Boffa Miskell

100 HALSEY STREET

LANDSCAPE DESIGN - SUBSTANTIVE APPLICATION

OCTOBER 2026

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RELEASE AND RELIANCE
This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application.

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Cover photograph: Artists Impression of 100 Halsey Central Plaza, Boffa Miskell Limited, October 2026

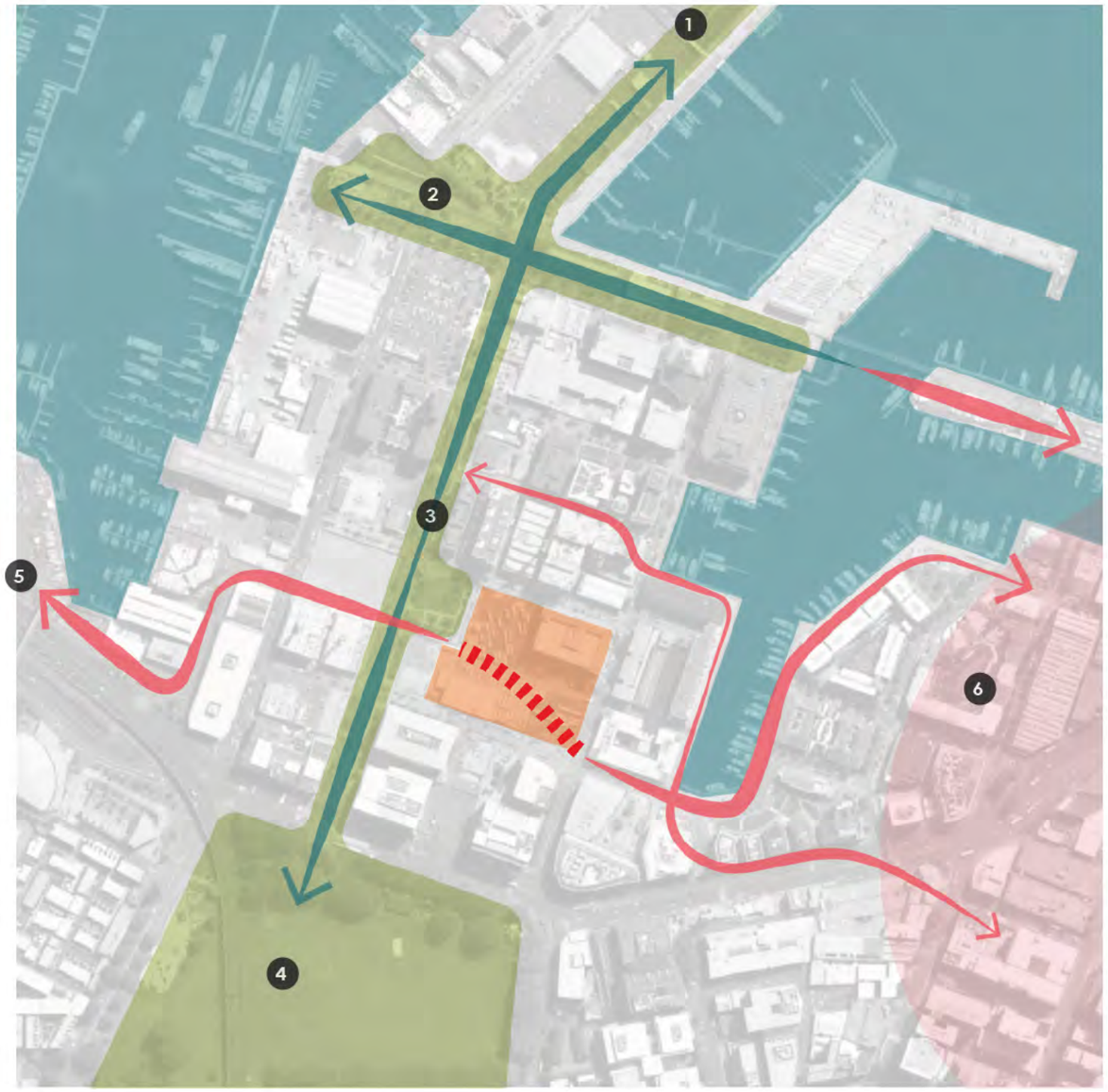
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WIDER PUBLIC REALM CONTEXT + CONNECTIONS

CITY + WATERFRONT CONNECTIONS

The site forms part of the wider pedestrian network connecting Auckland Central, the waterfront, Westhaven and Wynyard Quarter. Strengthening east-west permeability through the site provides additional route choice and reinforces connections between these destinations. The proposed east-west laneway has a strategic role in extending this network through the block and establishing a legible and inviting pedestrian connection.



1 TE ARA TUKUTUKU

Waterfront Destination • Regeneration • Ecology



2 SILO PARK

Waterfront Destination • Recreation • Industrial Heritage



3 DALDY STREET LINEAR PARK

North-South Green Connection



4 VICTORIA PARK

Major Open Space • City Connection



5 WESTHAVEN MARINA

Western Waterfront • Promenade



6 AUCKLAND CENTRAL

City Centre • Destination

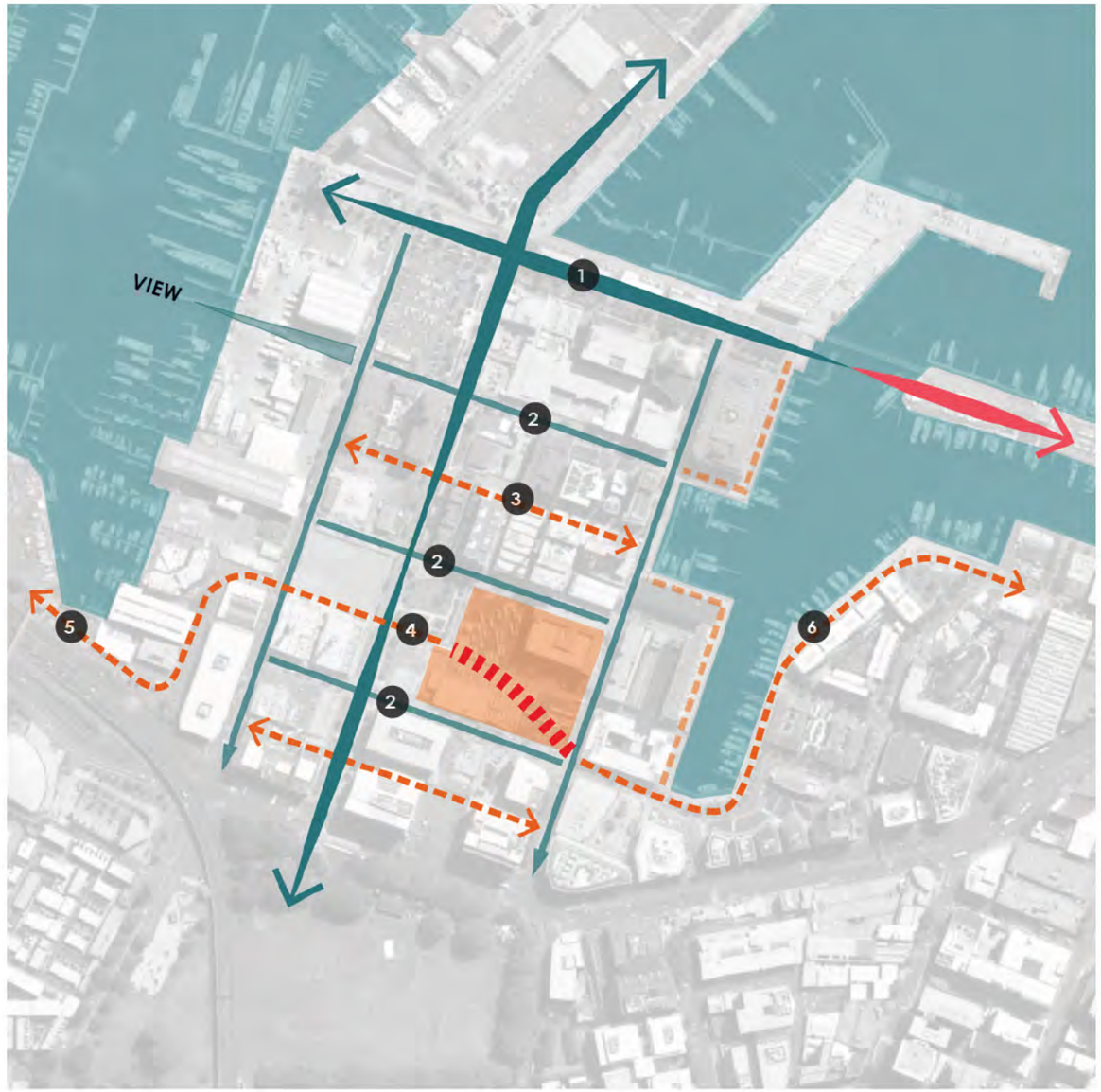


WIDER PUBLIC REALM CONTEXT + CONNECTIONS

EAST-WEST MID-BLOCK CONNECTIONS THROUGH WYNYARD QUARTER

Within Wynyard Quarter's established street grid, east-west mid-block laneways form a characteristic layer of the finer-grain public realm network, providing pedestrian connections, permeability and additional public amenity. Tiramarama Way demonstrates how these routes can function as both important connections and distinctive public spaces in their own right.

The proposed east-west laneway occupies a strategic position within this network, strengthening pedestrian connectivity between Westhaven Marina, the Viaduct Basin promenades and the city centre. It provides an opportunity to extend the established fine-grain laneway network through the site as both a movement route and a distinctive public realm experience.



1 JELLICOE STREET

Waterfront Spine • Civic • Movement • Public Life



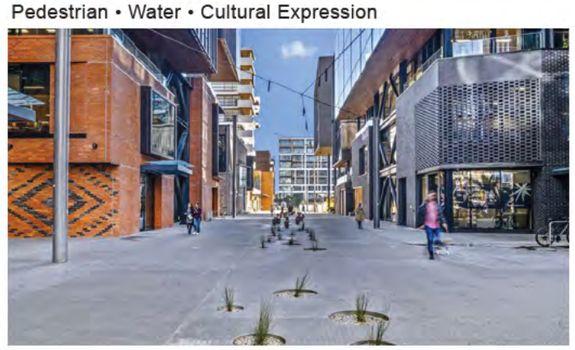
2 MADDEN, PAKENHAM + GAUNT STREETS

Urban Grid • Green Structure • Movement • Frontage



3 TĪRAMARAMA WAY

Pedestrian • Water • Cultural Expression



4 AMEY DALDY PARK EDGE LANEWAY

Park Edge • Pedestrian • Threshold



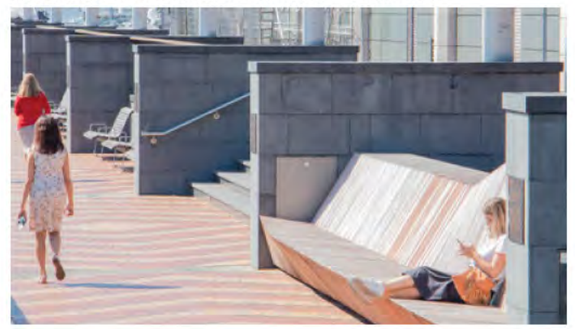
5 WESTHAVEN MARINA

Harbour Edge • Recreation • Pedestrian Promenade



6 VIADUCT PROMENADE

Waterfront • Pedestrian Promenade • Public Life



WIDER PUBLIC REALM CONTEXT + CONNECTIONS

NORTH-SOUTH MID-BLOCK CONNECTIONS THROUGH WYNYARD QUARTER

North-south mid-block connections generally play a quieter and more functional role within Wynyard Quarter, supporting local movement, access and servicing. Where these routes interface with key public spaces, however, the public realm response becomes more prominent and activated.

