



# Pūmanawa Downtown West

## Resource Consent Visual Study

Prepared for:  
Isthmus

Document Revision Status:  
Resource Consent Design Update RFI 1

9 December 2024

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**Isthmus**

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**Resource Consent Design Update RF1 1**

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Date:  
**9 December 2024**

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# Overview



# 1.1 Overview

The purpose of this study is to provide a visual impression of the proposed building massing in the wider city context.

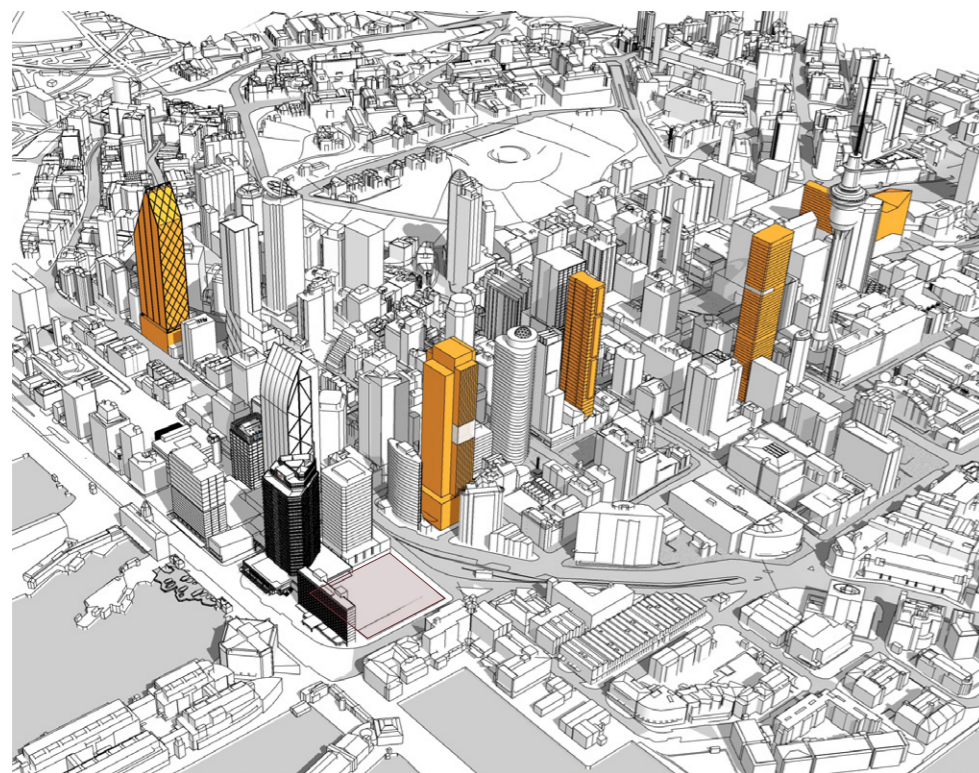
The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

The renderings are in the 'white-card' visual style with materials removed to provide a clear impression of scale, shadow, and form. For material representations of the proposal and context, refer to the simulated views included in the Landscape Visual Assessment Report.

The 3D model utilised in this study is an in-house city model derived from various public sources. Accuracy is greater for the immediate CBD context surrounding the Downtown Carpark site where reliable photogrammetry data is available. Accuracy decreases in the model further from the CBD.

Consented projects and buildings under construction are included to provide an impression of both current and future contexts. These future buildings are highlighted as orange in the adjacent diagram and are slightly ghosted in the following rendered views.

### City Context Model:



### Viewpoint Locations:



# Visual Studies



# Northcote

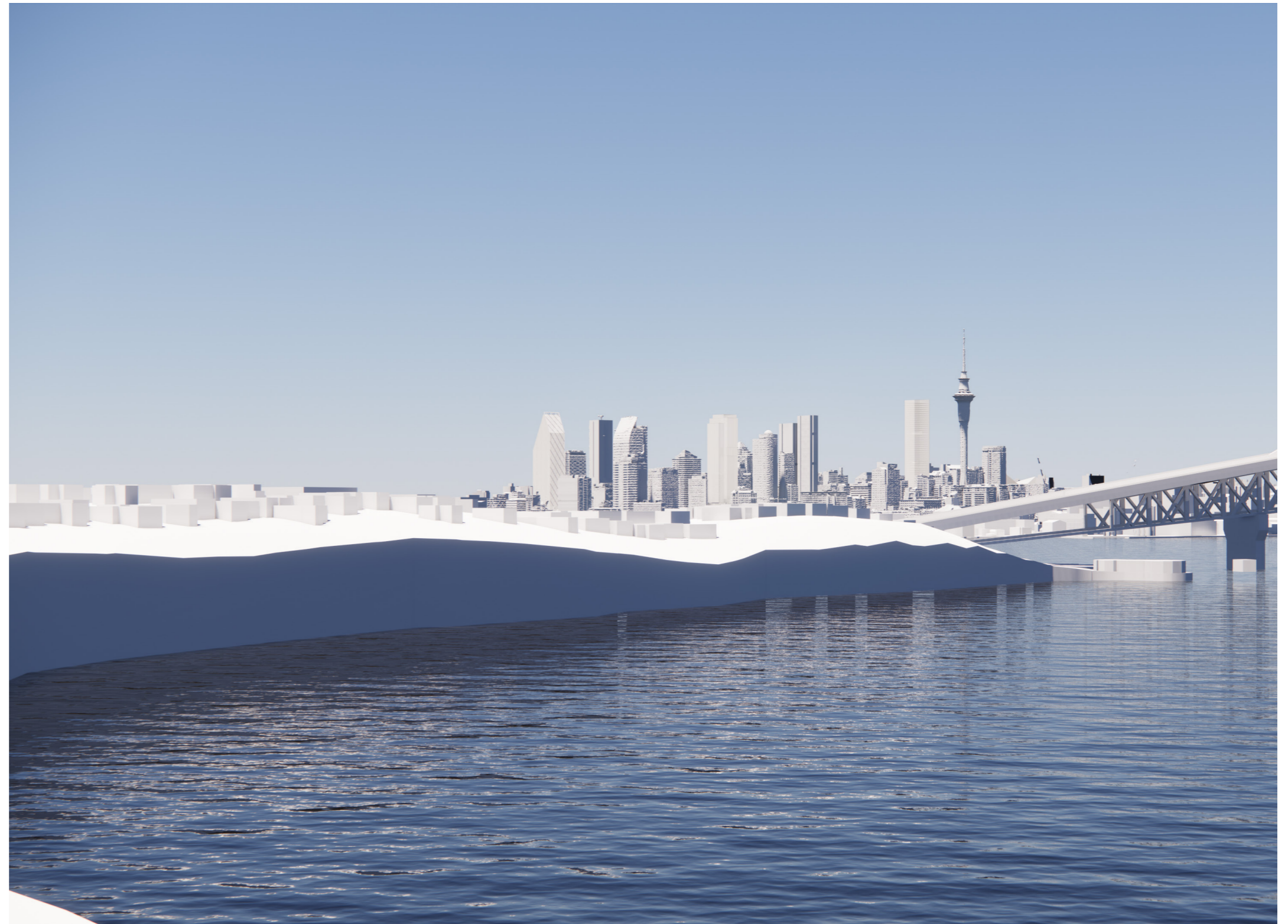
## Current View

12pm, January

Viewpoint:



Reference Image:



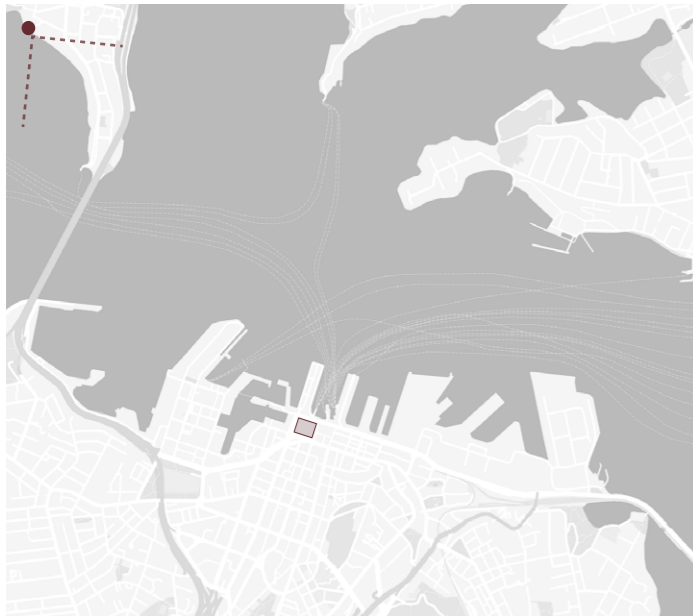
The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Northcote

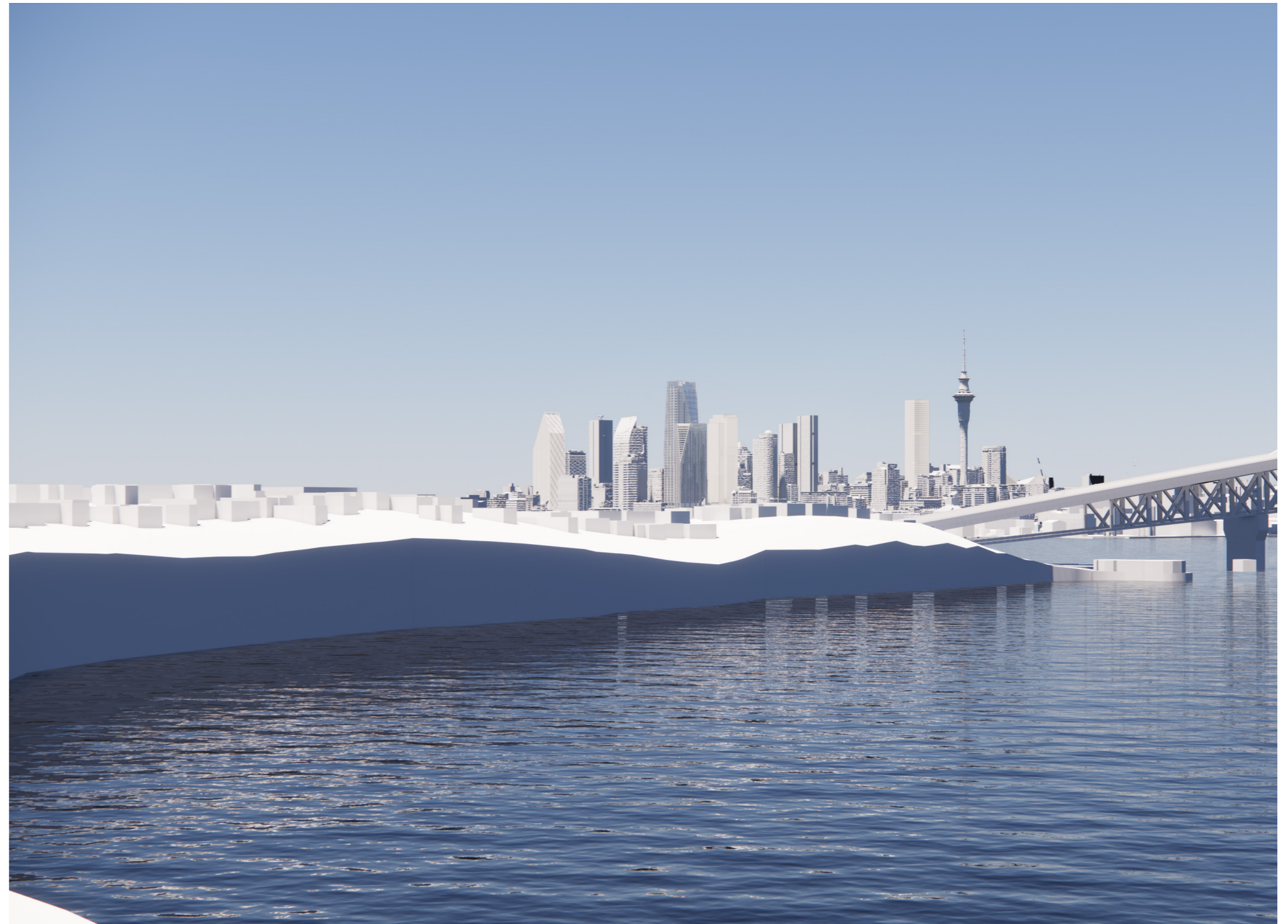
## Proposed Scheme

12pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Northern Motorway

## Current View

1pm, January

Viewpoint:



Reference Image:



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# Northern Motorway

## Proposed Scheme

1pm, January

Viewpoint:



Reference Image:



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# Harbour Bridge

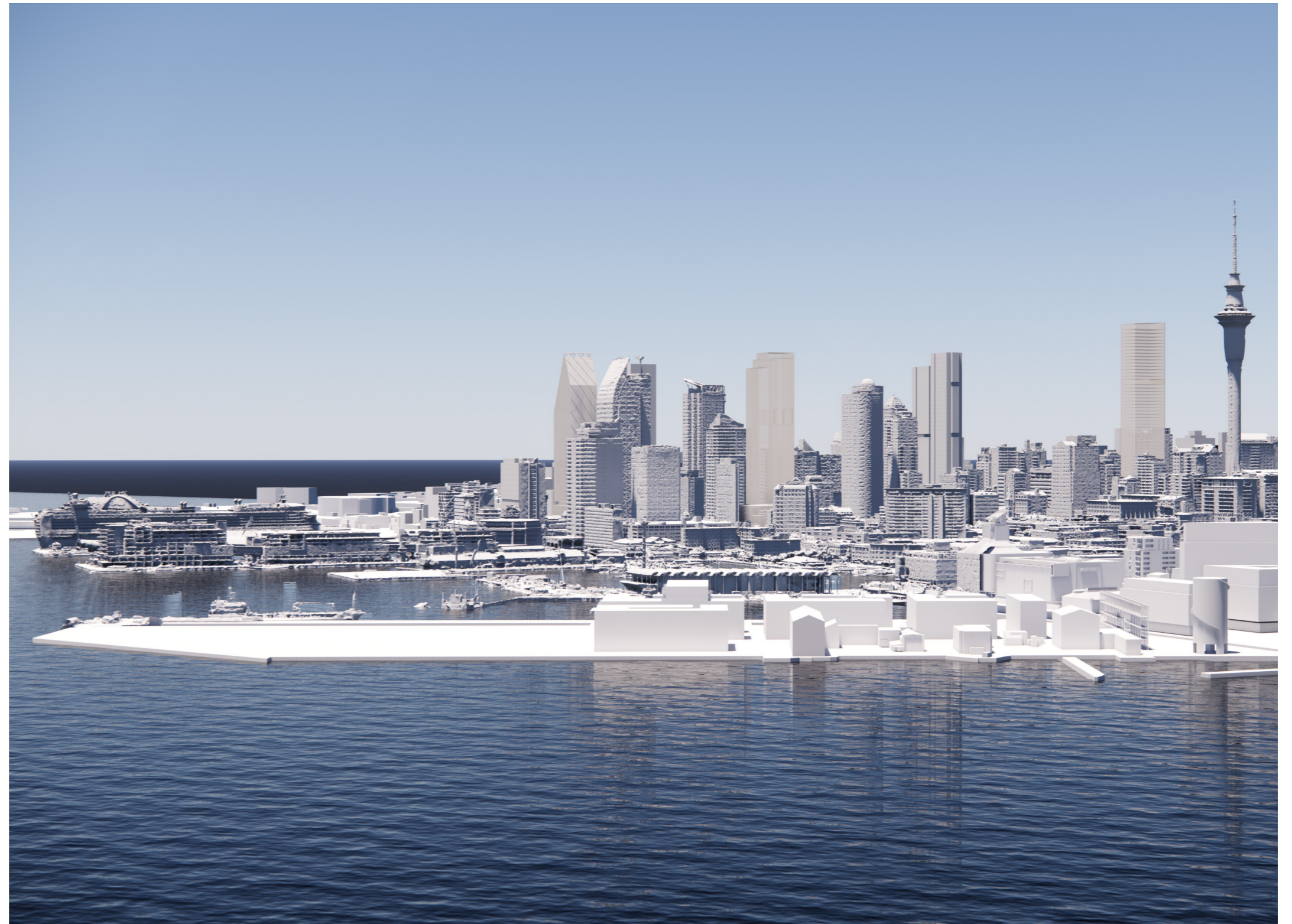
## Current View

12pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Harbour Bridge

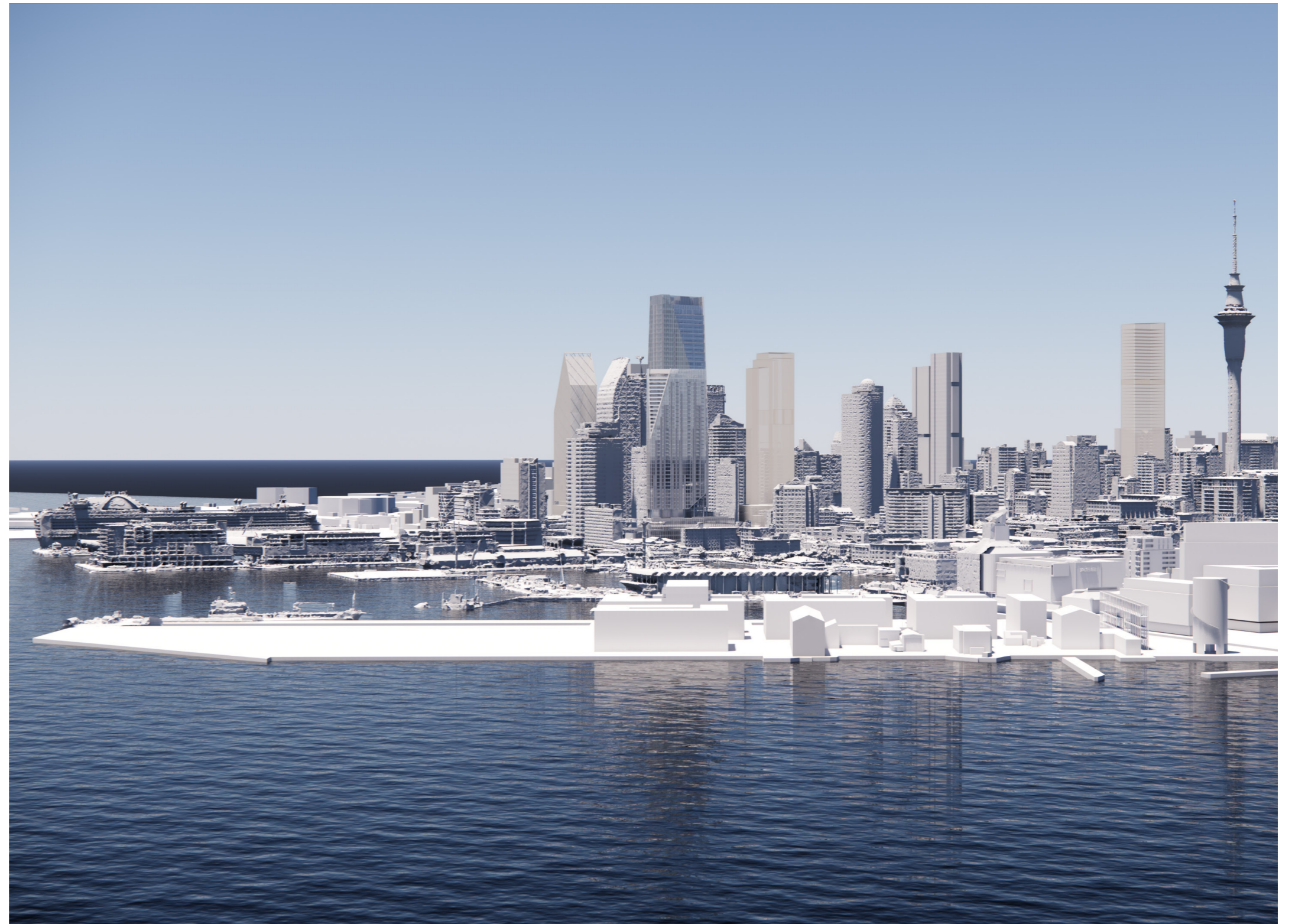
## Proposed Scheme

12pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# St Mary's Bay

## Current View

2pm, January

Viewpoint:



Reference Image:

