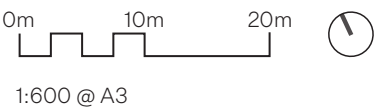
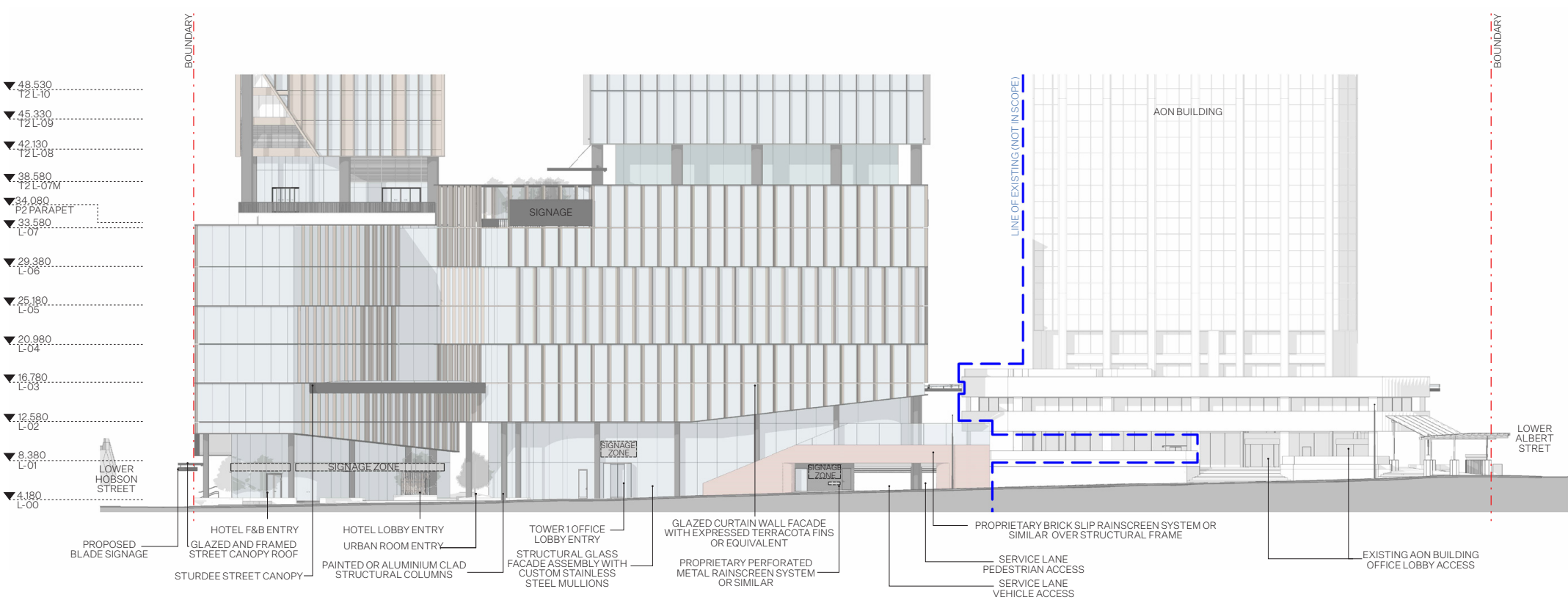


2.8 Streetscapes

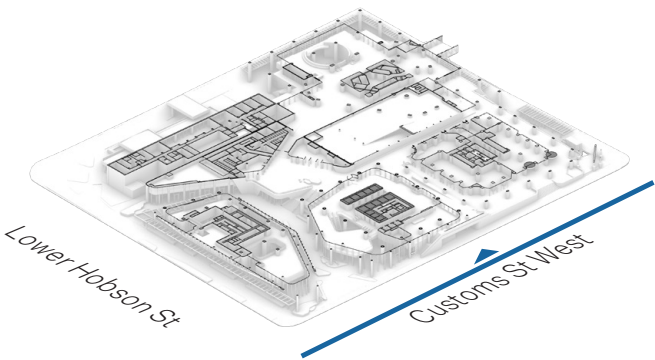


Customs Street West

The following drawings summarise the proposed streetscape outcomes along Customs Street West.

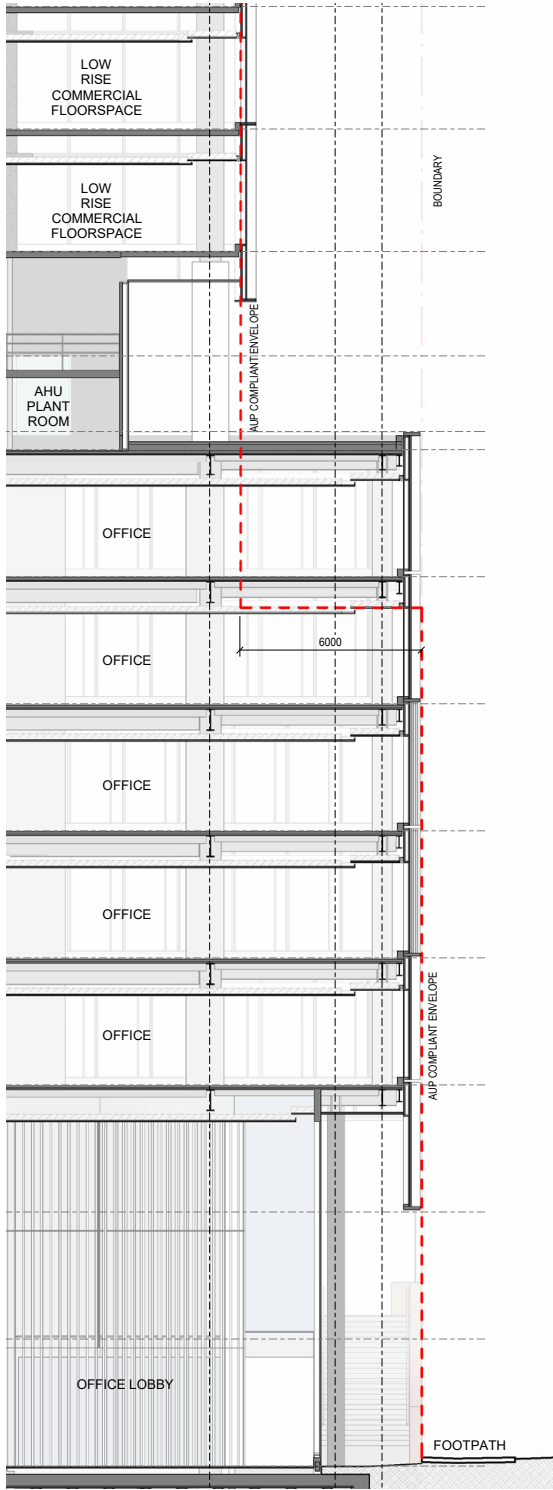


Further Detail:
Refer to Document A (Architecture and Landscape Drawings) for further detail including dimensioned sections



2.8 Streetscapes

Customs Street West



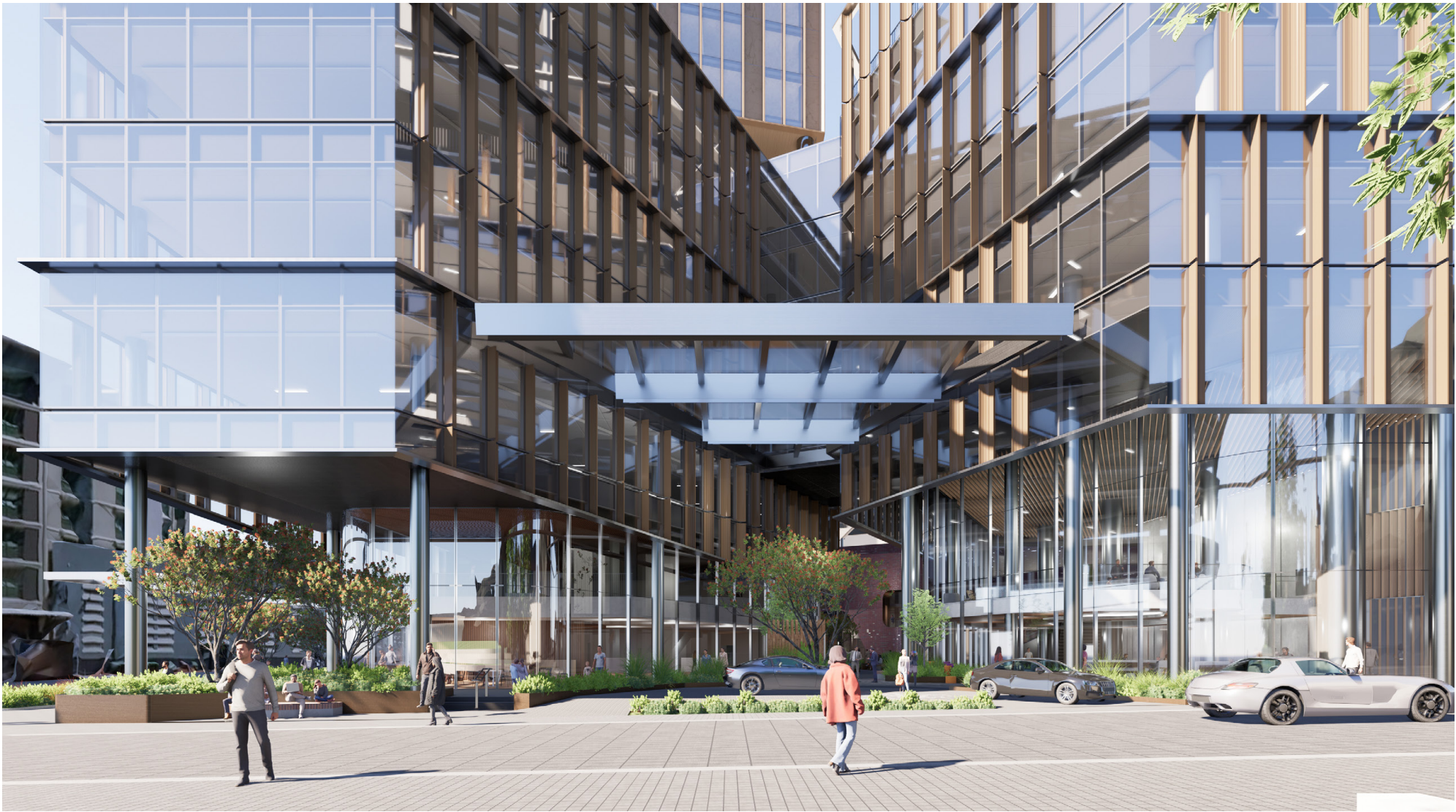
Right:
Model view showing the street facing office lobby and the service lane entrance.

Street Upgrade:
Images indicate the outcomes envisaged upon flyover removal and street upgrade. Please refer to the Introduction for context regarding the flyover and the initial Resource Consent submission.

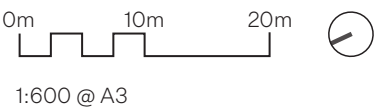
Right:
Model view showing the vehicle drop off, pedestrian laneways, and street facing lobbies and retail.