This establishes a hierarchy for the site, where north-south routes provide supporting connections, while the east-west laneway takes on a stronger pedestrian and public realm role. The western interface with Amey Daldy Park is an important exception, requiring an elevated landscape response that positively addresses and connects with the park.



1 DALDY STREET LINEAR PARK
Green Connection • Pedestrian • Recreation



2 HALSEY AND BEAUMONT STREETS
Urban Grid • Green Structure • Movement • Frontage



3 WATERFRONT THEATRE LANEWAY
Pedestrian • Intimate



4 INNOVATION PRECINCT LANEWAYS
Fine Grain • Access • Servicing



5 10 MADDEN ST PLAZA EDGE
Pedestrian • Plaza Interface • Social



6 30 GAUNT STREET PLAZA EDGE
Pedestrian • Green Interface • Social



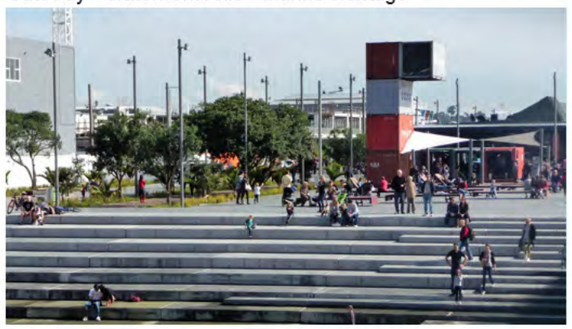
WIDER PUBLIC REALM - NETWORK OF DISTINCTIVE PLACES

OPEN SPACE NETWORK + FINE GRAIN CONNECTIVITY

Wynyard Quarter contains a network of larger parks, smaller plazas, laneways and incidental open spaces that collectively create a varied and connected public realm. The proposed mid-block plaza can become another stepping stone within this network, linking surrounding open spaces, drawing people into the centre of the block and providing an additional destination and route choice. The smaller public spaces across Wynyard Quarter each have a distinctive character and memorable identity, often grounded in the history, culture or landscape of the place. The mid-block plaza should similarly have an identity and experience in its own right, while contributing to and strengthening the wider character of Wynyard Quarter.



1 KARANGA PLAZA
Gateway • Waterfront Axis • Marine Heritage



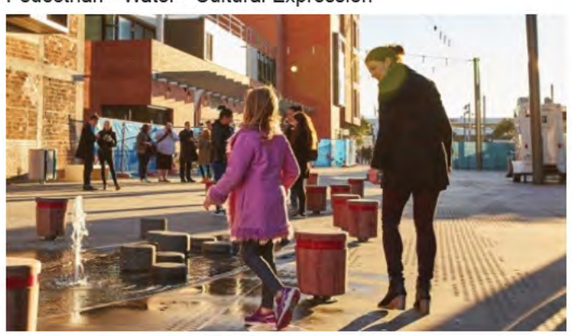
2 10 MADDEN ST PLAZA
Urban Green • Social • Gathering



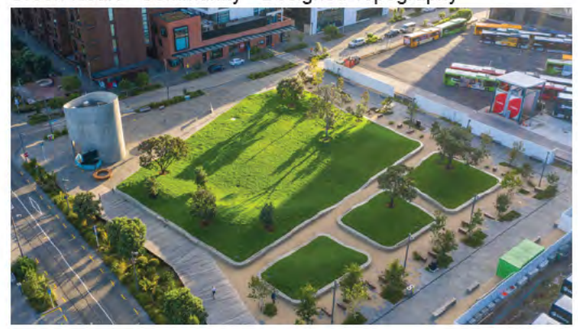
3 ŪRUNGA PLAZA
Waterfront • Timber Heritage • Play + Gathering



4 TĪRAMARAMA WAY
Pedestrian • Water • Cultural Expression



5 AMEY DALDY PARK
Green Heart • Community • Designed Topography



6 30 GAUNT ST PLAZA
Green Respite • Social Life • Landform



7 20 VIADUCT HARBOUR AVE PLAZA
Urban Oasis • Social Life • Harbour



8 WAITEMATĀ PLAZA
Civic Waterfront • Gathering • Harbour • Art



IMMEDIATE CONTEXT - PUBLIC REALM RESPONSE + OPPORTUNITIES

RESPOND TO ESTABLISHED PUBLIC REALM

100 Halsey Street sits within an increasingly established network of streets, laneways and green open spaces. The landscape response should reinforce the existing design language of the adjoining streets and contribute to the continuity of the wider Wynyard Quarter public realm.

At key interfaces, particularly Amey Daldy Park and the Halsey Street / Gaunt Street intersection, the landscape can shift in character to mark these as important arrival moments and strengthen the identity and presence of the site.

INVITE PEOPLE INTO THE SITE

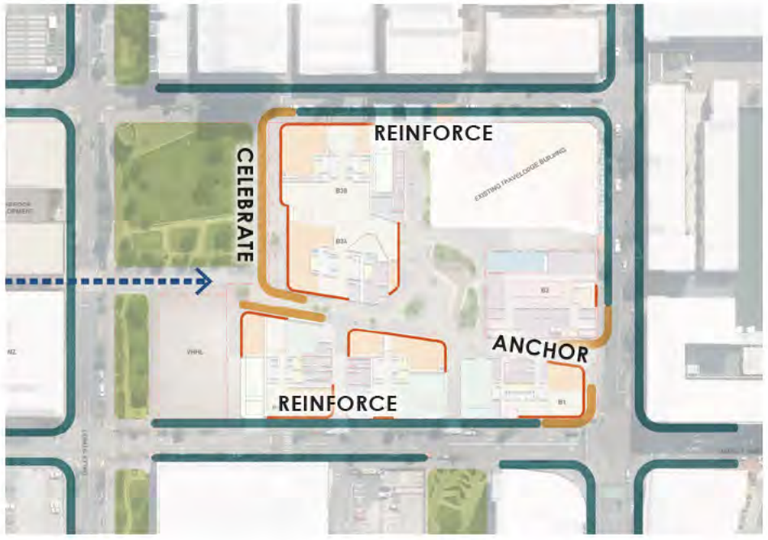
The site is approached from multiple directions, creating a series of arrival points where people can either continue along the surrounding street network or choose to move through the site.

These moments should be designed as clear and inviting thresholds into the laneway network, making the mid-block route visible, intuitive and attractive.

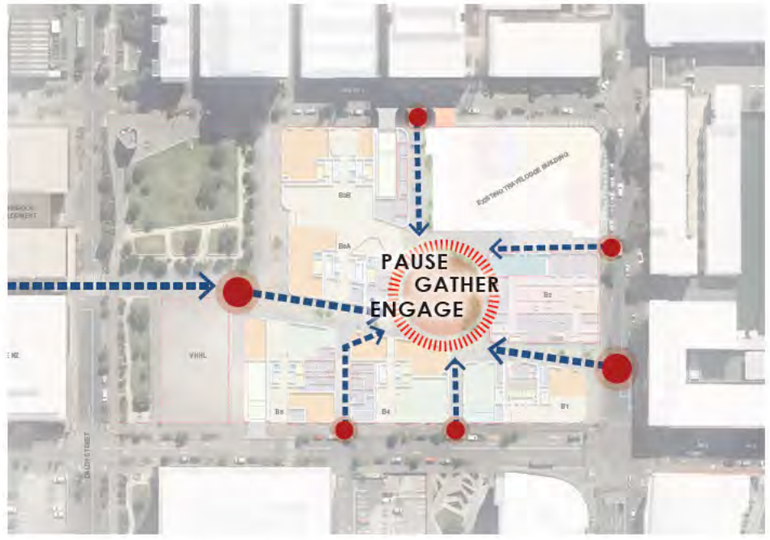
CREATE A DESTINATION AT THE HEART

The mid-block plaza is the heart of the laneway network and needs a reason for people to be drawn into the site. Active building edges will support this, but the landscape should also provide an attraction and identity in its own right.

A distinctive landscape feature, gathering space, lighting or other experiential element could create a visible draw from the surrounding entrances. Its role should extend beyond daytime use, with night-time identity and illumination helping the plaza remain legible and engaging after dark.







RESPOND

Respond to the established public realm, while celebrating key corners and arrival points.

INVITE

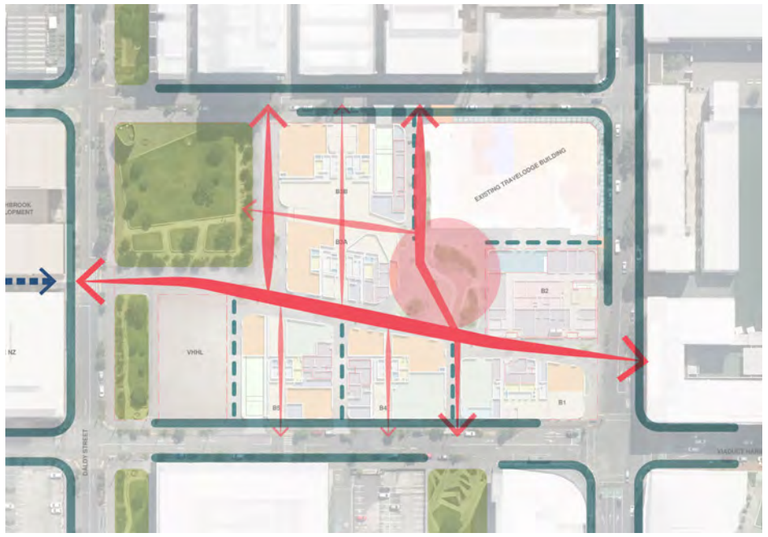
Turn each laneway intersection into an invitation to enter, explore and move through the site.

DESTINATION

Create a landscape destination that draws people into the block and rewards the journey.

PUBLIC REALM DESIGN PRINCIPLES

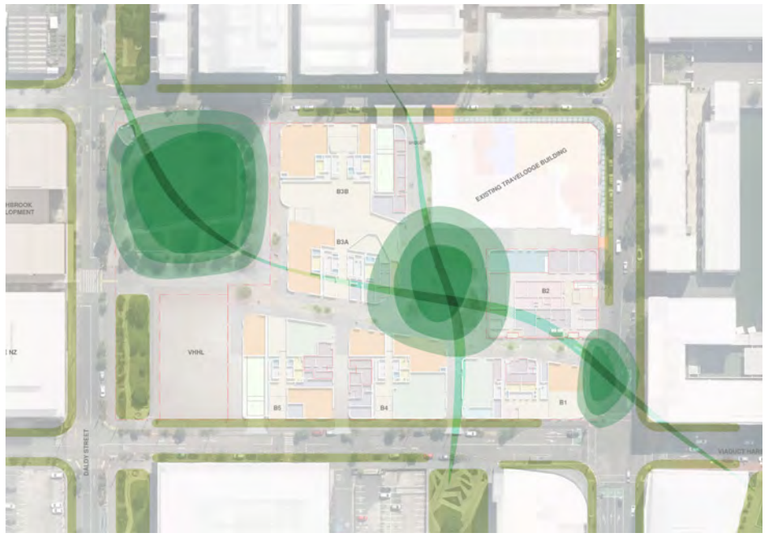
MOVEMENT



CREATE A LEGIBLE, CONNECTED PUBLIC REALM

Establish a clear hierarchy of movement through the site, strengthening the strategic east-west pedestrian connection while supporting finer-grain north-south permeability. Legible and accessible routes, clear thresholds and active edges will draw people into and through the block, converging at the central plaza.