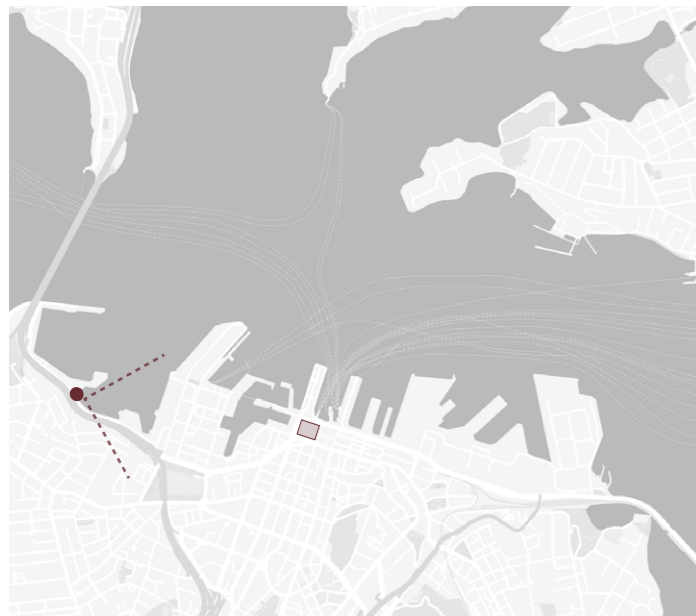


The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

Proposed Scheme

2pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# College Hill

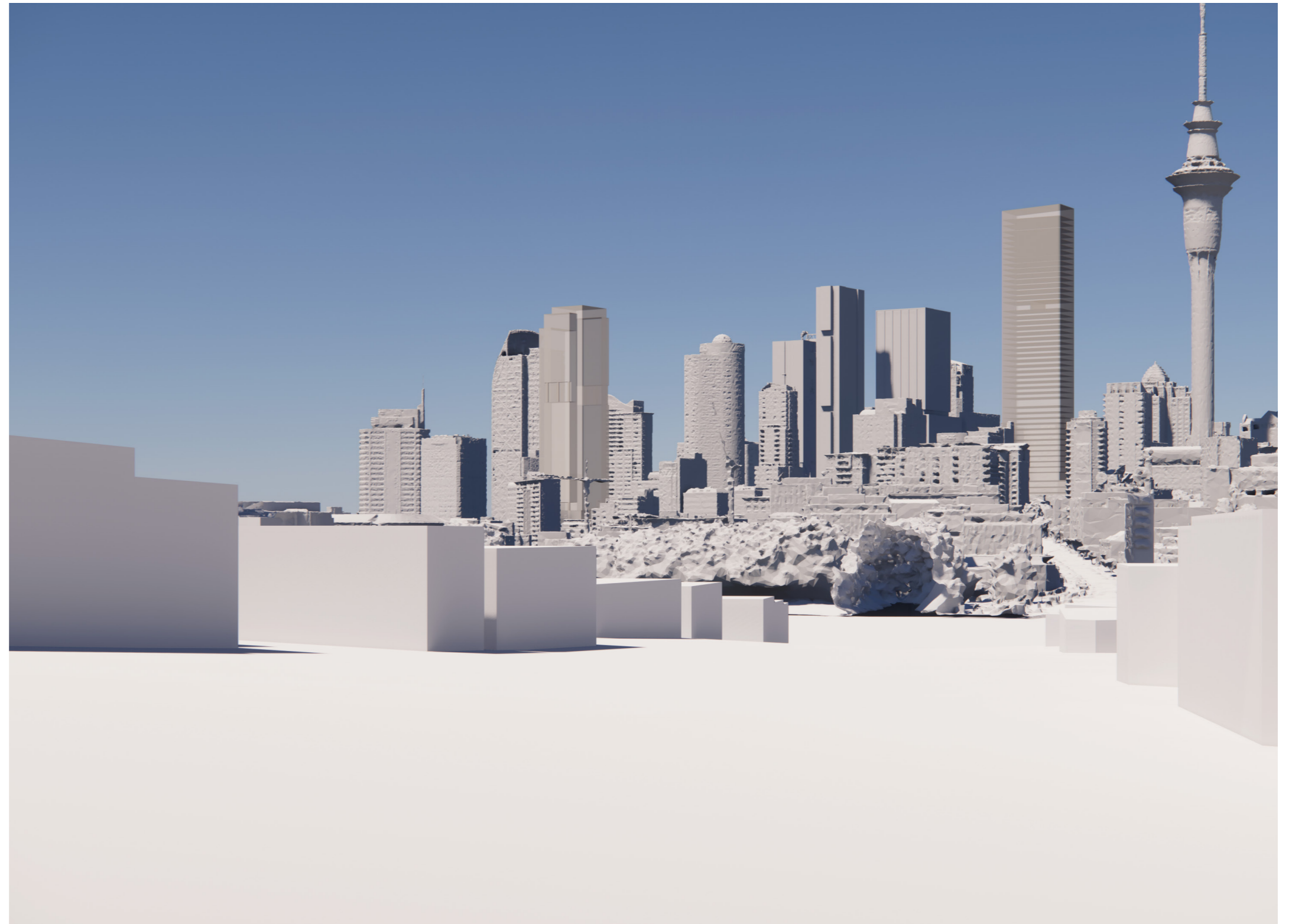
## Current View

2pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

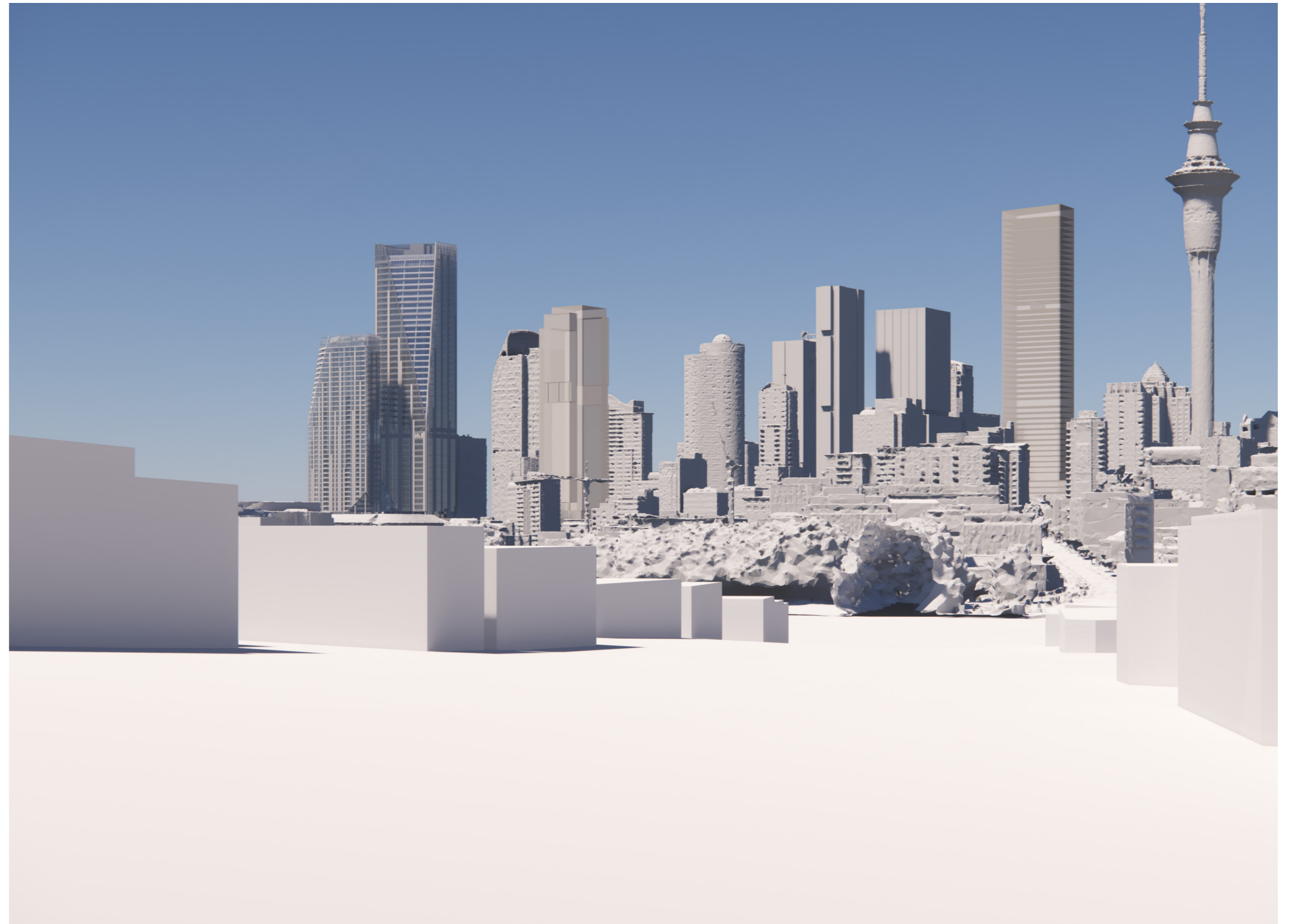
Proposed Scheme

2pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Franklin Road

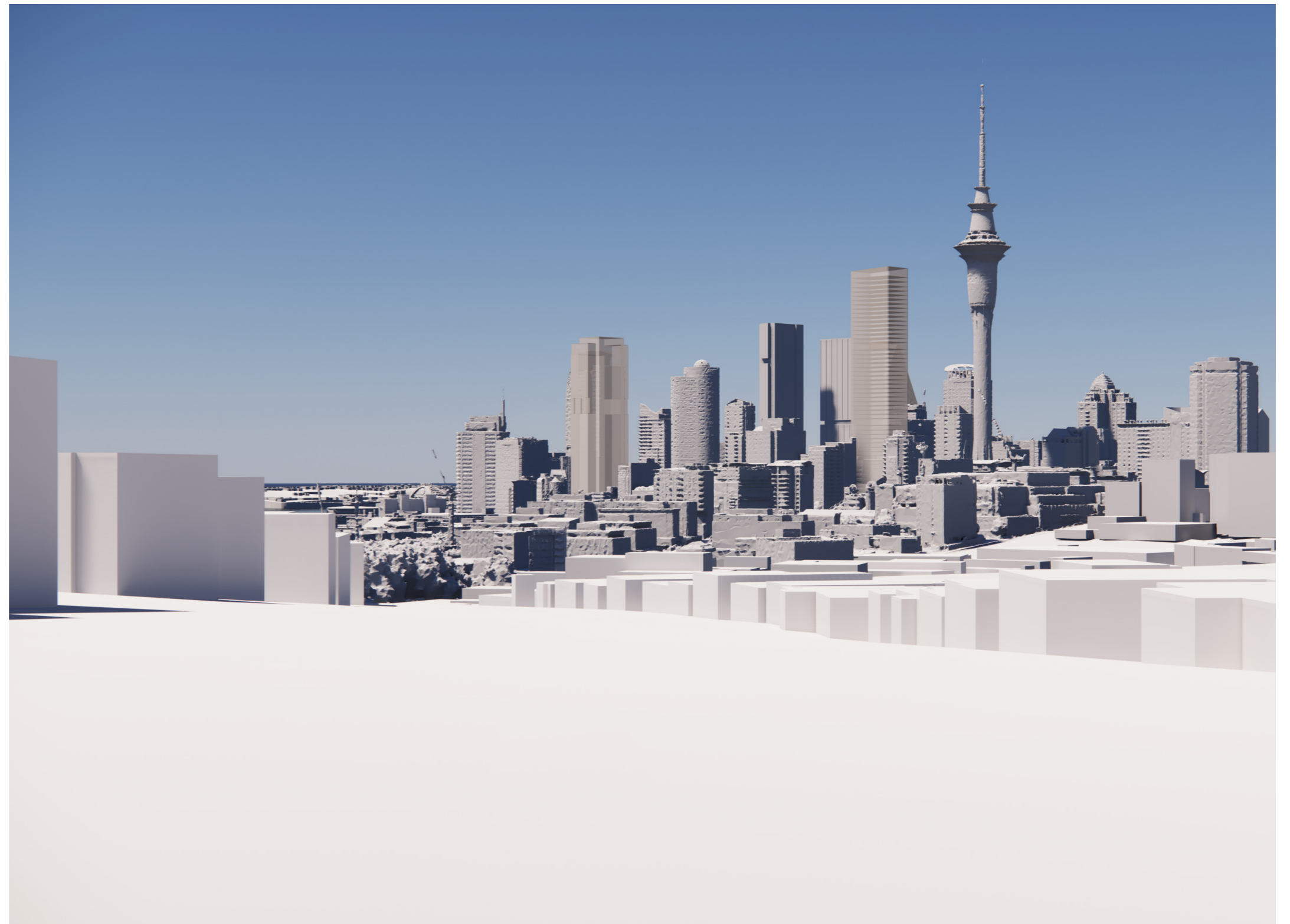
## Current View

2pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.



# Franklin Road

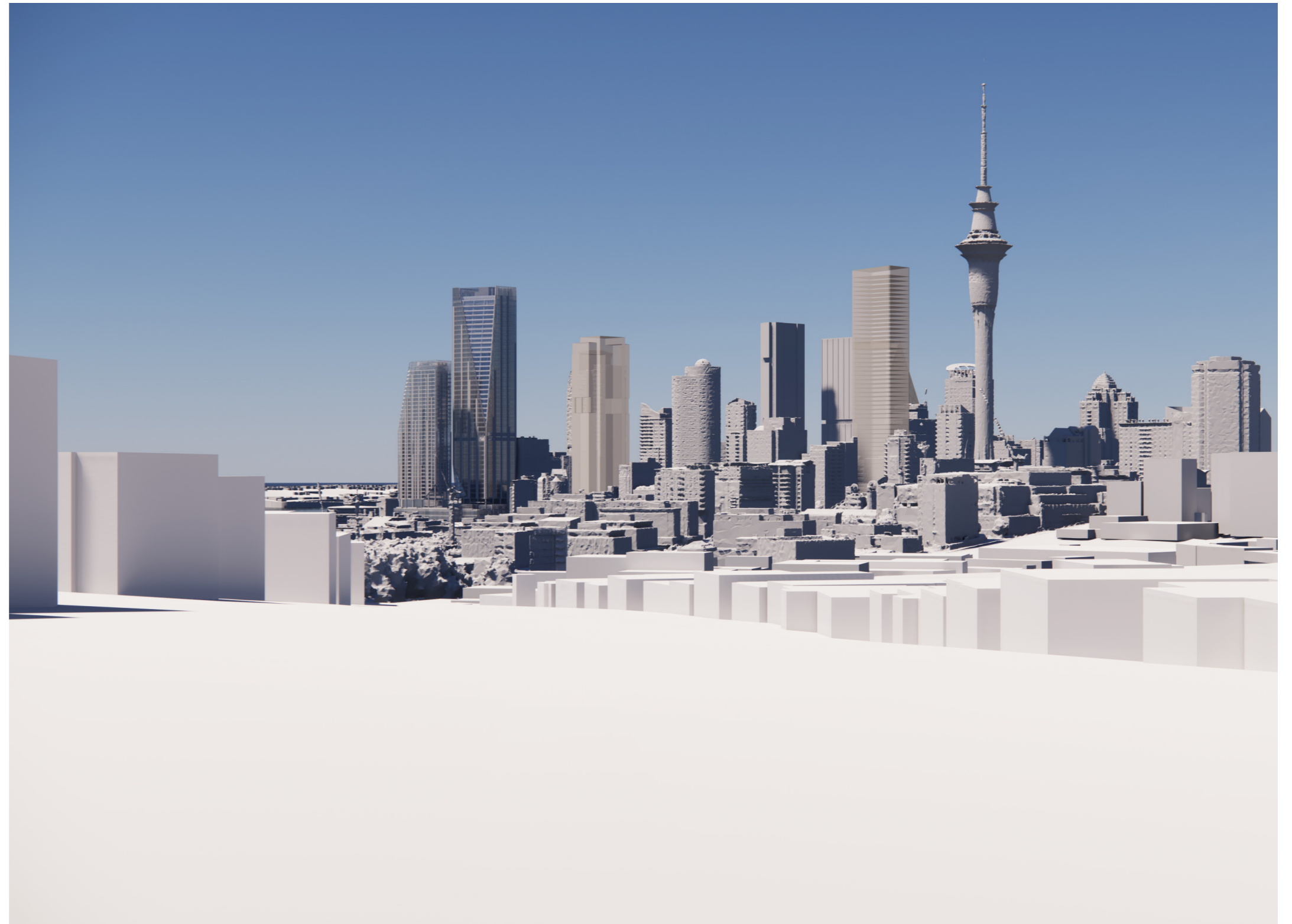
## Proposed Scheme

2pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Wynyard Point

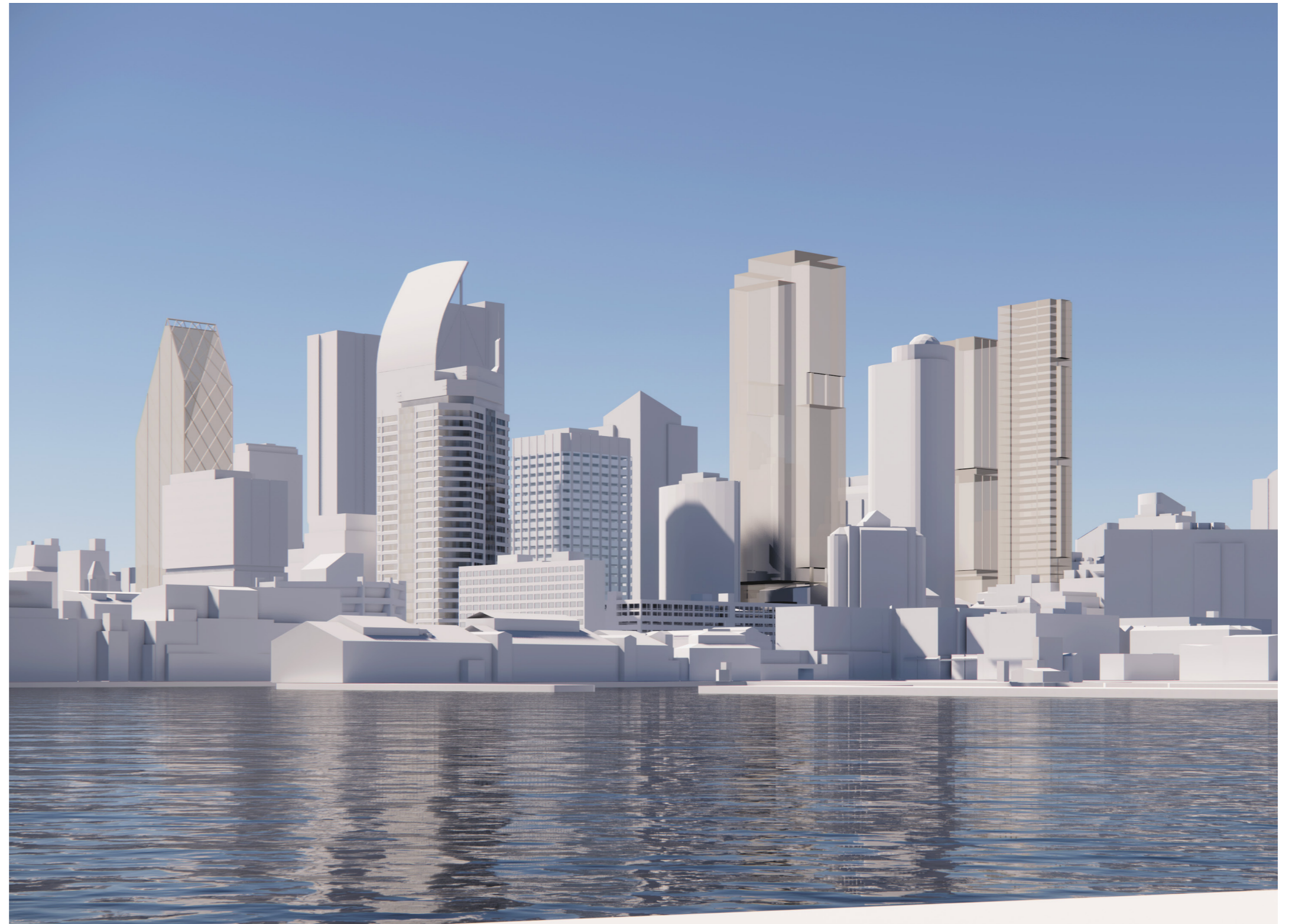
## Current View

10am, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

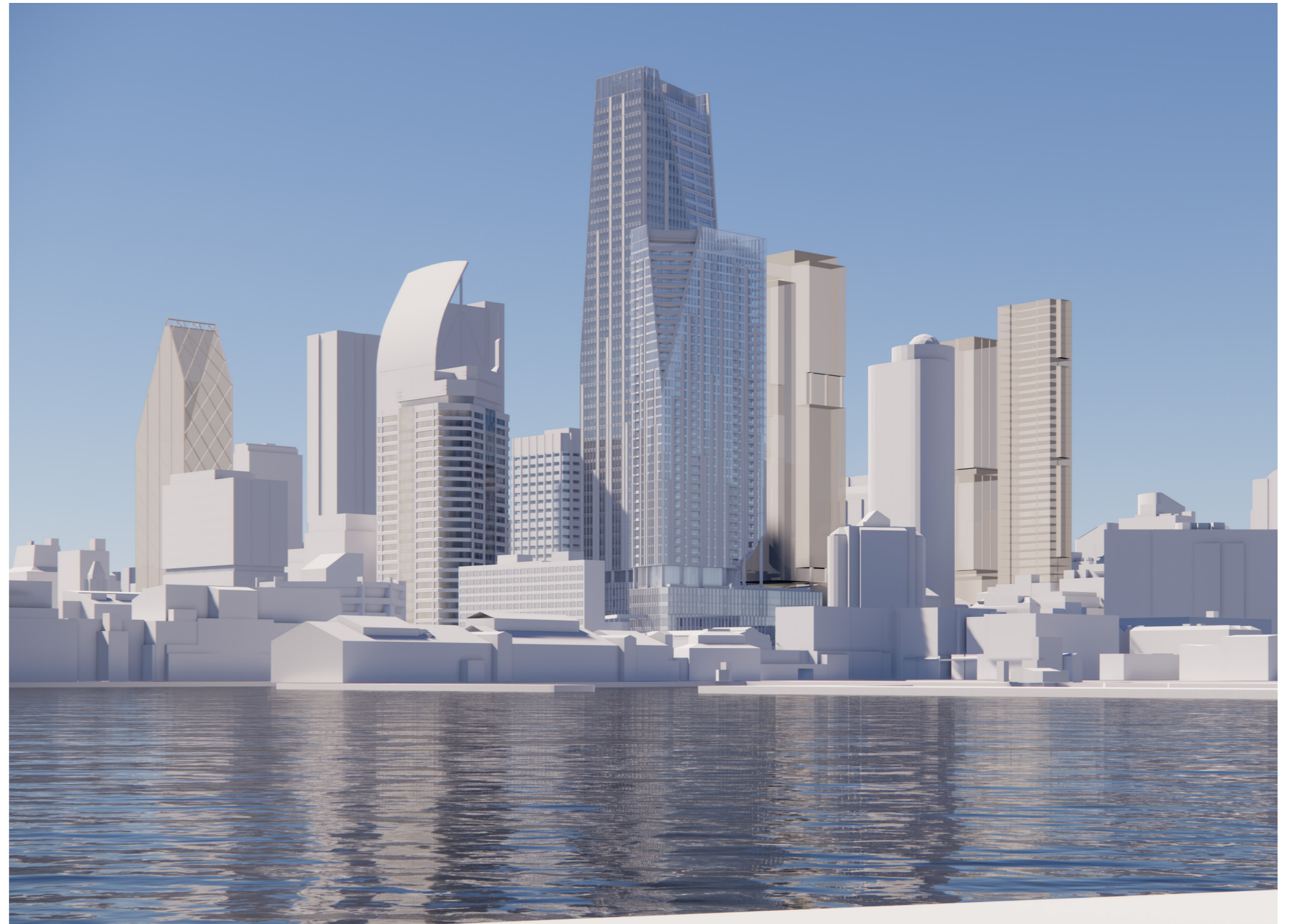
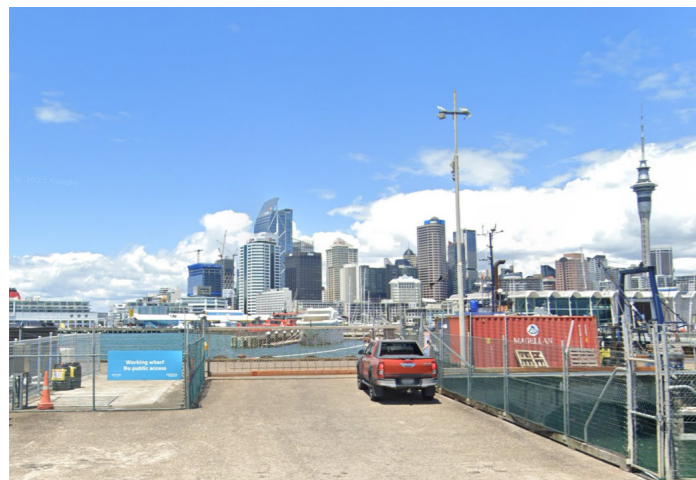
Proposed Scheme

