100 Halsey Street Substantive Application

Urban Design Assessment



Prepared for
RP Financial (NZ CRE 100 Halsey Limited)

Author
Graeme McIndoe



UDIA Reg. Urban Designer, NZRAB Reg. Architect
FNZIA, MA (UD), BArch (Hons), BBSc
Director, Architecture and Urban Design

Peer reviewer
Matt Wenden



UDIA Registered Urban Designer
MArch (Prof), MA UD (Dist.), LEED AP ND
Senior Associate, Urban Design

Contents

		Page
1.	Introduction	4
	Project description	
	Scope of assessment	
	Urban design role and experience	
2.	Activity	
	2.1 Context	5
	2.2 Activity in relation to context	11
	2.3 Ground plane activity and relation to the public realm	11
	2.4 Unitary Plan Assessment	14
	2.5 Activity conclusions	17
3	Access, connections and public realm	
	3.1 Context	18
	3.2 Public realm spatial configuration and quality	22
	3.3 Servicing and vehicle access	31
	3.4 Unitary Plan Assessment	33
	3.5 Access, connection and public realm conclusions	39
4	Built form	
	4.1 Context	41
	4.2 Proposed building height, bulk and form	42
	4.3 Unitary Plan Assessment	47
	4.4 Built form conclusions	52
5.	Sunlight and shading	
	5.1 Assessment methodology	53
	5.2 Local neighbourhood shading	57
	5.3 Shading to Amey Daldy Park	67
	5.4 Shading to 'Bayleys Plaza'	71
	5.5 Shading to Northbrook Apartments	73
	5.6 Shading to Lighter Quay Apartments	76
	5.7 Unitary Plan assessment	85
	5.8 Sunlight and shading conclusions	86
6.	Architectural design quality	
	6.1 Context	88
	6.2 Architectural proposal	88
	6.3 Unitary Plan Assessment	91
	6.4 Architectural design quality conclusions	94
7.	Signage zones	
	7.1 The Proposal	95
	7.2 Signage Zone Assessment	97
	7.3 Signage zone conclusions	100
8.	Conclusions	101

List of tables

Table 4.1 Building heights	42
Table 5.1 Local neighbourhood shading effects	58
Table 5.2 Shading effects on Amey Daldy Park	68
Table 5.3 Shading effects on Northbrook Apartments	73
Table 5.4 Shading effects on Lighter Quay Apartments	77

Appendices

Appendix A1 Wynyard Precinct Street Edge Activation
Appendix A2 100 Halsey Street Shading Studies
A2.1 Local Neighbourhood Shading Studies
A2.2 Northbrook Apartments Shading Studies
A2.3 Lighter Quay Apartments Shading Studies

1 Introduction

Project description

This assessment relates to the Proposal as described in the Substantive application drawing sets by Peddle Thorp and Boffa Miskell. Vignettes extracted from these drawing sets are included to provide context, however assessment is based on the high-resolution images in the application drawings. The proposal is not described further in this report other than where necessary to provide context for urban design assessment.

Scope of assessment

This urban design assessment is with reference to urban design-related content in the Auckland Unitary Plan ('Unitary Plan') including objectives and policies and is informed by urban design principles and best practice.

Supplementing general assessment for this non-complying activity, the Unitary Plan assessments refer to the assessment criteria for restricted discretionary activities. While not strictly applicable, these contribute to a framework for assessment that ensures relevant urban design matters are comprehensively covered.

Assessment of shading effects applies the Urban Designers Institute Aotearoa *'Systematic Shading Assessment Methodology'* (UDIA S-SAM, 2025).

Urban design role and experience

The McIndoe Urban role has included urban design review advice and assessment throughout development of both the Referral proposal and this Substantive application. McIndoe Urban familiarity with this site and its broader context is informed by work since 2020 for landowners VHHL in relation to PC78 and a subsequent plan change.

Graeme McIndoe has 44 years professional experience as an architect and urban designer. This includes membership of Eke Panuku's Technical Advisory Group over the period 2007-2025 working on all aspects of the planning and development of the Wynyard Precinct and related waterfront areas. Graeme is lead co-author of the UDIA S-SAM and in 2026 delivered training on its use to UDIA members.

2 Activity

2.1 Context

The site is located in a mixed-use city centre precinct close to a concentration of commercial/office buildings. Large and relatively new commercial office buildings establish an existing corporate office enclave along Fanshawe Street. Businesses located here at the time of writing include Fonterra, Kiwibank, Genesis, Air New Zealand, One New Zealand, Datacom, Apple, Centuria/Bayleys, and Gallagher Centre including WSP consultants. Occupants of office buildings immediately to the east across Halsey Street include Microsoft, Auckland Transport and KPMG.

Further north within the precinct, new medium-rise buildings create a more varied amalgam of apartments and office blocks including offices for Beca, Warren and Mahoney, Mott McDonald and the ASB head office. Existing apartments to the east and north of the site and the consented but not yet built Northbrook apartments to the west also establish a strong residential presence here.