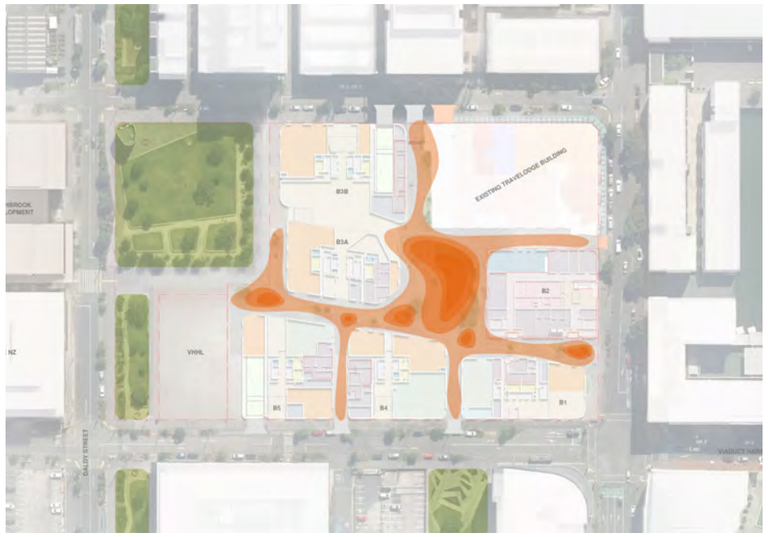
URBAN ECOLOGY



DRAW THE GREEN NETWORK INTO THE BLOCK

Extend the wider green network into the site, drawing landscape character from Amey Daldy Park and the surrounding streets into the heart of the block. Trees, layered planting and water-sensitive landscape will provide shade, habitat, seasonal change and environmental performance while establishing a distinctive landscape character.

EXPERIENCE



CREATE A MEMORABLE HEART, MORNING, NOON + NIGHT

Give the central plaza an identity and experience in its own right. Landscape, active edges, materiality, lighting and a site-specific narrative should work together to create a visible and memorable destination that encourages people to pause, gather and engage, with a strong presence by day and night.

WYNYARD QUARTER ACCESS + SERVICING



Wynyard Quarter demonstrates a hierarchy of laneway functions, ranging from pedestrian-only public realm to shared vehicle access and dedicated servicing routes. Vehicle and servicing access is generally concentrated where required, allowing other laneways to prioritise pedestrian movement and public realm amenity.

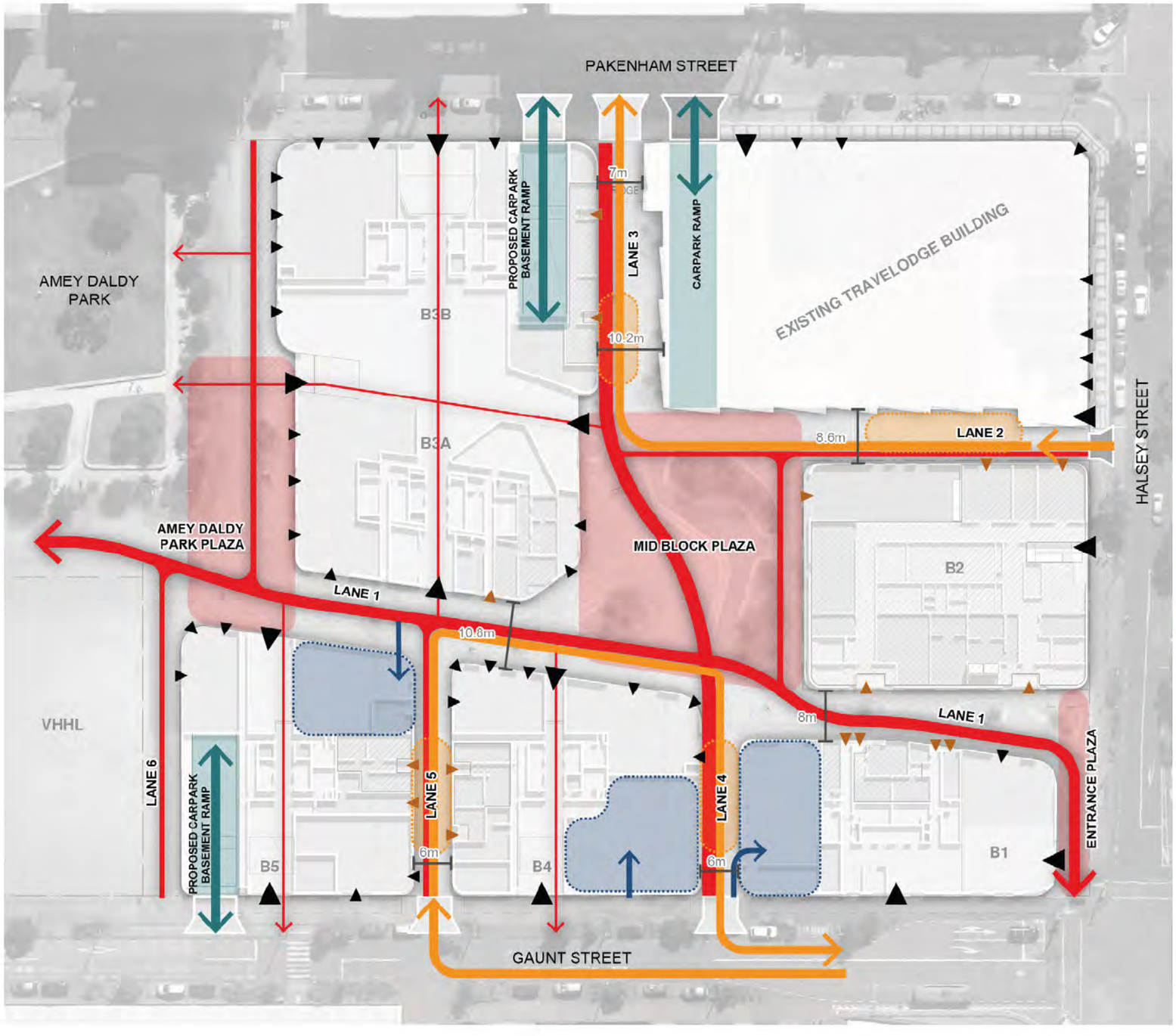
This provides an opportunity at 100 Halsey Street to rationalise vehicle and servicing movements, minimise conflicts with key pedestrian routes and protect the east-west laneway and central plaza as predominantly pedestrian public spaces.

LEGEND

- STREET
- LANEWAY - GENERAL VEHICULAR ACCESS LANES
- LANEWAY - SERVICE ACCESS
- LANEWAY - PEDESTRIAN ONLY
- EXISTING CAR PARK ACCESS
- FUTURE CAR PARK ACCESS
- LOADING AREA ACCESS
- LOADING BAY (UNMARKED)

0 100m
1:4,000 @ A3

SITE LEVEL ACCESS STRATEGY



The site occupies a large urban block between Halsey, Gaunt and Pakenham Streets, adjoining Amey Daldy Park and its established pedestrian connections. The surrounding Wynyard Quarter context demonstrates a clear precedent for breaking down larger development blocks with a finer-grained network of streets, lanes and public spaces that support pedestrian movement, activity and legibility.

The development provides an opportunity to extend this network through the site, linking Amey Daldy Park with a central mid-block plaza, Halsey Street and the surrounding street edges. A clear movement hierarchy will prioritise pedestrians and cyclists, support active building frontages and entrances, and accommodate essential vehicle access and servicing. The laneways and plaza are pedestrian-priority public spaces, with service vehicle movements managed through designated access routes, low-speed environments and operational controls where required. This approach will minimise potential conflicts between vehicles and pedestrians, ensuring the central plaza remains a safe, accessible and welcoming public space throughout the day.

LEGEND

- PEDESTRIAN ACCESS - PRIMARY
- PEDESTRIAN ACCESS - SECONDARY
- PUBLIC REALM - PLAZA
- VEHICLE ACCESS
- SERVICE ACCESS
- LOADING AREA - UNMARKED
- CYCLING
- END-OF-TRIP CYCLING FACILITY
- BUILDING ENTRANCE - LOBBY
- BUILDING ENTRANCE - SHOPFRONT
- BUILDING ENTRANCE - SERVICE
- PROPOSED VEHICLE CROSSING
- RETAINED VEHICLE CROSSING

0 25m
1:750 @ A3

PUBLIC REALM CONCEPT PLAN

PAKENHAM STREET WEST

AMEY DALDY PARK

DALDY STREET

VHHL

B3B

B3A

LANE 3

TRAVELODGE

LANE 2

HALSEY STREET

B2

LANE 1

B5

B4

B1

LANE 5

LANE 4

GAUNT STREET

0 25m

1:600 @ A3

PUBLIC REALM ACTIVITY AND USE



A NETWORK OF MOVEMENT, ACTIVITY AND PLACES TO PAUSE

The public realm is conceived as a connected sequence of spaces that support movement, social interaction and everyday occupation. A hierarchy of experiences is established across the site, from active street frontages and inviting laneway entrances to quieter moments of respite and gathering within the central green plaza.

The east-west connection forms the primary pedestrian spine, linking surrounding streets and drawing people into the heart of the development. Along this journey, opportunities for dining, informal seating, gathering and landscape immersion create a varied and engaging public realm that encourages people not only to move through the site, but also to pause and stay.

The diagram illustrates the intended character and potential use of different spaces, rather than prescribing fixed activities or boundaries.

LANDSCAPE DESIGN EXPLORATION

Testing spatial, movement and landscape responses

SPATIAL + EXPERIENCE EXPLORATION



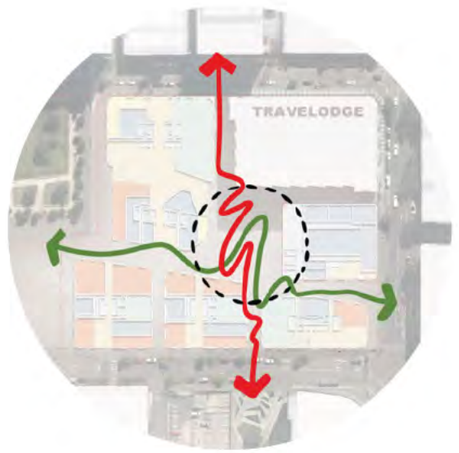
GRADIENT

Concentrate activity at the heart, transitioning in character and intensity towards surrounding lanes and streets.