10am, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Wynyard Crossing

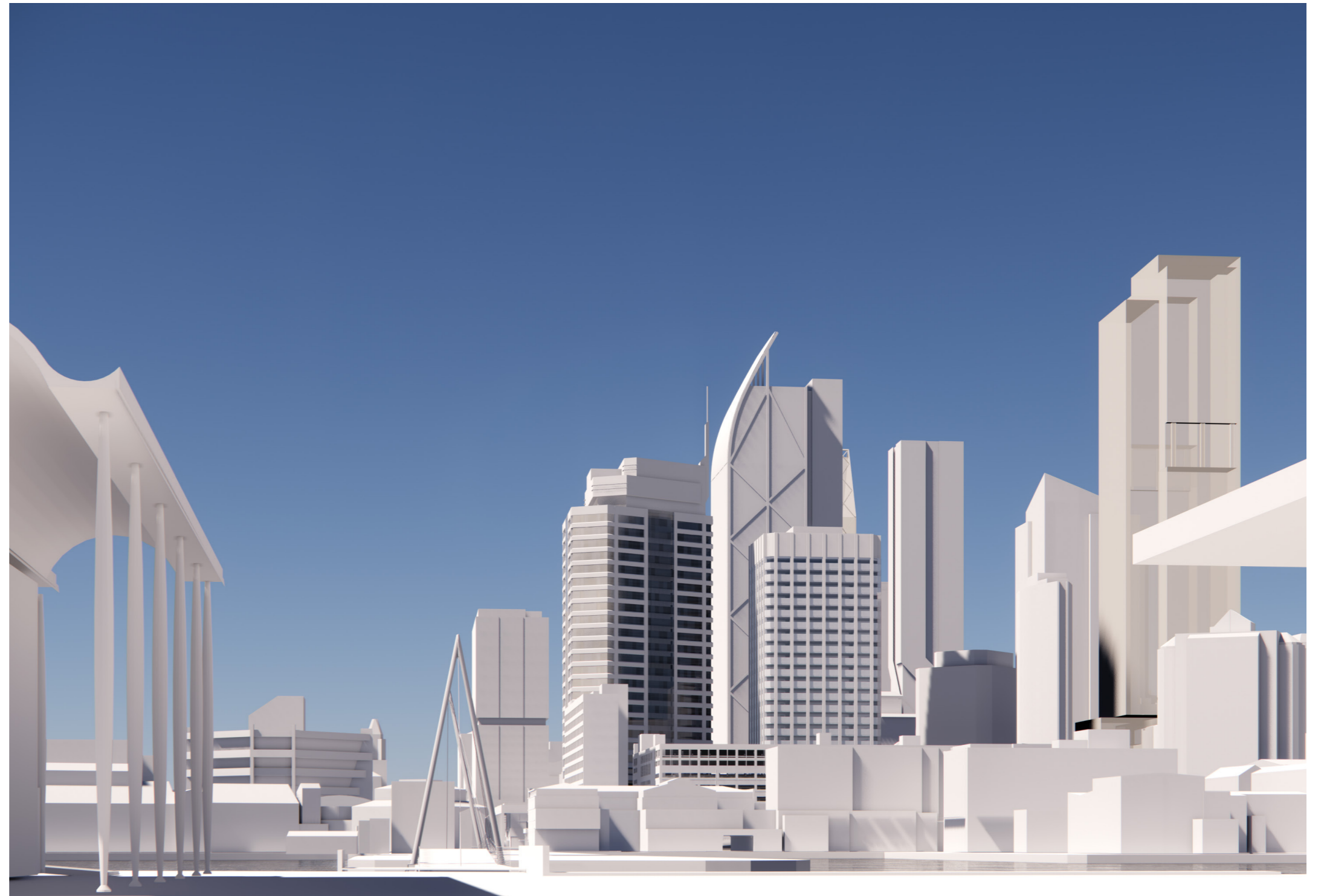
## Current View

12pm, March

Viewpoint:



Reference Image:



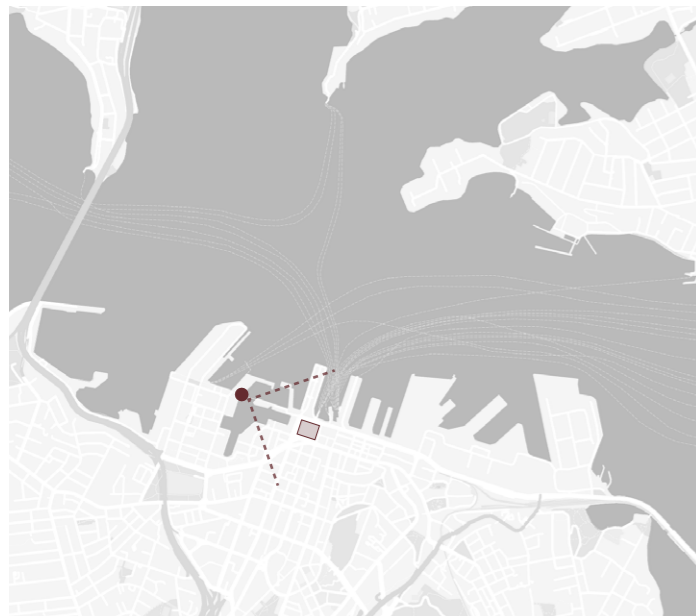
The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Wynyard Crossing

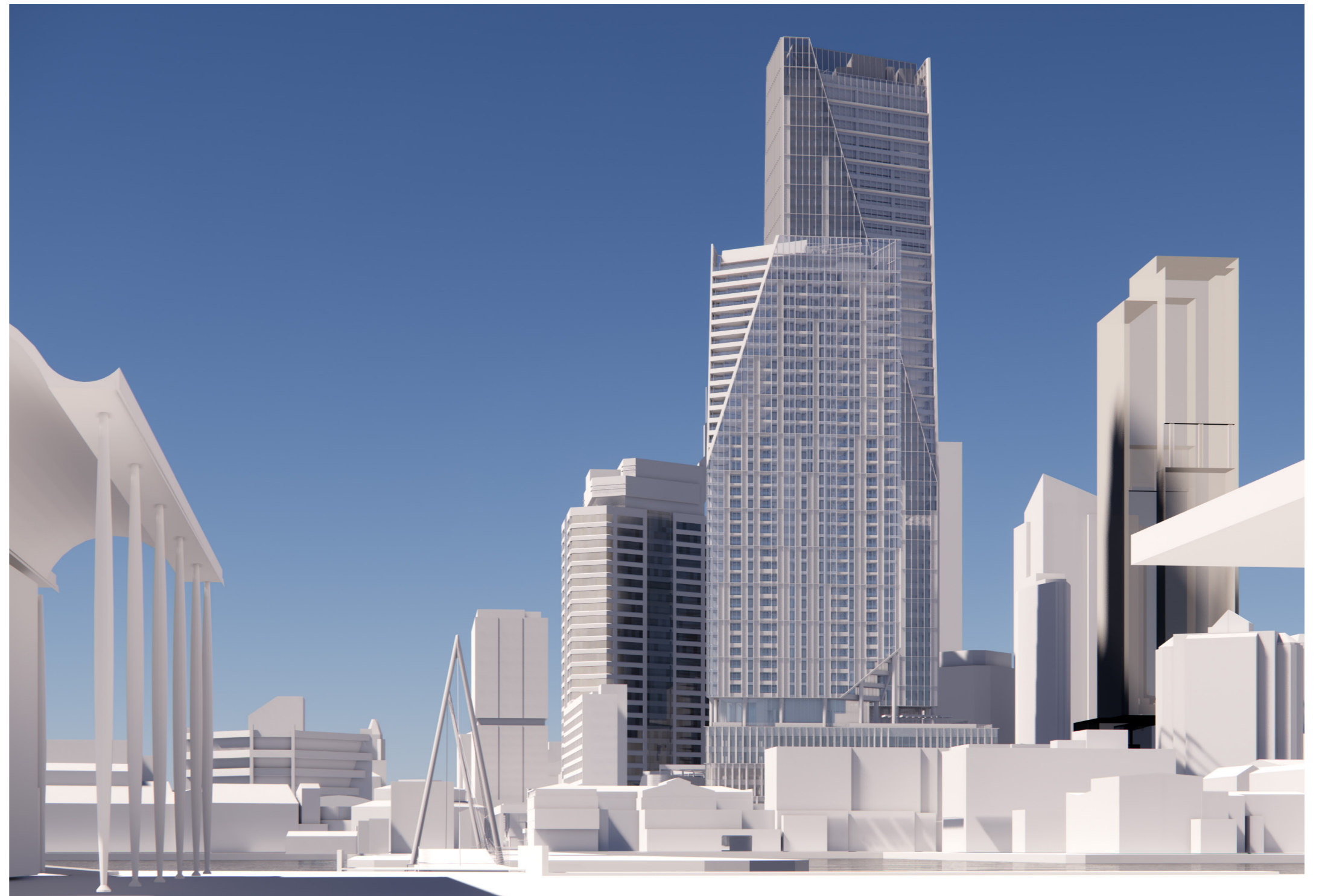
## Proposed Scheme

12pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Fanshawe Street

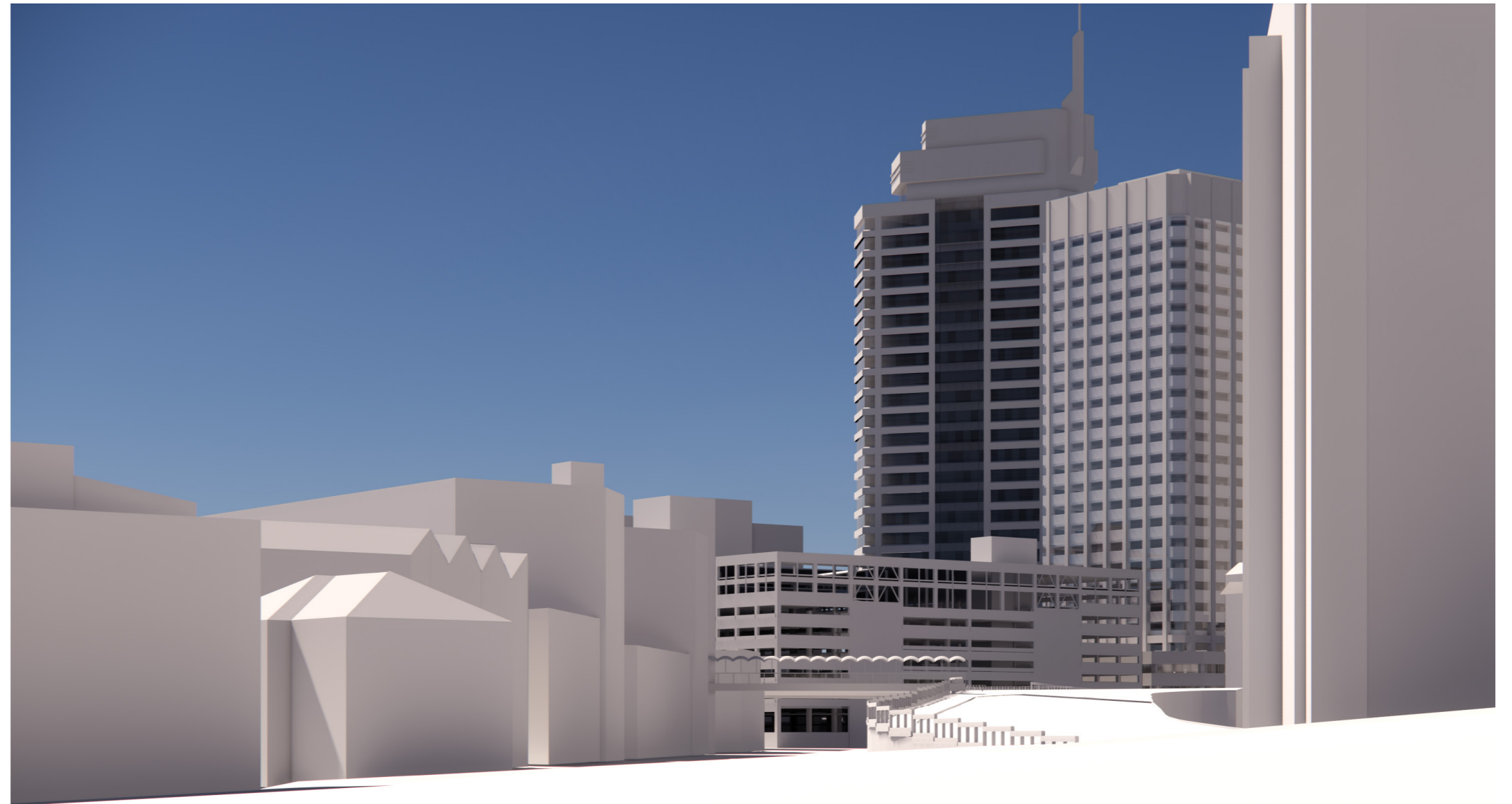
## Current View

12pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

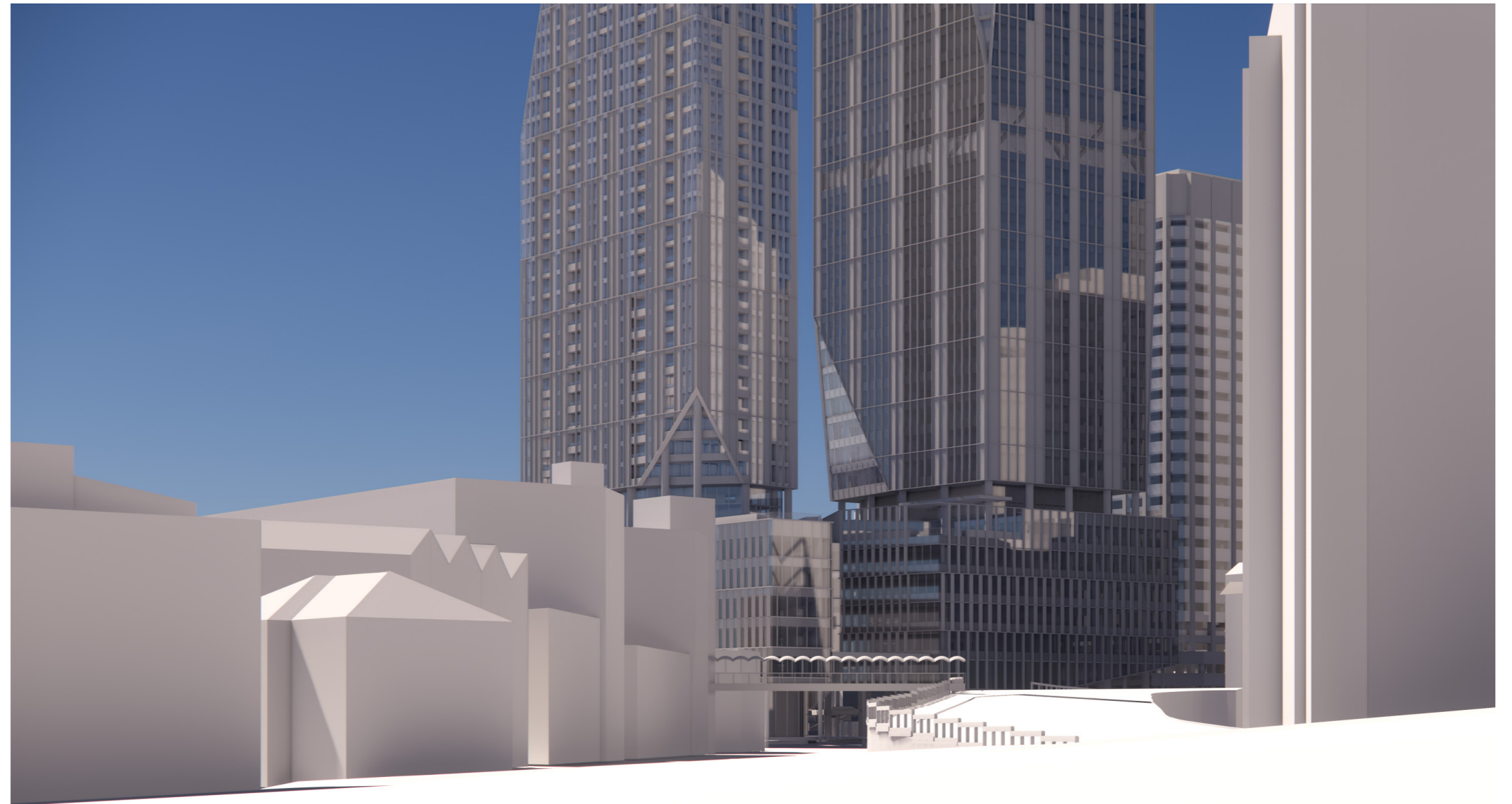
Proposed Scheme

12pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Quay Street

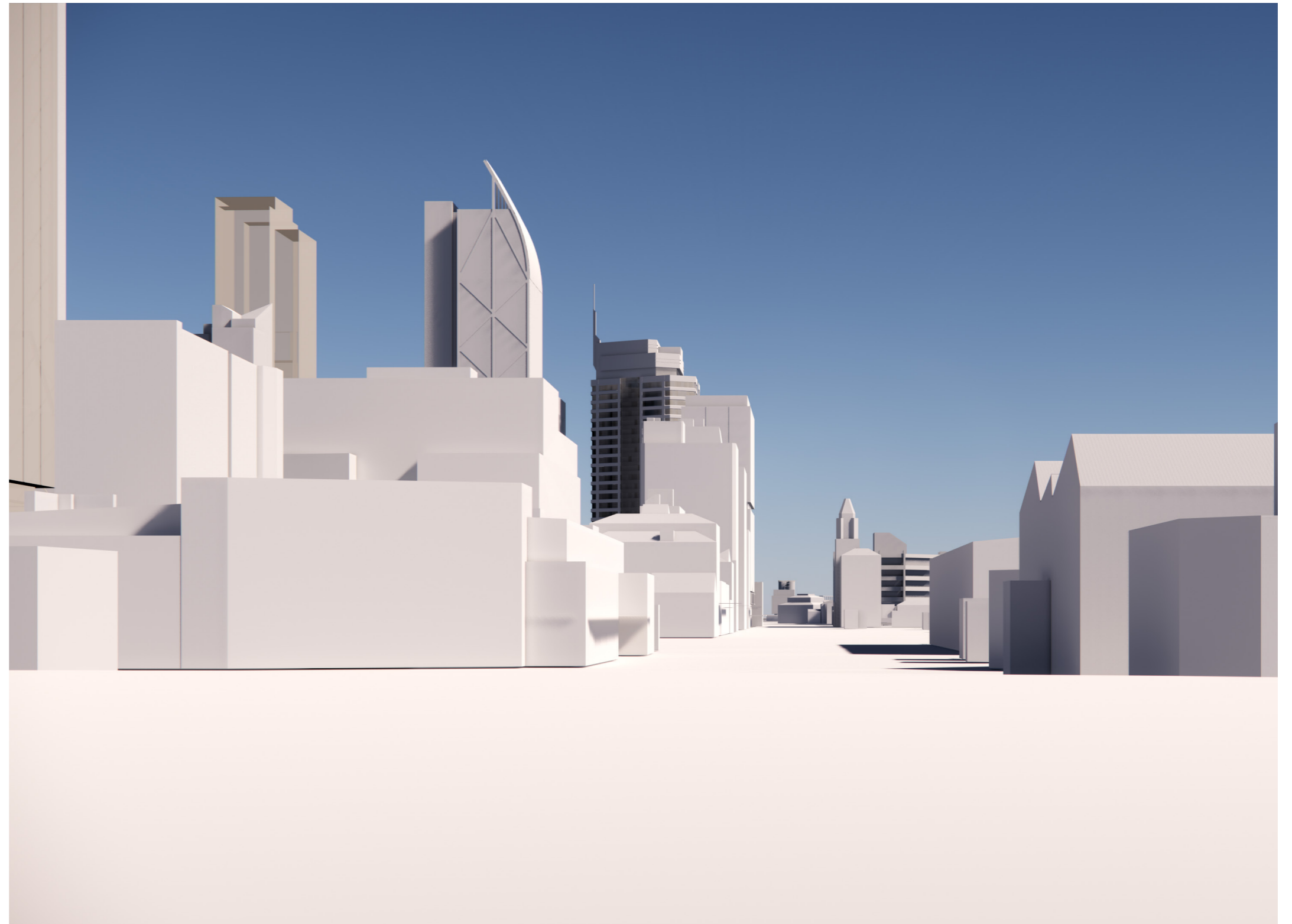
## Current View

10am, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.