Signage:
Signage is excluded from renderings. Refer to 2.11 Signage for more detail

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

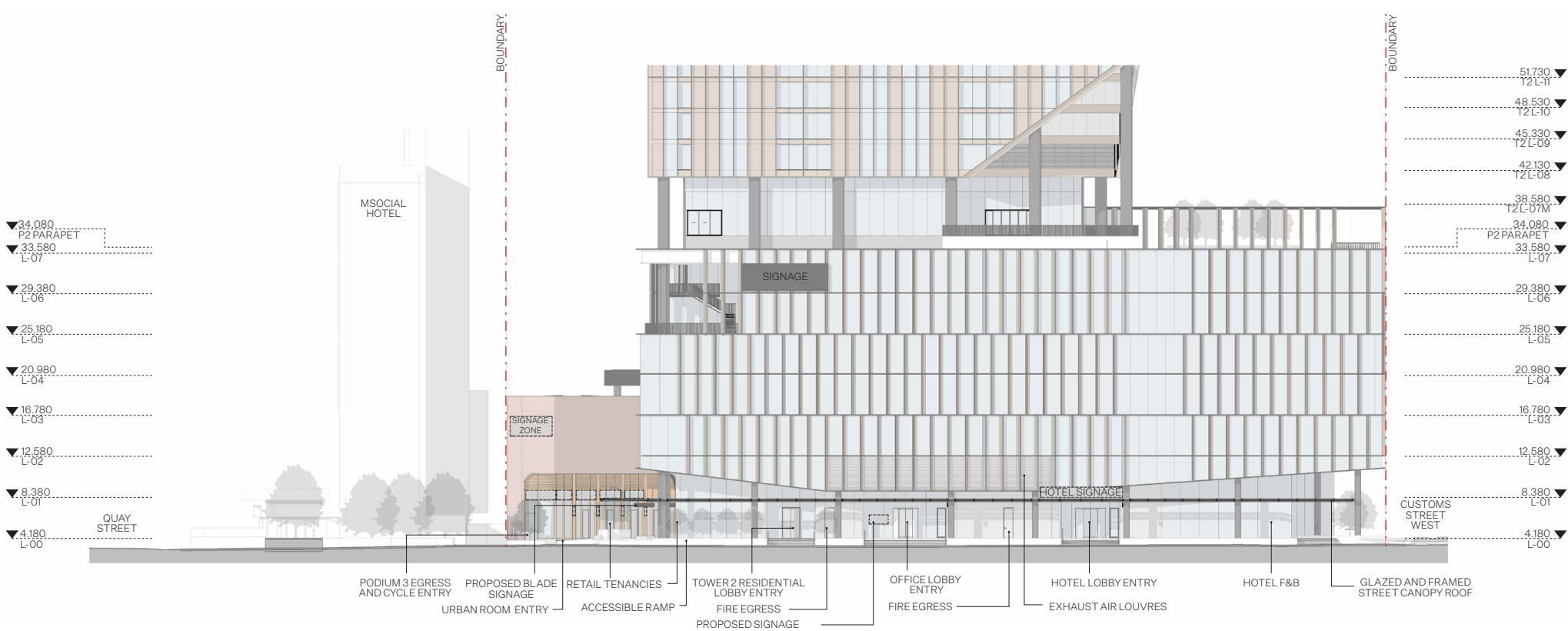


2.8 Streetscapes

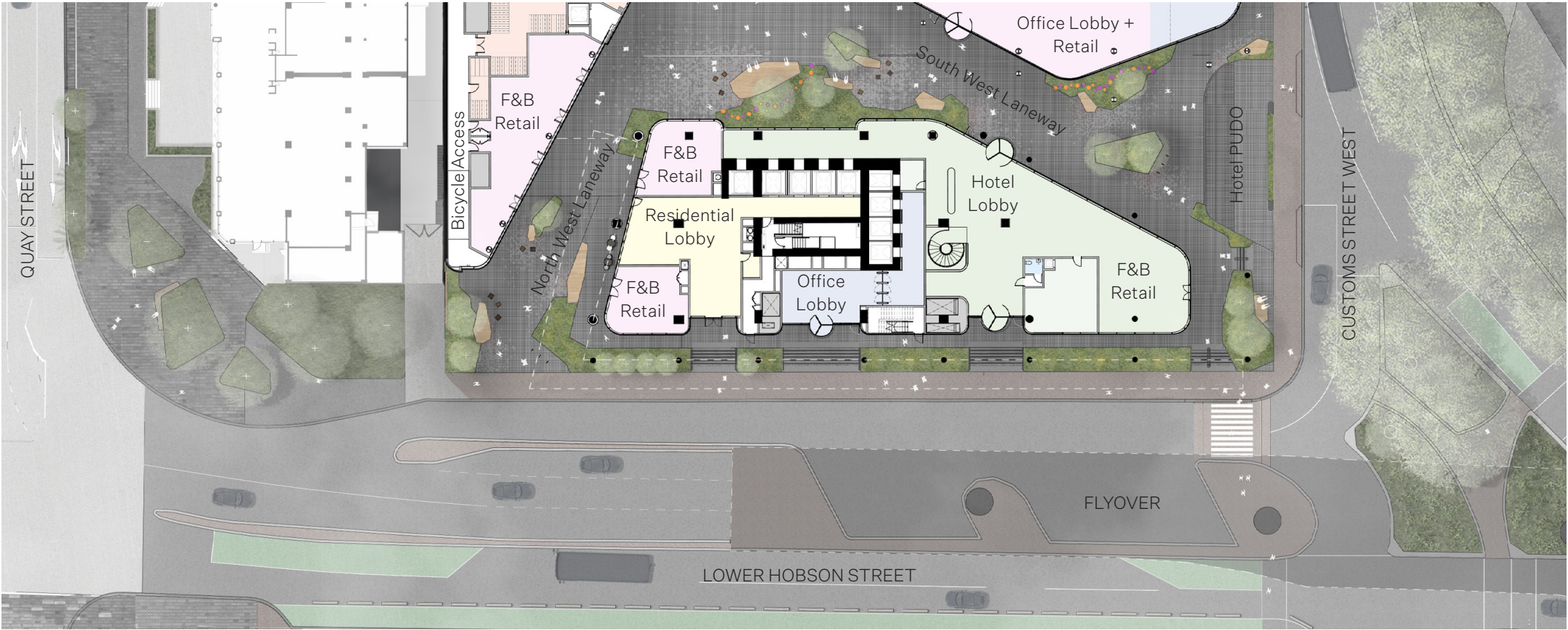
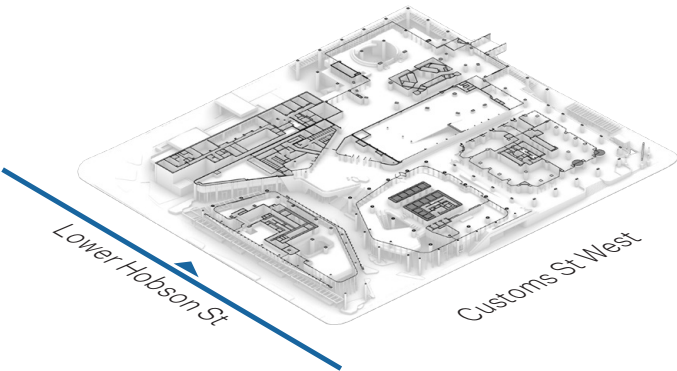


Lower Hobson Street

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

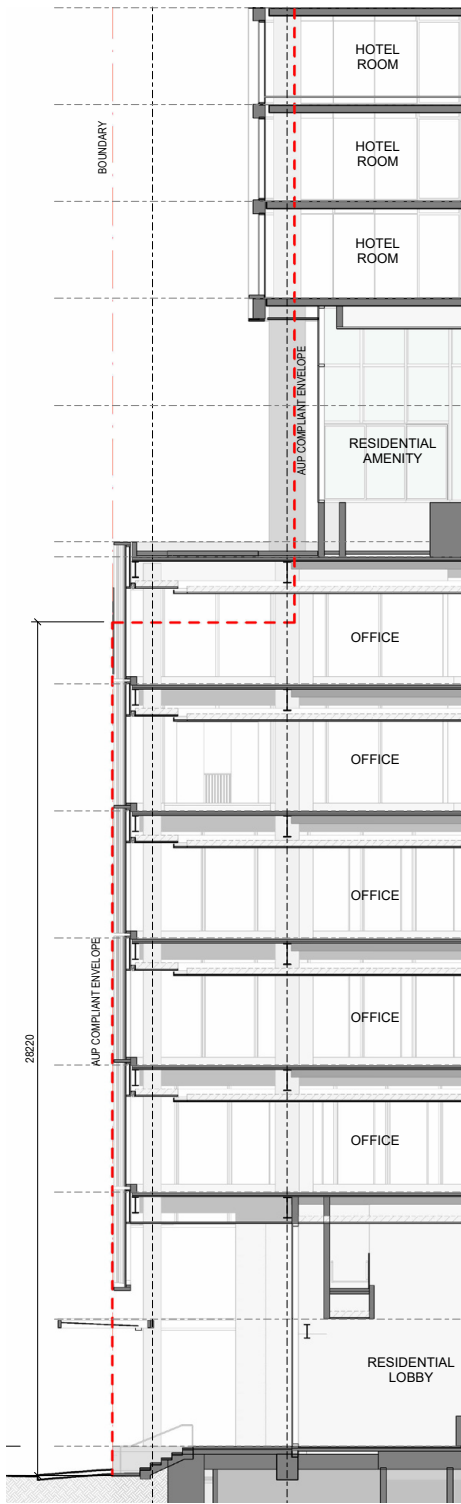


Further Detail:
Refer to Document A (Architecture and Landscape Drawings) for further detail including dimensioned sections



2.8 Streetscapes

Lower Hobson Street



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

Street Upgrade:
Images indicate the outcomes envisaged upon flyover removal and street upgrade. Please refer to the Introduction for context regarding the flyover and the initial Resource Consent submission.



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

Signage:
Signage is excluded from renderings. Refer to 2.11 Signage for more detail

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



2.8 Streetscapes

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

Signage:
Signage is excluded from renderings. Refer to 2.11 Signage for more detail

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

↓ Rendered view from Sturdee St



2.8 Streetscapes

↓ Rendered view from Corner of Sturdee St & Customs St West



↓ Rendered view from Lower Hobson St



2.9 Podium Facades

Podium buildings are enveloped in three primary facade types.

The upper level facades for P1 and P2 are consistent on all elevations and wrap into 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 building (P3) sleeves the north and east internal boundaries framing the public realm with active retail frontages. Conceptualised as a landform, the brick-clad building acts as a 'plinth' that stitches the ground and upper ground levels into one cohesive ground plane spanning across the site. Brick was selected as the primary material because it is sourced from the 'ground,' supporting the cultural narrative while providing tactile, urban, and human-scale design qualities.

Multi-level office and hotel lobbies with integrated retail are located at the ground (L00) and upper ground (L01) levels of P1 and P2. The facades for this zone comprise mostly glazing with portions of protruding solid to separate programme and entrances while also enclosing plant and egress routes. Facade lines at the ground plane are set back from the upper edges of the podium to provide shelter, expansion of the footpath 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.

A

TYPE B - LOBBY / RETAIL FACADE

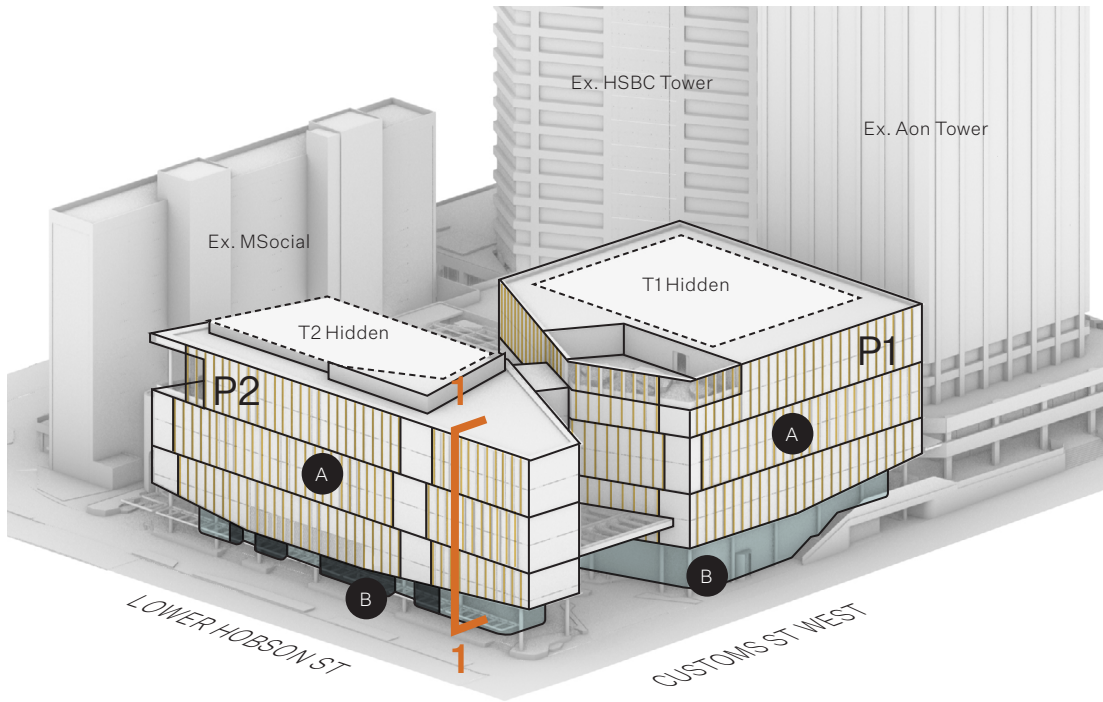
Structural glass facade assembly - laminated face glass panels point supported from steel mullions. Ceramic rainscreen cladding or similar to solid walls.