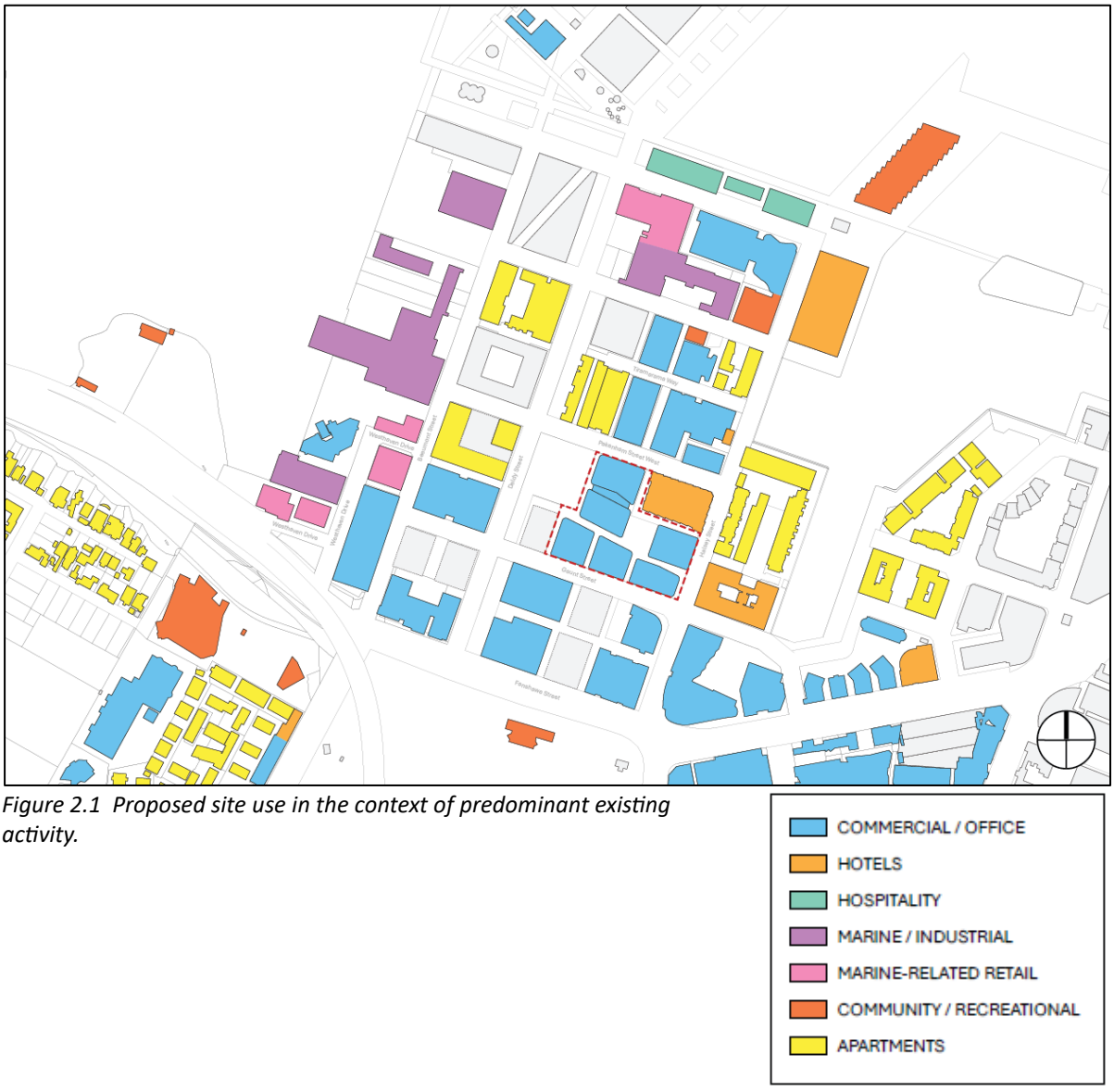


Figure 2.1 Proposed site use in the context of predominant existing activity.

This mix of existing commercial offices, residential and marine industry is complemented by four hotels. The Park Hyatt, Travelodge and Sofitel are

within the precinct and the Quest on Beaumont is nearby and to the south. Major community and cultural facilities include the ASB Waterfront Theatre and Viaduct Events Centre.



Figure 2.2 Ground floor hospitality, food and beverage and retail operations within the precinct.

EXISTING PATTERNS OF GROUND LEVEL ACTIVITY

Figure 2.2 shows the following existing patterns of ground level use:

- Bars and restaurants are typically located at or close to the water edge along North Wharf, Jellicoe Street and the east facing water edge of the Park Hyatt Hotel. Cafes and takeaway food outlets are in concentrations generally on Halsey Street and along part of Daldy Linear Park. They are otherwise dispersed widely within or to relate to nearby office buildings, although this activity seldom extends into the existing lanes.

- General retail is limited in extent and dispersed, with the most significant location being the supermarket on the corner of Pakenham and Halsey streets. There are a few other smaller service retail outlets scattered around the precinct.

- The precinct is not a general retail destination. However, there is a concentration of marine-related retail on the western side of Beaumont Street and Westhaven Drive, and associated with marina, boatyards and/or dry boat storage.

- Marine Industry is concentrated to the west of Beaumont Street with the Cracker Bay Drystack and Marina, and further north the Orams Marine Mega Boatpark and boatyard. The Sandfords Auckland Fishmarket is located on the block between Jellicoe and Madden streets.



Figure 2.3 Mixed use context along Halsey Street: Lighter Quay apartments, the Beca office building, 132 Halsey apartments, and the Park Hyatt Hotel.



Figure 2.4 Lighter Quay apartments, located on Halsey Street to the north-east of the site.



Figure 2.5 The Travelodge Hotel and existing multi-storey carpark adjoining the north-east corner of the site, viewed from Pakenham Street.



Figure 2.6 Commercial office buildings across Gaunt Street to the south of the site.

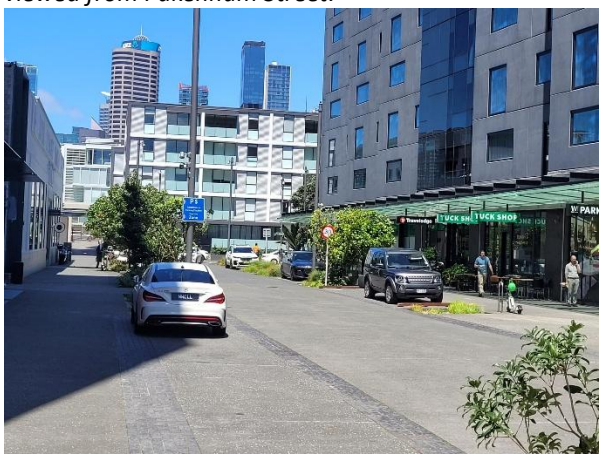


Figure 2.7 Area at the north-east of the site with Lighter Quay seen at the end of Pakenham Street and the core city centre beyond.



Figure 2.8 The Sofitel and commercial office buildings across Halsey from the south-east corner of the site.



Figure 2.9 View to the Lighter Quay Apartments across Halsey Street from the north-east corner of the site.

EDGE ACTIVATION CONTEXT ANALYSIS METHODOLOGY

A study of existing interfaces has been undertaken with an initial desktop Streetview survey verified on site. The existing edge conditions and activation including the location of various types of entry are described in figure 2.10. The scope of this study of existing conditions includes the majority of the Wynyard Precinct between North Wharf and Fanshawe Street, and from Beaumont Street in the west to parts of The Viaduct Harbour Precinct in the east.