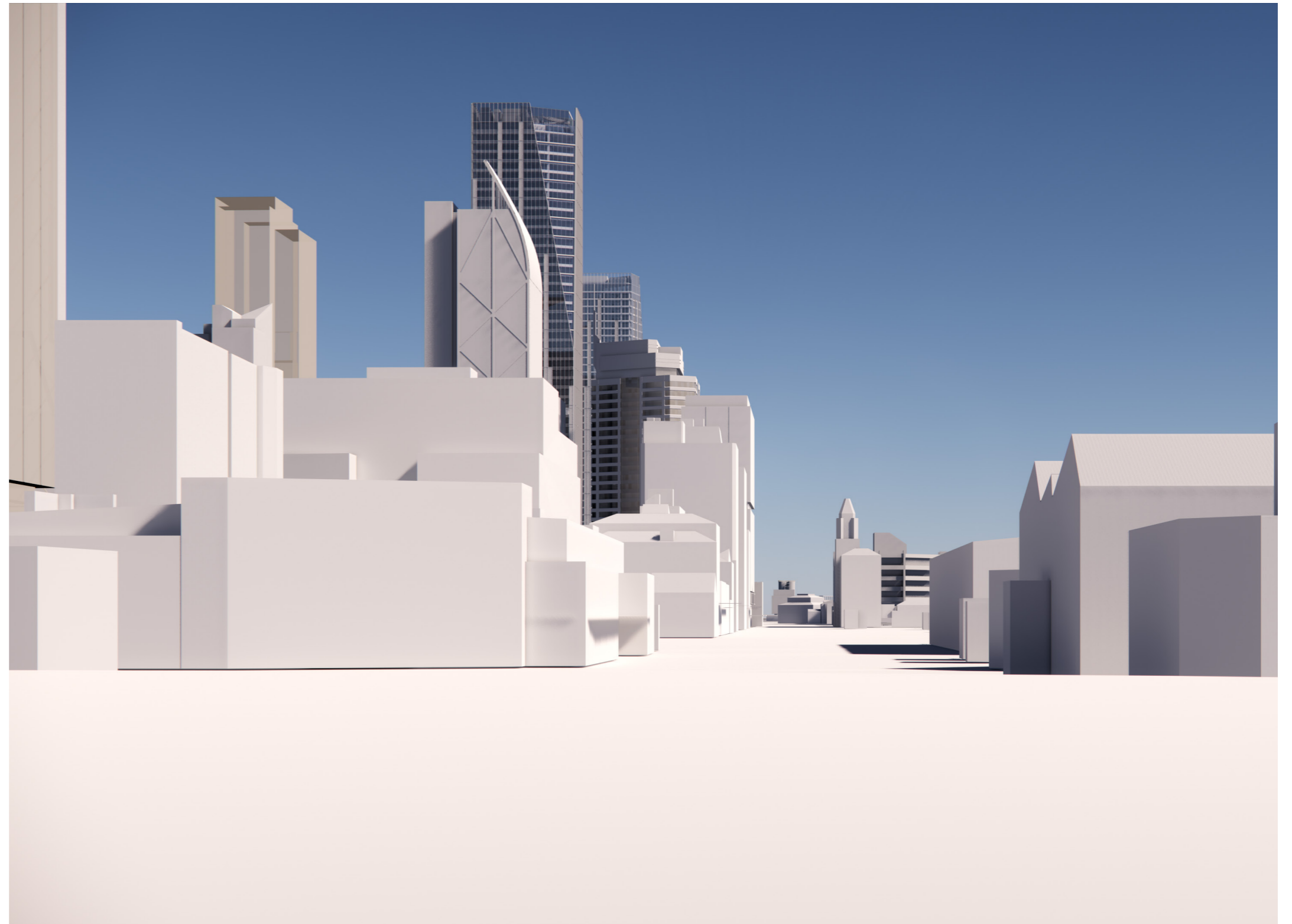
Proposed Scheme

10am, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

Current View

1pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

Proposed Scheme

1pm, January

Viewpoint:



Reference Image:

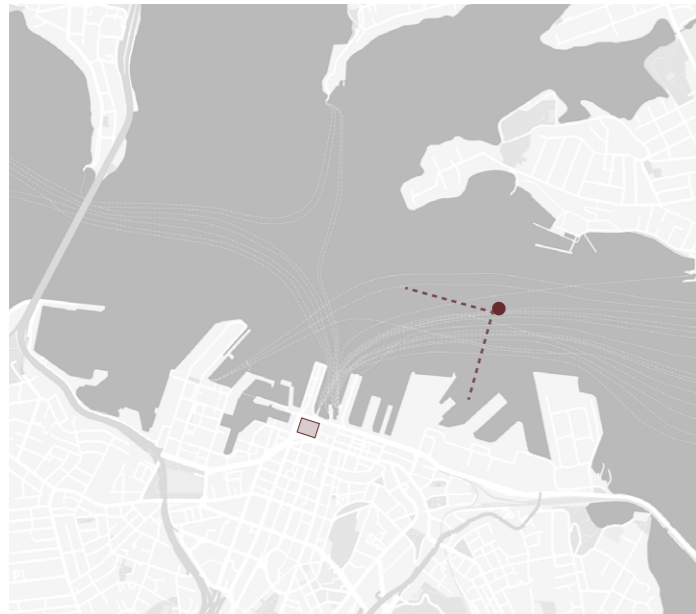


The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

Current View

1pm, January

Viewpoint:



Reference Image:

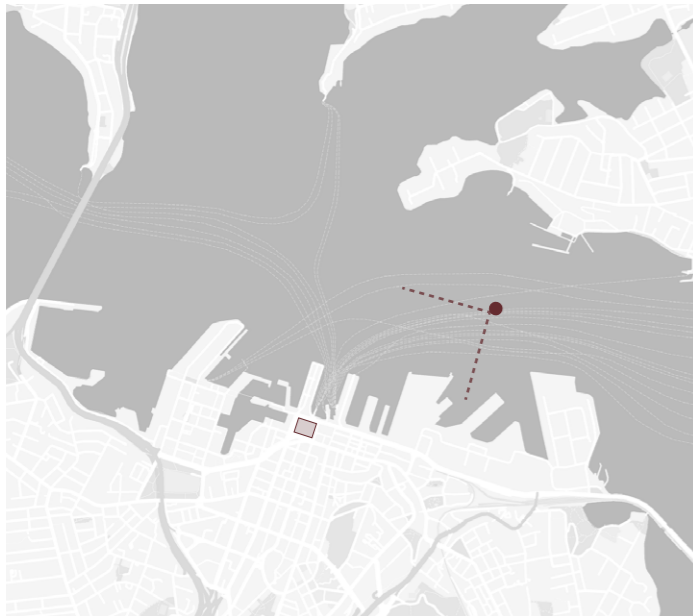


The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

Proposed Scheme

1pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

Current View

1pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

Proposed Scheme

1pm, January

Viewpoint:



Reference Image:

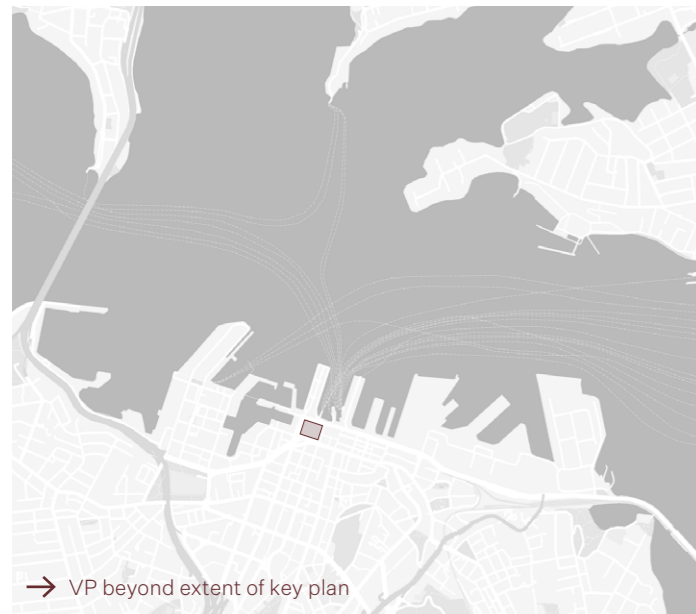


The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

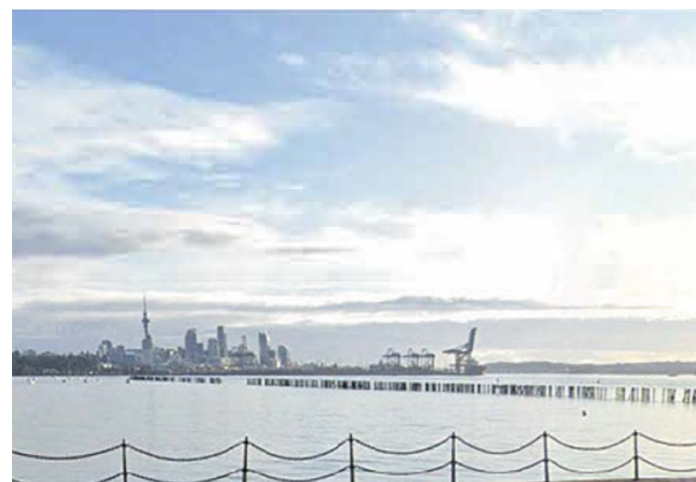
Current View

1pm, January

Viewpoint:



Reference Image:



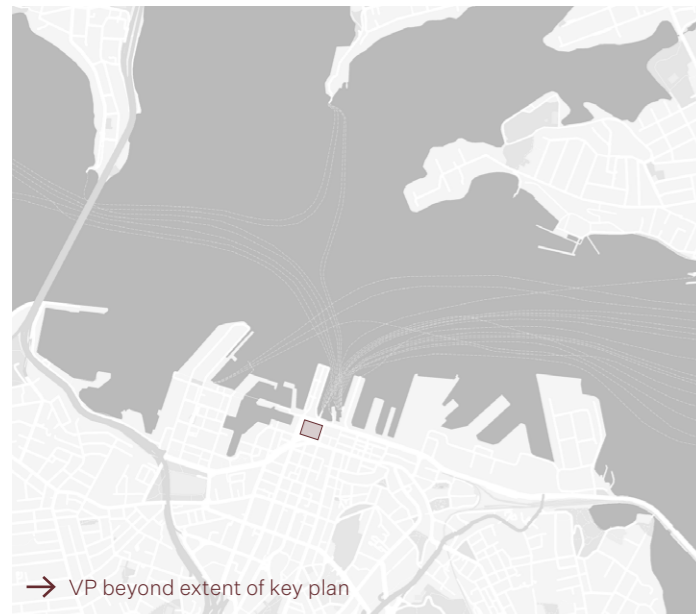
The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.



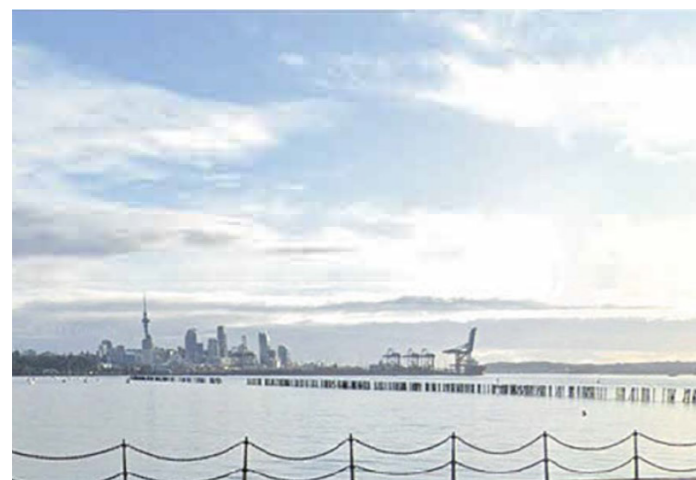
### Proposed Scheme

1pm, January

**Viewpoint:**



**Reference Image:**

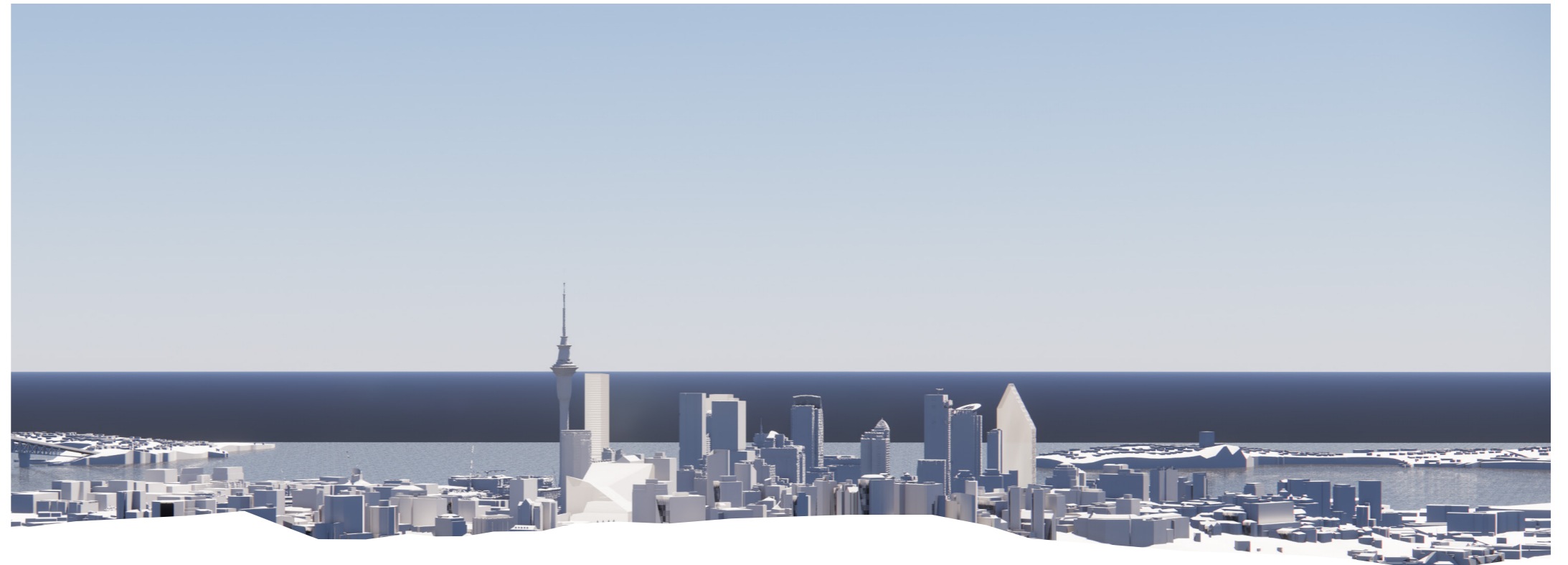
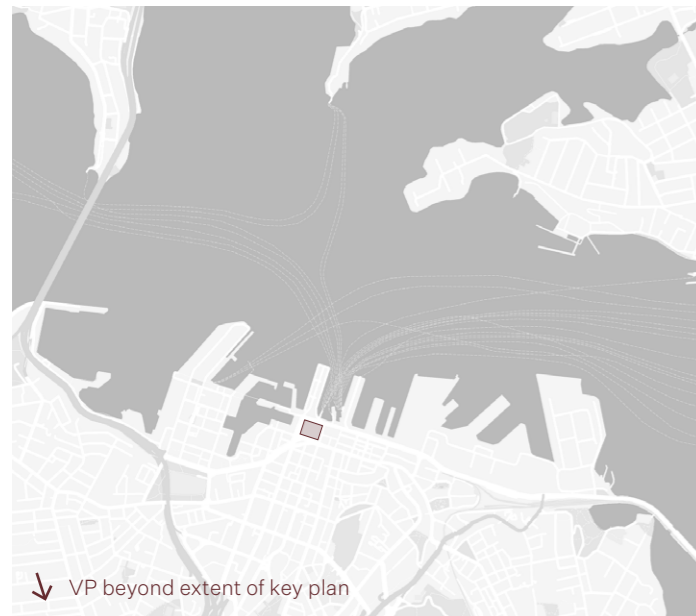


*The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.*

Current View

11am, January

Viewpoint:



Reference Image:



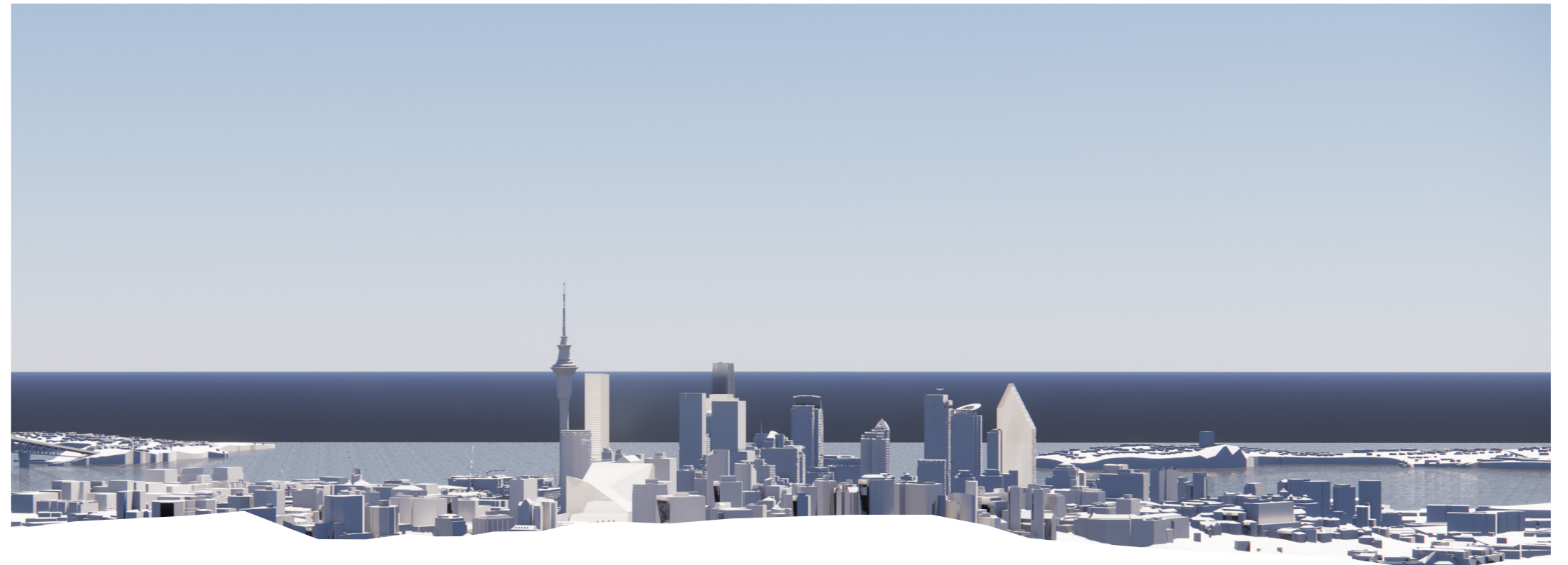
Note: This requested viewpoint is beyond the extent of our model topography and the foreground has been masked as a result.

The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

Proposed Scheme

11am, January

Viewpoint:



Reference Image:



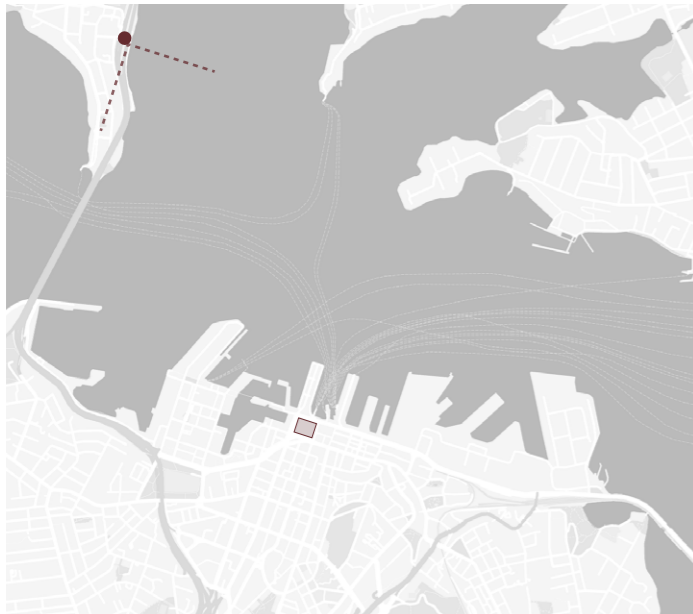
Note: This requested viewpoint is beyond the extent of our model topography and the foreground has been masked as a result.

The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

Current View

11am, January

Viewpoint:



Reference Image:



Proposed Scheme

11am, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

## Current View

2pm, January

### Viewpoint:



### Reference Image:



Note: This requested viewpoint is beyond the extent of our model topography and the foreground has been masked as a result.

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## Proposed Scheme

2pm, January

### Viewpoint:



### Reference Image:



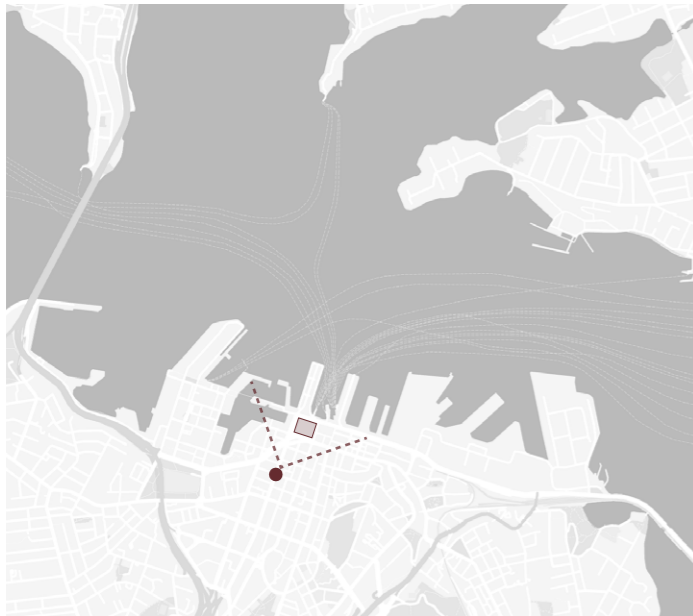
Note: This requested viewpoint is beyond the extent of our model topography and the foreground has been masked as a result.