B

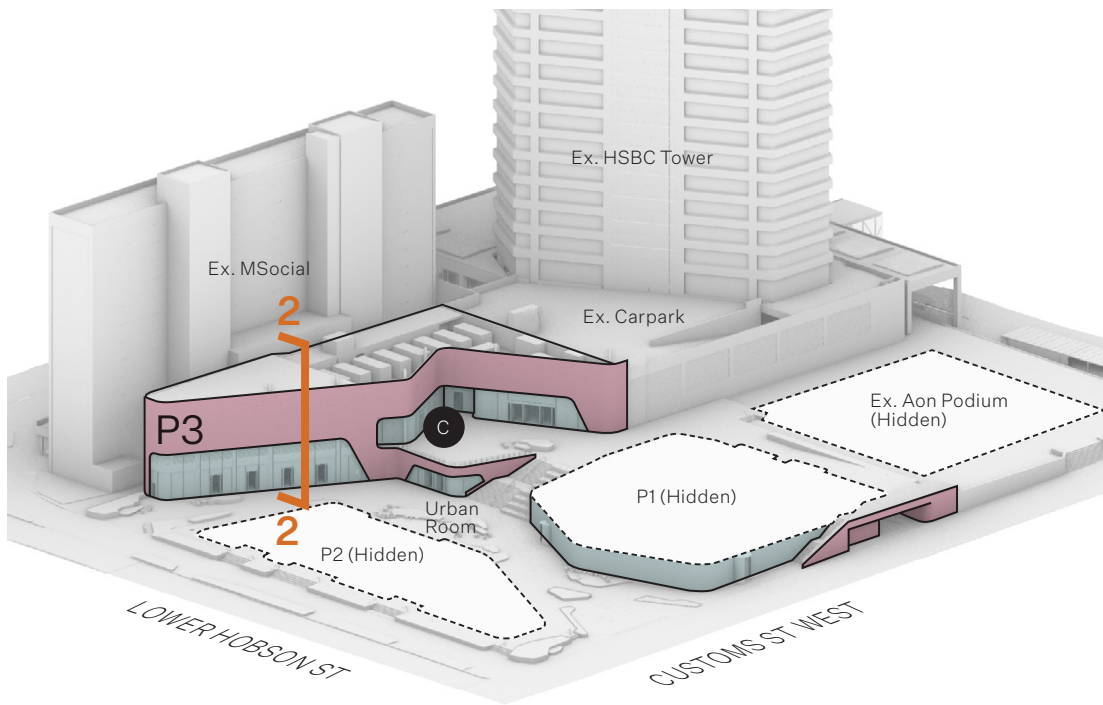
TYPE C - RETAIL FACADE

Proprietary brick slip or similar rainscreen. Shopfront glazing and signage system with low iron glass. Powdercoated aluminium frame with external fin extensions.

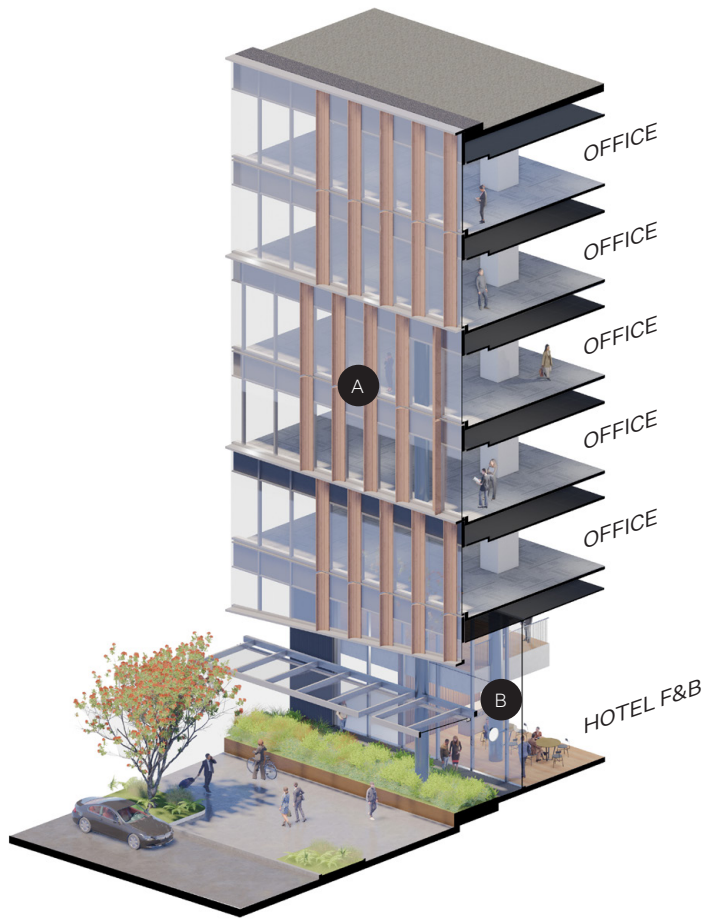
C



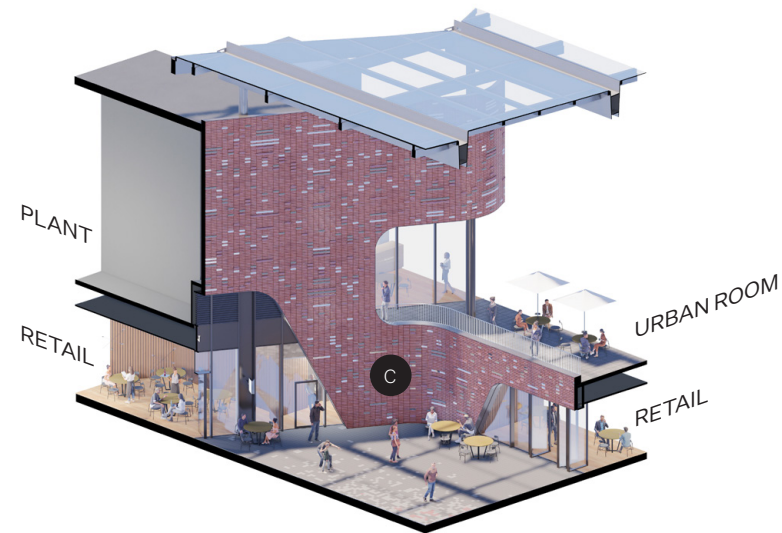
Facade Location Diagram - Streets



Facade Location Diagram - Urban Room



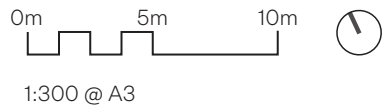
1-1 Podium Street Section



2-2 Podium Urban Room Section

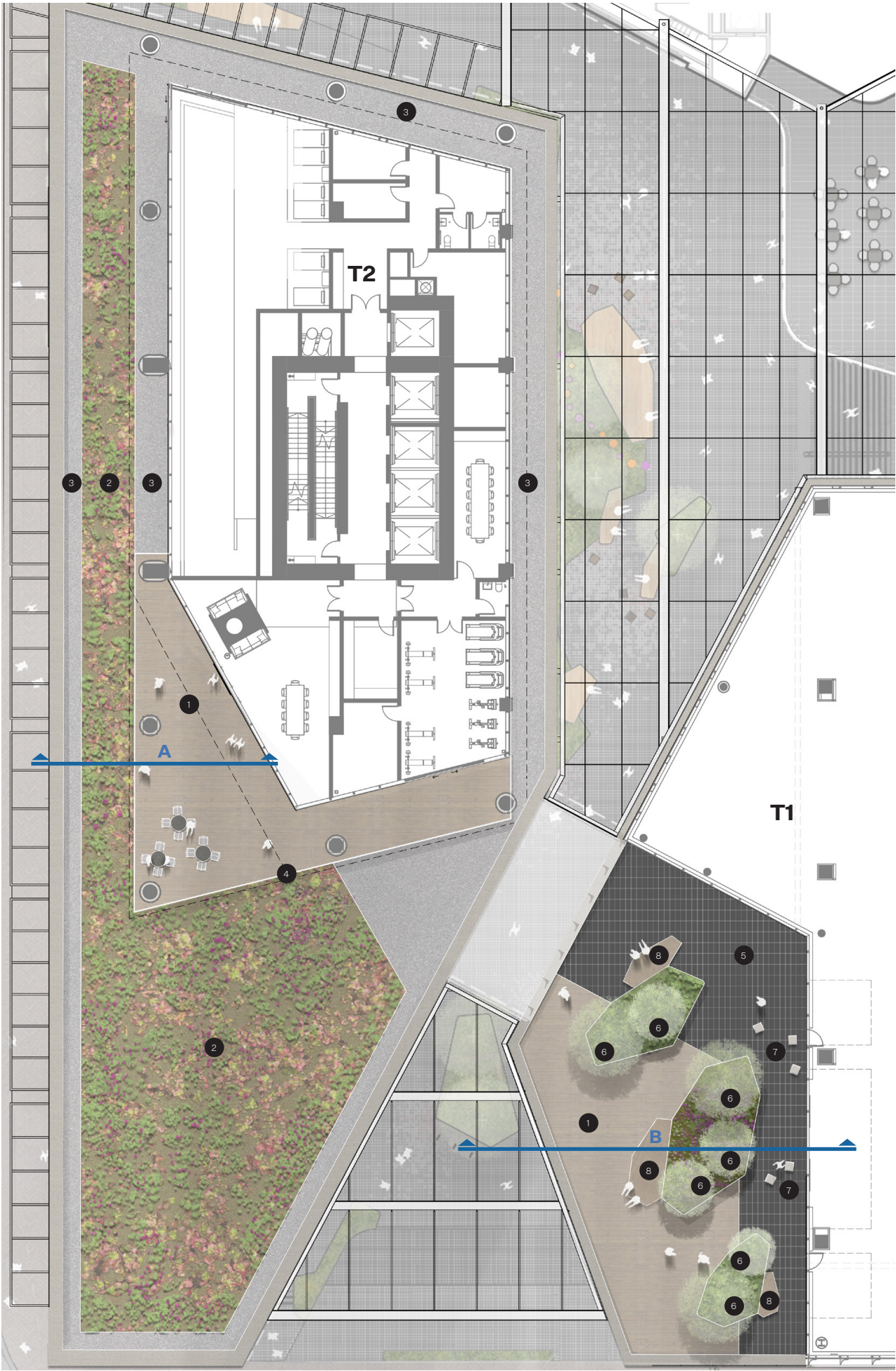
2.10 Podium Roof Terrace

Timber Decking	1
Sedum roof	2
Ballast roof	3
Balustrade	4
SU-107 Paving	5
Native Tree - Nom. 400L/1000L Specimen	6
Dwell Space - Informal Seating	7
FU-001 Seating	8