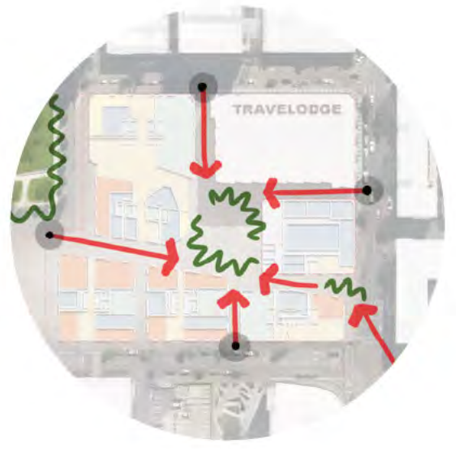
DESIRE LINES

Maintain intuitive pedestrian desire lines while allowing movement to structure the central space.



PAUSE + LINGER

Create a destination rather than a thoroughfare, encouraging people to pause, gather and spend time.



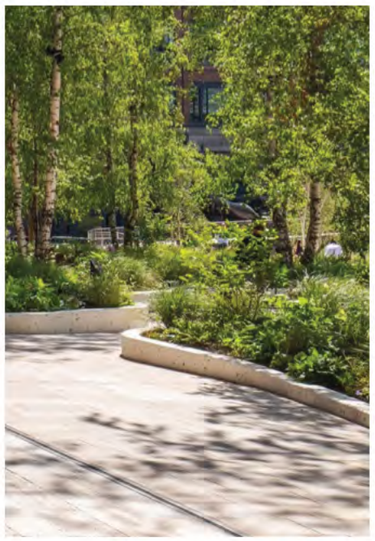
DRAW IN

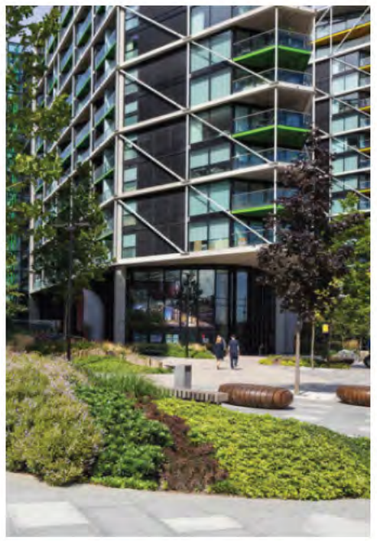
Use landscape, views and spatial cues to draw people from surrounding streets towards the heart.

PRECEDENT IMAGES

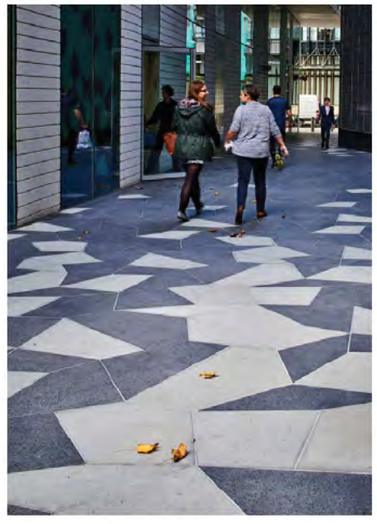
PUBLIC REALM CHARACTER

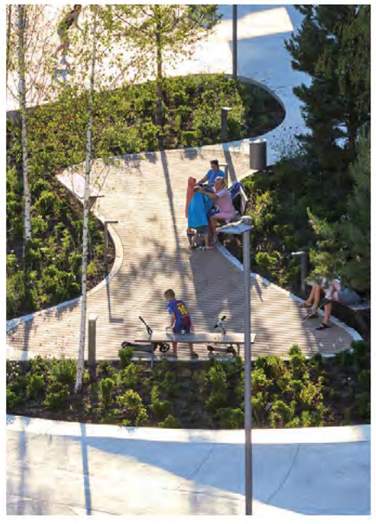


















A LANDSCAPE TO MOVE THROUGH AND STAY

A GREEN, SOCIAL PUBLIC REALM THAT SUPPORTS MOVEMENT, GATHERING AND EVERYDAY OCCUPATION.

FLOW AND DISCOVERY

AN INFORMAL SEQUENCE OF SPACES AND LANDSCAPE ELEMENTS CREATES MULTIPLE PATHS AND MOMENTS OF DISCOVERY.

LANDSCAPE AS AN INHABITED EDGE

PLANTING, SEATING AND LEVEL CHANGE COMBINE TO CREATE GENEROUS PLACES TO PAUSE AND GATHER.

LANDSCAPE + CULTURAL DESIGN FRAMEWORK

CULTURAL DESIGN FRAMEWORK

The landscape and public realm provide opportunities for mana whenua values, narratives and mātauranga to be meaningfully embedded within the design.

Rather than being expressed as a stand-alone layer, cultural narratives can be woven through the landscape structure, spatial layout, movement, planting and ecology, water, materiality, pattern and experience.

The opportunities and design inspirations identified below provide a framework for further design development, refinement and collaboration with mana whenua. They are intended as starting points for discussion, allowing cultural expression and narratives to evolve through the design process.

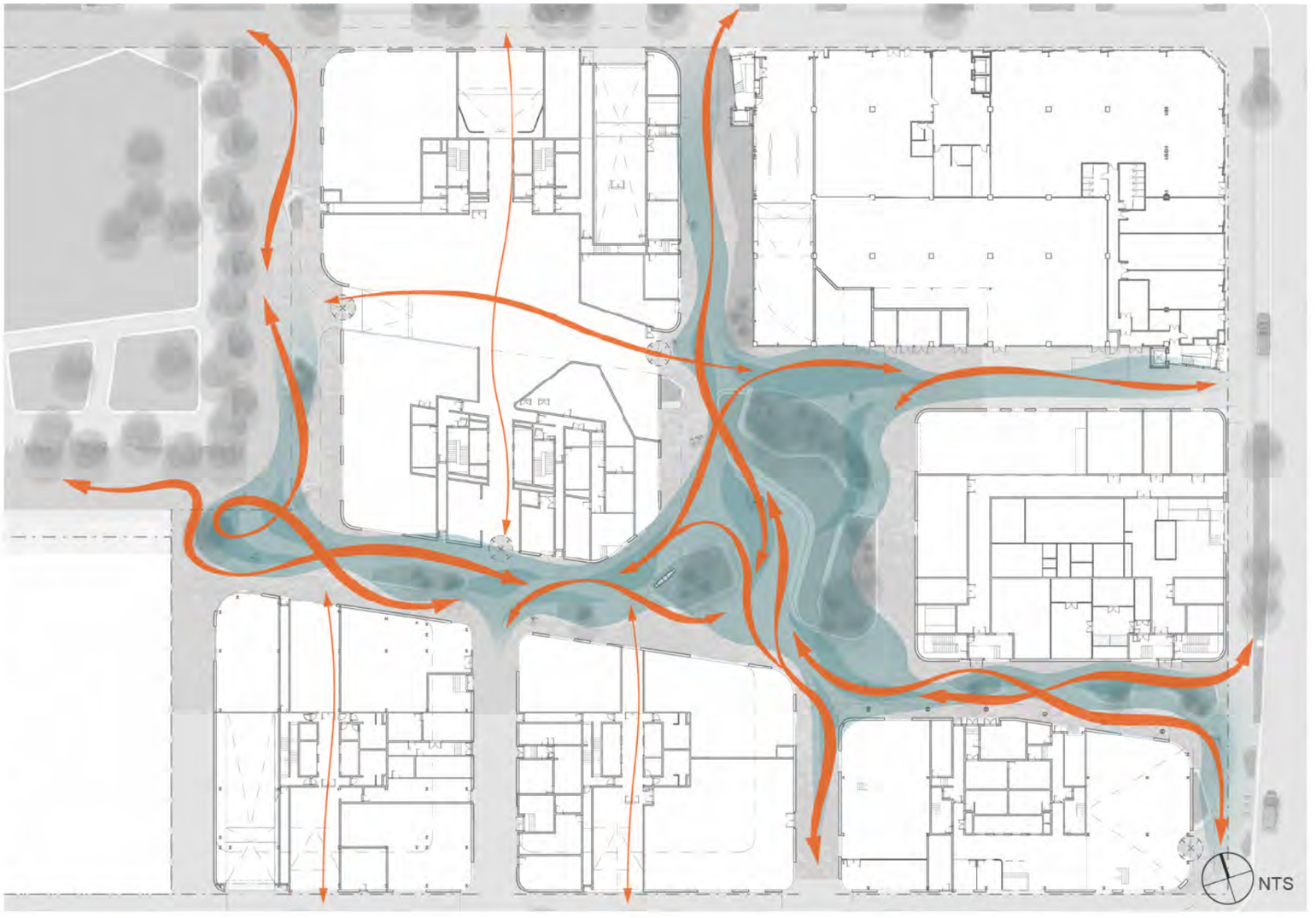
WATER, ESTUARY + SHORELINE

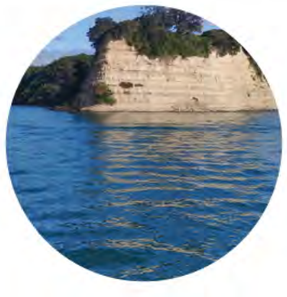
The historic coastal and estuarine character of the site provides inspiration for a public realm shaped around people, movement, encounter and gathering.

The movement of water, tidal flows, ripples and the formation of eddies inspire how people are drawn through the site and into places to pause, meet and gather. The landscape responds through organic geometry, flowing pavement patterns and gardens that create moments of convergence and enclosure within the wider movement network.

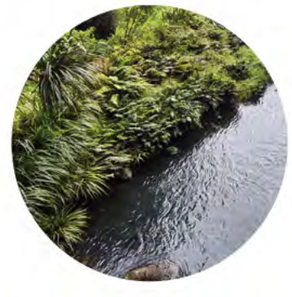
Contrasting grey and warm beige stone tones reference water, sand and the exposed shoreline, while subtle shifts in pattern, texture and planting reinforce the experience of moving from flowing spaces into calmer places of pause and gathering.

These landscape ideas provide a starting point for further exploration, including opportunities for mana whenua narratives and mātauranga to be developed through collaboration with mana whenua.









LANDSCAPE + CULTURAL DESIGN FRAMEWORK

CULTURAL DESIGN OPPORTUNITIES

Highlighting key landscape moments where mana whenua values, narratives and mātauranga could be woven into the design. These identify opportunities for further discussion, exploration and collaboration with mana whenua, rather than resolved design outcomes at this stage.



Opportunity to express the water narrative through visible stormwater processes, surface expression and landscape forms, reinforcing the relationship between water, movement and the site's coastal context.



Native planting, habitat creation and seasonal change provide opportunities to strengthen urban biodiversity and connect the landscape to the evolving ecology of the waterfront.



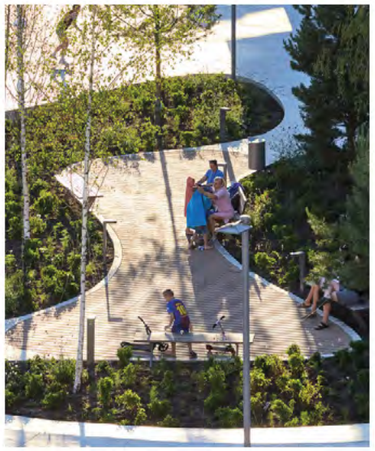
The east-west and north-south lanes create pathways for movement, arrival and connection through the site and into the wider Wynyard Quarter network. Mana whenua narratives can further inform the experience of these journeys and their relationship with places of noho.