The following assumptions and protocols have been used to prepare this analysis:

1. The five step scale from 'Vibrant' – 'Inert' has been adapted from Gehl Architects' *Public Spaces and Public Life* study methodology.

2. While this rating scale applies specifically to city centre street edges, assuming generally commercial, retail and community activity, it has been extended to allow application to the apartment edges found in the precinct. The rating of apartment edges is informed by potential for these to front to the street and related waterfront promenade, and the prevalence of direct connections between apartment circulation and interiors and the street edge. Absence of shopfronts is not considered a major factor for apartment frontages, although where food and beverage occurs it will contribute a 'moment' of high-level activation at the base of an apartment.

3. The edge conditions of undeveloped brownfield sites currently used for car or bus parking are not rated. These 'undeveloped sites' are indicated with a grey tone on Appendix A1 (and figure 2.10).

4. Main office and apartment lobby entries are identified as a 'main building entrance'. Other entries to the primary activity within these buildings are generally described as 'secondary'. Because they do not contribute to street edge activation, fire exits and similar minor service entries are not identified.

5. Generally, entries to retail and food and beverage facilities are identified as secondary. The exception is large retail facilities such as the supermarket and/or a main entry to large food and beverage outlet which are identified as 'main building entrances'.



Figure 2.10 Wynyard Precinct existing street edge activation.[1]

Vibrant



Multiple, generally relatively narrow shopfronts and multiple entries.

Friendly



Like 'vibrant' but with wider shopfronts and fewer entries. Apartments at ground will present glazed frontages and multiple entries.

Mixed



Many windows, but few shopfronts and entries. Apartments at ground will present glazed frontages to the edge, but few or no entries.

Minimal



Will include some windows, but generally no shopfronts and few entrances.

Inert



Blank walls with generally service entries only.

EXISTING EDGE ACTIVATION WITHIN THE WYNYARD PRECINCT

The key characteristics of existing edge activation within and adjacent to the precinct are:

1. The built street edges within the southern part of the Wynyard Precinct are rarely highly activated. There are some lengths of edge with a 'friendly' level of activation, however the level of activation of the street edges here is predominantly 'mixed' and/or 'minimal'.
    - The only edges that are highly activated are north-facing edges along North Wharf, Jellicoe Street, and eastern parts of Halsey Street around and north of Pakenham Street West. There is some retail here, however that is generally local service retail.
    - Halsey Street has 'active' frontages at its northern edge and 'friendly' frontages along most of the remainder.

[1] Refer to appendix A1 for a full-size and high-resolution version of this image.

- Parts of the edge of Daldy Linear Park north of Pakenham and south of Gaunt have a 'friendly' character, reflecting provision for building entrances and food and beverage outlets oriented towards the park and the afternoon sun.
- Most other street frontages across the Wynyard Precinct have a 'mixed' level of activation.

2. Edge activation is minimal along Fanshawe Street with that condition also extending north along Halsey Street as far as the south-east corner of Travelodge.

3. Existing lanes north of Pakenham have a degree of activation varying between 'mixed' and 'minimal'. These generally include blank walls, service entries and occasionally some small tenancies. Recognising predominant service and movement functions, parts of these lanes have a pleasing but relatively minimal level of activation due to some windows along the route and strategically located activity at some mid-points and entrance corners.

Considering the street frontages around the project site:

4. Apartments on the east side of Halsey and facing the street (south of Pakenham Street West) do not offer shopfronts. However, due to their frontages to the street edge including glazing, balconies and multiple entries, these apartments offer a level of activation that is rated as 'friendly'.

5. Pakenham Street West is characterised by generally 'mixed' – 'friendly' frontages with one retail shopfront and multiple office lobbies. The supermarket and associated retail under the Travelodge at the corner of Halsey and Pakenham offer a 'friendly' level of activation at and close to that street corner.

6. The buildings at the south side of Gaunt Street present 'office lobby frontages' with generally few entries to the street. This can be classified as a 'mixed' – 'friendly' level of activation.

7. The edges to Amey Daldy Park are currently unbuilt. However, the north-west and north orientations of these edges and definition of the park edge will encourage activation and occupation close to the park edge.

IMPLICATIONS OF EXISTING EDGE ACTIVATION FOR DEVELOPMENT

When considering the wider context of the Wynyard Precinct including the type and distribution of ground floor activity such as retail and food and beverage/hospitality, the implications for development on the 100 Halsey site are:

- Street edges around the site can be appropriately activated by lobbies and related office functions, potentially enhanced by food and beverage/hospitality in some strategic locations. Extensive conventional retail beyond the existing Woolworths supermarket is unlikely in this part of the Precinct. However, any small service retail operations that can be viable would contribute positively to activation.
- It is appropriate that activation including building entrances and food and beverage is introduced around the edges of Amey Daldy Park. This will extend activation along the eastern side of Daldy Street. The attractiveness of the sunny park edge for food and beverage operations is likely to make that a priority location for this type of use in preference to other street edge locations.

- Existing lanes in other parts of the Precinct are primarily used for pedestrian movement and servicing. Therefore, a lower level of activation than would be required for most street edges is appropriate.
- In addition to service functions and entries, laneways may contain some activation including secondary building entrances and potentially some strategically located service retail and/or food and beverage. No other lanes in the Precinct have a high level of activation, and a strategic-location approach can deliver a quality of activation equal to the best of those existing lanes.

2.2 Activity in relation to context

Subject to suitable infrastructure capacity, this predominantly commercial office proposal is consistent with Unitary Plan activity standards. Moreover, the intensity of activity that offices contribute is positive given the site's close proximity to the core city centre and to major regional transport facilities including CRL, ferries and regional bus services

The proposal will reinforce the existing concentration of large relatively new commercial office buildings that establish a corporate enclave along Fanshawe Street. The additional large cohort of office workers in the proposed new buildings will support further day-time use of local service facilities including retail and hospitality. At the same time, these office workers will benefit from the amenity of the waterfront location and public environment here and excellent access to public transport.