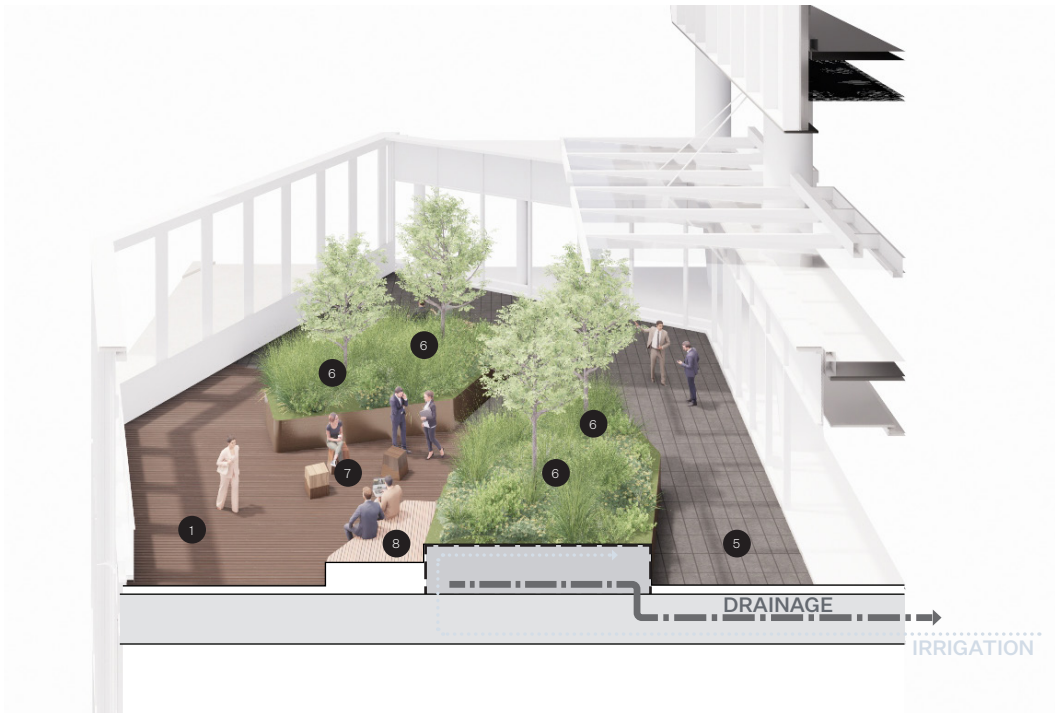


Further Detail:

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



Section A



Section B

2.10 Podium Roof Terrace

Planting Strategy



Pohutukawa
Metrosideros excelsa
'Maori Princess'



Taraire
Beilschmiedia taraie



Pūriri
Vitex lucens



Taupata
Coprosma repens
'Poor Knights'



Pratia
Lobelia angulata



Wharawhara
Astelia banksii



Common Maidenhair
Adiantum cunninghamii



Mouku
Asplenium bulbiferum



Whau
Entelea arborescens



Tūtae kōau
Apium prostratum



Matangoa
Rorippa divaricata



Kāramuramu
Coprosma robysta



Kōwhangatara
Spinifex sericeus



Turutu
Dianella nigra



Forest Sedge
Carex dissita



Koheriki, NZ Angelica
Scandia rosifolia



Kōkihi, NZ Spinach
Tetragonia tetragonioides



Horokaka
Disphyma australe





Taupata
Coprosma repens
'Poor Knights'



Horokaka
Disphyma australe



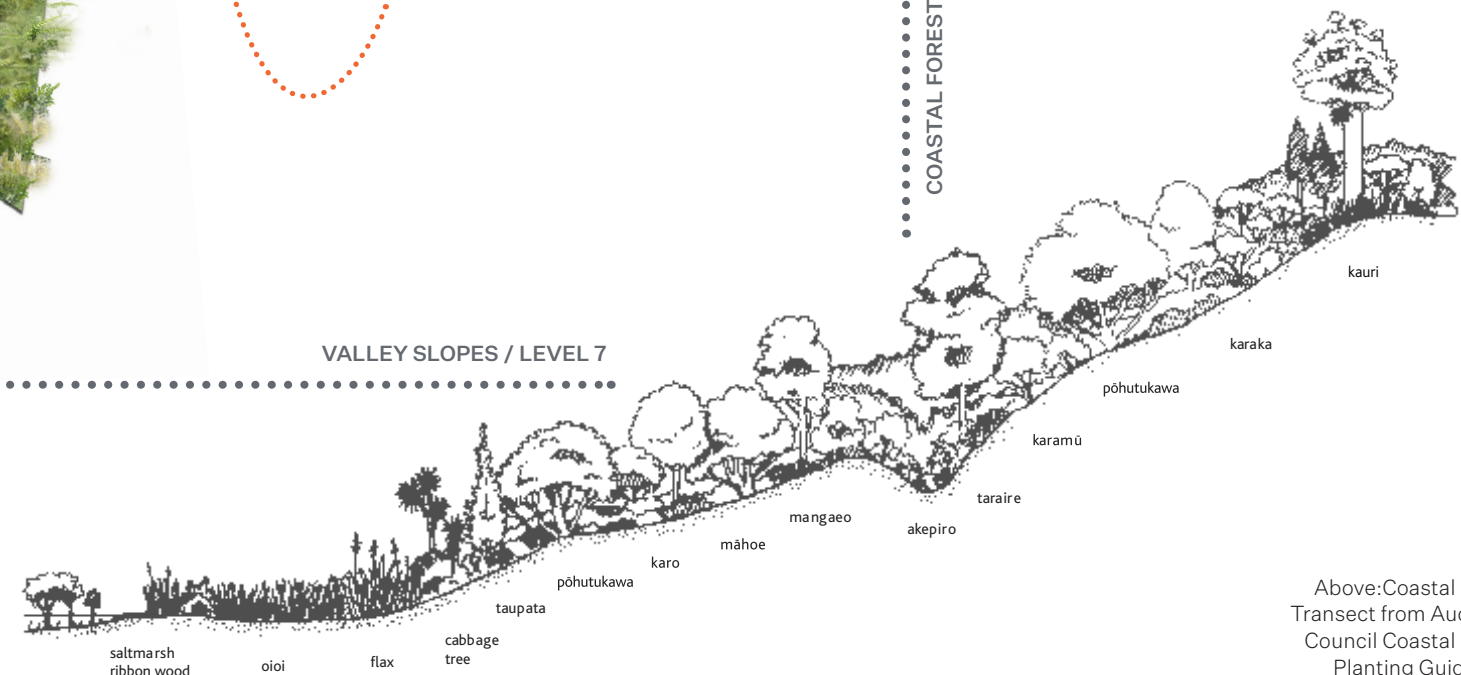
Pohuehue
Muehlenbeckia australis

Outline Specification

All trees to be planted in structural tree pits of min. 4m³ soil volume per tree within combined planters with arbor green stratcells/stratavault and 50mm drainage cell and SW connection to base of tree pit. All trees to be anchored with timber straining frames, stainless steel wires and eye bolts. Each tree to include 2No. 60mm aeration / watering tubes per tree with SS grate over. Growing media to be nom. Living Earth Podium mix.

Planters on podium and balconies for shrub and groundcover planting to include min 450mm deep growing media, nom. Living Earth Podium mix, 50mm drainage cell and SW connection to base of planter. Mulch for understory planting to be 75mm Living Earth 'More than Mulch' Allow up to 6no. plants per m² grades vary between 1Litre and 5Litre.

All planting to be drip irrigated.



Above: Coastal Forest Transect from Auckland Council Coastal Forest Planting Guidelines

2.10 Podium Roof Terrace

Planting Strategy

The level 7 terrace planting aims to create a vibrant and resilient roofscape, using hardy sedums and coastal species selected for their colour, texture, and seasonal variation. Species such as Coprosma acerosa and Pimelea prostrata provide fine foliage contrast, while succulents including Crassula sieberiana and Disphyma australe bring structure and year round greenery.

A diverse sedum mix, including Sedum acre, Sedum mexicanum, and Sedum spurium ‘Dragons Blood’, together with Lampranthus sp. ensures bursts of yellow, red, and pink tones across the seasons, enhancing visual interest throughout the year. This variety of colour and form will animate the terrace, softening the built environment and enriching the experience for building users.

The selected palette is low-maintenance, drought-tolerant, and well suited to the exposed rooftop conditions, ensuring a sustainable and attractive green roof that brings ongoing colour and character to the space.

Outline Specification

Allow for biodegradable coir matting mulch layer (to protect growing media from wind erosion and maintain moisture) over 150mm deep lightweight green roof growing media (Typically 20% Organic matter, 70% Pumice, 10% Zeolite subject to detail design) over geotextile and drainage layers, 150 - 200mm ‘T’ profiled aluminium edging system.

Allow for drainage outlet to SW from green roof drainage layer. Ballast roof to be 60–80mm, locally sourced washed rounded river pebbles 150mm deep.

Waterproofing and protection layers over roof to be confirmed during detailed design phase.



Tātaraheke
Coprosma acerosa

Australian Stonecrop
Crassula sieberiana



Goldmoss Stonecrop
Sedum acre



Mexican Stonecrop
Sedum mexicanum



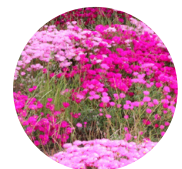
Horokaka
Disphyma australe



Pinātoro
Pimelea prostrata



Dragons Blood Stonecrop
Sedum spurium
'Dragons Blood'



Trailing Ice Plant
Lampranthus sp.

Above: Coastal Forest
Transect from Auckland
Council Coastal Forest
Planting Guidelines

2.11 Signage

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

Signage zones are indicated on the architectural drawings and adjacent renders to provide an impression of the location and scale of intended signage.

Signage at the ground plane is intended to be complimentary to the building facade expressions and an enhancement of the retail laneway experience. Undesirable visual outcomes will be avoided through consistent signage constraints defining location, form, and materials options. Building naming-rights signage is intended for T1, T2, P1, and P2 which will include logos of anchor tenants who occupy the buildings.

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 the proposed Downtown West project.

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



Retail Shopfront Signage Example



Retail Suspended Signage Example



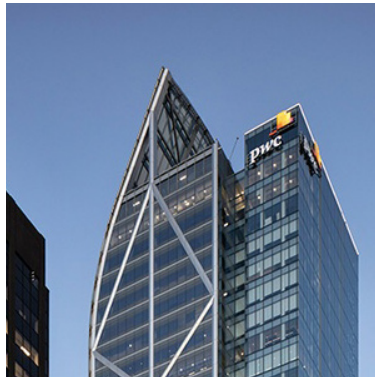
Canopy Suspended Signage Example



Precinct Branding Signage Example



Podium Naming Rights Example



Tower Naming Rights Example

Indicative Signage Location



↑ Urban Room / Laneway & Retail Signage



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



↑ Tower Naming-Rights Signage

Towers & Skyline

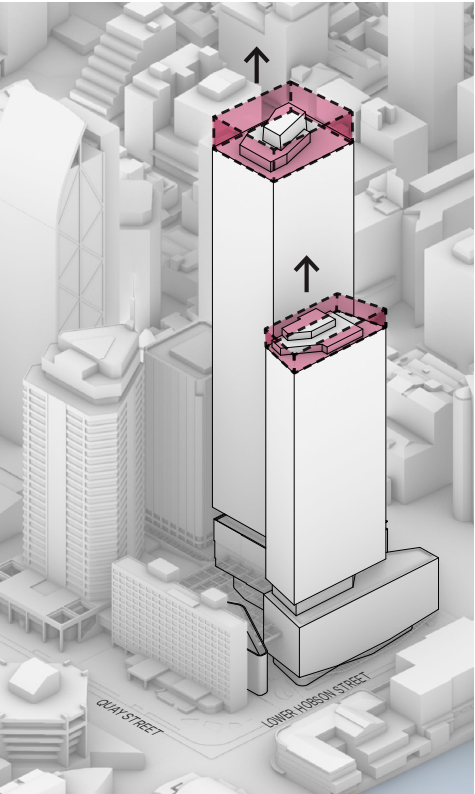


3.1 City Skyline

Designed in collaboration with Haumi & Ngāti Whātua Ōrākei, the tower forms combine to create a meaningful skyline symbol that connects the built form of the city with the surrounding whenua. Three distinct ‘chiseled’ corners, are designed to re-orientate the crowning faces of the building toward each of the three harbours that define Auckland / Tāmaki Makaurau.

