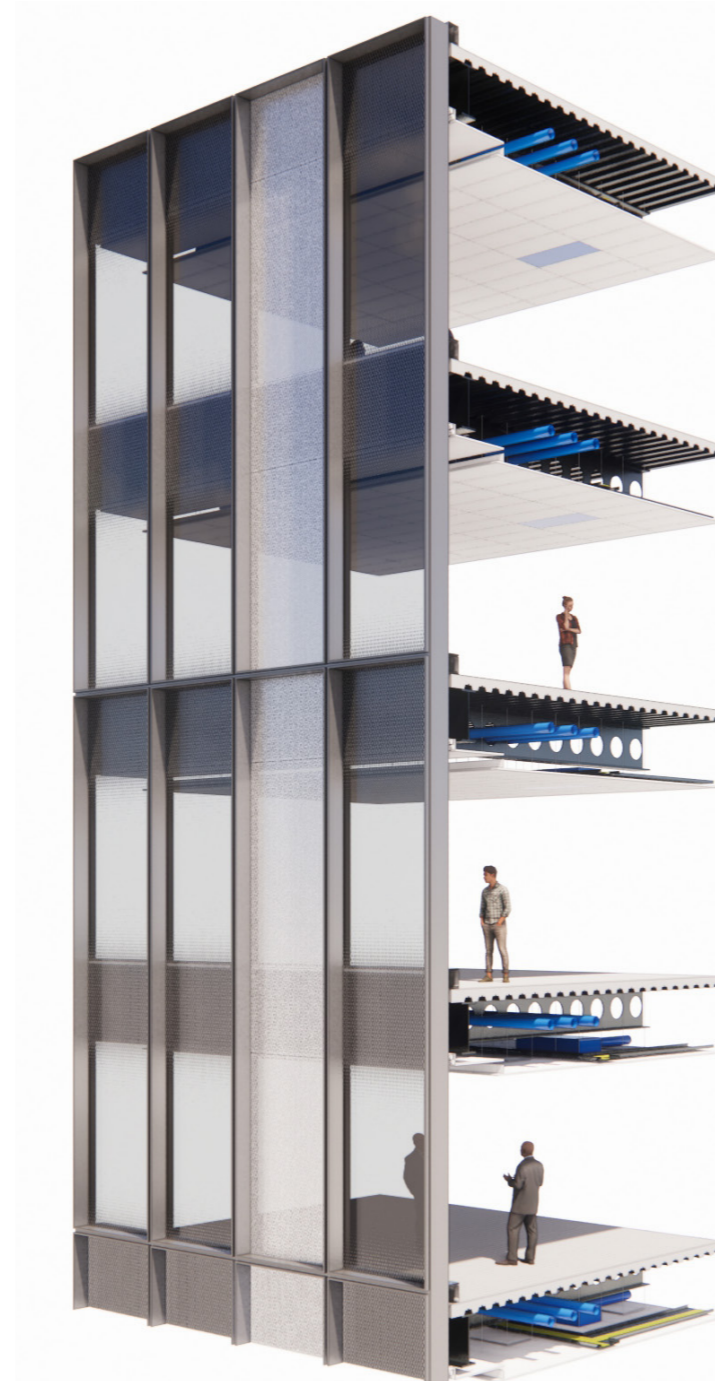
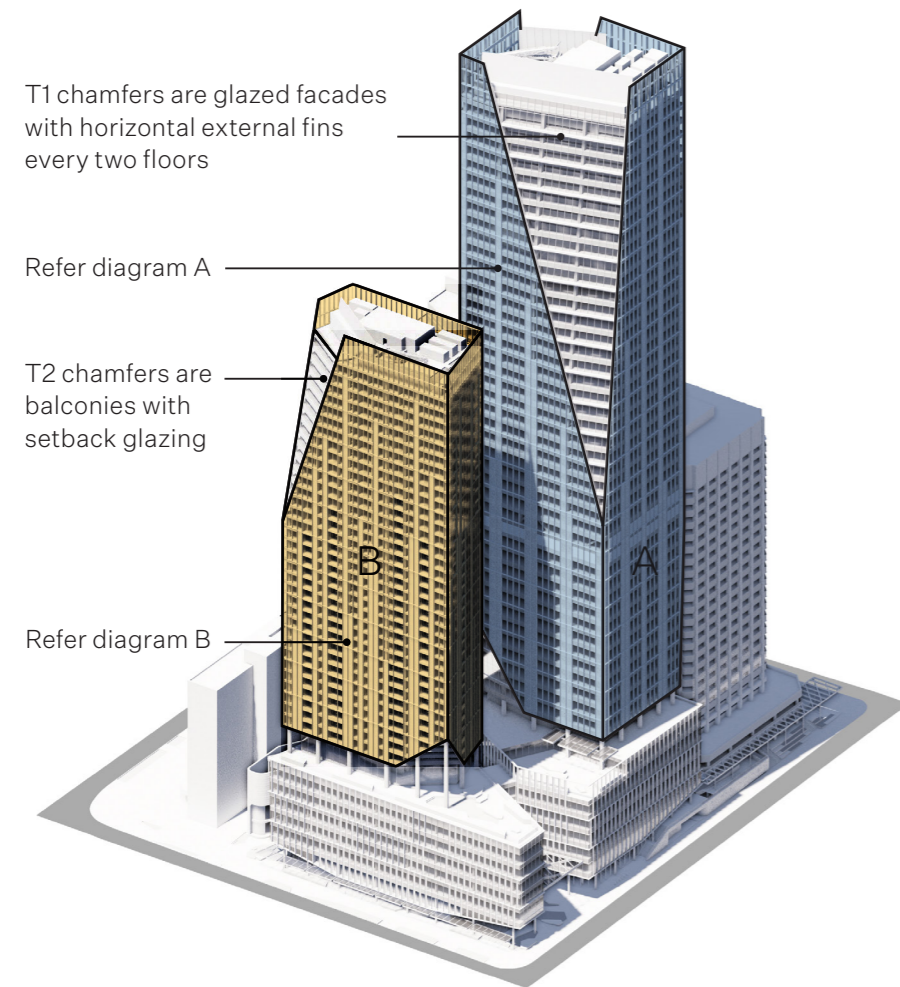
High-Rise Plan (L41)

Level 41 is the highest residential floor and illustrates a two apartment penthouse arrangement. The large north west chamfer balcony is provided for one apartment along with wintergardens and juliet balconies.



### 3.4 Tower Facades

The two towers are designed as a pair of buildings with similar but not identical facades. The adjacent diagrams explain the facade composition and materiality for each tower.



A - Tower 1 Facade

The primary facade type for Tower 1 is a unitised glazed curtain wall system with an external aluminium frame expression that spans vertically across two levels. Fritting is proposed for panels adjacent to columns providing a subtle expression of structure and emphasis on verticality in the visual language.



B - Tower 2 Facade

The facade system for T2 is consistent on all four main elevations with varying arrangements of recessed glazing, flush glazing, aluminium-clad solid panels, and balconies at the lower levels. Similar to T1, the visual expression is vertically-oriented with depth and shadow provided by external frames. Solid elements are coloured with a warmer matte bronze-like tone to provide differentiation from the neutral palette of Tower 1.