2.3 Ground plane activity and relation to the public realm

The proposed ground plane activity is described by figure 2.12 and it is analysed in figure 2.13. The proposed general arrangement of building form, spaces and circulation and the associated planned activity including building entries will contribute to a high-quality public realm. The proposal has the following characteristics:

- A hierarchy of edge activation is achieved with the highest concentration of publicly relevant activity including retail and main building entrances at the street edges and along the edge of Amey Daldy Park;
- A secondary level of activation occurs along lanes and around parts of the mid-block plaza including small scale commercial/retail tenancies strategically located at prime corners and visible along the lanes;
- Secondary office building entries connect to and help activate the lane system and mid-block plaza;
- Service activities including parking are located in basements which will avoid compromise to the public realm;
- The ground floor of B3A at the south-east corner of Amey Daldy Park is set back from the boundary which provides an opportunity for outdoor food and beverage operations in that high amenity and sunny location; and
- Windows and entries in key locations provide suitable visual and physical connection to the public realm at ground level.



Figure 2.11 Proposed ground floor retail activities located in the context of the activities around. (Refer to figure 2.2 for a comprehensive and precinct-wide description of the distribution of these activities.)

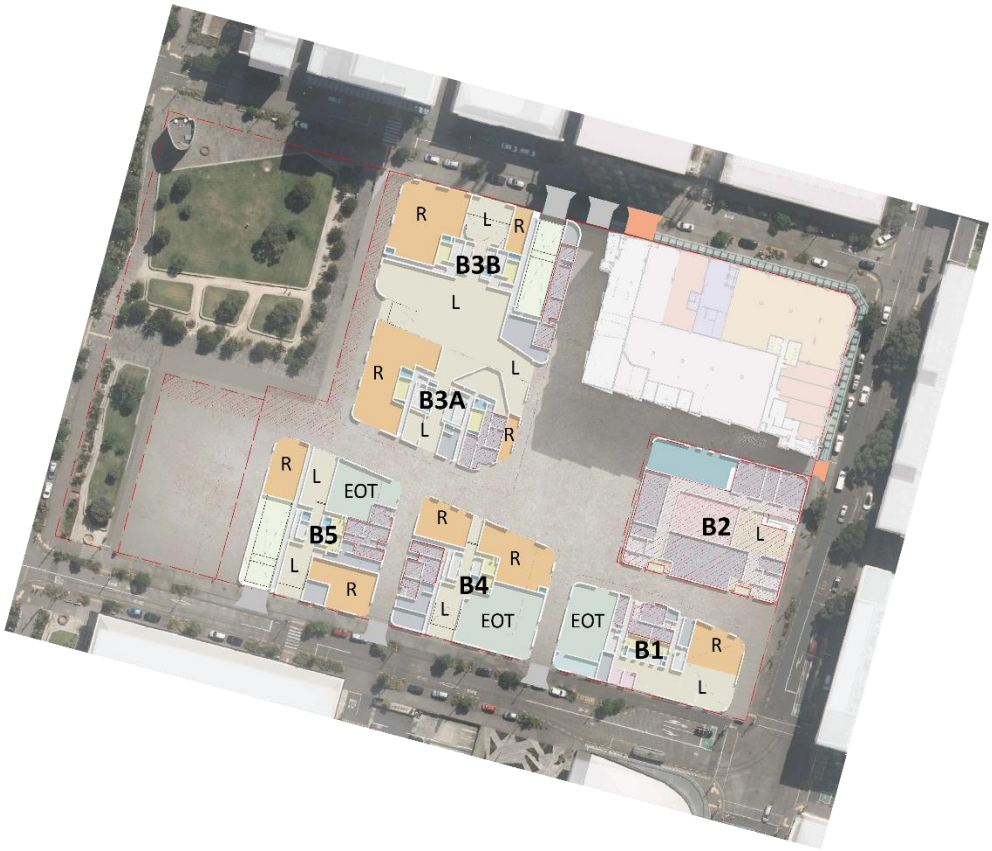


Figure 2.12 Proposed ground floor plan in context.
L = office lobby, R = retail, EOT = end of trip facilities



Figure 2.13 Ground level activity analysis of the proposal.

The ground level activity analysis (refer figure 2.13) applies the edge activation context methodology described in figure 2.10. This shows levels of street edge activation that either match or exceed the quality of existing street edges in other parts of the Wynyard Precinct and that will

contribute to a suitably high level of public amenity in and around the site.

- Gaunt Street has a generally 'mixed' level of street edge activation similar to that opposite on its south side;
- Halsey Street edge with a mixed level of activation that approaches the condition along this street edge to the north but includes a 'friendly' edge at the entrance plaza. It is superior to the minimal activation along the southernmost block of Halsey Street; and
- Pakenham Street West provides a generally 'friendly' edge that has a similar level of activation as the edge of Travelodge and across the street to the north.

The proposed lane and plazas have suitable levels of activation with the most important spaces, Lane 1 and the mid-block plaza, being the focus of edge activation. The level of activation of the other lanes which are used primarily for movement and servicing is similar to that found in existing similar lanes in other parts of the precinct:

- The western and southern edges of the mid-block plaza are rated as 'friendly' with a relatively high degree of activation. Unlike some other mid-block spaces in the Wynyard Precinct, these edges have multiple building entries, including a main entry to the atrium of B3A/B, and they do not include major service entries.
- The eastern and northern sides of the mid-block plaza are classified 'inert'. These are the rear facades of the existing Travelodge carpark and the data centre (B2). That condition is a consequence of existing use and required function but is successfully mitigated with the planned landscape feature in this part of the park. This, including an arc of substantial trees, partially screens these building facades. In doing so it also creates a new landscaped inner edge to the eastern and northern part of the plaza and defines a 'dwell space' oriented towards the centre of the plaza.
- Lane 1 has a high degree of activation with multiple main building entries and retail facilities at both ends and at the centre where it passes through the mid-block plaza.
- The edges of buildings on lanes 2, 3 and the central part of Lane 5 provide for service functions, including refuse rooms. These functions are integrated into the stone clad base and in each case are complemented by activation with lobbies and/or retail tenancies at one or both ends of the lane. Lane 6 also has minimal activation, but that includes a retail tenancy at its north end which also opens out to Amey Daldy Park.

The selection of images below illustrates how the proposed buildings and the activity within them engage with the public realm around.