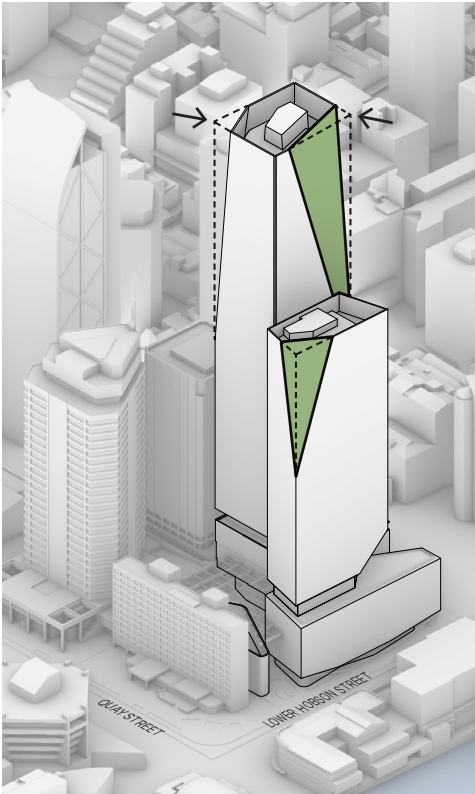
Informed by the metaphor, ‘carved by light,’ the chamfered geometry also enables sunlight access to the surrounding ground plane and important public spaces by tapering skyward. The adjacent diagrams illustrate the tower crown strategies in more detail.

Facade Extension



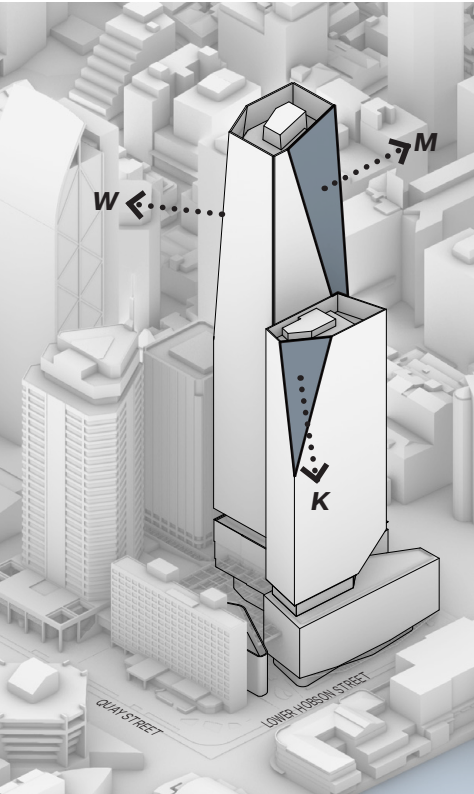
Rooftop plant elements (cooling towers, lift overruns etc.) are screened by the extension of building facades beyond the roof plane.

Tapered Form



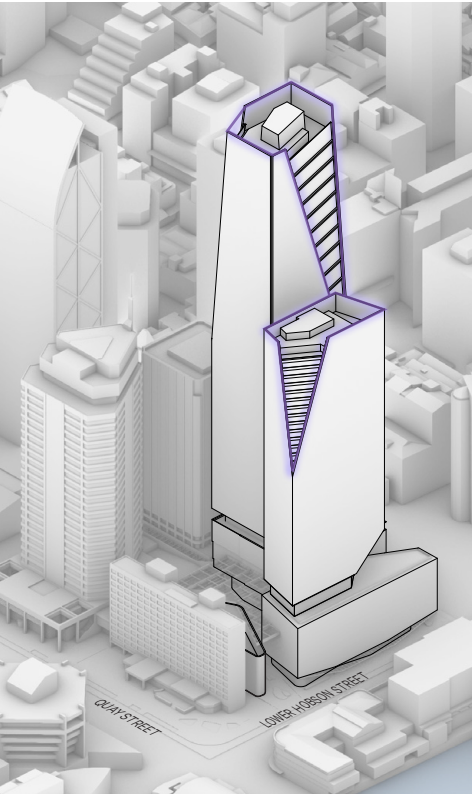
The sculpting of the upper floors are informed by the ‘carved by light’ narrative resulting in a stepping back of upper levels while providing sunlight to St Patrick’s Square.

Three Harbours, Three Carvings



Three chamfered corners taper the tower forms skyward while gesturing horizontally toward the three harbours that define Auckland’s geographical area.

Lighting



Lighting will be 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.

Signage:
Signage is excluded from renderings. Refer to 2.10 Signage for more detail

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

Signage:
Signage is excluded from renderings. Refer to 2.10 Signage for more detail

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)

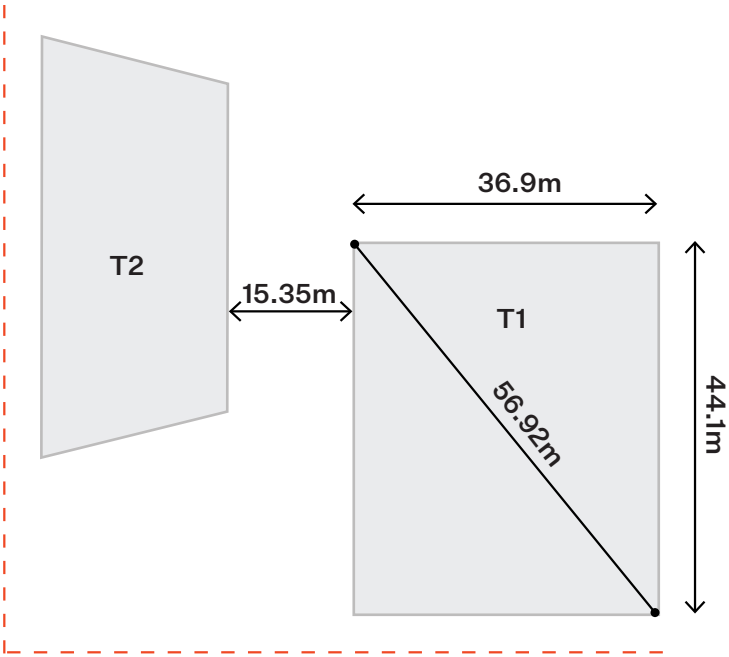


3.2 Tower 1 Planning

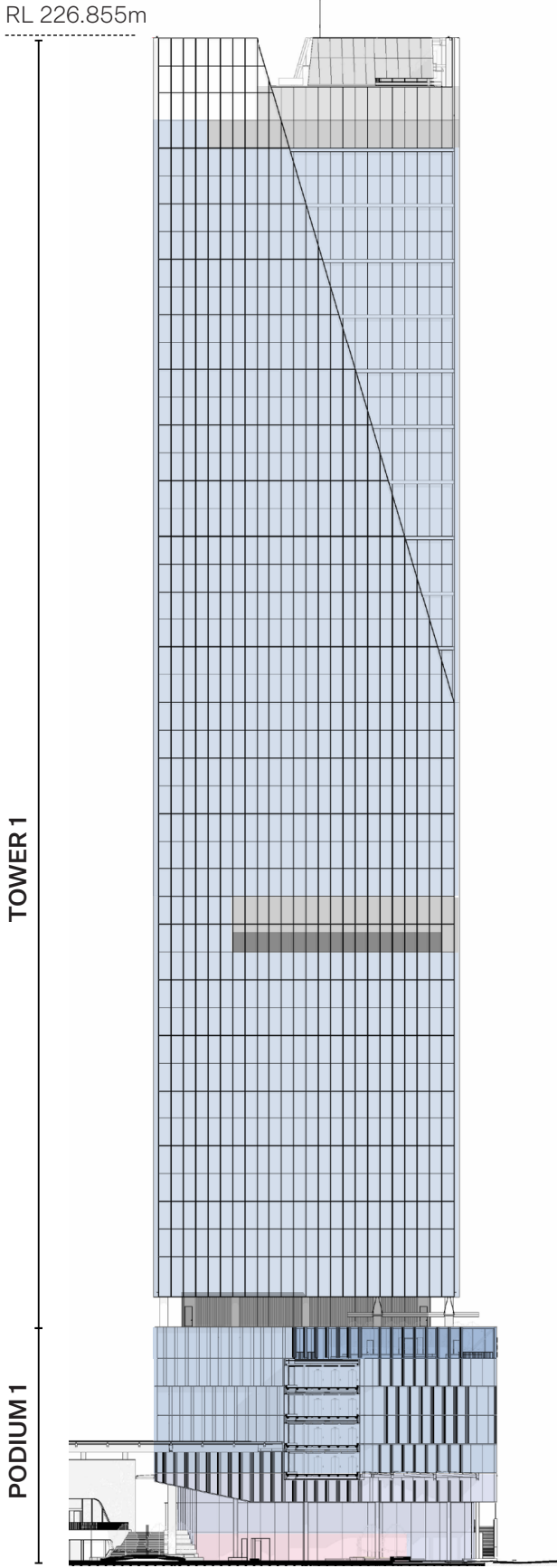
Tower 1 (T1) is an office tower providing 42 levels of office space above the podium level.

The tower is anchored by an 8 level podium building (P1) which houses 5 additional levels of office (47 total incl. tower), and 2 levels of lobby, F&B retail, and meeting suites. The top podium office level (L07) includes a roof terrace amenity space.

Office
Office Amenity
Lobby
Retail
Plant



Key Plan Dimensions*
*Dimensions are to the external face of glazing



Elevation Diagram

- Level 53, Lift Motor Room
- Level 52, Lift Overrun and Roof Plant Deck
- Level 51, Plant, Lift Motor Room, Roof and Rooftop Crane
- Level 50, High Rise Office, AHU Plant

Levels 32-49, High Rise Office

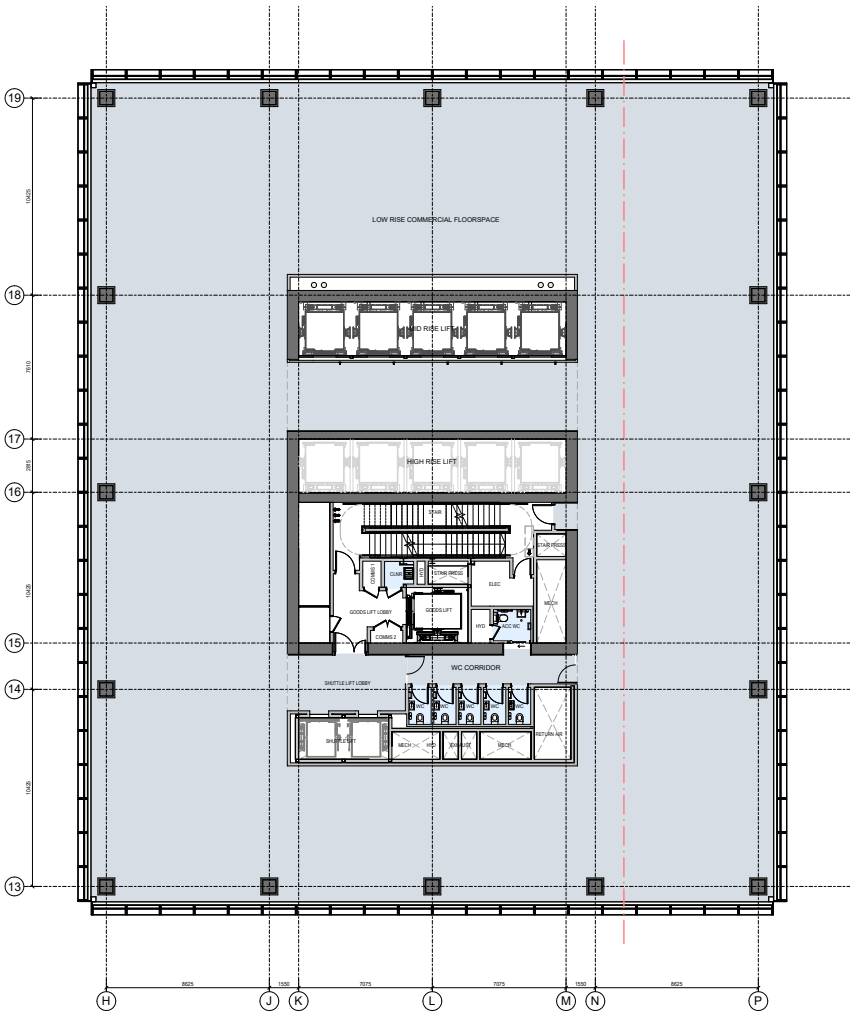
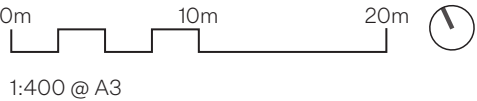
Level 22, Mid Rise Office, AHU Plant
Level 21, Mid Rise Office, AHU Plant

