

DOWNTOWN CARPARK SITE DEVELOPMENT TE PŪMANAWA O TĀMAKI

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Kei ngā mana, kei ngā reo.

Papaki kau ana ngā tai mihi o Waitematā Kupenga Rau ki runga ki a koutou. Ko ōna wai tērā e pakia mai nei ki ngā akaaka o Pūmanawa, Pūmanawa kaupapa, Pūmanawa whare, Pūmanawa moemoeā, ā, te Pūmanawa o Tāmaki, e tū, e tū, e tū ake rā.

E whai kiko ana te anga nei i te whenua me tōna hītoria, ā, tautokona ake i ngā hiringa tē kitea – mauri, kōrero me te whakapapa – me ngā mea hiranga o te kaupapa nei e kitea ana.

Koia tēnei kaupapa he whakanui i ngā whitiwhitinga, o rau tāngata.

Ka hua ake ai he ara i ēnei mahi toi kahurangi.

E pūhou nei he tirohanga hōu mō ngā tāone nui.

Mā te whakaaro te kaupapa nei e ārahi, kia puta he ara e kitea ai, e rangona ai anō hoki i te nukunuku me te nekeneke o Aotearoa o nāianei.

Kāore e oti ngā mihi ki a koutou katoa.

About Haumi

Haumi is part of the design team for the Downtown Carpark Site Development, – Te Pūmanawa o Tāmaki, working with Precinct Properties, Ngāti Whātua Ōrākei, and the wider design group to guide the conceptual direction of the development. Our role is to ensure the project is grounded in cultural context, historical continuity, and a creative process that is both rigorous and adaptive.

We are a transdisciplinary studio of designers, curators, researchers, and writers. Since 2015, Haumi has worked across Aotearoa and internationally, partnering with iwi, institutions, governments, and creative agencies to shape projects that connect identity, place, and people. Our approach draws from inherited knowledge and lived relationships, aligning them with contemporary creative practice to produce outcomes that are authentic, resonant, and enduring.

Operating from Tāmaki Makaurau, Haumi functions as a hub for cultural intelligence and creative practice. We attend to the relationship between people and their environments, recognising culture not only as heritage but as a living system of continuity and transformation. Through this lens, our work extends beyond design delivery to reveal deeper patterns of connection that sustain communities locally and globally.

He huaroa tā Te Pūmanawa o Tāmaki kōrero, kōia pū te huahua kōrero ka whakaputa

Te Pūmanawa o Tāmaki is more than a story, it is the reason the story exists

A Living Threshold

Situated on reclaimed land at the edge of the Waitematā Harbour, Te Pūmanawa o Tāmaki (Downtown Carpark Site Development) occupies a living threshold where city and ocean converge. More than a development, it is a place of encounter: a progressive investment partnership between Precinct Properties and Ngāti Whātua Ōrākei that, like the harbour edge itself, mediates between worlds. Grounded in place and attentive to its social, cultural, and historical context, the project's openness to new territories gives it depth, resonance, and enduring significance.

A Pivotal Edge

Marking the western boundary of the city centre and visible from the Waitākere Ranges to Waiheke Island, the site delineates a critical edge in Tāmaki Makaurau's future. The proposal brings together two towers, three podiums, and a network of laneways and public spaces to form a cohesive mixed-use precinct that integrates workplace, living, entertainment, retail, and hospitality. The design reimagines the full city block, reshaping street interfaces, activating public spaces, and enriching the pedestrian experience.

Shaped by Land and Water

The conceptual narrative draws on whakairo rākau, the Māori carving tradition, and the elemental forces that have long shaped the landscapes of Tāmaki. These dual acts of carving — human and natural — inform the development's relationship to the harbour and its definition of the city edge. The chamfering of the tower forms recalls the precision of the chisel, uncovering meaning through deliberate rhythm. The podium treatments evoke the tidal waters that once moved across this land, their sculpted forms embedding the memory of the Waitematā into the built fabric. Together, these gestures bind human craft and natural process, producing a place where city, harbour, and community are redefined in relation to one another.