Figure 2.14
B1 entrance from Halsey Street.



Figure 2.15
Bases of B1 and B2 and their relation to lane 1, viewed from the entrance plaza.



Figure 2.16
Bases of B5 and B4 and their presentation to Gaunt Street.

2.4 Unitary Plan Assessment

Unitary Plan	Description and assessment
I2.14.4 Activity table: *(2) The activities in the Coastal – General Coastal Marine Zone and Business – City Centre Zone apply in the Wynyard Precinct unless otherwise specified in the activity table below.*	The primary proposed uses of commercial office accommodation and ancillary activity at ground including some commercial/retail and hospitality use is consistent with the Unitary Plan.
H8.3. General Policy (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.	The ground to first floor height on all buildings exceeds 4.5m, therefore meeting the relevant standard.
H8.3. General Policy (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse impact on pedestrian amenity and the streetscape.	All on-site carparking is located at basement level and has been designed in such a manner as to avoid or mitigate adverse impact on pedestrian amenity and the streetscape. • B3 parking is accessed from Pakenham Street West with adjustments to street trees and rain gardens to maintain a high-quality streetscape; and • Access to basement parking under B4 and B5 is from a single entry /exit point and ramp access from Gaunt Street, at the south-west corner of B5. This single access point to serve parking under two buildings minimises impact on the streetscape.

	(Refer also to detailed analysis in Section 3.3 in relation to 'Vehicle crossings and streetscape effects'.)
H8.3. General Policy (12) Recognise the functional and operational requirements of activities and development.	*Vehicle access and servicing* Necessary servicing including loading zones is provided for within the lane system, with access routes restricted to avoid north-south transit across the mid-block plaza or along the ends of Lane 1. Refuse areas within the buildings are located unobtrusively along lanes where they can be accessed directly by service vehicles on the planned routes through the lane system. A servicing management plan will ensure the impact of servicing on the lane system is minimised. *B2 Datacentre* The specific internal spatial and functional needs of the B2 data centre mean that there is no opportunity for edge activation beyond the building entrance lobby at the centre of the facade on Halsey Street. The west facade onto the mid-block plaza is similarly impermeable and unoccupied. Instead, the facades at all levels of B2 are articulated by architectural means. Further mitigation occurs with large scale vertical landscape elements within the mid-block plaza that soften and add visual interest to the plaza while partially screening the B2 facade. That mitigation is assisted by activation of both the plaza and Lane 1, and the two glazed exit stair lobbies on the south side of B2.
H8.3. *Land use activities* Policy (18) Provide for a wide range of retail activities throughout the city centre while maintaining and enhancing the vitality, vibrancy and amenity of core retail areas within the city centre and centres outside of the city centre. In particular: (a) enable smaller scale retail activities to occur throughout the city centre; (b) encourage large department stores and integrated retail developments to locate within the core retail area; and (c) avoid large department stores and integrated retail developments locating outside the core retail area where they would adversely affect the amenity, vitality and viability of core retail areas within the city centre and/or centres outside of the city centre.	The proposal provides for nine small scale retail/commercial activities at ground. These are to be a mix of food and beverage/hospitality and local service retail and are all small scale. This will provide a greater mix and intensity of this type of activity than is the norm in this southern part of the Precinct. (Refer to figures 2.2 and 2.11) No large department stores are proposed.
H8.8.2. Assessment criteria The Council will consider the relevant assessment criteria below for restricted discretionary activities: *(a) building design and external appearance* *Functional requirements* (xxiv) whether the design recognises the functional requirements of the intended use of the building;	*Notwithstanding that the proposal is a non-complying activity, this list of criteria for restricted discretionary activities contributes to a comprehensive framework for assessment. It is supplemented by assessment on other matters above in sections 2.2 and 2.3.* The design recognises the functional requirements of buildings:

	• *B2 Datacentre:* See above in relation to H8.3. *General* Policy (12). • *All other buildings:* The facade design of buildings for office use includes suitable areas of glazing for daylight and outlook, and modulation with fins and panels for environmental control and aesthetic expression. • Servicing is provided for from designated routes through the lane system and as required from the basements under B3A/B and B4/B5.
(c) design of parking, access and servicing: (i) whether parking is located, in order of preference, underground, to the rear of building or separated from the street frontage by uses that activate the street;	Parking is located underground: • Basement parking under B3 is accessed from Pakenham Street West. • Parking under B4 and B5 is in two basement levels with a single point of access from Gaunt Street at the south-west corner of B5.
(ii) where parking is provided at lower building levels, the extent to which it is fully sleeved with active uses or activities that provide passive surveillance of the street and contribute to pedestrian interest and vitality. Above this, the extent to which car parking is fully screened on all sides of the building using design methods that present facades that are visually attractive and avoid night time light spill, noise and air quality effects on nearby sites and streets and public open spaces;	*Not applicable*
(iii) whether vehicle crossings and accessways are designed to reduce vehicle speed, be visually attractive and clearly signal to pedestrians the presence of a vehicle crossing or accessway;	*This matter is addressed in detail in section 3.3.*
(iv) whether pedestrian access between parking areas, building entrances/lobbies and the street provide equal access for people of all ages and physical abilities, a high level of pedestrian safety and be visually attractive;	Lift access is provided from basement parking to all occupied levels of the building above. The proposed bridge between level 03 of building B3 and the Travelodge carparking building will provide convenient access to parking for B3 occupants. This bridge is well designed and appropriately located (refer to concept image figure 5.2): • Its architectural expression differentiates it from the aesthetic of both of the buildings to which it is linked – it complements rather than competes; • Expression of the frame that extends above and below the fully glazed facade of the bridge contributes visual interest and character; • Light and open full glazing reduces visual mass and ensures the bridge will not dominate the lane below; and • Location of the bridge well up the facade creates a vertically proportioned frame close to the end of Lane 3 and placement back from the Pakenham Street West boundary maintains a generous sense of space there.