Levels 11 - 31, Mid Rise Office

Levels 9 - 10, Low Rise Office (T1)
Levels 08 - 08M, AHU Plant
Level 7, Low Rise Office, Terrace Amenity (P1)

Levels 03 -06, Low Rise Office (P1)

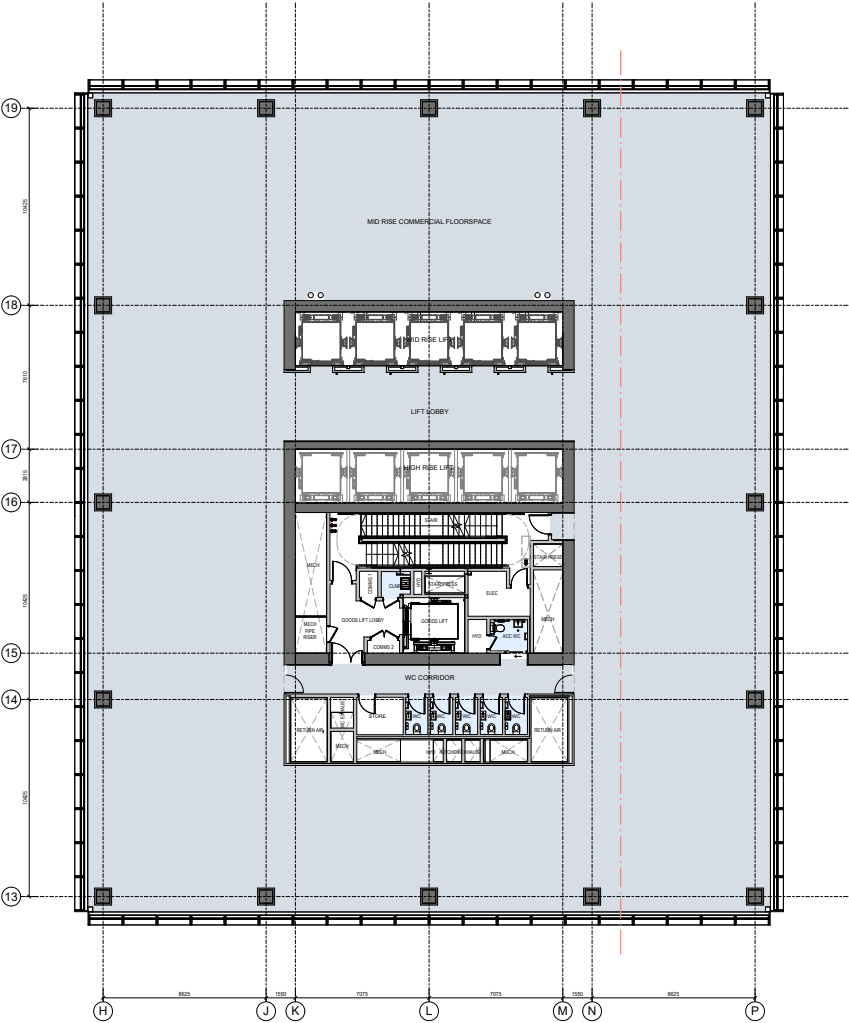
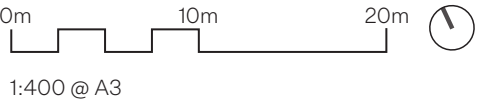
Levels 00 - 01, Lobby / Retail / Meeting Suite



Low-Rise Office Plan (L09)

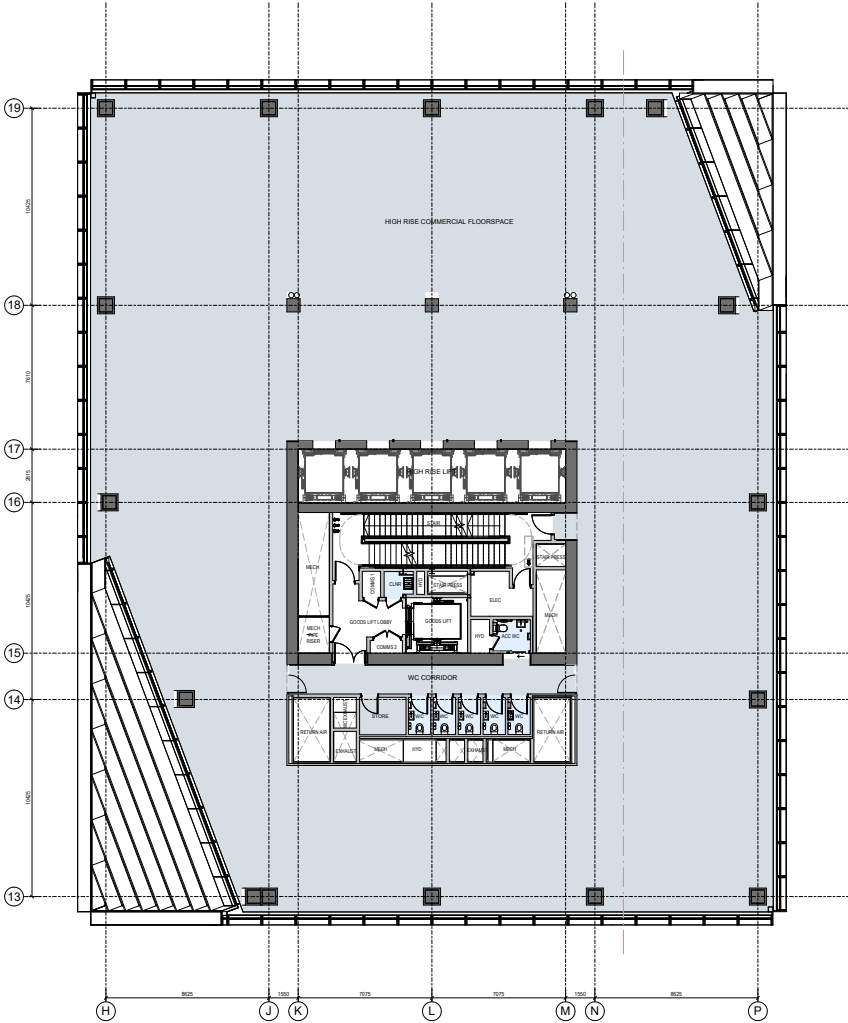
T1 is a centre core building providing office space with outlook to all aspects. Office floors are split into three mechanical and lifting sections - low-rise, mid-rise and high-rise. Low-rise floors in T1 are Level 09 and Level 10 with flexibility to also lease Level 11 part of the low-rise stack. Level 09 is shown above.

3.2 Tower 1 Planning



Mid-Rise Office Plan (L19)

Mid-rise floors run from Level 11 to Level 31, with a lift overrun on Level 32 and lift motor room is on Level 33. Level 19 is shown above.



High-Rise Office Plan (L45)

The high-rise portion of the tower starts at Level 33 and provides a larger contiguous floorplate north of the core once above the mid rise lift motor room. Additional space is located at Level 50, connected to Level 49's floorplate. Level 45 is shown above.

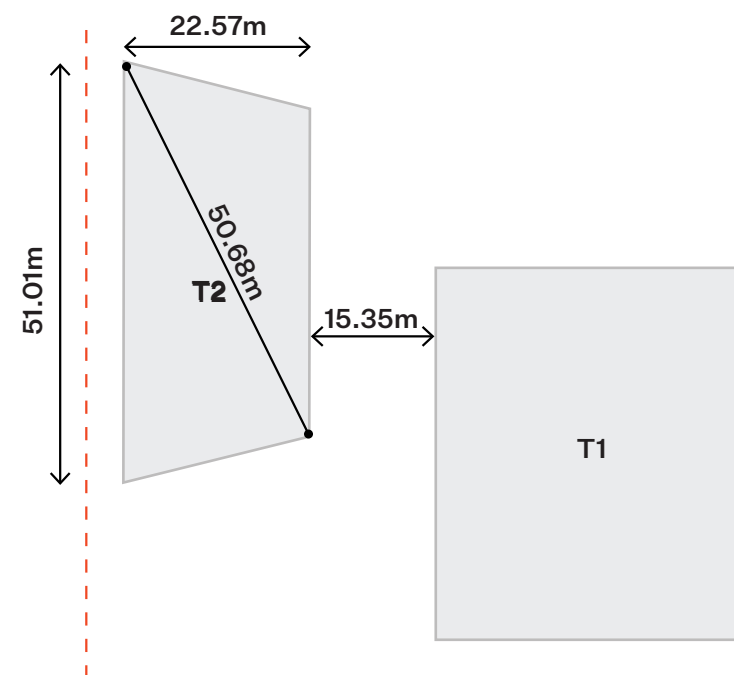
3.3 Tower 2 Planning

Tower 2 (T2) is configured as a mixed-use building with 12 levels of hotel and 22 levels of apartments and integrated amenity above the podium.

T2 provides 200 hotel keys and 160 residential homes with private lobbies and amenity spaces.

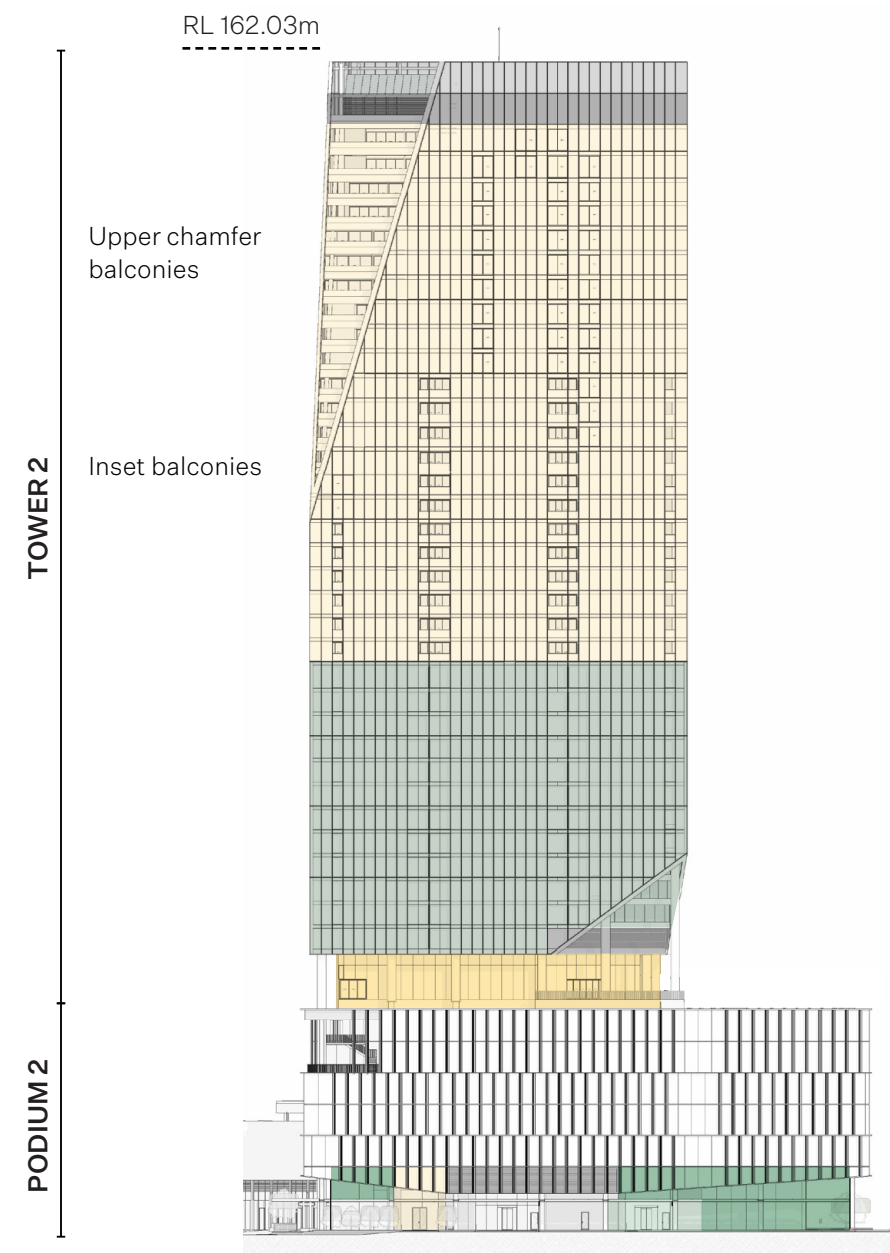
The tower is anchored by podium building 2 (P2) which is primarily office space with retail and lobbies at the ground floor. Residential amenity is located on the rooftop of P2 (Level O7) and hotel amenity is located on Level O1 and Level O8.