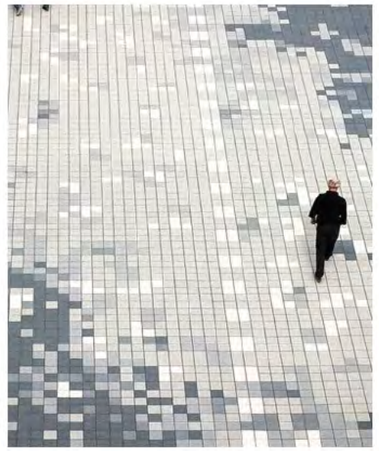


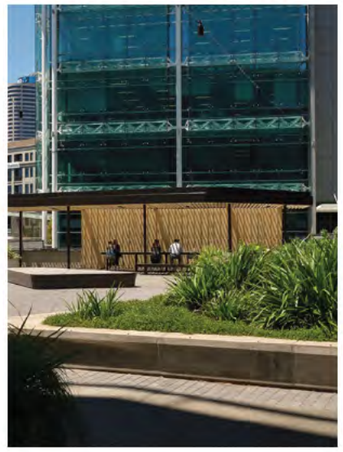
The mid-block plaza forms a green heart within the surrounding buildings, providing a place to meet, pause, rest and spend time. Mana whenua narratives can inform the character and experience of gathering, creating a strong relationship between movement along the ara and places of noho.



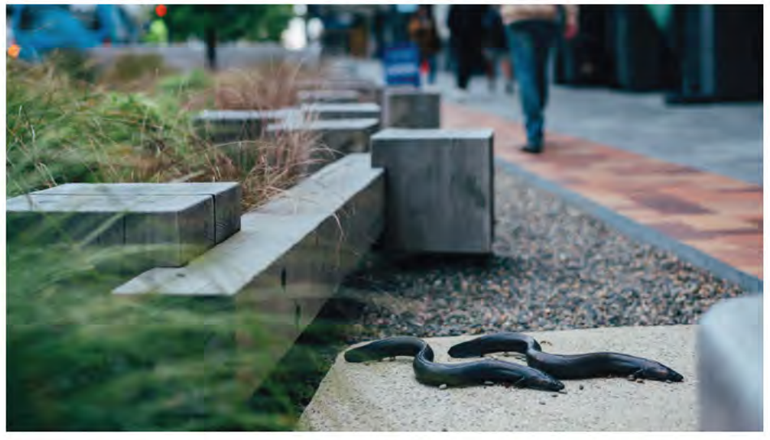
Potential for integrated artwork or crafted elements to express mana whenua narratives and contribute to the identity and experience of the public realm.



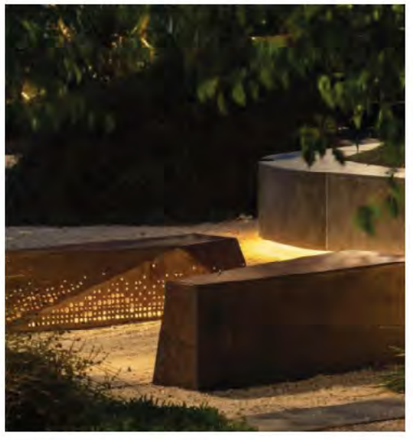
















INDICATIVE STREETSCAPE INTERFACE STRATEGY

LEGIBLE & INTEGRATED STREETSCAPE INTERFACE

The surrounding streetscape was established some years ago, with vehicle crossings, raingardens, pedestrian crossing points, parking and furniture zones designed to respond to the development context at that time. With the proposed development now progressing, there is an opportunity to review and refine these interfaces to accommodate the new building frontages, entrances and laneway connections while maintaining continuity with the established Wynyard Quarter public realm.

The primary consideration is to integrate the proposed laneway entries and exits into the existing streetscape, balancing safe pedestrian and vehicle movements with the operational needs of the surrounding streets. This includes reviewing and rationalising car parking, pick-up and drop-off areas, cycle parking, loading and servicing arrangements, while maintaining appropriate pedestrian clearances and street furniture zones.

Existing raingardens, which provide stormwater treatment within the road reserve, are proposed to be reconfigured where necessary to accommodate new vehicle crossings and access arrangements. Where raingarden areas are removed, replacement or expanded raingarden areas are proposed elsewhere along the street edges to maintain stormwater treatment capacity and support the resilience and continuity of the established streetscape.

Overall, the approach seeks to make targeted and considered adjustments to the existing street edges, ensuring the new development integrates seamlessly with the established public realm while enhancing pedestrian legibility, accessibility, streetscape amenity and operational functionality.



LEGEND

- EXISTING RAINGARDEN RETAINED
- EXISTING CONCRETE CAR PARK / FOOTPATH MODIFIED TO RAINGARDEN
- EXISTING CONCRETE VEHICLE CROSSING / CAR PARK RETAINED
- PROPOSED CONCRETE VEHICLE CROSSING
- EXISTING CONCRETE DRIVEWAY REUTILISED AS CAR PARK

TOTAL STREET EDGE ALLOCATION: EXISTING VS PROPOSED

TOTAL PAKENHAM, GAUNT & HALSEY STREETS	EXISTING	PROPOSED	CHANGE
CAR PARKING BAYS	127.5M	109.5M	−18M
GARDENS & RAINGARDENS	145.25M	170.25M	+25M
DRIVEWAYS, CROSSINGS & STREET FURNITURE ZONE	111.5M	104.5M	−7M

STREETSCAPE ADJUSTMENT PLAN

PAKENHAM STREET WEST

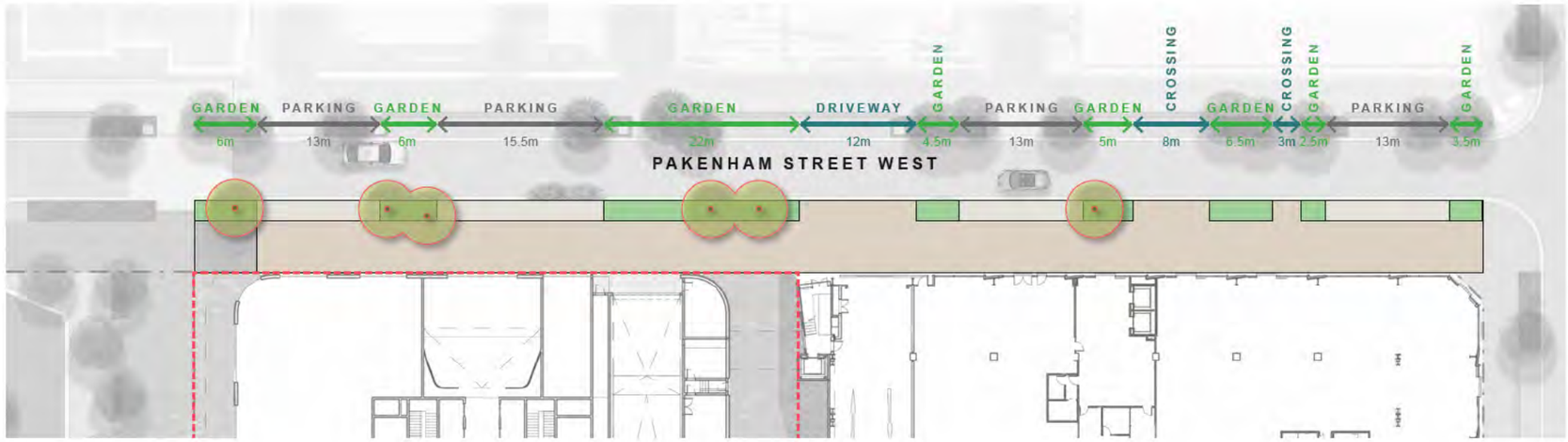
LEGEND

- INSITU CONCRETE PAVING
- INSITU CONCRETE CARPARKS
- STONE PAVING
- RAINGARDENS
- EXISTING TREES
- PROPOSED TREES
- PROPOSED REMOVAL OF EXISTING TREES
- 100 HALSEY STREET SITE BOUNDARY

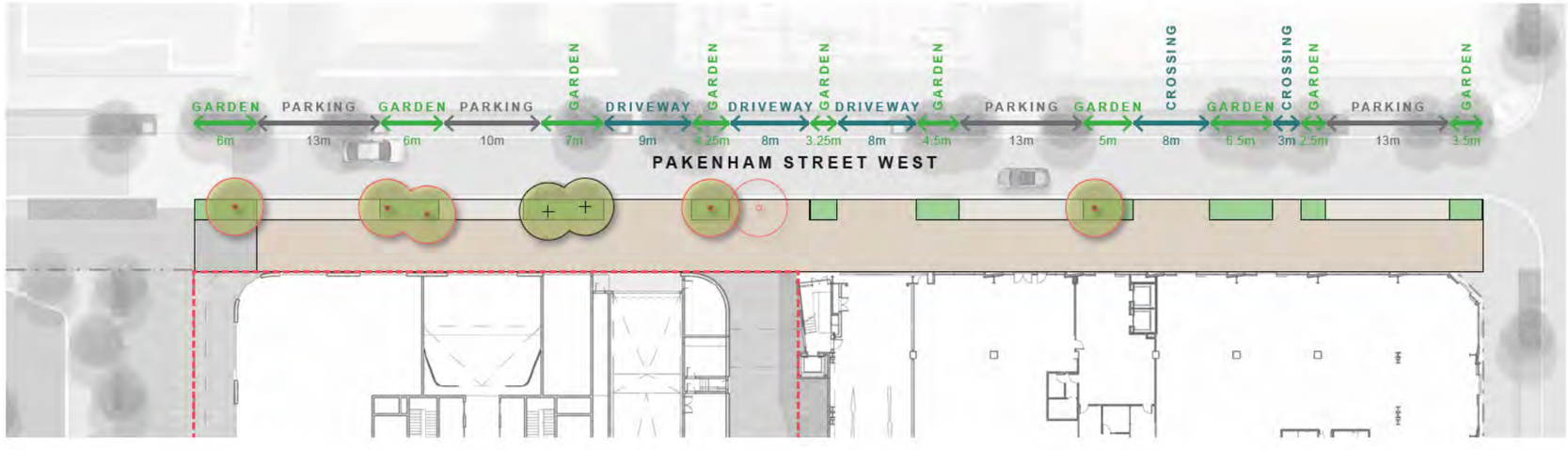
STREET EDGE ALLOCATION
PAKENHAM ST

PAKENHAM ST	EXISTING	PROPOSED	CHANGE
CAR PARKING BAYS	54.5M	49M	-5.5M
GARDENS & RAINGARDENS	56M	48.5M	-7.5M
DRIVEWAYS & CROSSINGS	23M	36M	+13M