(v) whether separate vehicle and pedestrian access are provided within parking areas. Shared pedestrian and vehicle access may be appropriate where a lane or street is proposed within a development site. The shared space should prioritise pedestrian movement;	No at-grade parking areas are proposed. The service-vehicle routes within the proposed lane network are shared surfaces. This is appropriate given the low intensity of vehicle use and proposed management restrictions on service vehicle operations. Pedestrian movement is prioritised by a combination of design of the lanes as a high-quality environment for pedestrians *(refer assessment in section 3)* and a management regime to ensure servicing at off-peak times.
(vi) whether ramps visible from the street are avoided, however, where necessary, whether they are minimal in length and integrated into the design of the building;	Two basement carparking ramps are proposed, on B3 from Pakenham Street West and B4/B5 from Gaunt Street. Both ramps are successfully integrated into the design of their host building and while clearly visible, are not unduly visually obtrusive. This is because: • They are at ninety degrees to the street and completely within the building volume they serve; • The facade openings for the ramps are 7m wide, set back 2m (B3B) and 1m (B4/B5) from the main facade and therefore they recede from view; and • Each opening constitutes only a minor proportion of the width of the facade in which it is set. (The B3B opening is 14% of the width of the Pakenham Street West facade, and the B4/B5 opening is 19% of the width of the Gaunt Street facade of B5.)

2.5 Activity conclusions

- The planned type and intensity of activity is in keeping with this highly accessible, well serviced city centre site within a high amenity waterfront precinct.

- Strategically located ground floor uses and entries contribute to a high level of activation and a high amenity and attractive public realm.

3 Access, connections and public realm

3.1 Context

ACCESS AND CONNECTIONS

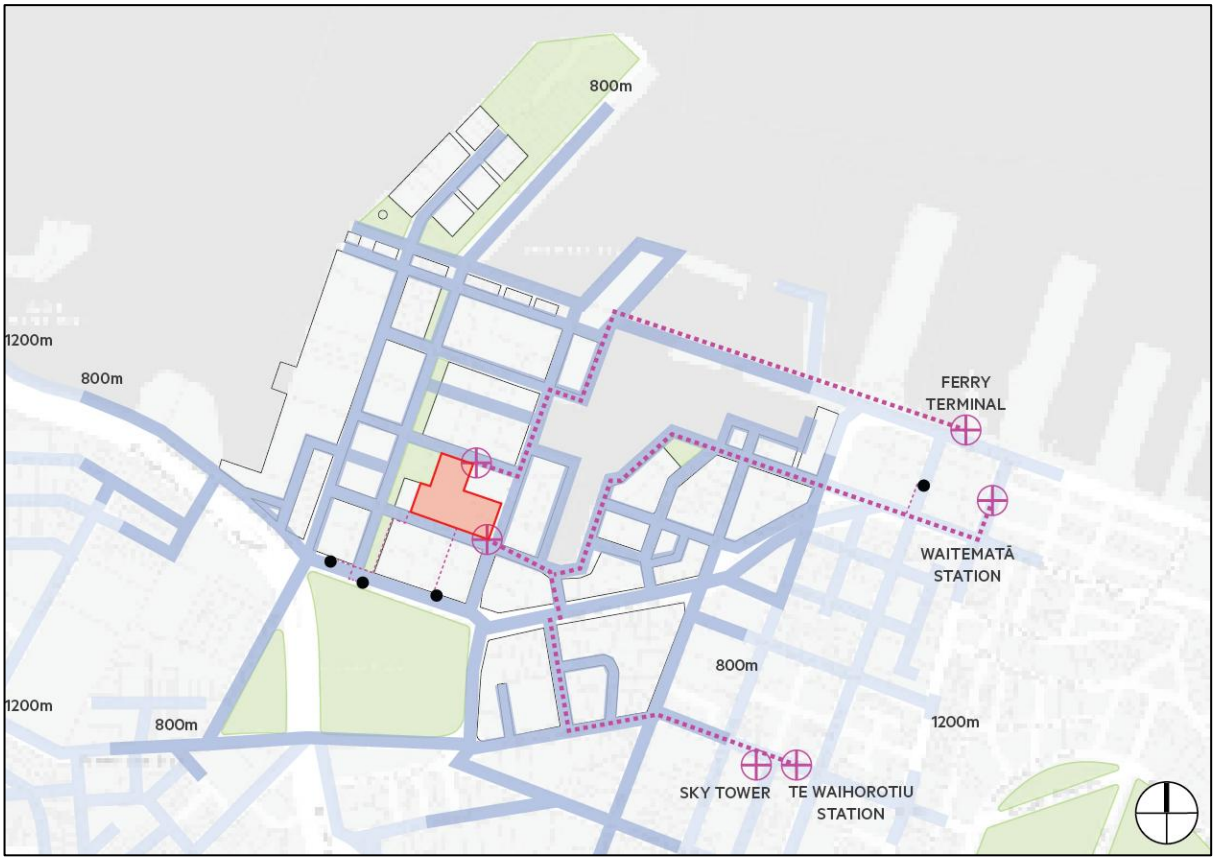


Figure 3.1 Pedshed diagram which also shows the distances between the site and key public transport nodes. Black dots denote identified bus stops.

The site offers multiple choice of routes for pedestrians to different parts of the core city centre, with the western part of the core being within 800m of the site. It also has excellent access to both buses and regional public transport, including the CRL. Figure 3.1 shows the distance from the site to key transport infrastructure. It is:

- 1,170m from the north-east corner of the site to the ferry terminal;
- 1,130m from the south-east corner of the site to Waitematā Station (via Viaduct Harbour Avenue and promenade, and Customs Street West); and
- 890m from the south-east corner of the site to Te Waihorotiu Station via Viaduct Harbour Avenue and Hardinge Street West. There is a 25m rise in elevation along this route and it requires an easy 10 minute walk.

The site has excellent access to bus services:

- Outbound bus services to the North Shore are located to the south on Fanshawe Street. These are 250m from the south-west corner of the site when accessed via the pedestrian crossing facility at Daldy Street. The distances from the site to the two city centre in-bound bus stops on this part of Fanshawe Street are 125m and 215m;

- It is 960m from the south-east corner of the site to the Albert Street bus interchange (via Viaduct Harbour Avenue and promenade, and Customs Street West); and
- A local bus service connects the precinct via Fanshawe and Queen streets to Karangahape Road.



Figure 3.2 Street and laneway diagram showing the proposal in context of that part of the Wynyard Precinct area bounded by Beaumont, Fanshawe and Halsey Streets and North Wharf.