	Residential
	Residential Amenity
	Residential Lobby
	Hotel
	Hotel Amenity
	Hotel Lobby
	Plant



Key Plan Dimensions*

*Dimensions are to the external face of glazing



Elevation Diagram

Level 42 - 43, Plant, BMU,
Lift Motor Room

Level 20-41, Residential
Apartments

Level 09-19, Hotel

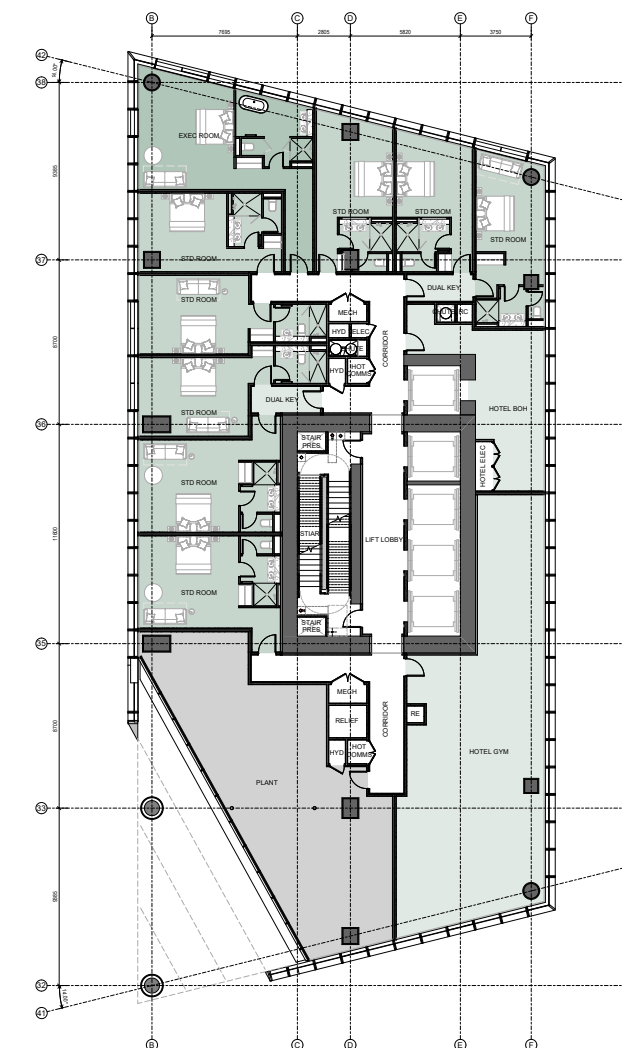
Levels 08, Hotel, Plant

Levels 07-07M, Low Rise Amenity
and Plant

Levels 02 - 06, Low Rise Office (P2)

Level 01, Hotel Amenity, Plant (P2)

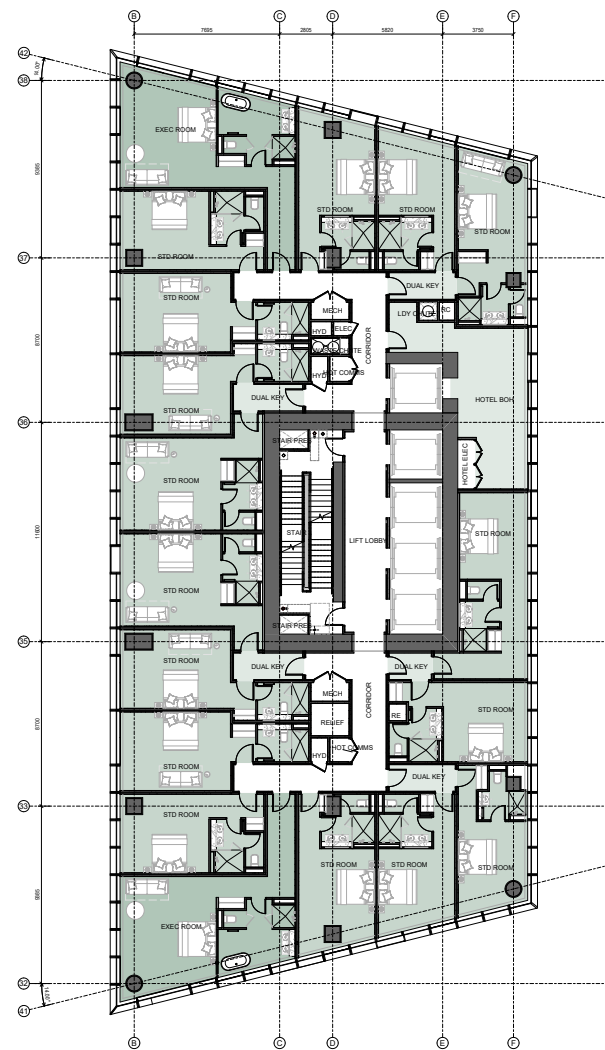
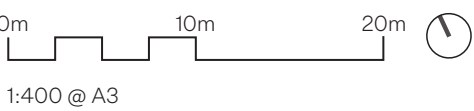
Level 00, Retail and Lobbies (P2)



Hotel Plan (L08)

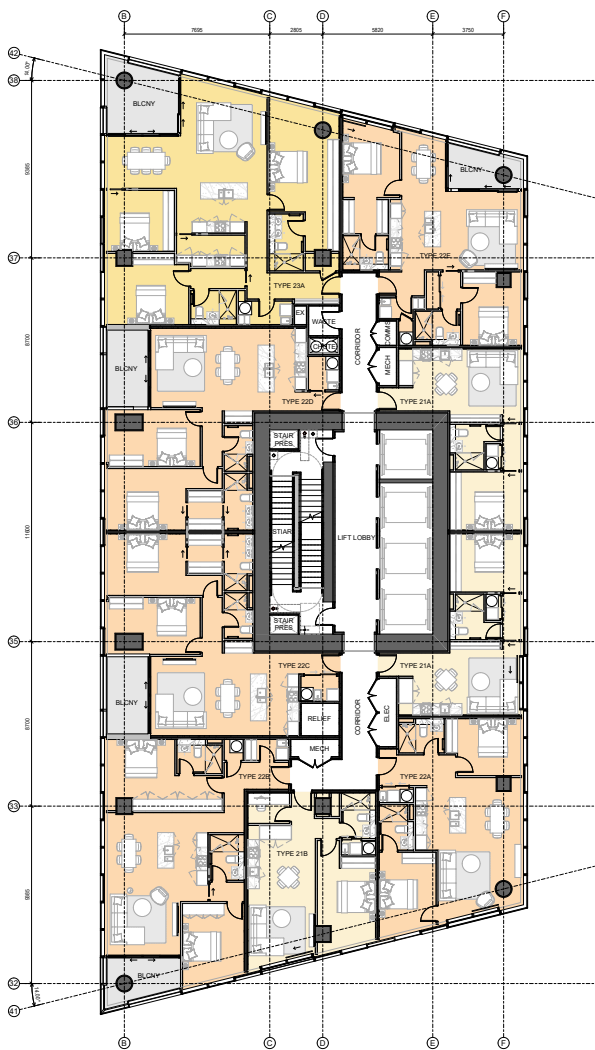
Level 08 is the first hotel floor, but also comprises some plant and the hotel gym. Hotel rooms on the north are the same as the upper levels.

3.3 Tower 2 Planning



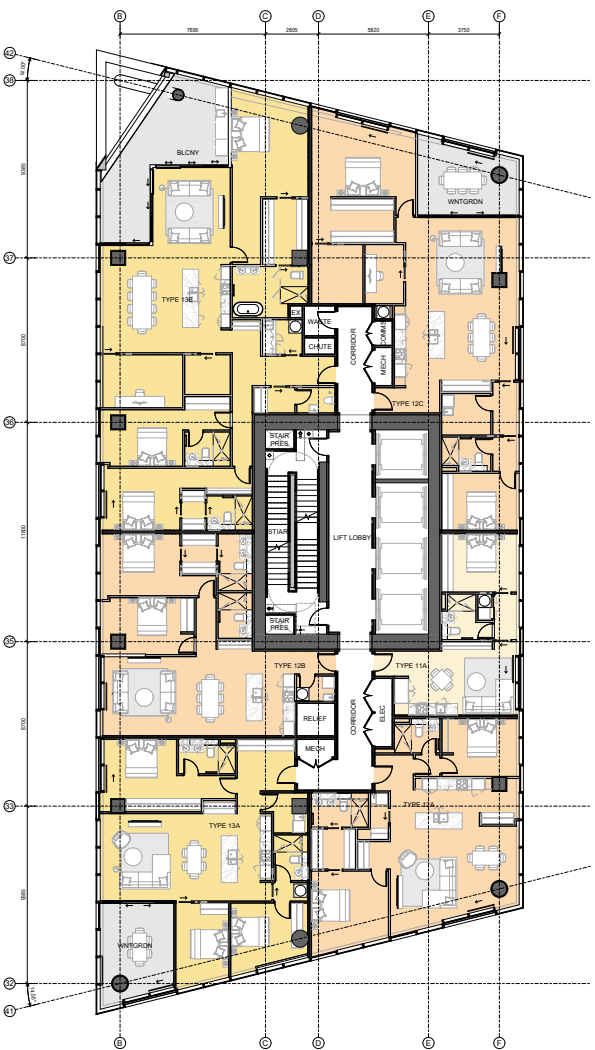
Typical Hotel Plan (L13-18)

Level 13 is the first typical floorplate on T2 and is typical of the general planning arrangement for the hotel floors. The floorplate comprises 18 hotel rooms as well as a hotel back of house space.