EXISTING



PROPOSED



0 25m
1:600 @ A3

STREETSCAPE ADJUSTMENT PLAN

GAUNT STREET

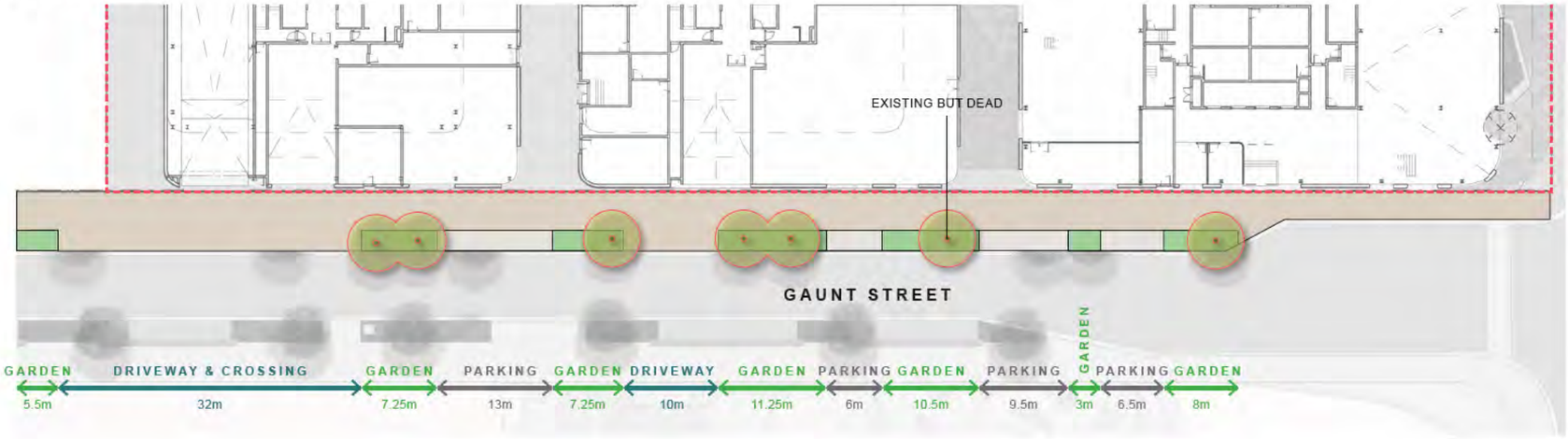
LEGEND

- INSITU CONCRETE PAVING
- INSITU CONCRETE CARPARKS
- STONE PAVING
- RAINGARDENS
- EXISTING TREES
- PROPOSED TREES
- PROPOSED REMOVAL OF EXISTING TREES
- 100 HALSEY STREET SITE BOUNDARY

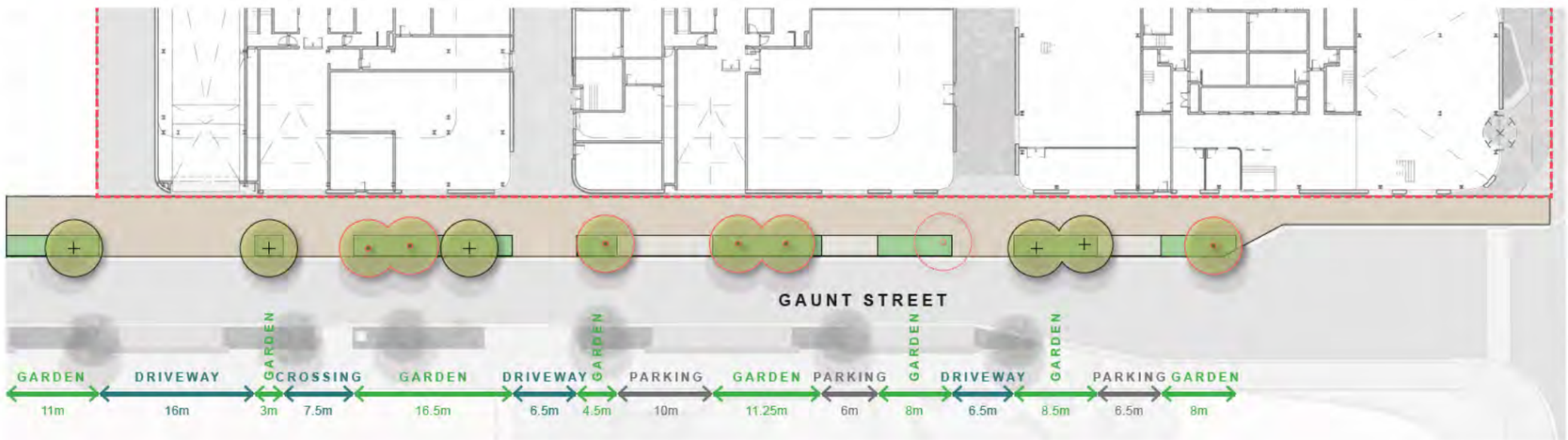
STREET EDGE ALLOCATION
GAUNT ST

GAUNT ST	EXISTING	PROPOSED	CHANGE
CAR PARKING BAYS	35M	22.5M	-12.5M
GARDENS & RAINGARDENS	52.75M	70.75M	+18M
DRIVEWAYS & CROSSINGS	42M	36.5M	-5.5M

EXISTING



PROPOSED



0 25m
1:600 @ A3

STREETSCAPE ADJUSTMENT PLAN

HALSEY STREET

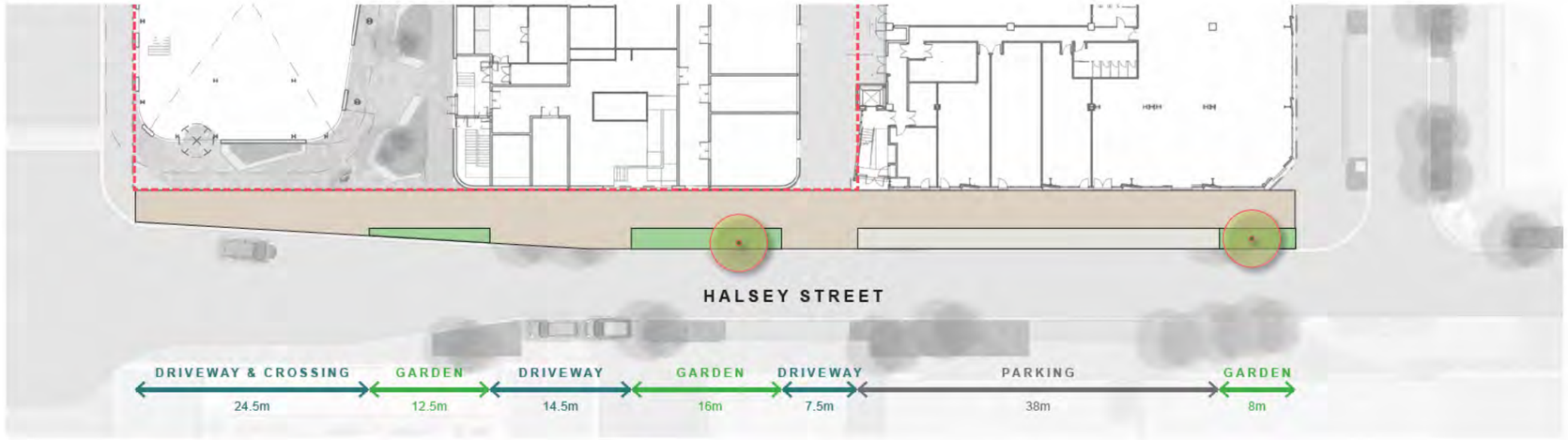
LEGEND

- INSITU CONCRETE PAVING
- INSITU CONCRETE CARPARKS
- STONE PAVING
- GARDENS & RAINGARDENS
- EXISTING TREES
- PROPOSED TREES
- PROPOSED REMOVAL OF EXISTING TREES
- 100 HALSEY STREET SITE BOUNDARY

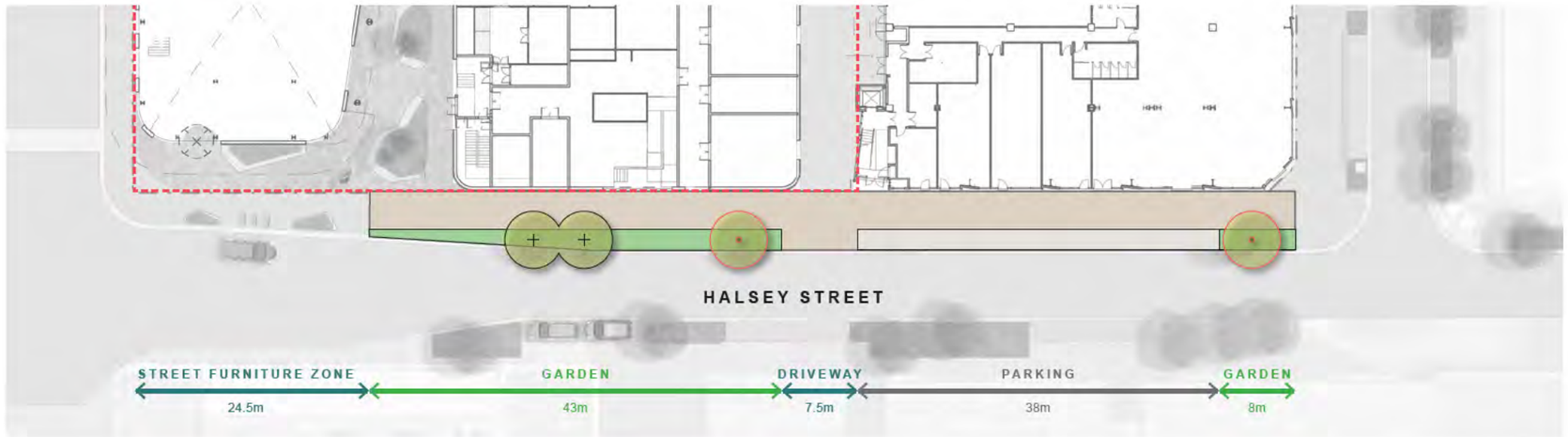
STREET EDGE ALLOCATION
HALSEY ST

HALSEY ST	EXISTING	PROPOSED	CHANGE
CAR PARKING BAYS	38M	38M	0M
GARDENS & RAINGARDENS	36.5M	51M	+14.5M
DRIVEWAYS, CROSSINGS & STREET FURNITURE ZONE	46.5M	32M	-14.5M