Tērā te pūmanawa o Tāmaki e pātukituki mai nei

There stands the vibrant, beating heart of Auckland

The Beating Heart of Auckland

Te Pūmanawa o Tāmaki signals more than a building. It is an ethos, an organising principle, and a process of redefinition. Its presence on the foreshore asserts permanence while inviting permeability. It is at once a gateway to the city and a sanctuary for its people, a contemporary marker of identity formed in whakapapa. Here, whakapapa is a methodology, linking land, water, people, and time.

Pulse and Connectivity

The heart animates both narrative and form. Like arteries converging, the tower massing and structures are shaped by a central pulse. This metaphor expresses convergence and connectivity across communities, histories, and ecologies. It becomes a framework for wellbeing, reminding us that as we inhabit and care for whenua, we strengthen our bonds with one another.



The Iho – Unifying Idea

He mea whakairo, e te wai

E te ringa

E te rā, ā, ka ita i te taiao

Formed by the tidal waters of the Waitematā

Embellished by the movements of the chisel,

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

The iho, or unifying idea, grounds the development. It locates the design process in whakapapa, where cosmological and earthly domains meet in thresholds and tensions. This logic is transposed into the built environment. Podium forms recall the action of tidal waters. Chamfered towers carry the cadence of the chisel. Façades respond to and capture light. Public spaces gather and release energy.

Design here is whakapapa embodied — relational, layered, and enduring. It binds context, history, and community into built form, acknowledging origins while shaping new relationships.

Tradition and Innovation

This proposition resists separating tradition and innovation. It recognises innovation as tradition — adaptive, iterative, and grounded in context. The architecture speaks of permanence yet breathes with permeability. It balances public and private functions, situating social, cultural, and commercial needs within one living ecosystem. It is both locally specific and internationally resonant — a development of Tāmaki and for Tāmaki, signalling outward to the world.

Te Urunga Hau – The Urban Room

At the centre of Te Pūmanawa o Tāmaki lies Te Urunga Hau, the Urban Room, named to reflect the confluence of winds. Urunga is an arrival point; hau is the wind, the breath of life, and the vitality of communities. Together they frame this place as a threshold of arrival, where people, histories, and environments are drawn into relation.

The Urban Room recalls the heart: circulation depends on balance between breath and flow. Once oxygenated, life moves through arteries just as people will move through laneways converging into this space. It becomes a destination and sanctuary — an address within the city that balances permanence with permeability, grounding people while enabling flows of energy and activity. Figuratively, it resonates with the Māori metaphor of ngā hau e whā — the four winds — acknowledging the arrival and return of diverse communities through time.

Te Urunga Hau challenges us to reconsider how the heart of a city is located and expressed. It reconnects histories concealed by urbanisation, drawing them into the present and projecting them into the city's future. Winds do not simply arrive; they carry knowledge, memory, and vitality, binding people to land and to one another.

This is where the public realm strategy begins. By grounding the first move in the Urban Room, the conceptual logic of Pūmanawa extends across adjacent spaces. The outcome is not a single plaza but a networked heart of the city, animated by the breath of life and sustained by the natural world.



A Project of Rare Significance

Pātukituki ana te manawa o Tāmaki.

E pupū ake ana i te ihi o te whenua

Kapakapatau ana te hapori i ōna rau tuku iho

He pūtahitanga nō Te Urunga Hau

The beating heart of Tāmaki

drawn from the vitality of the land

Augmented by the life of its communities

Bound together by the encompassing winds

Te Pūmanawa o Tāmaki stands as a project of rare significance. It occupies the edge between land and harbour, permanence and permeability, making visible the connections between the city, its history, its tangata whenua, and the natural world.

At its core, the development is a partnership — a living symbol of connection between Precinct Properties and Ngāti Whātua Ōrākei. In many ways, it honours the intent of Apihai te Kawau, who in 1840 provided land to Governor Hobson for the establishment of Auckland City. That tuku whenua was an act of vision and trust. This project carries that spirit forward, reasserting the centrality of tangata whenua in shaping Tāmaki Makaurau.

Its form arises from history, elemental forces, and principles of partnership. It is shaped as much by wind, water, and light as by chisel and hand. Its typology is not borrowed but drawn directly from this place — a skyline and a precinct that embody connection, agency, and identity.

Te Pūmanawa o Tāmaki is more than a development. It is a marker of who we are and a declaration of what it means to shape a city with memory, whakapapa, and the vitality of the natural world at its heart.

Hei konā mai i roto i ngā mihi —

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