The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

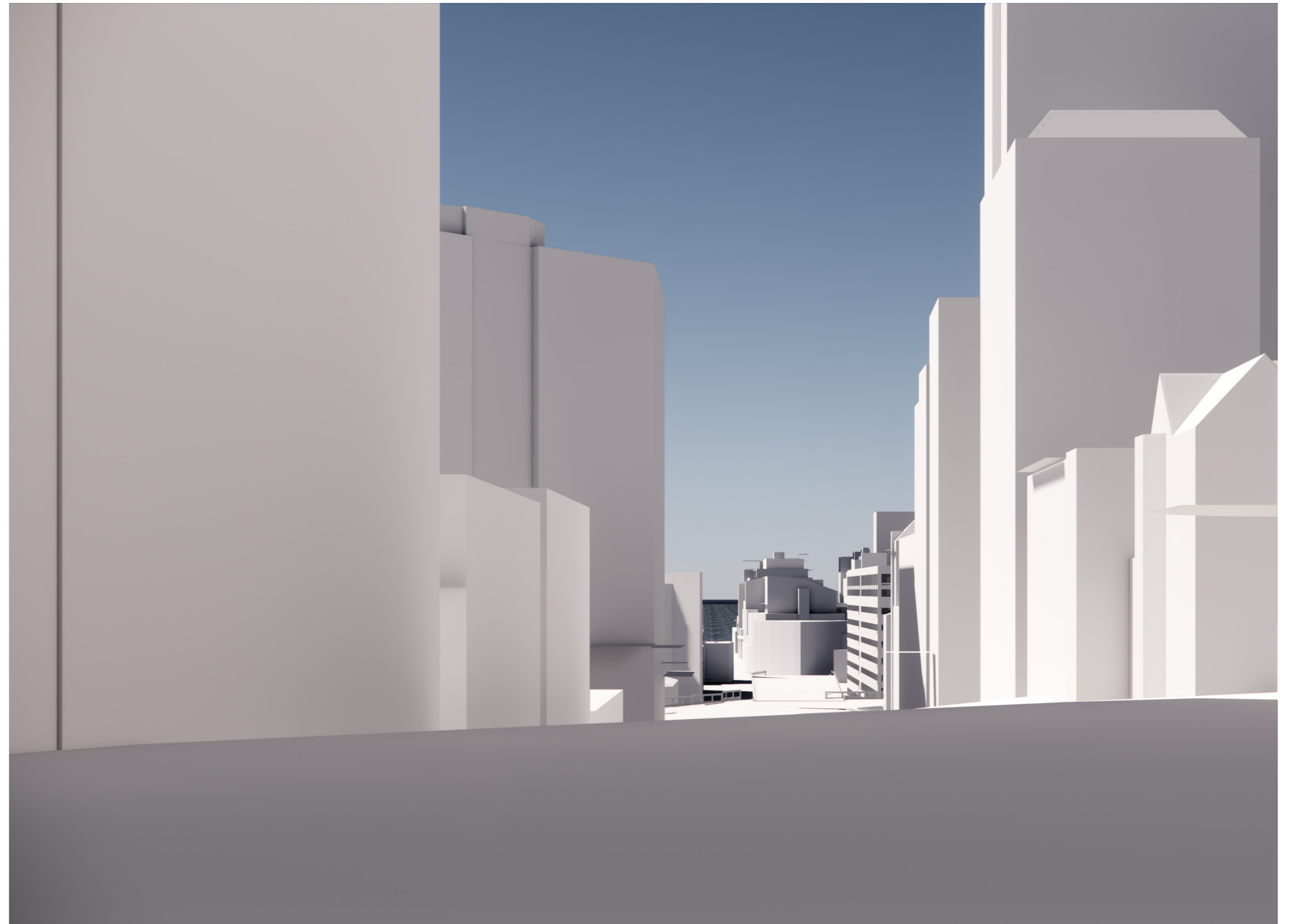
Current View

2pm, March

Viewpoint:



Reference Image:



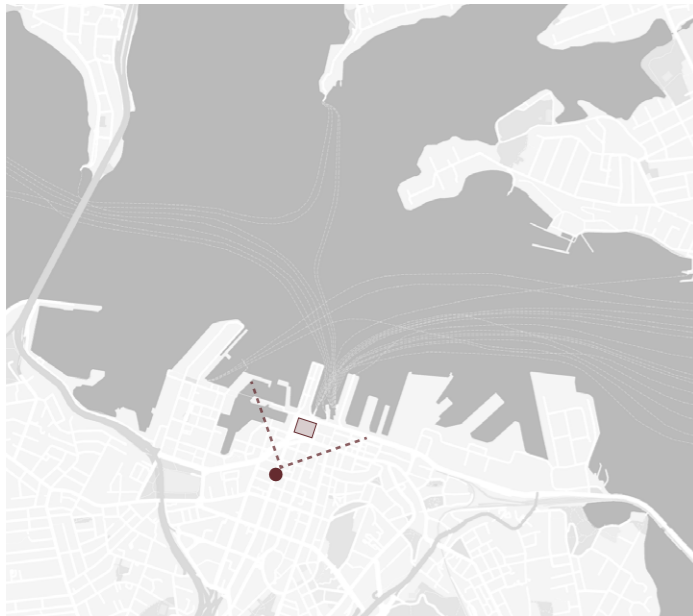
The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.



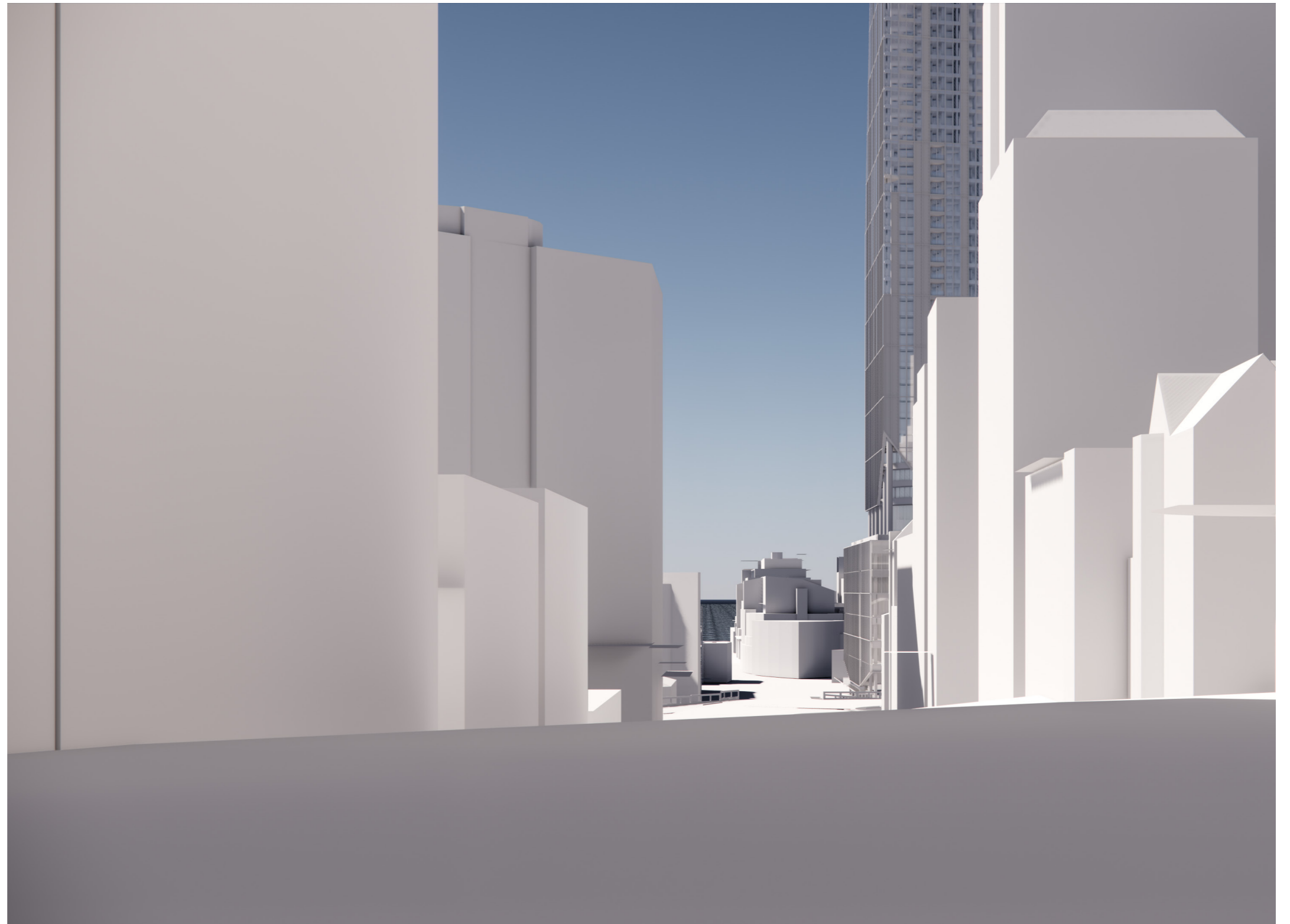
Proposed Scheme

2pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

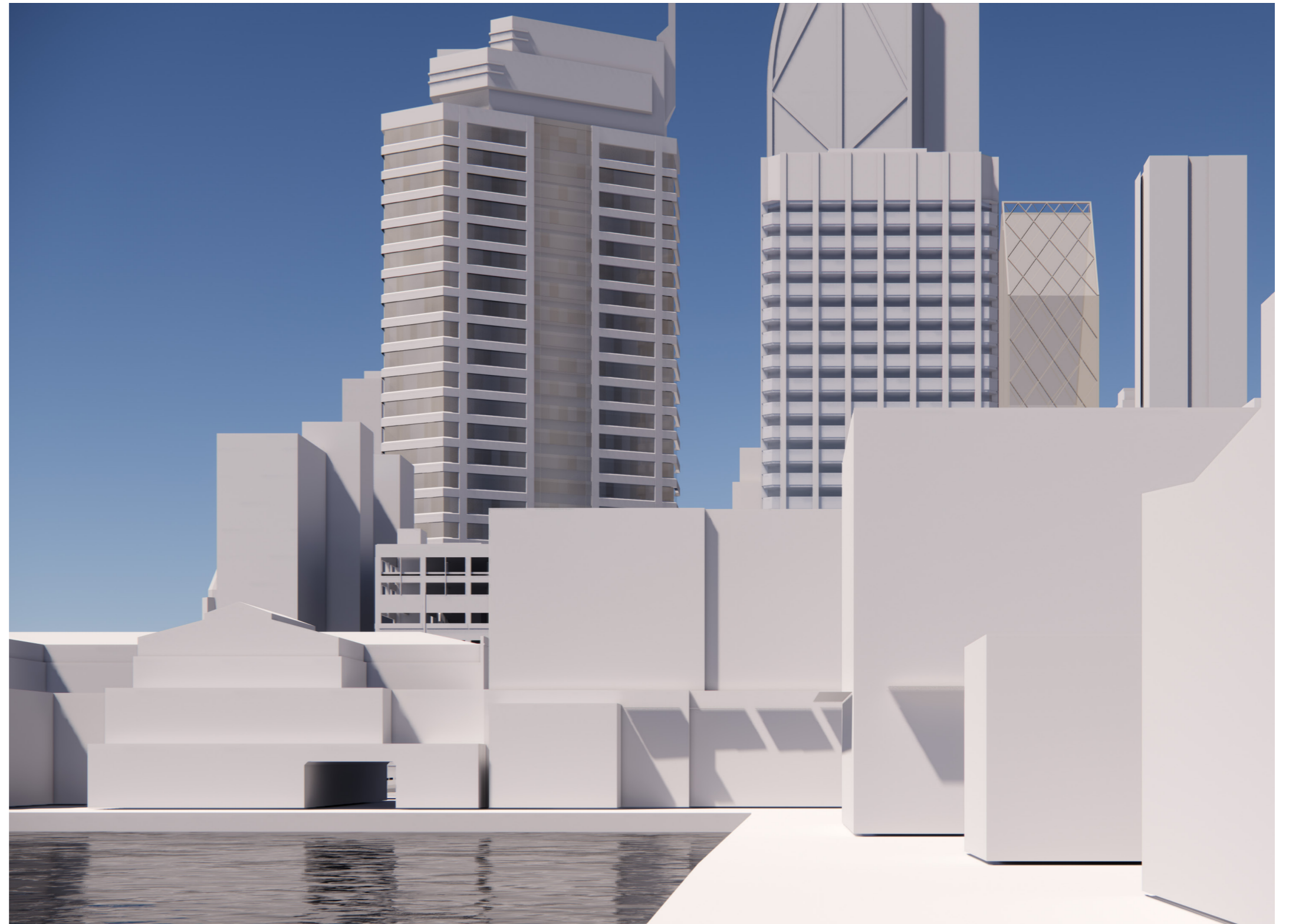
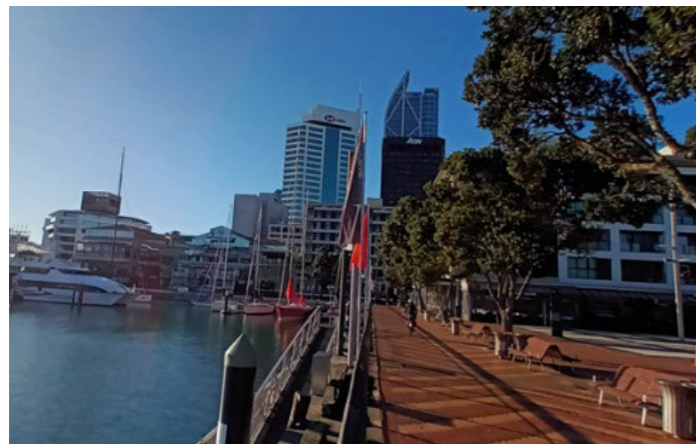
## Current View

2pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

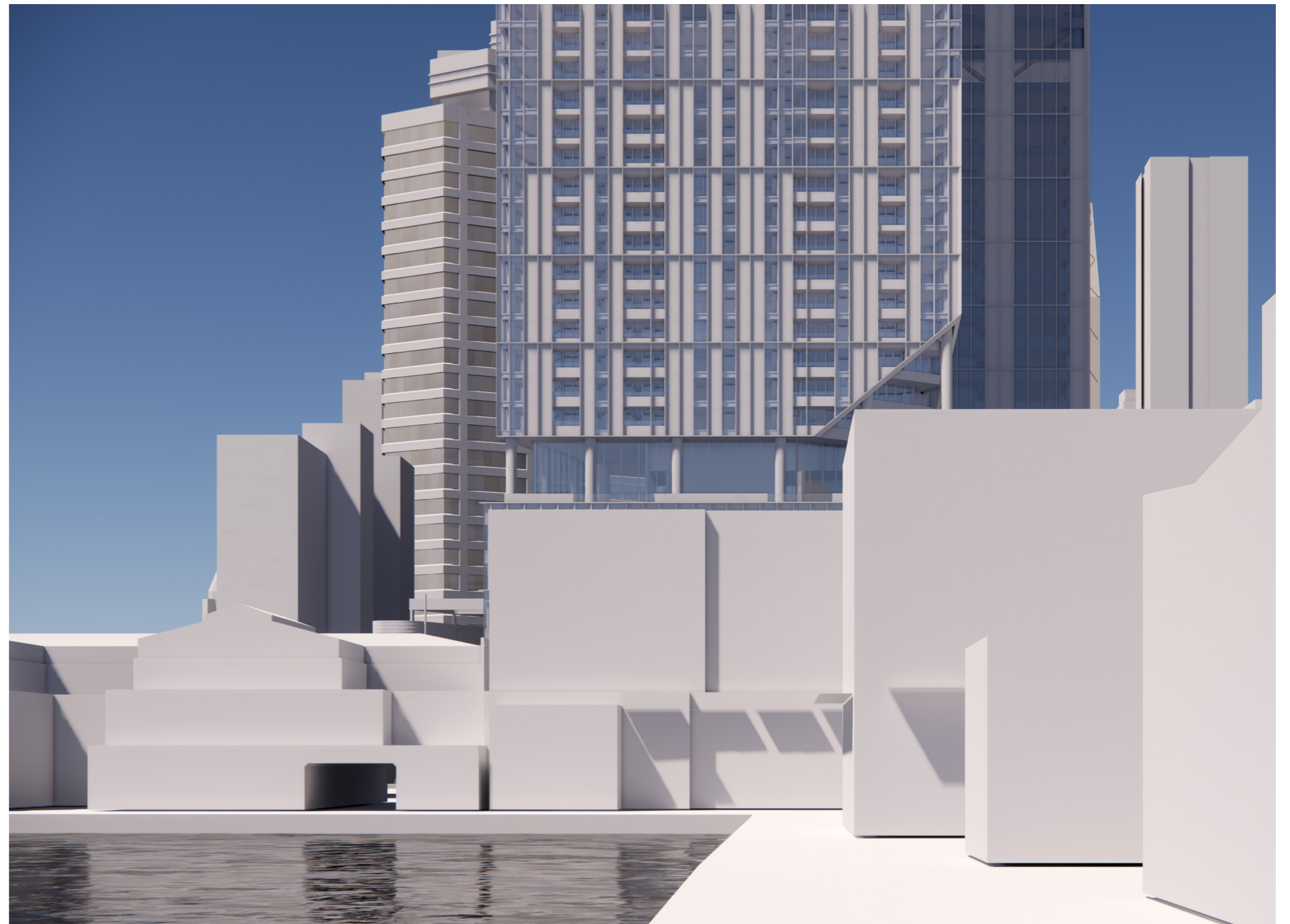
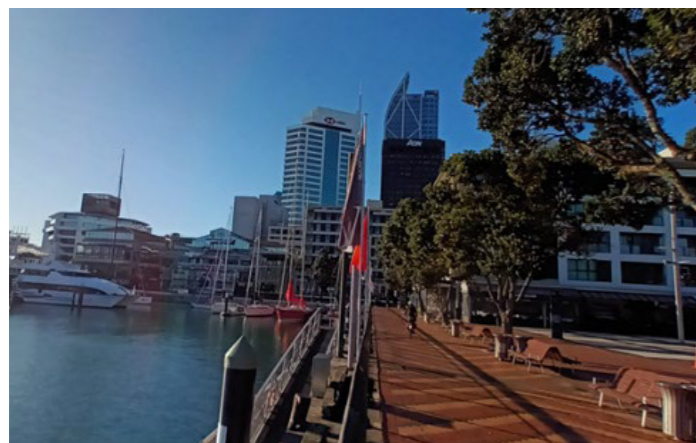
## Proposed Scheme

1pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Halsey Street

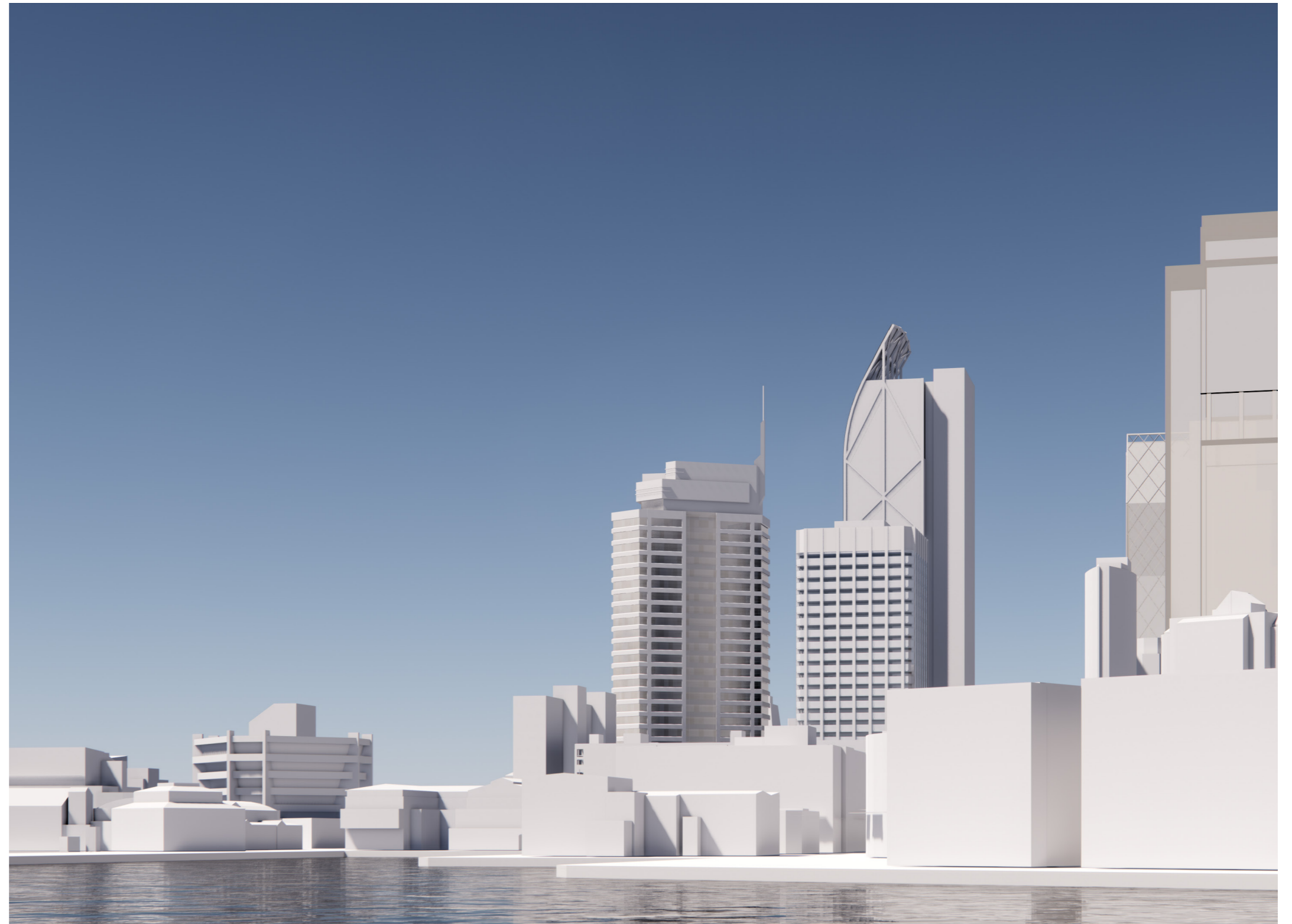
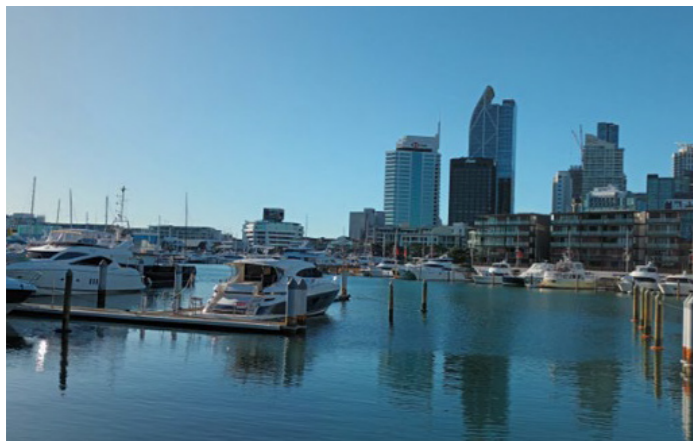
## Current View

1pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

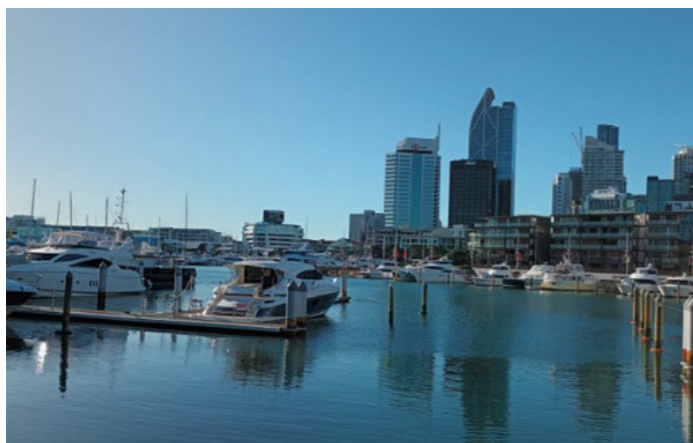
Proposed Scheme

1pm, March

Viewpoint:



Reference Image:

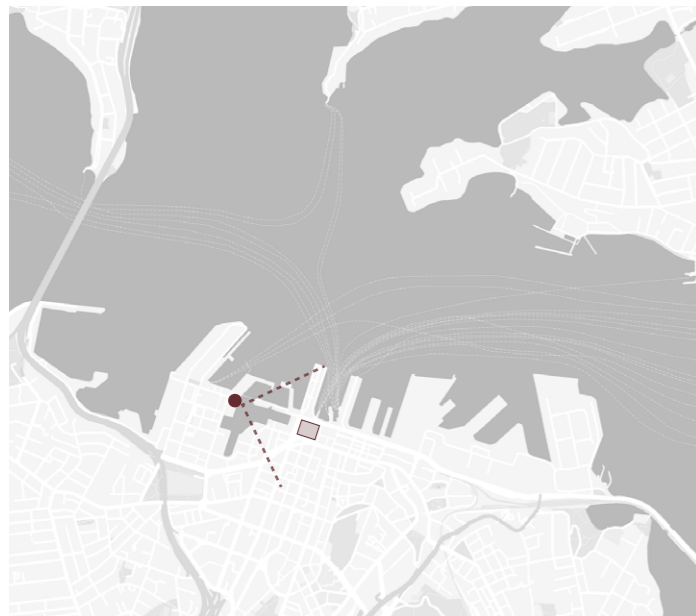


The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

Current View

1pm, March

Viewpoint:



Reference Image:

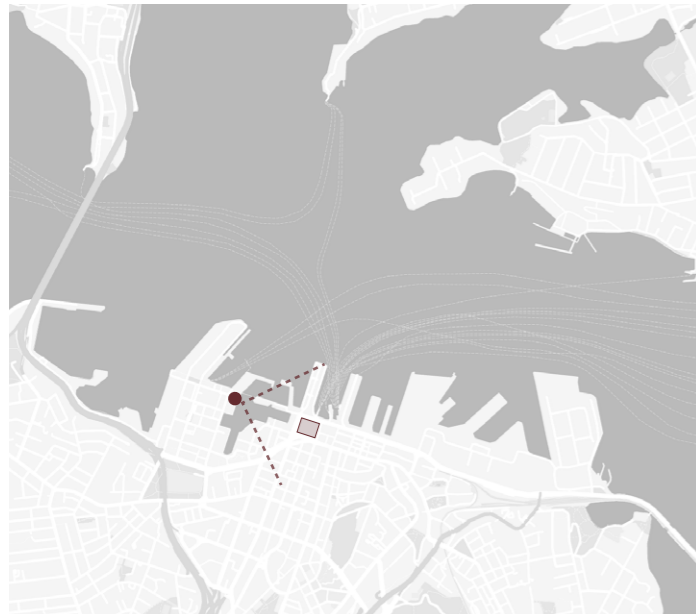


The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

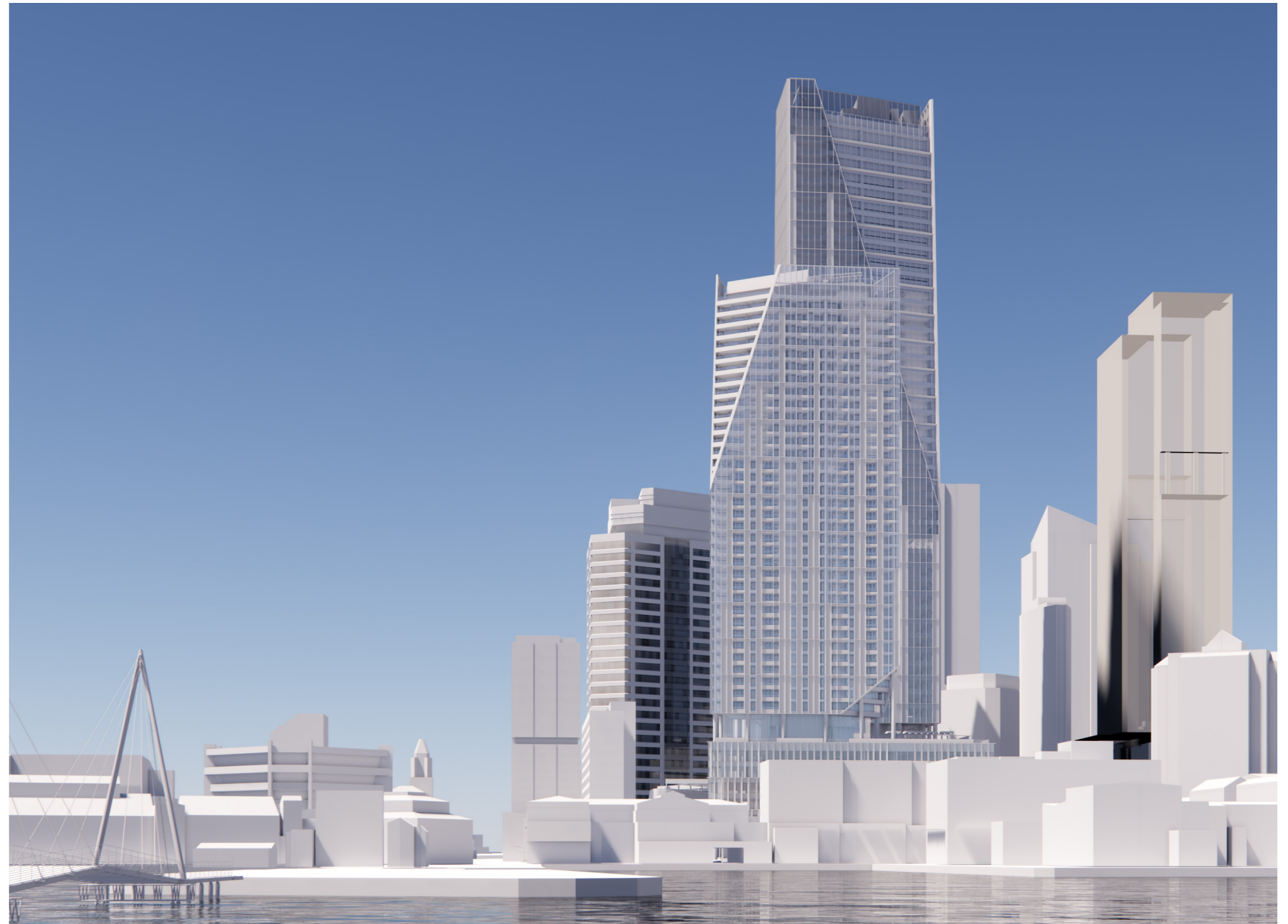
Proposed Scheme

1pm, March

Viewpoint:



Reference Image:



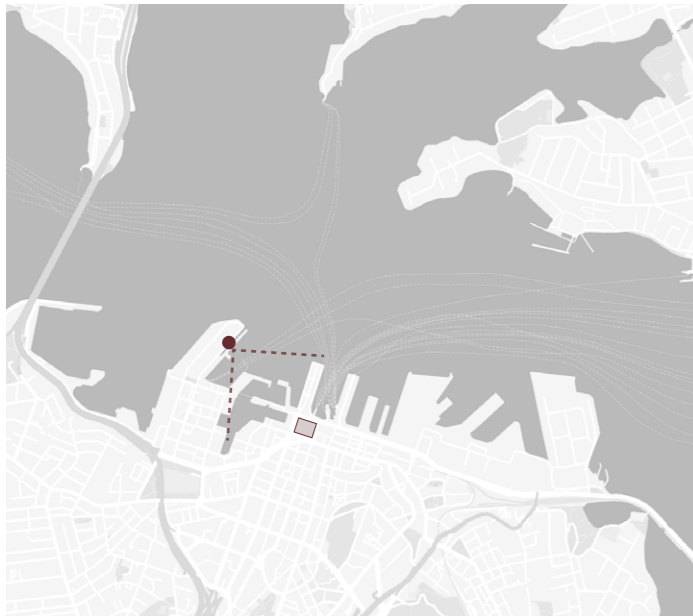
The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

# Brigham Street

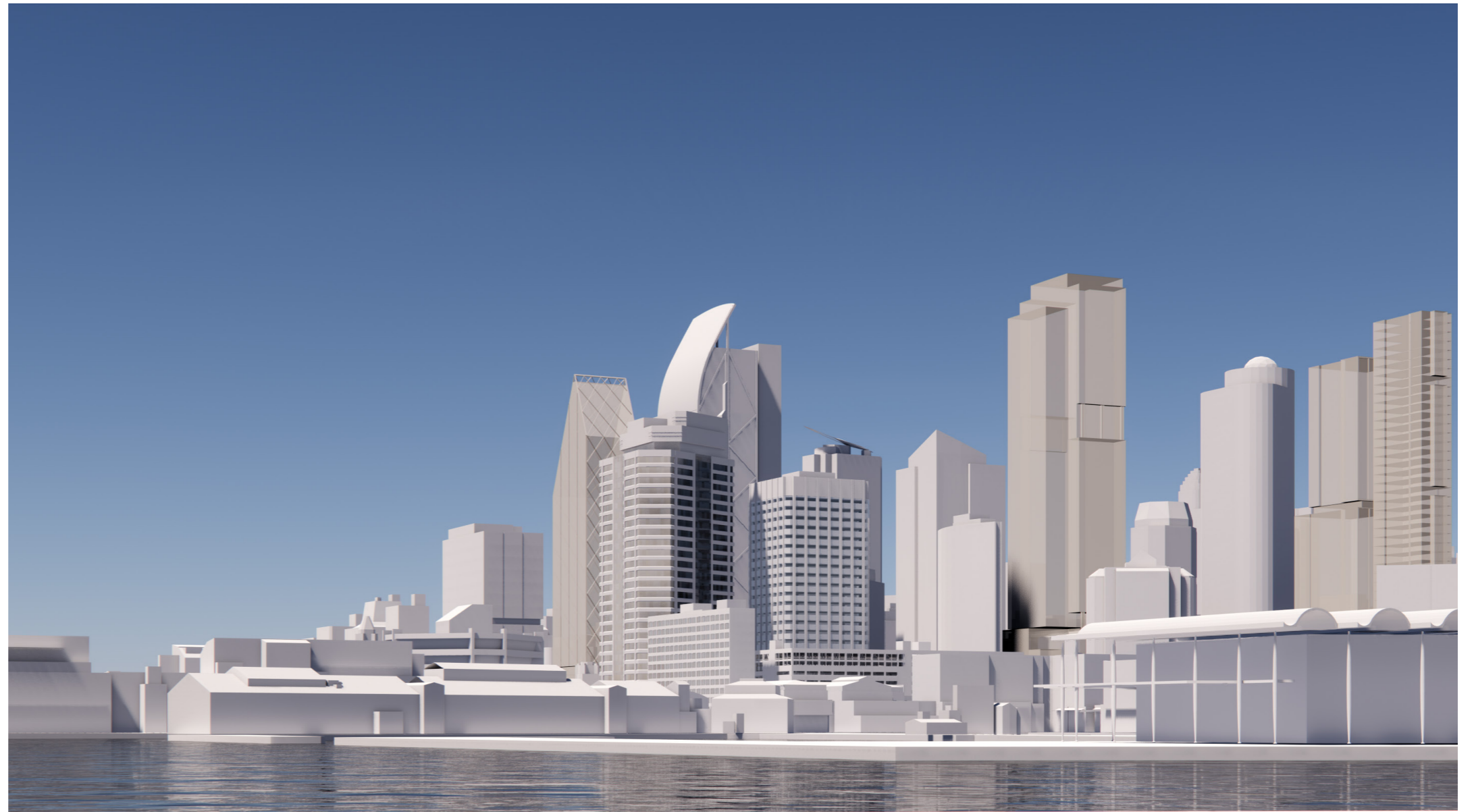
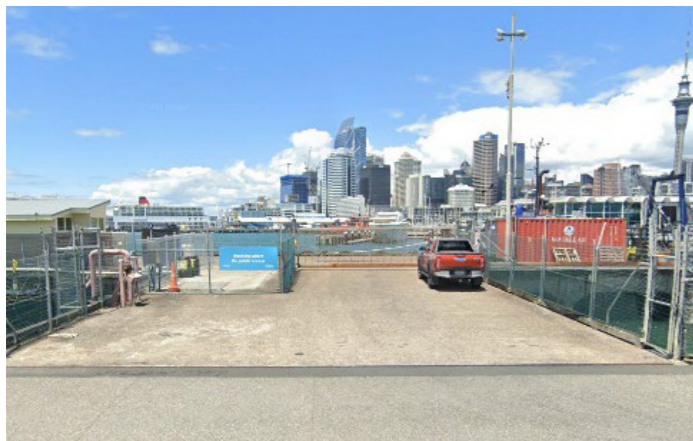
## Current View

1pm, March

Viewpoint:



Reference Image:



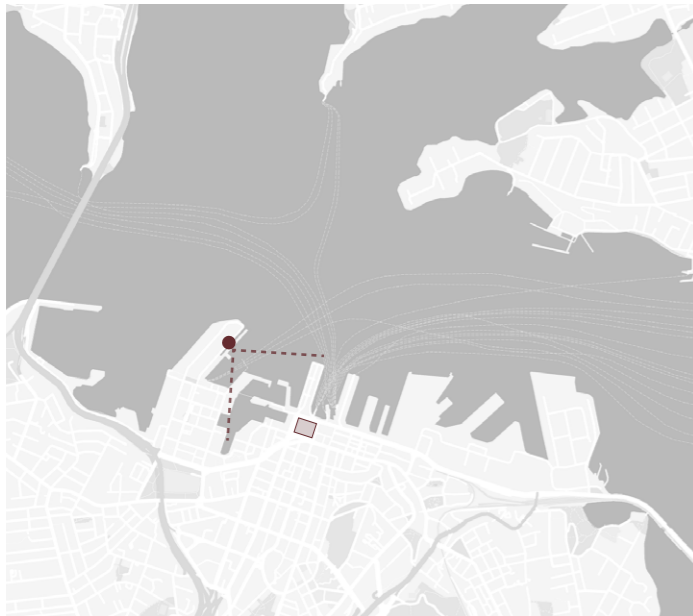
The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.



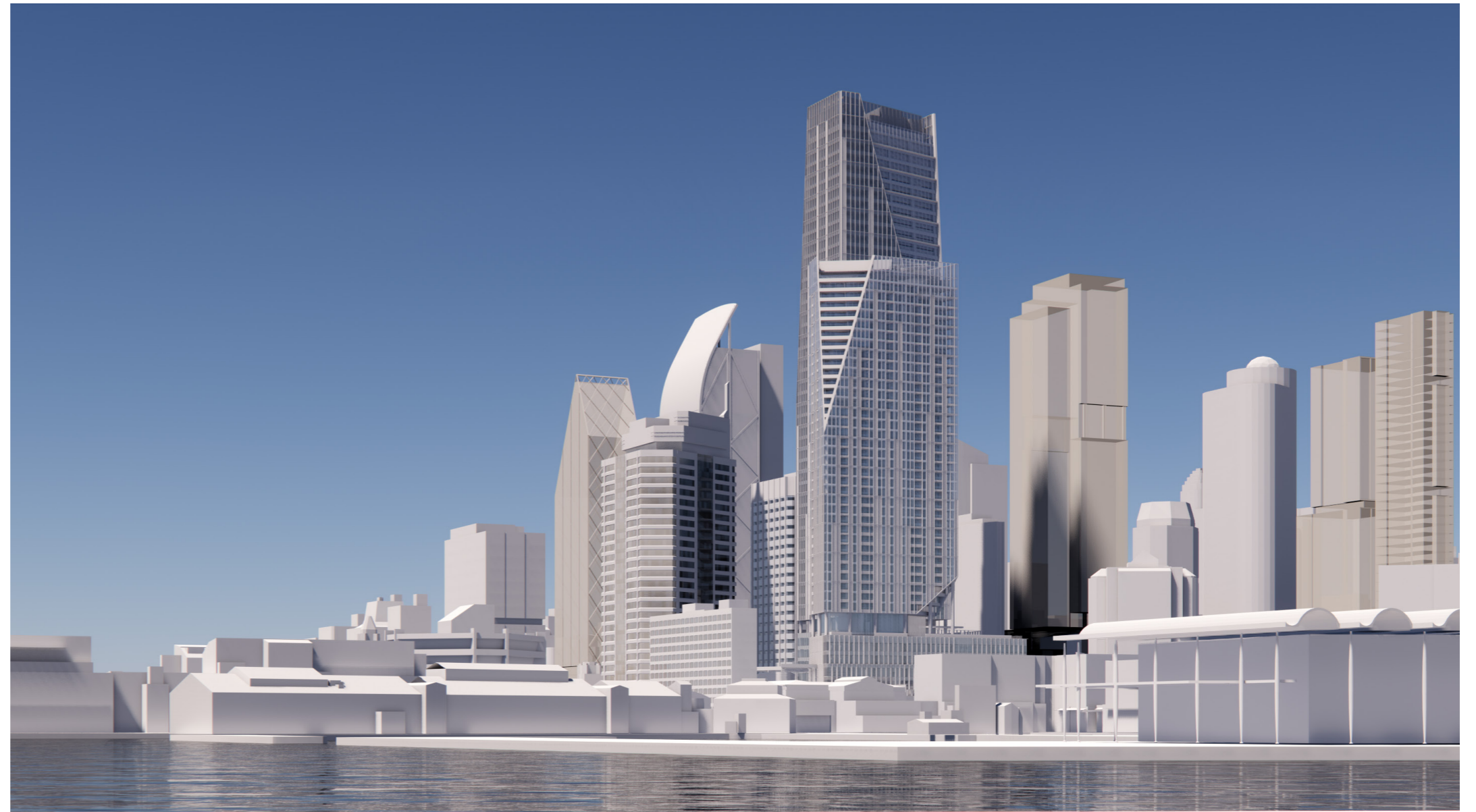
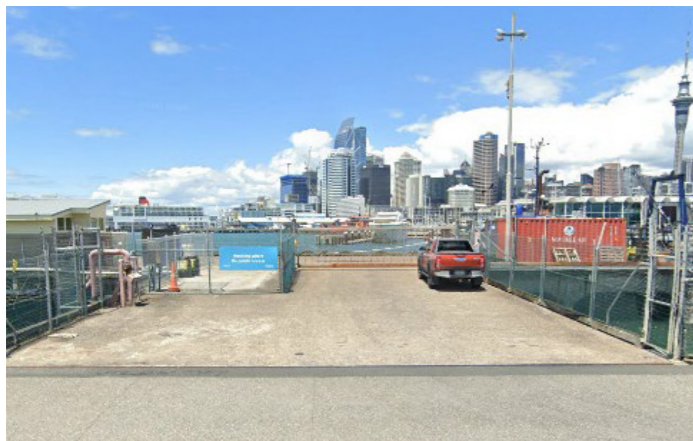
Proposed Scheme

1pm, March

Viewpoint:



Reference Image:

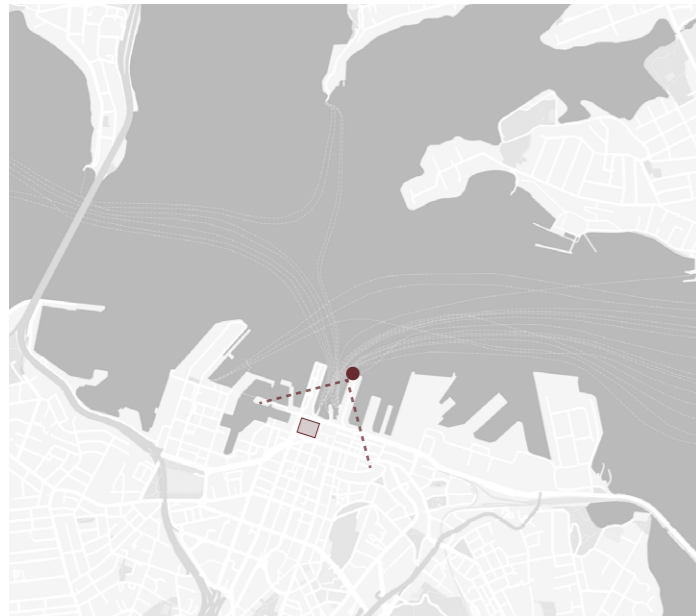


The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

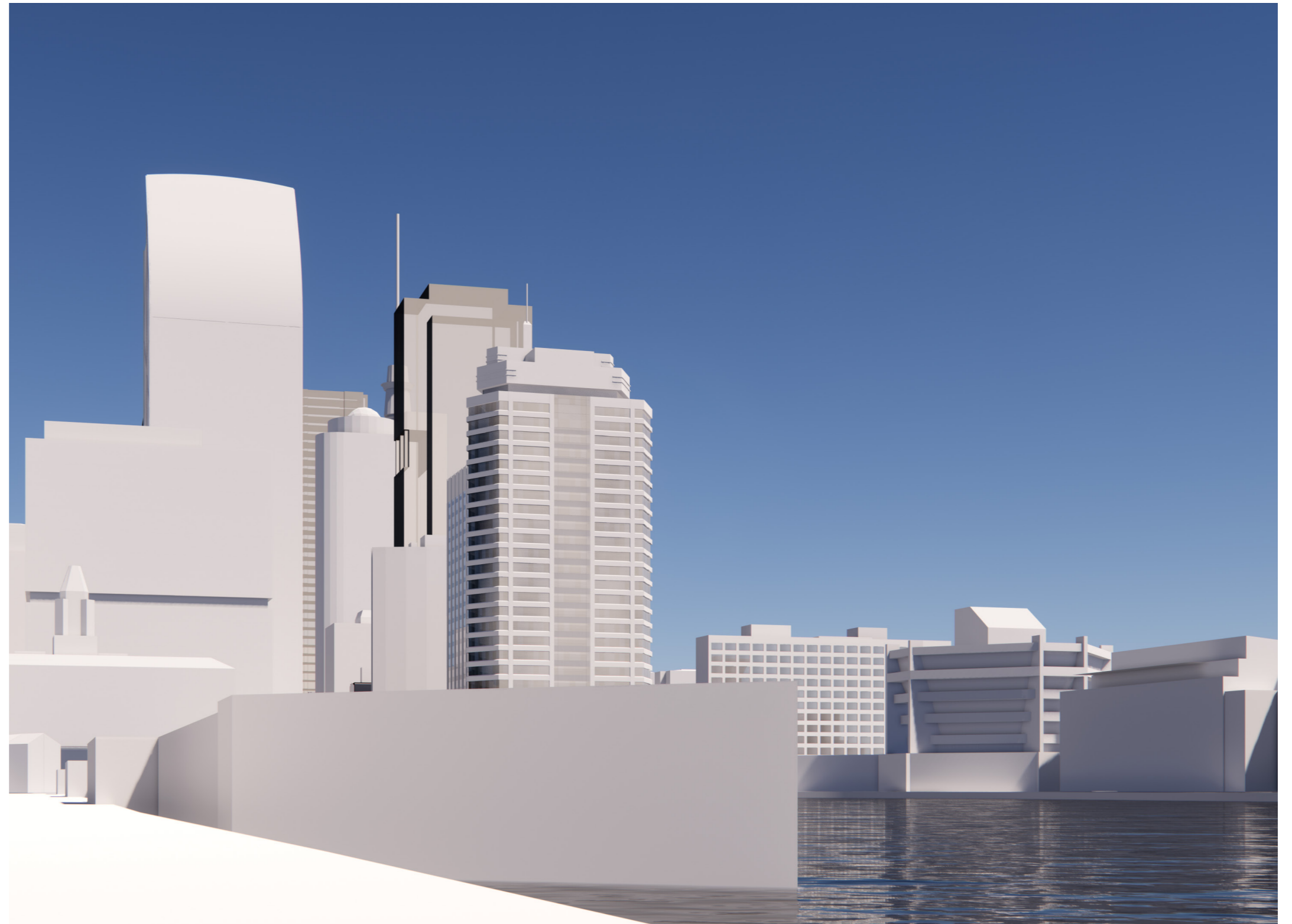
Current View

2pm, March

Viewpoint:



Reference Image:

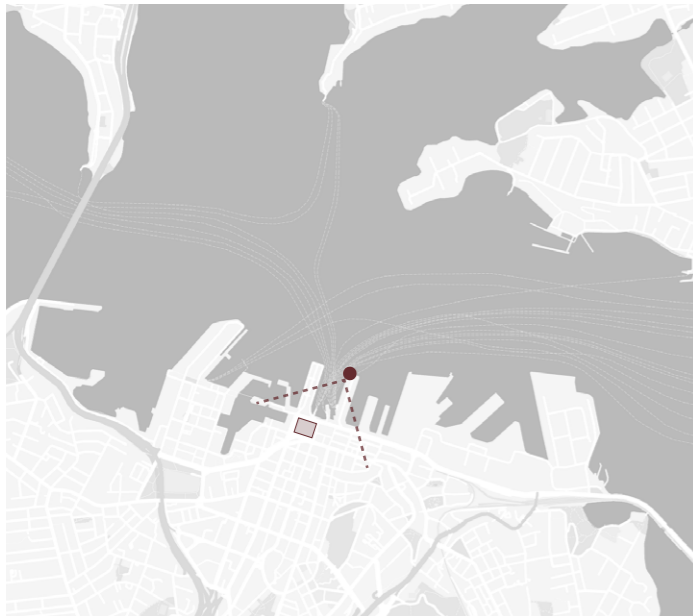


The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

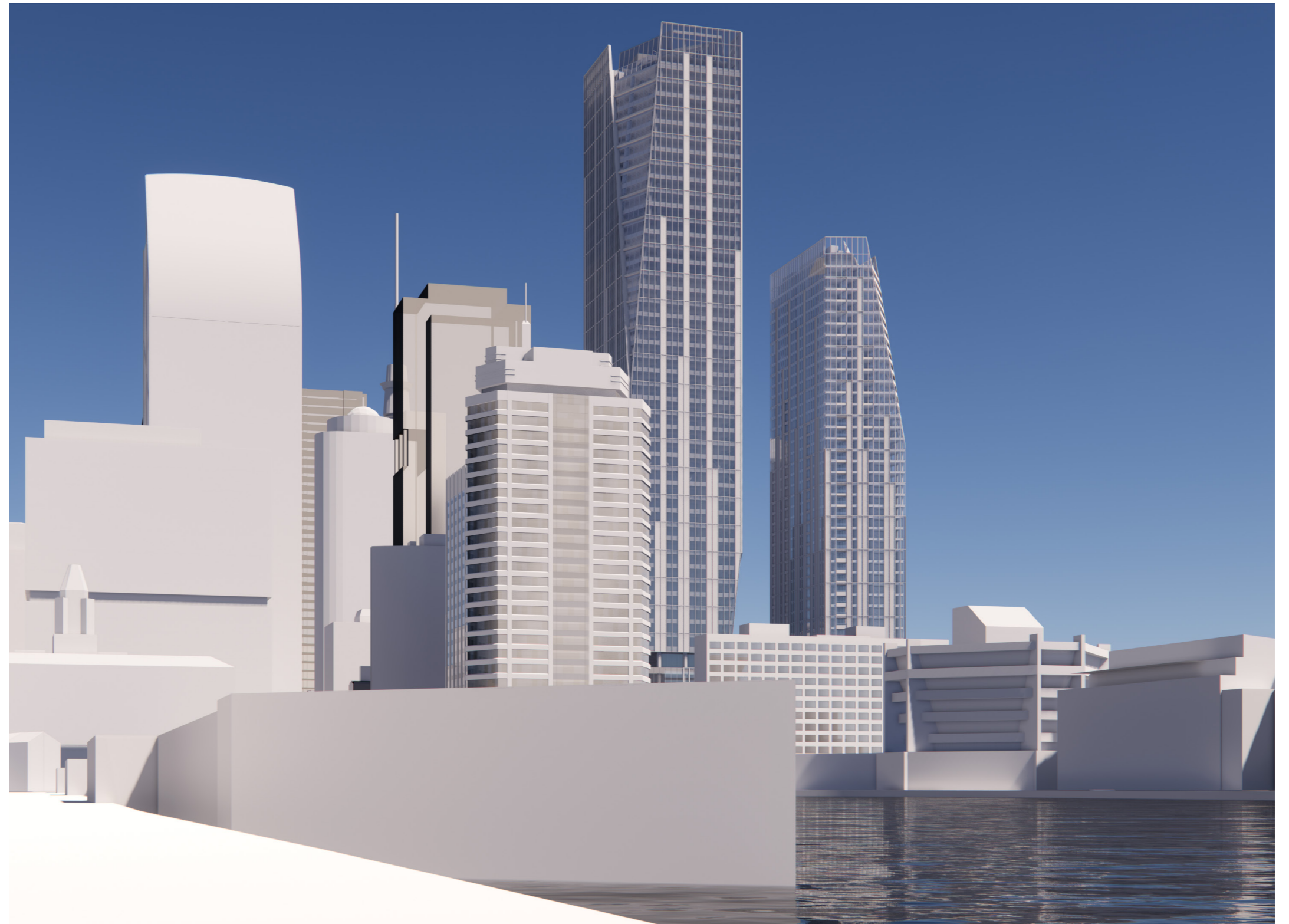
Proposed Scheme

2pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

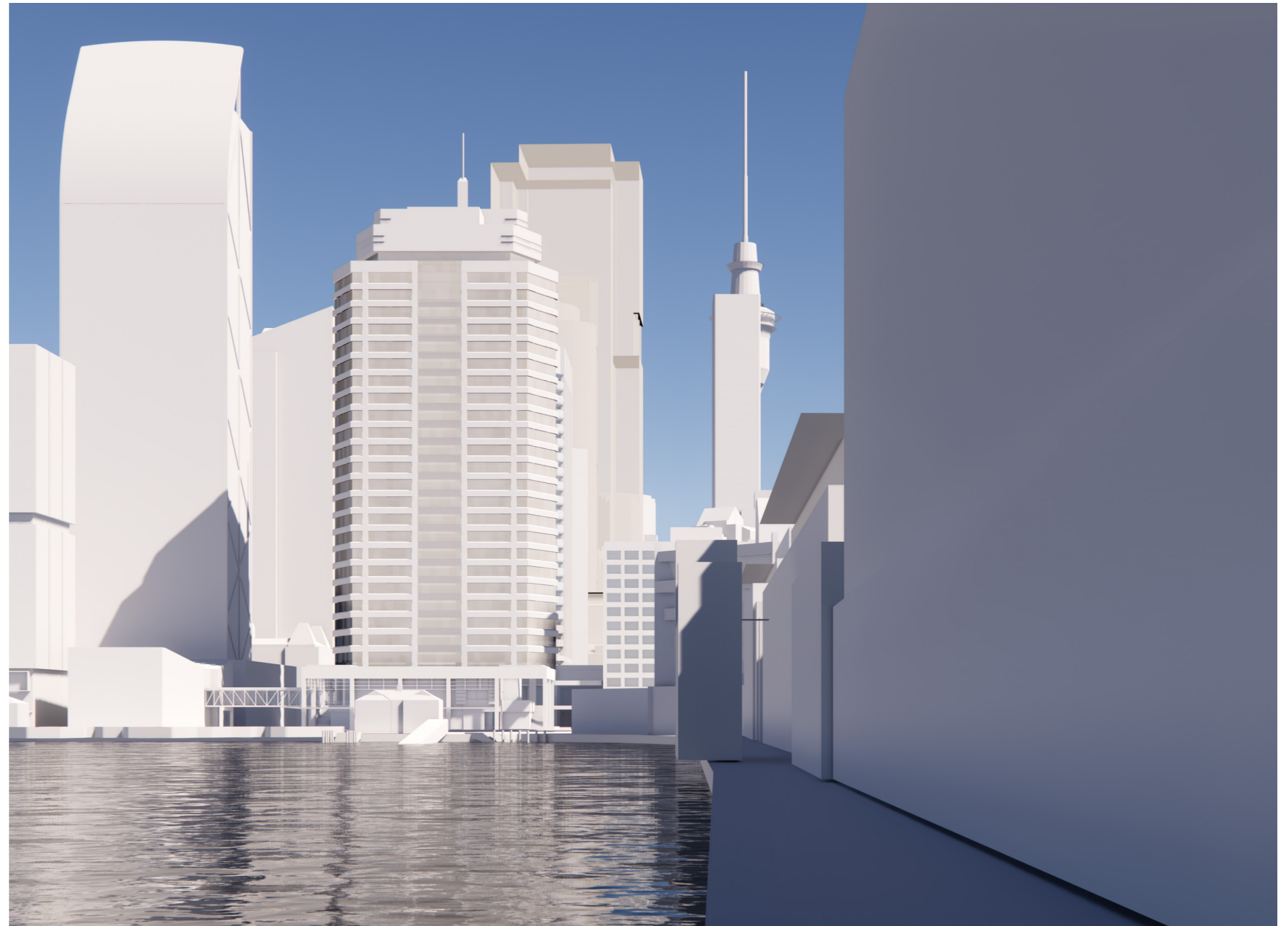
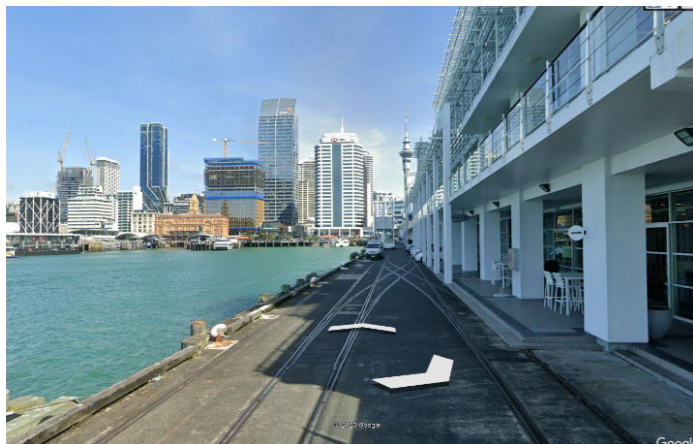
Current View

3pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

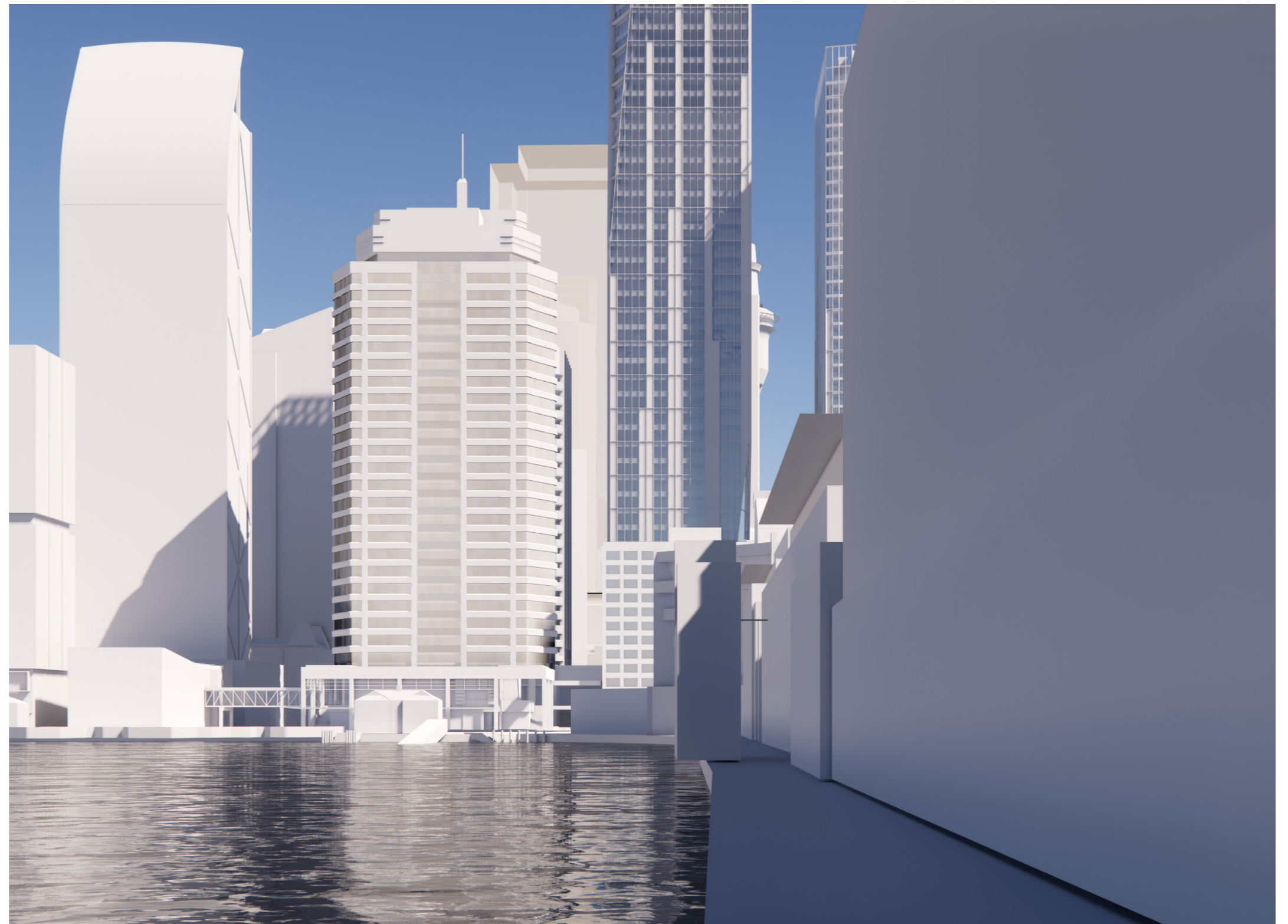
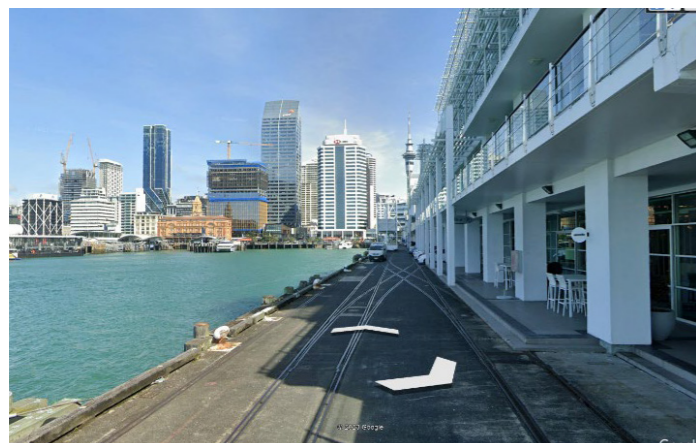
Proposed Scheme

3pm, March

Viewpoint:



Reference Image:

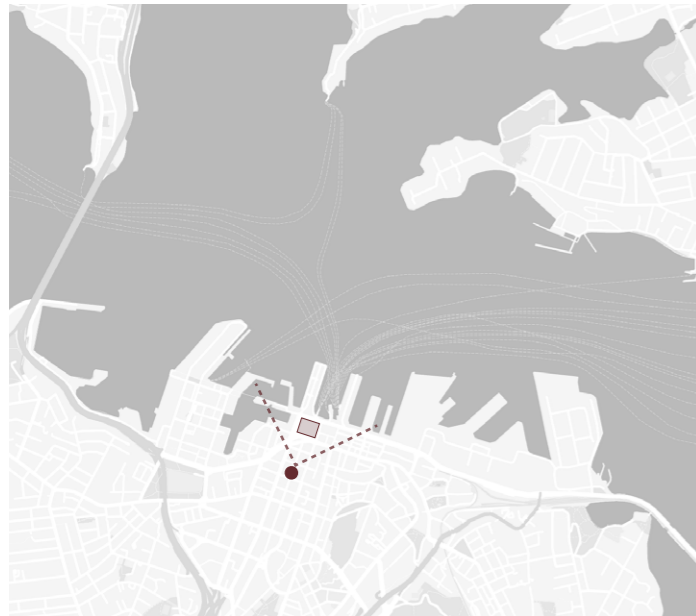


The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

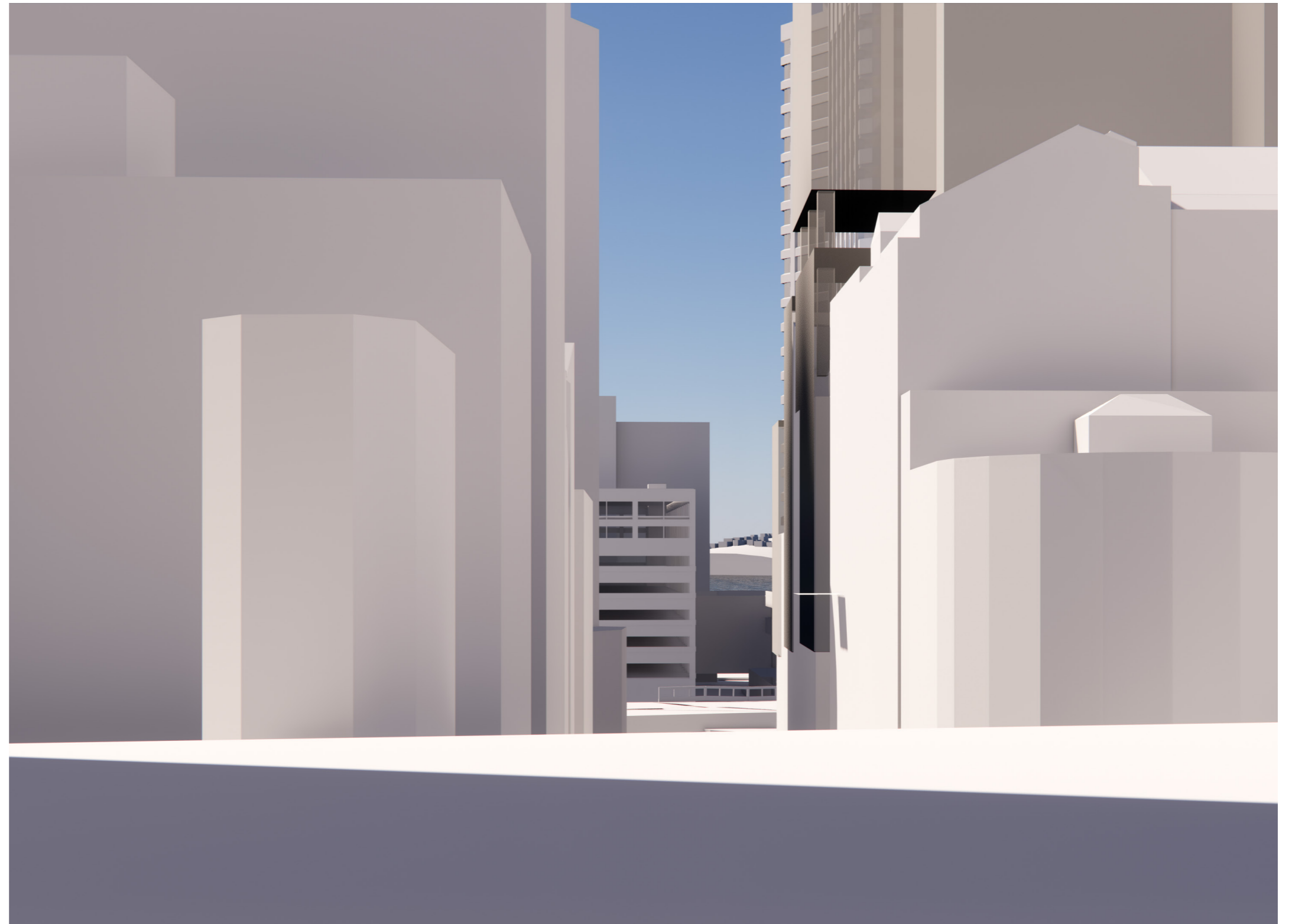
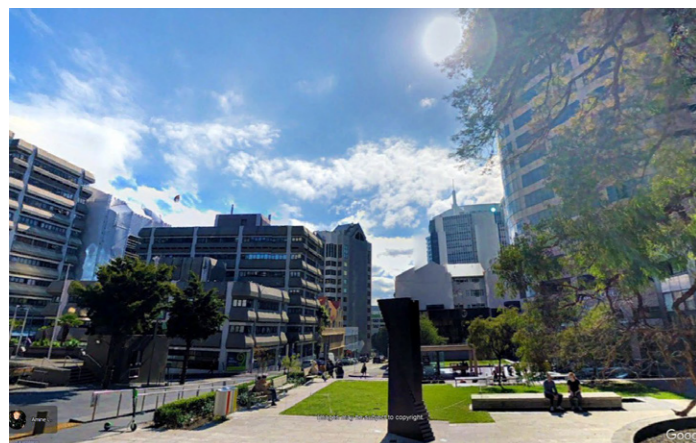
Current View

3pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

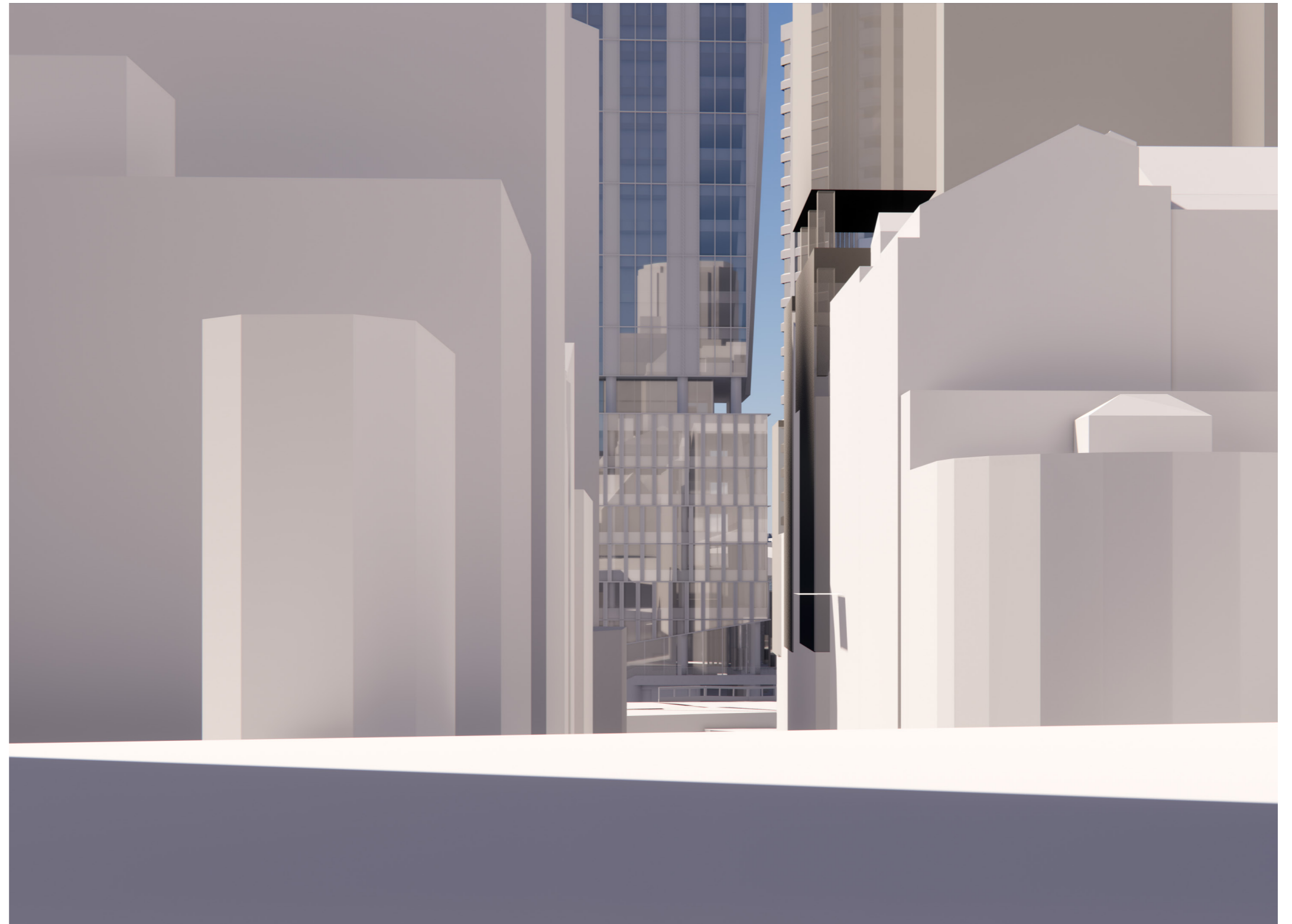
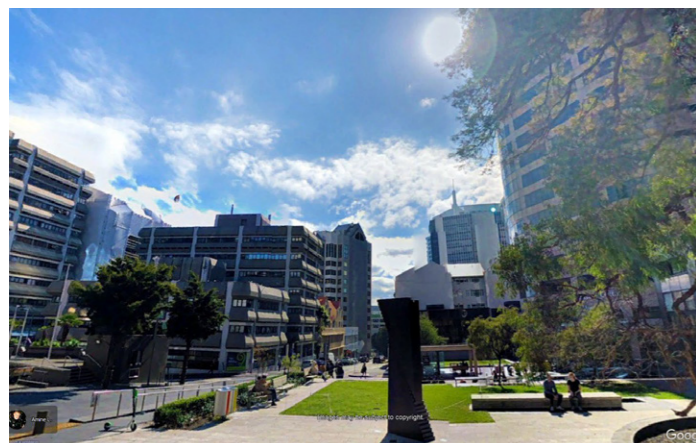
Proposed Scheme

3pm, March

Viewpoint:



Reference Image:



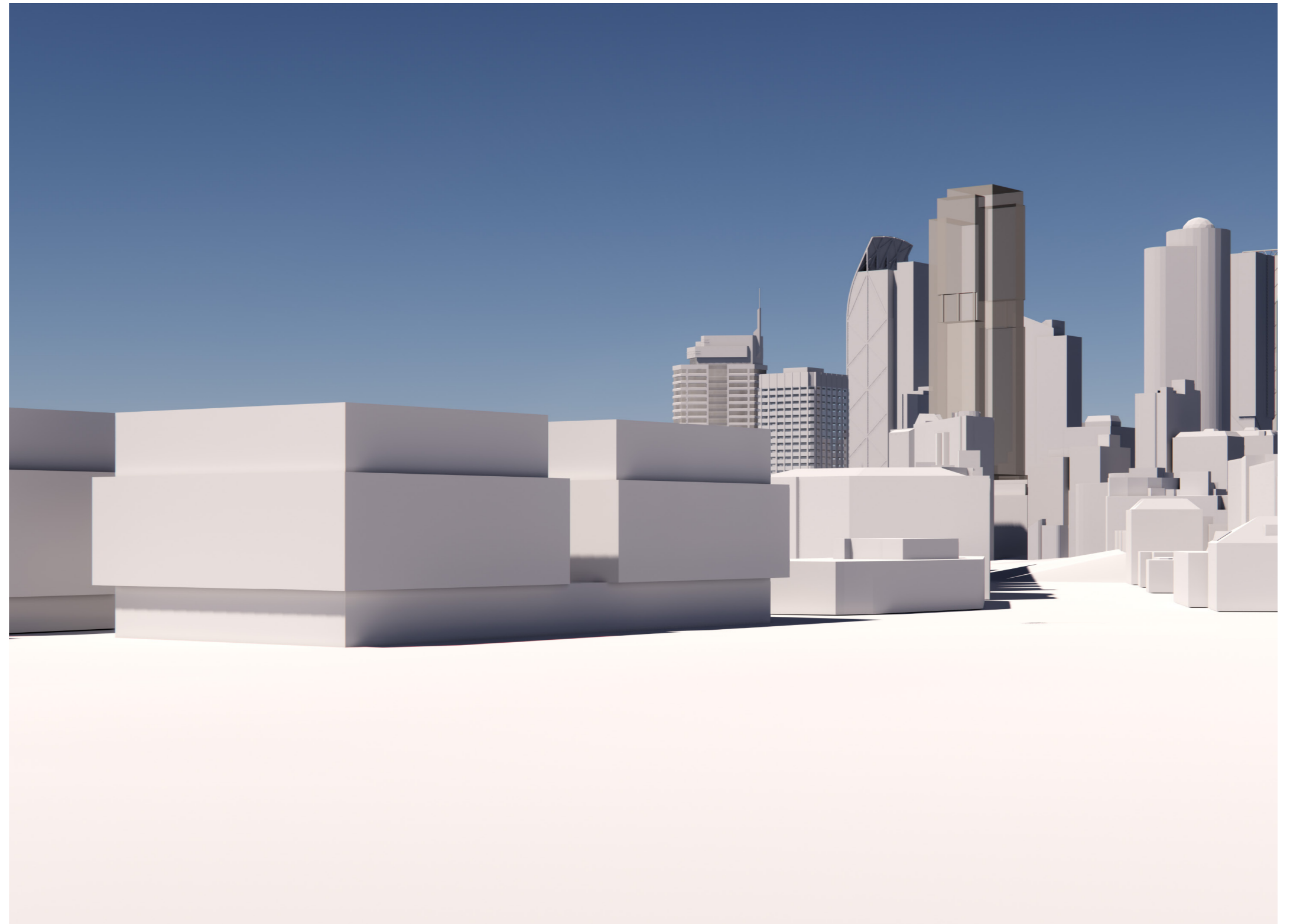
## Current View

2pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.



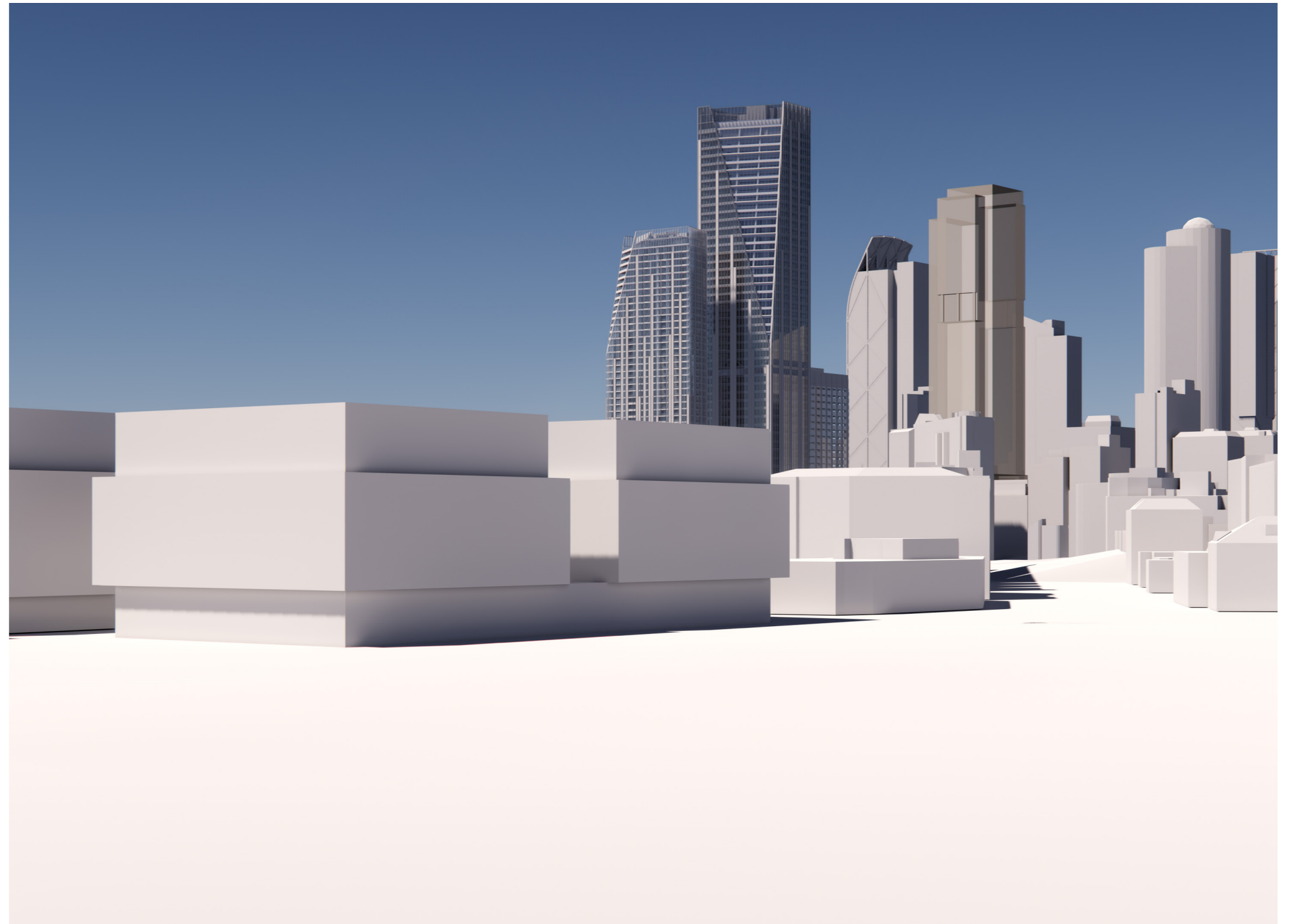
## Proposed Scheme

2pm, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

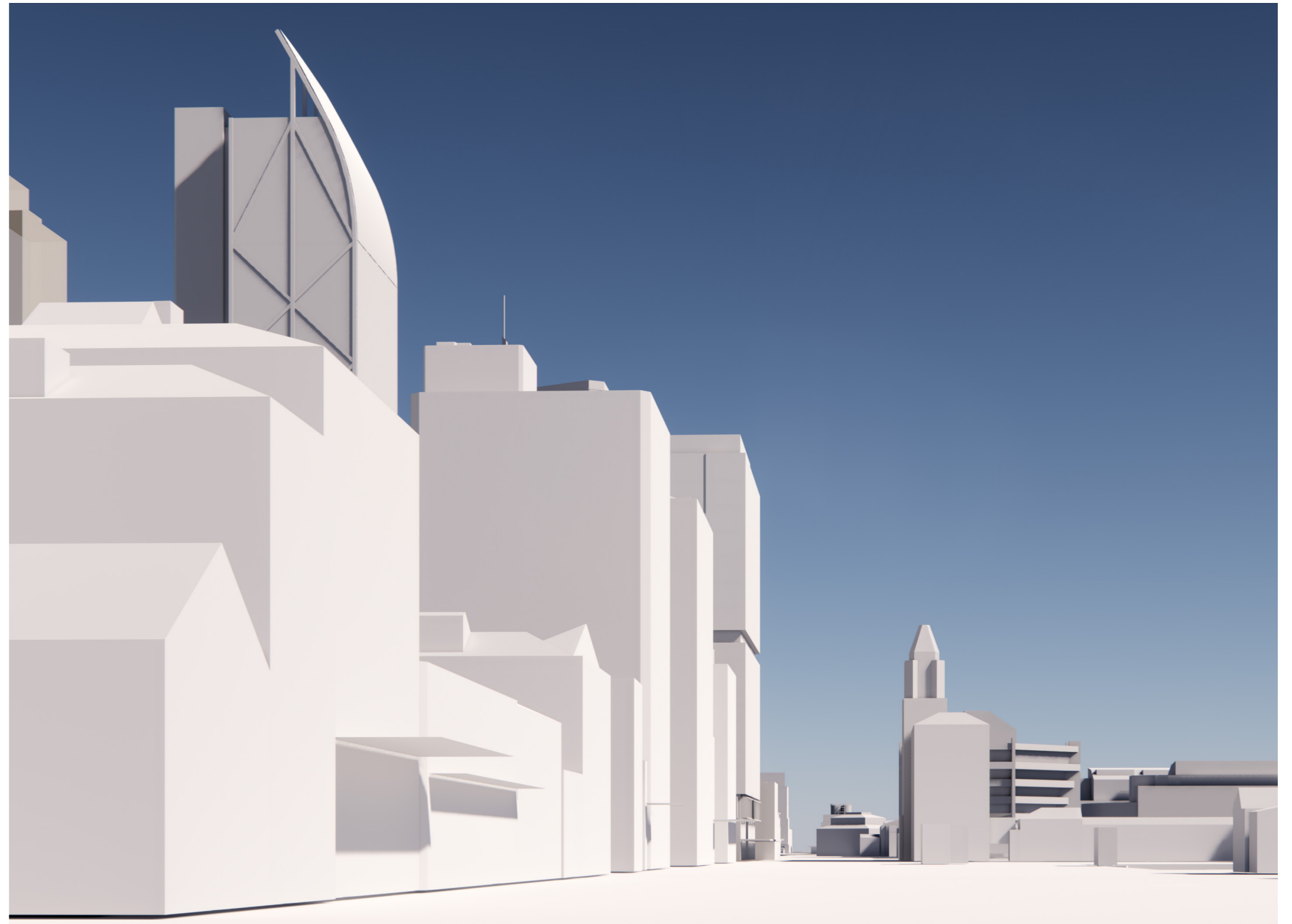
Current View

11am, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

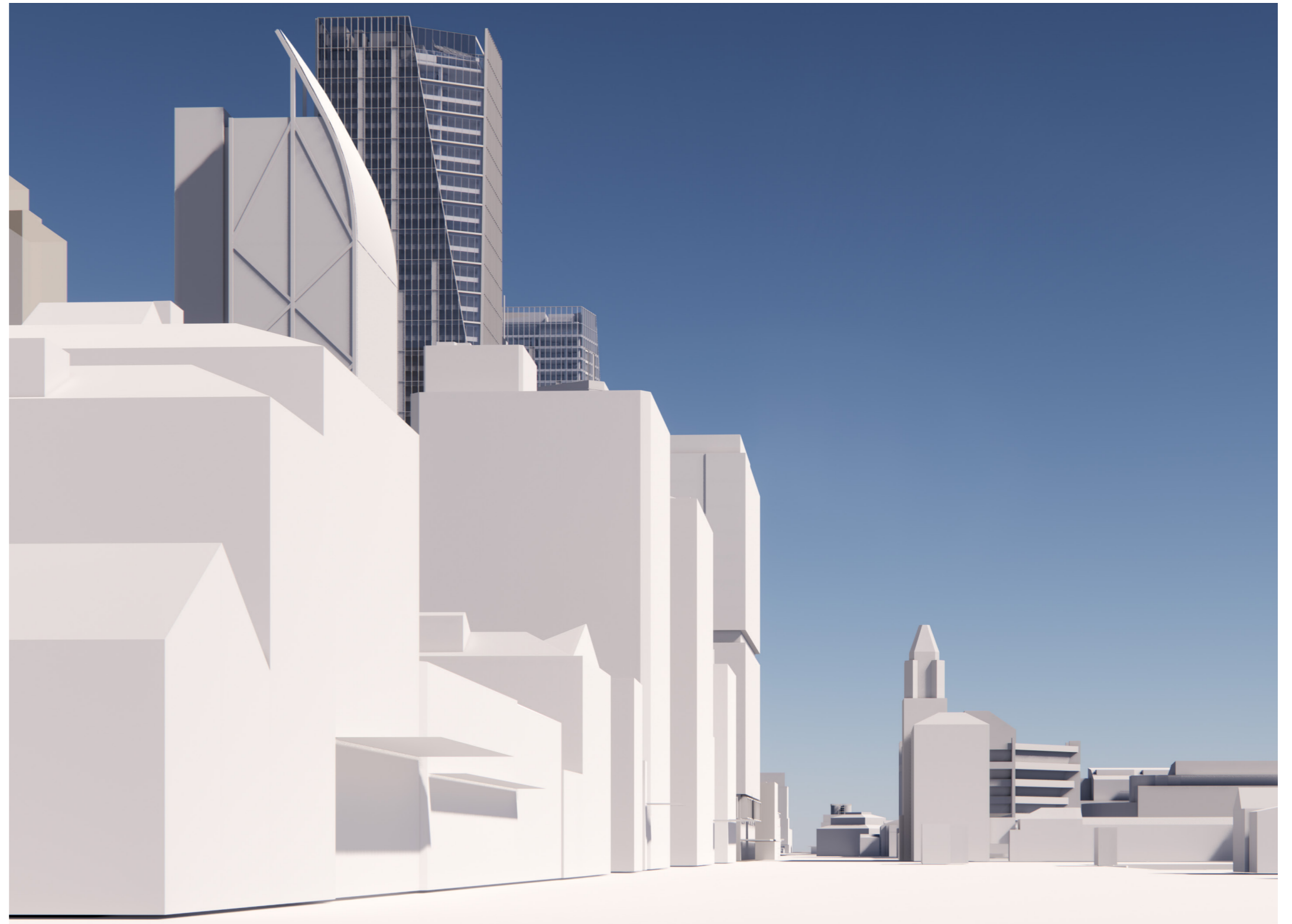
Proposed Scheme

11am, March

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