EXISTING



PROPOSED



0 25m
1:600 @ A3

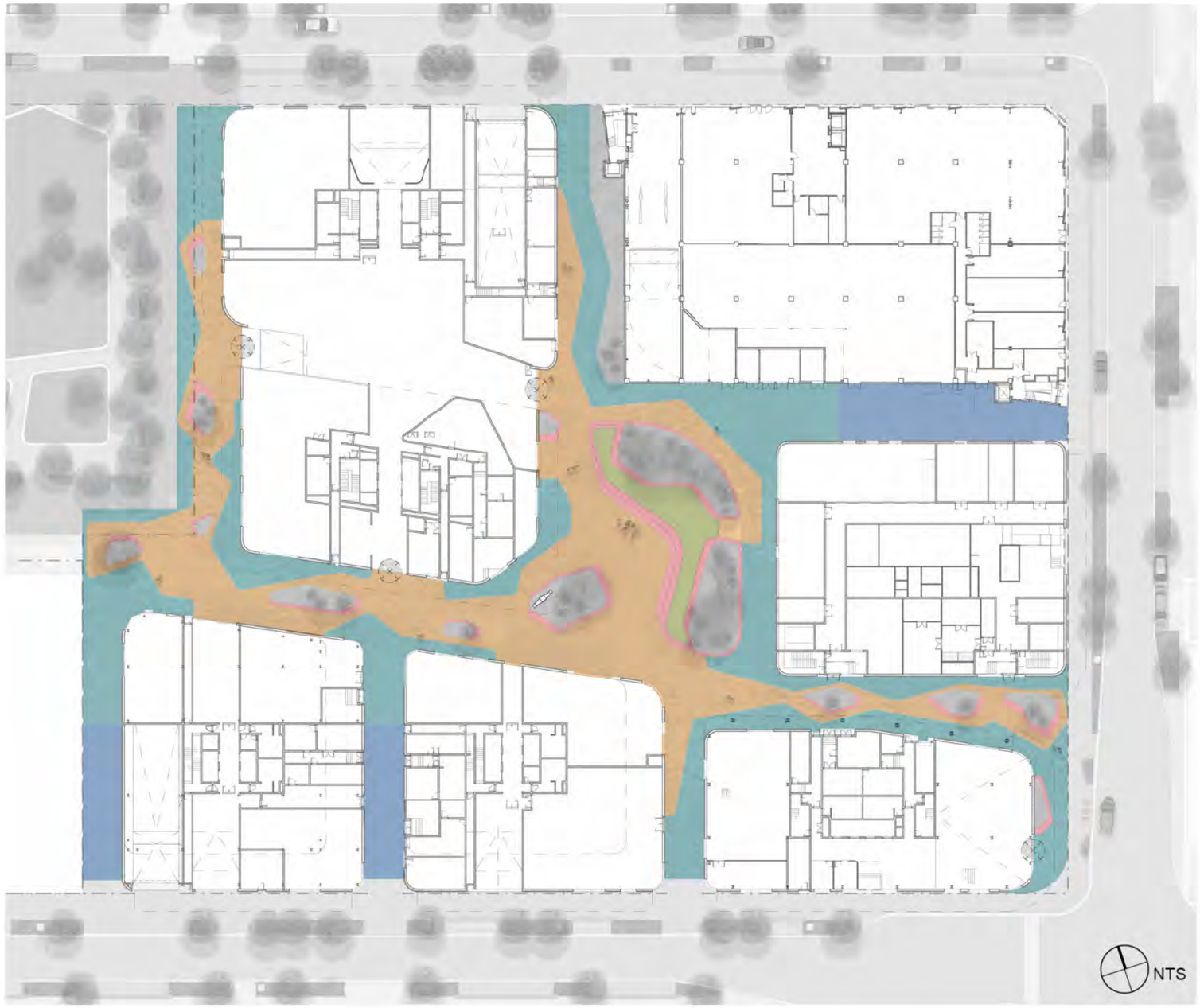
INDICATIVE MATERIALS STRATEGY

REINFORCE PLACE, MOVEMENT & OCCUPATION

The hard material strategy establishes a cohesive and enduring public realm that connects the established character of Wynyard Quarter with the development's architectural expression and coastal setting. Varied unit basalt paving and exposed aggregate concrete form a robust base palette, extending the material language of the surrounding public realm through the streets, lanes and central plaza.

Warm-toned feature paving is interwoven with the basalt palette through a considered gradient, reflecting the varied transition of the natural harbour edge. The gradient intensifies around key gathering spaces, thresholds and areas of occupation, creating warmth and reinforcing their identity, while receding from primary high-traffic routes to maintain clear, durable movement corridors. Its colouration also responds to the sandstone architecture, strengthening the relationship between building and landscape.

Furniture and seating are conceived as part of this integrated composition. Warm-toned moulded terrazzo, or a comparable finish, complements the refined architecture, while flowing, organic forms reference the surrounding natural environment. Together, the palette creates a clear hierarchy of movement, gathering and pause within a robust, accessible and human-scaled urban waterfront landscape.



LEGEND

- BASALT STONE PAVING
- WARM-TONED STONE PAVING
- CONCRETE PAVING
- MOULDED TERRAZZO STEPS & SEATING
- TIMBER DECKING

INDICATIVE MATERIALS PALETTE

NATURAL STONE



BASALT STONE PAVING

Connects with Amey Daldy & wider local environment





WARM-TONED STONE PAVING

Adds visual texture, warmth and a unifying element to the lanes & plaza



FEATHERED PAVING INTERFACES

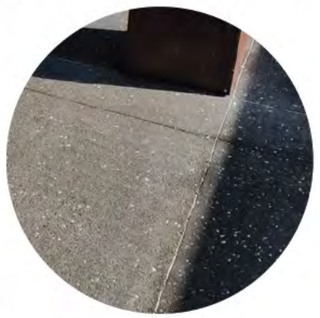
Softens paving interfaces, adding texture & interest



NATURAL STONE SETTS

Localised levelling and thresholds

PUBLIC REALM PAVING



CONCRETE PAVING

In situ concrete paving to match existing - street interfaces & laneway entrances

MIDBLOCK PLAZA PLATFORM & ISLAND EDGES





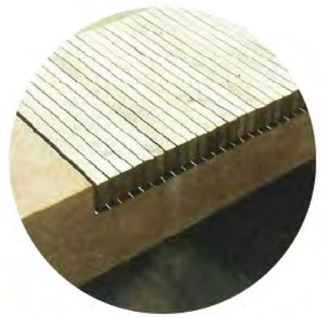
MOULDED TERRAZZO STEPS, SEATING & EDGES

Warm-toned, organic linear forms



TIMBER DECKING

'Stage' / platform component, slatted timber seating



TIMBER SEATING INSETS

Enhance comfort and delineate seating areas

OTHER FURNITURE



BICYCLE RACK

Match to Wynyard Quarter racks

INDICATIVE LEVELS & WATER SENSITIVE DESIGN STRATEGY

EXTERNAL LEVELS & ACCESSIBILITY STRATEGY

The external levels strategy responds to the proposed building floor levels, established with consideration of future flood risk and climate change adaptation, while aiming to achieve seamless and accessible connections between buildings and the public realm.

The laneways gradually raise the public realm from existing street levels towards the central mid-block plaza, which is set generally at the adjoining building floor levels. This enables flush access between the plaza and ground-floor uses, and along the majority of Lane 1.

Where existing perimeter footpaths are lower than the proposed building levels, the strategy seeks to maximise flush access along retail frontages and building entrances, with level transitions accommodated internally through coordinated architectural design, including ramps and steps where appropriate.

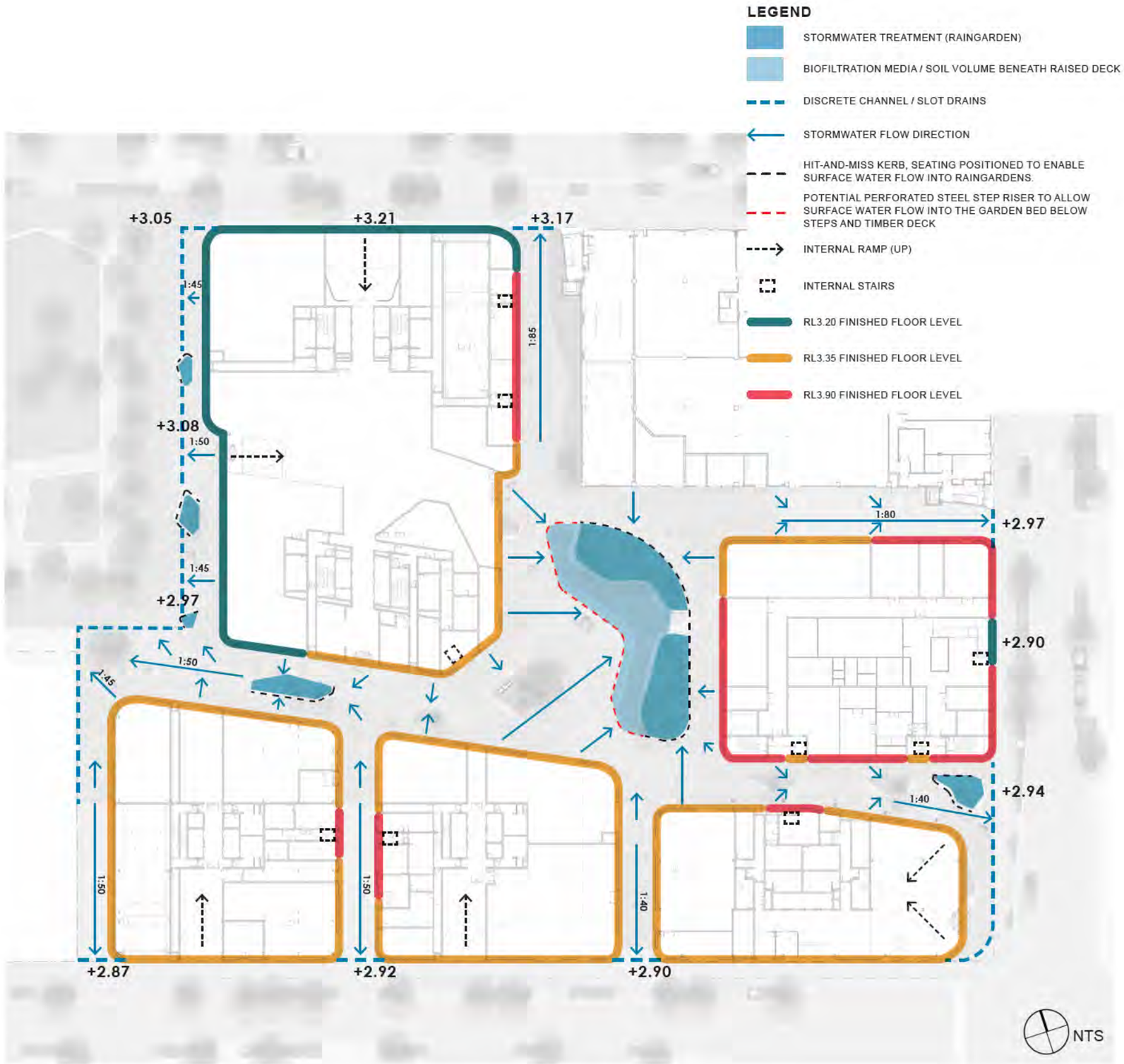
STORMWATER & WATER SENSITIVE DESIGN STRATEGY

The stormwater strategy seeks to capture and treat runoff generated within the development through integrated raingardens, biofiltration areas, slot drains and associated treatment devices, as further described in the Civil Engineer's report.

Raingardens and biofiltration areas are integrated within the central plaza and laneways, embedding water sensitive urban design (WSUD) within the planted landscape. Slot and channel drains are proposed where appropriate to intercept runoff from paved surfaces and building thresholds and convey it to the associated treatment devices.

Where raised garden edges and integrated seating are proposed alongside raingardens, further design coordination will ensure that the location and detailing of seating elements, garden edges and stormwater inlets allow effective surface water entry and treatment. Similarly, where larger raised platforms or planted areas are proposed in conjunction with stormwater treatment, detailed design will carefully resolve level transitions, water conveyance and inlet arrangements to maintain the intended hydraulic function.

The external levels and WSUD strategies will continue to be developed in coordination with the architectural, landscape and civil engineering designs to ensure effective stormwater management while maintaining accessibility, functionality and the overall quality and amenity of the public realm.