A fine-grained network of lanes has been planned for and is being delivered within the Wynyard Precinct (refer to figure 3.2).

In the block immediately north of Pakenham Street, more lanes have been provided than indicated in Wynyard Precinct plan 6. For example, there are four north-south lanes between Pakenham Street West and Tiramarama Lane. From the west these are Puanga, Māhuru, Autahi and Waikokota lanes. A short east-west space, Piripiri Lane, connects Waikokota Lane to Halsey Street. All provide pedestrian access and several also accommodate service vehicles.

There are two north-south lanes in the block immediately to the south across Gaunt Street. One of these connects from Gaunt through to Fanshawe Street and the city inbound bus stop there. An existing east-west lane connects Daldy Linear Park to Halsey Street.

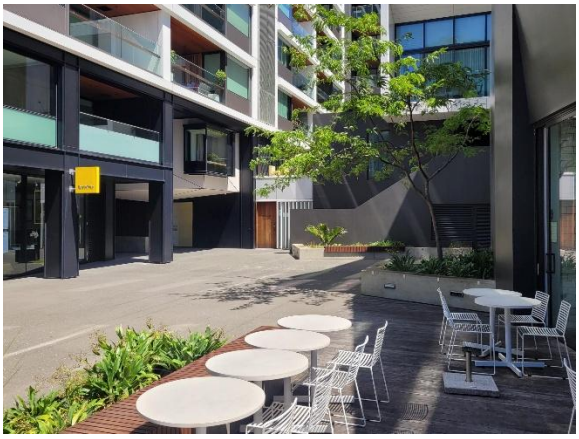


Figure 3.3 A small courtyard space linked to 132 Halsey, connected to mid-block lanes and opening to Madden Street.



Figure 3.4 Autahi Lane, located across Pakenham Street from the site.

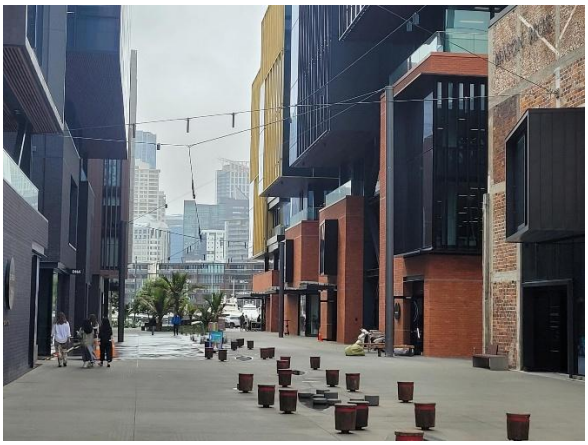


Figure 3.5 Tiramarama Lane – mid-block pedestrian lane.

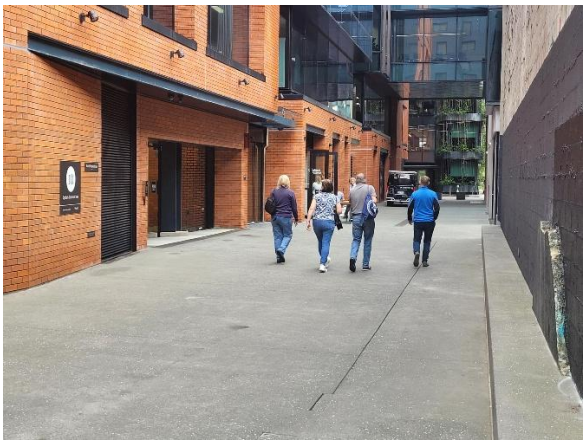


Figure 3.6 Waikokota Lane which serves both pedestrians and service vehicles.

URBAN SPACE AND PUBLIC REALM

Located at the eastern boundary of Amey Daldy Park and close to Daldy Linear Park and Victoria Park, the site has excellent access to existing large green open spaces. These existing spaces and the future Te Ara Tukutuku park on Wynyard Point are located on the 'Park Axis'. This context of existing and proposed open space is described in figure 3.8.

The large green open spaces within and adjacent to the precinct are complemented by two existing pocket parks. One is at the edge of Madden Street (figure 3.9) and the second is by the Bayleys building directly across Gaunt Street from the site (figure 3.10).

Public plazas within the precinct are located close to the water edge and along North Wharf and Halsey Street. These include Karanga Plaza at the north end of Halsey Street, Madden Plaza due south of the Park Hyatt hotel, and two small street-edge plaza spaces that are associated with the Beca building development (refer to figures 3.11 and 3.12).

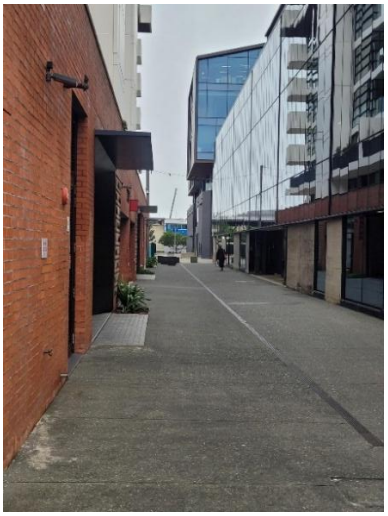


Figure 3.7 Mahuru Lane which extends north from Pakenham Street and provides vehicle access to apartments.



Figure 3.8 Open space type and location diagram within the Wynyard Precinct. This shows the planned plaza spaces on the project site. (Wharf and water edge promenade spaces which provide further opportunities for occupation and events are not shown.)

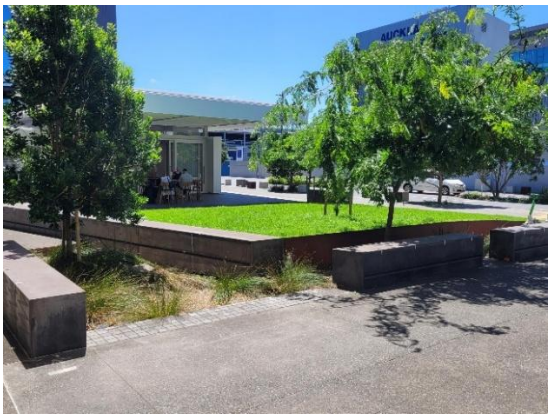


Figure 3.9 The small pocket park on Madden Street.