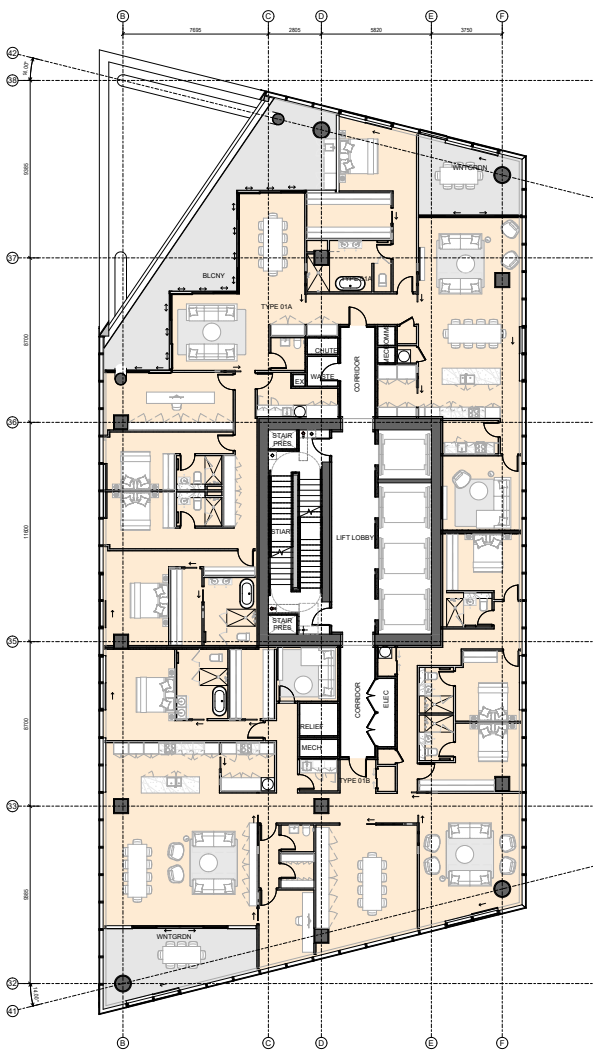
Typical Residential Plan (L22-26)

The residential apartments start on Level 20, but due to the hotel goods lift lift overrun and machine room, the first typical residential floorplate is Level 22. The floorplate comprises 9 homes per floor with a mix of 1 bed, 2 bed and 3 beds.



High-Rise Plan (L32)

The chamfer on the North West corner starts at Level 29, and at Level 32 some of the apartments are amalgamated to create larger homes. Wintergardens and juliet balconies are provided to corner apartments while the north west apartment has a large balcony in the chamfer space.

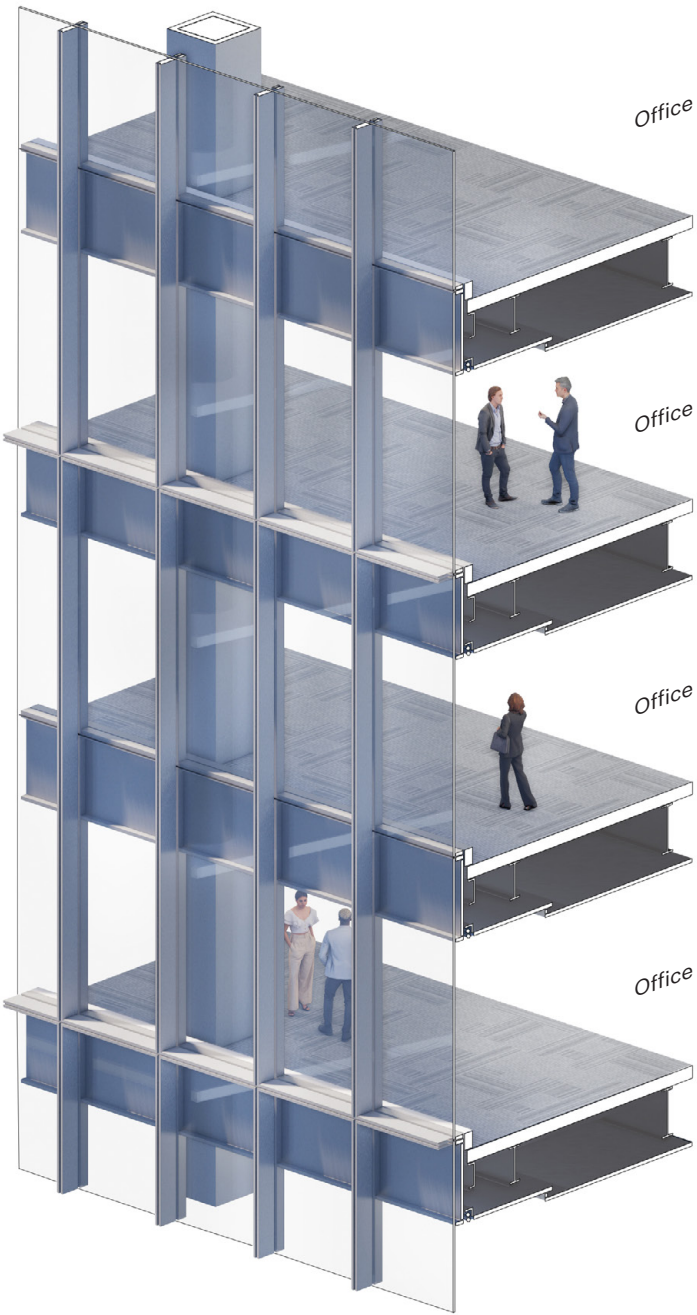
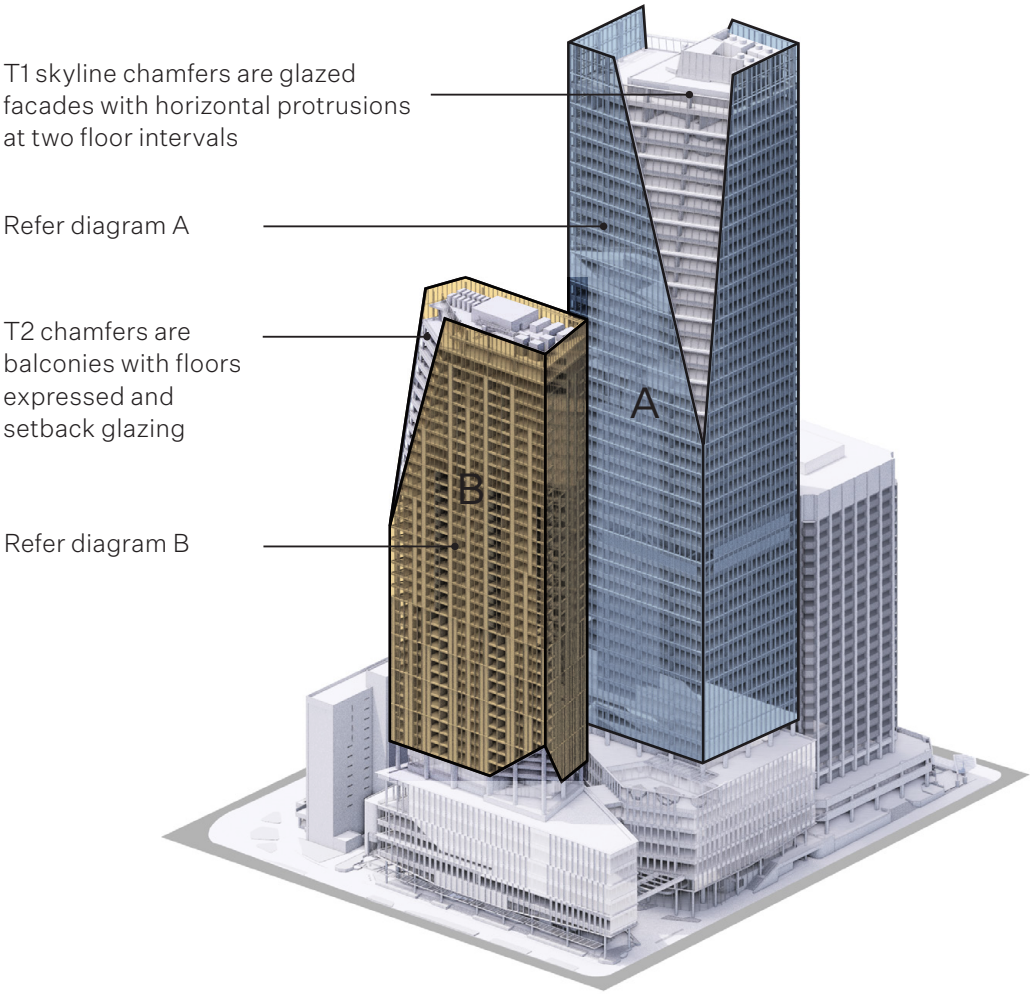


High-Rise Plan (L41)

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.

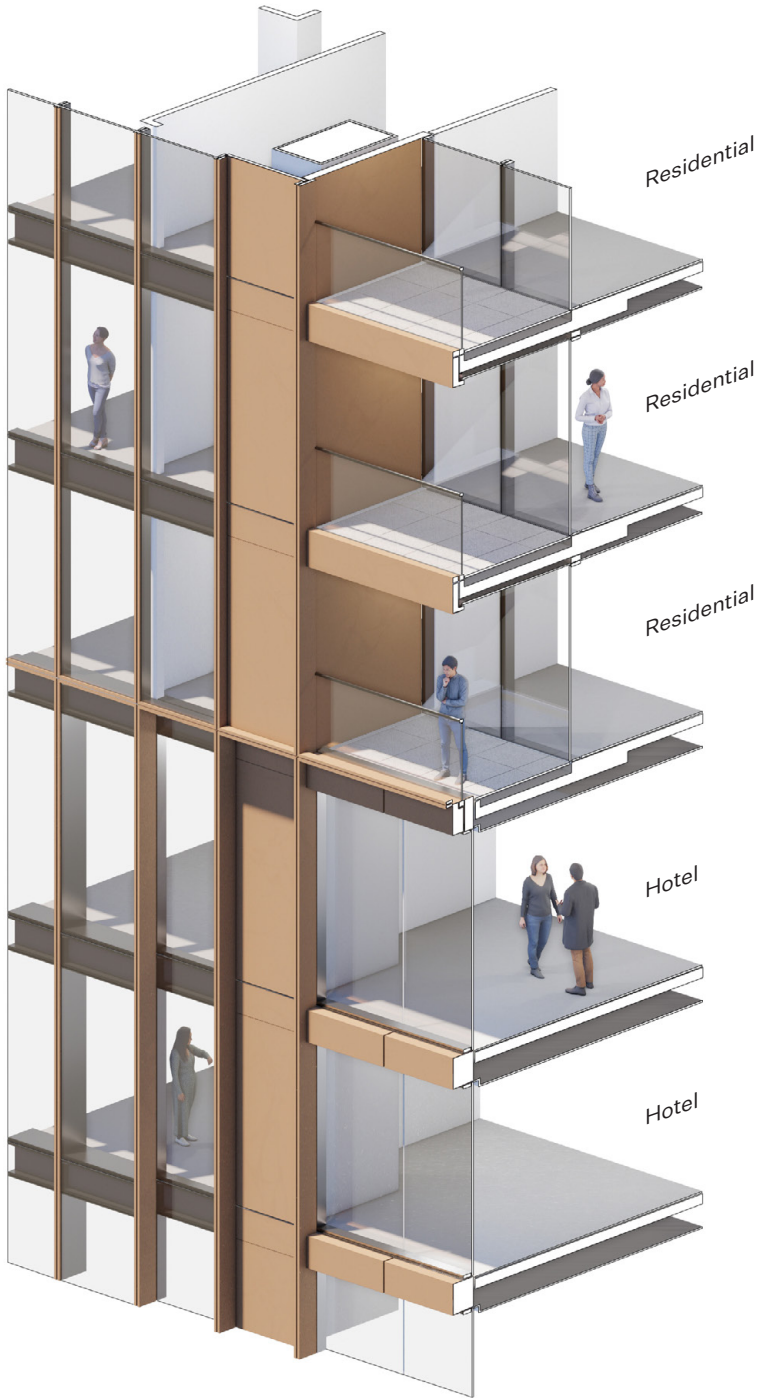
3.4 Tower Facades

The two towers are designed as a pair of buildings that are similar but not identical. The design language and conceptual narrative is consistent for both, with variance created through tonality and facade treatments that support the differences in programme. The adjacent diagrams explain the facade composition and materiality for each tower.



A - Tower 1 Typical Facade

The typical facade for Tower 1 is a unitised glazed curtain wall system with an external aluminium frame expression that spans vertically across two levels. The facade expression opens diagonally at opposing top corners to reveal different facade expression within the chamfer zones as illustrated in the adjacent diagram.



B - Tower 2 Typical Facade

T2 is designed as a kit-of-parts arranged to 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.



Appendices