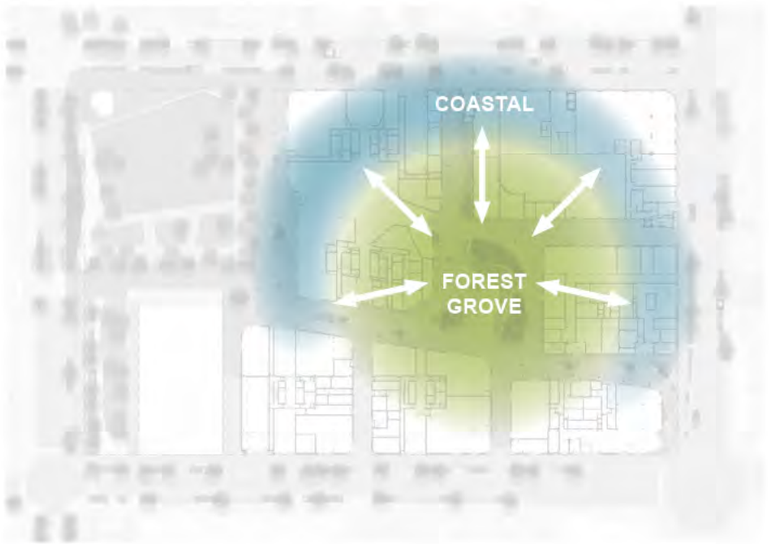


INDICATIVE PLANTING STRATEGY

GROVE TO COASTAL EDGE

Planting reflects the site's location within its wider landscape context. At the heart of the block, the mid-block plaza forms a lush, deep green grove, creating a strong contrast to the surrounding built environment and a distinctive green heart within the development. From this forested core, planting subtly transitions through the lanes toward a more open, coastal character at the site's outer edges, responding to increasing exposure and proximity to the waterfront.

Rather than creating distinct planting zones, species gradually shift in character while maintaining a cohesive landscape identity. The palette draws on species already established and thriving within Wynyard Quarter, strengthening ecological connections with the surrounding public realm while creating a resilient and site-responsive planting framework.



LEGEND

- FOREST GROVE PLANTING
- COASTAL EDGE PLANTING



INDICATIVE PLANTING PALETTE

FOREST GROVE



KAURI

Agathis australis



TANEKAHA

Phyllocladus trichomanoides



TARAIRE

Beilschmiedia tarairi

COASTAL



NĪKAU

Rhopalostylis sapida



PŌHUTUKAWA

Metrosideros sp.



COASTAL KŌWHAI

Sophora chathamica



KAWAKAWA

Macropiper excelsum



NATIVE FERN SPP.

Native fern spp.



PŪKIO

Carex virgata



RENGARENGA

Arthropodium cirratum



OIOI

Apodasmia similis



WAIŪATUA

Euphorbia glauca



WHARARIKI EMERALD GREEN

Phormium cookianum ‘Emerald Green’



PANAKEAKE

Lobelia angulata



NATIVE ASTELIA SPP.

Hardy forest & coastal Astelia spp.



TAUPATA ‘POOR KNIGHTS’

Coprosma repens ‘Poor Knights’



MIKOIKOI

Libertia spp.



HOROKAKA | ICE PLANT

Disphyma australe

INDICATIVE LIGHTING STRATEGY

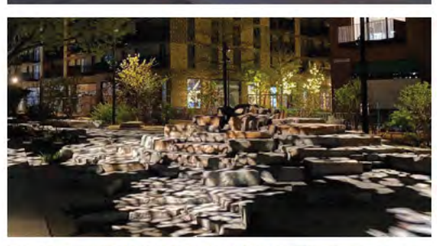
A SAFE & MEMORABLE NIGHT TIME EXPERIENCE

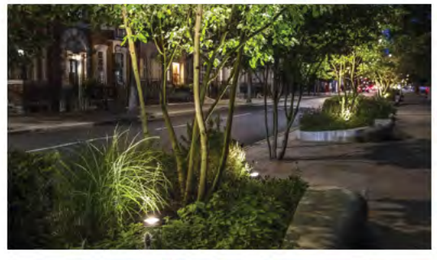
Lighting will support a safe, welcoming and memorable night-time experience without competing with or over-lighting the public realm. A restrained hierarchy of functional and integrated lighting will reinforce key movement routes, gathering spaces, planting and landscape elements.

Selected feature lighting can create moments of surprise, playfulness and a sense of discovery, bringing a distinctive “wow” factor and encouraging night-time activation. The overall approach will balance atmosphere, legibility and safety, allowing the landscape and architecture to remain the focus.















LEGEND

- TREE UPLIGHTS, PLANT LIGHTING
- AREA LIGHTING MOUNTED TO BUILDINGS
- FEATURE LIGHTING SUCH AS PROJECTION
- SCULPTURAL/ ARCHITECTURAL FEATURE LIGHTING
- INTEGRATED LIGHT INTO SEATING, STEPS, GARDEN BED EDGES

NTS

LANDSCAPE DESIGN STRATEGY - SECTIONS



LANE 1: BETWEEN B3A & B5



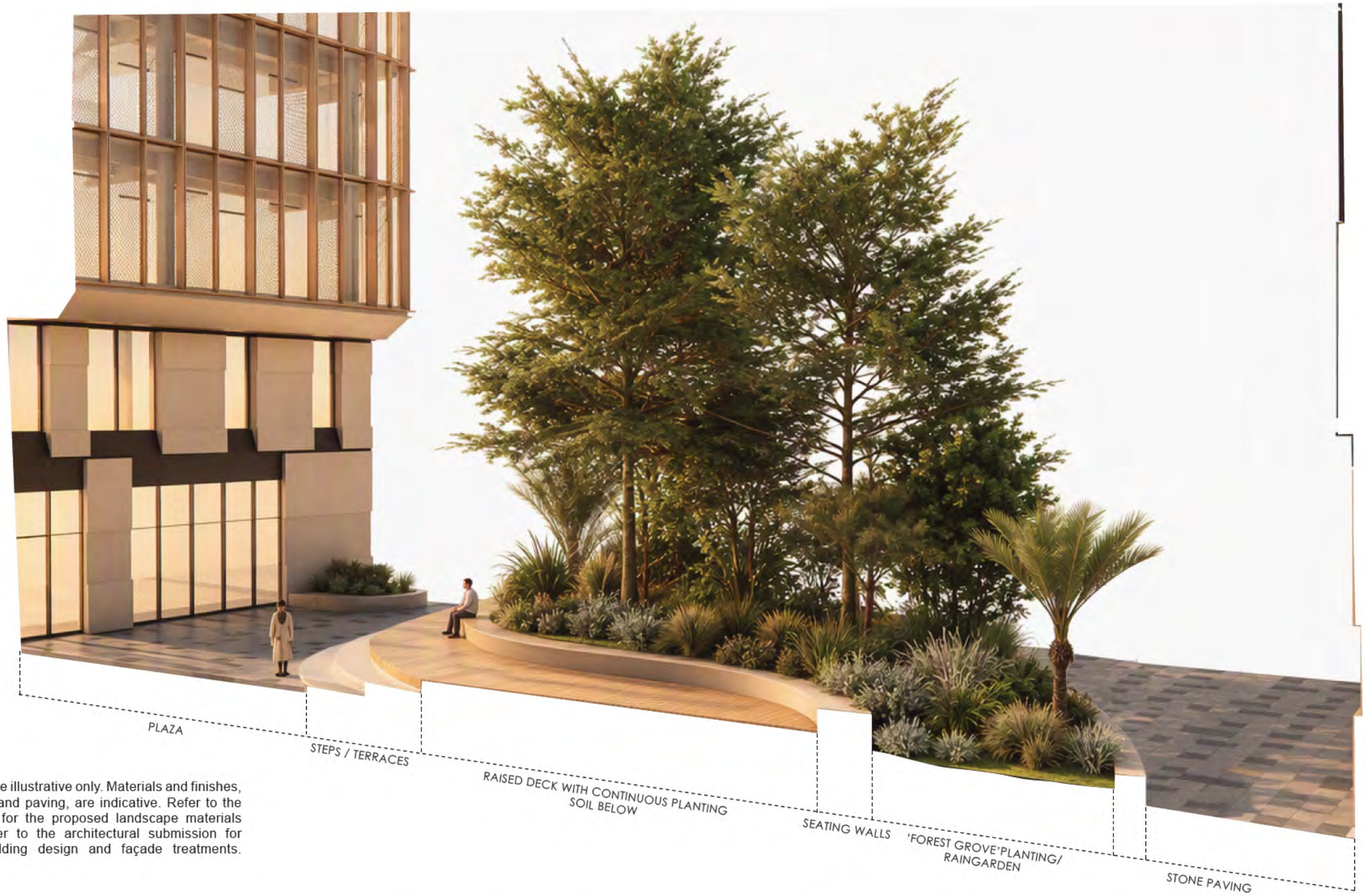
Note: All renders are illustrative only. Materials and finishes, including planting and paving, are indicative. Refer to the materiality sheets for the proposed landscape materials and finishes. Refer to the architectural submission for the proposed building design and façade treatments.

LANDSCAPE DESIGN STRATEGY - SECTIONS

CENTRAL PLAZA: EAST-WEST



B3A



B2

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LANDSCAPE DESIGN STRATEGY - INDICATIVE PERSPECTIVE VIEWS



LANE 1 FROM HALSEY STREET

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LANDSCAPE DESIGN STRATEGY - INDICATIVE PERSPECTIVE VIEWS



CENTRAL PLAZA

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LANDSCAPE DESIGN STRATEGY - INDICATIVE PERSPECTIVE VIEWS

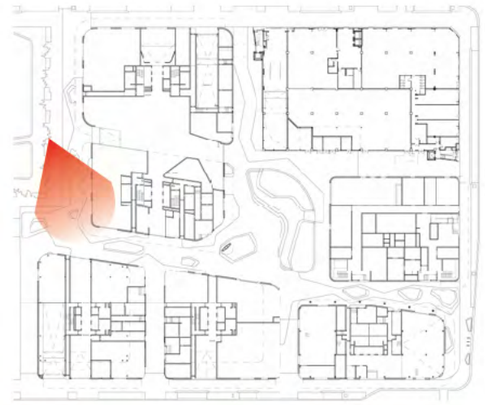


LANE 1 FROM AMEY DALDY PARK

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LANDSCAPE DESIGN STRATEGY - INDICATIVE PERSPECTIVE VIEWS

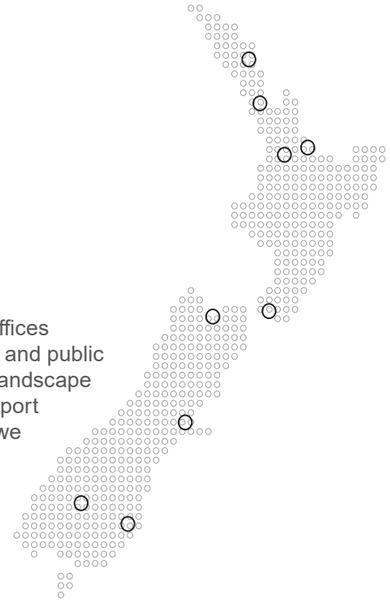


B3A FRONTAGE FROM AMEY DALDY PARK

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