Figure 3.10 View across the existing pocket park on the south side of Gaunt Street, due west of Bayleys.



Figure 3.11 Street-side plaza at the corner of Halsey Street and Tiramarama Lane.



Figure 3.12 Small plaza at the edge of Halsey Street.

Existing urban spaces and the public realm here have further qualities that contribute both high amenity and a memorable identity to the precinct. These are:

- continuity of high-quality streetscape design through the precinct which gives a sense of aesthetic coherence; and
- location-specific initiatives within each space to enhance the local sense of place.

3.2 Public realm spatial configuration and quality

The public realm is characterised by coherent spatial definition with buildings built to the street and defining a network of plazas and lanes. This and the proposed urban landscape design is shown in figure 3.13.



Figure 3.13 Public Realm Concept Plan (by Boffa Miskell).

CONCEPTUAL APPROACH TO PUBLIC REALM DESIGN

Boffa Miskell describe a comprehensive analysis of context and opportunities as a basis for design including responding to the established public realm, inviting people into the site and creating a destination at the heart. This analysis is supplemented by principles for movement, urban ecology and experience.

The proposal reconciles building, entry and edge activation locations with movement, occupation, aesthetic and environmental considerations to achieve a high-quality urban design and amenity solution. At a more prosaic level, matters of servicing and site access are also comprehensively addressed.

This is a robust concept that includes scope for refinement and collaboration with mana whenua to allow relevant values, narratives and mātauranga to be meaningfully embedded within the design. The design:

- Strongly responds to both its urban and geographic context;
- With its 'water, estuary and shoreline' narrative, extends and complements the approach taken with architectural expression to give appropriate narrative integration;
- Sensitively addresses changes to the streetscape to provide for lanes and relocated access points;
- Creates a strong and memorable centre that will both provide for occupation and mitigate the rear of the Travelodge carpark and the relatively blank wall of the data centre;
- Resolves functional requirements and delivers public amenity by providing for different types of occupation and use in appropriate locations; and
- Establishes a fit-for-place surfacing strategy. This includes memorable, site-specific paving in accordance with water and cultural narratives at the centre that transitions to the periphery where the approach complements the established aesthetic through the Precinct

PLAZAS



Figure 3.14
Mid-block plaza and lane connections (extract from Boffa Miskell drawing).

Mid-block plaza

The mid-block plaza is the primary open space at the centre of the block.

- It complements Amey Daldy Park by being spatially enclosed whereas Amey Daldy Park is predominantly open. Therefore, it offers people in the precinct a choice of environment.
- Green landscape elements are drawn in from Amey Daldy Park, including substantial trees at the centre, however this space is predominantly paved. This ensures it can fulfil required access and service functions. That surface treatment also reinforces differentiation from other nearby spaces which gives users a choice of environment.
- Intensive planting including trees in accordance with the 'Forest Grove' indicative planting strategy (see figure 3.15) will contribute to a high-quality environment both for users within the mid-block plaza and those who overlook it. At the same time in order to ensure a safe environment particularly after dark, care will be

needed to ensure that planting is designed and managed to allow for reasonable pedestrian sightlines through and that potential for concealment is avoided.

- The space is suitably activated with a primary entrance to B3 and secondary building entrance to B4. It also includes small scale commercial/retail tenancies located in strategic locations along its western and southern edges.
- The layout and design support both movement through and public occupation. Occupation is likely to be expedited particularly along its southern edge where the sun studies show that good sun is received through most of the year.

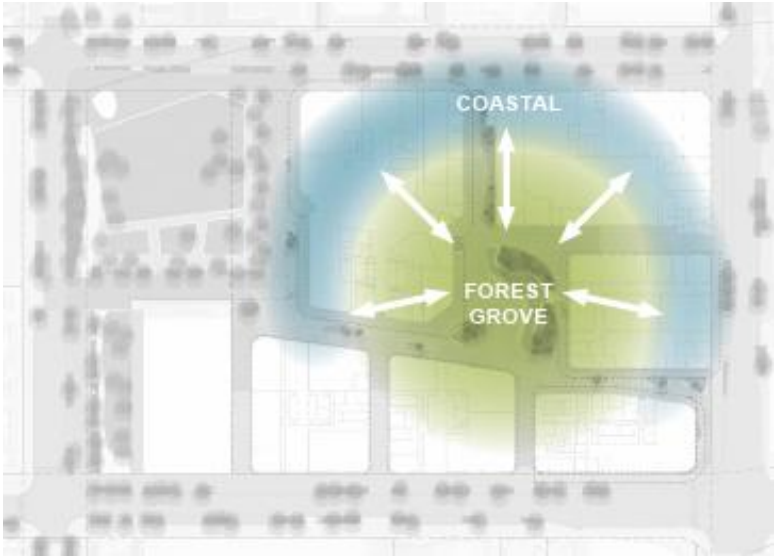


Figure 3.15
Mid-block plaza indicative planting concept (by Boffa Miskell).

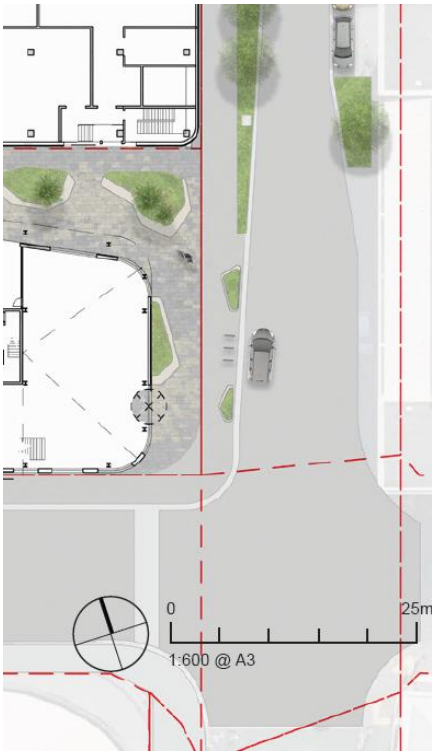


Figure 3.16 Entrance plaza (extract from Boffa Miskell drawing).

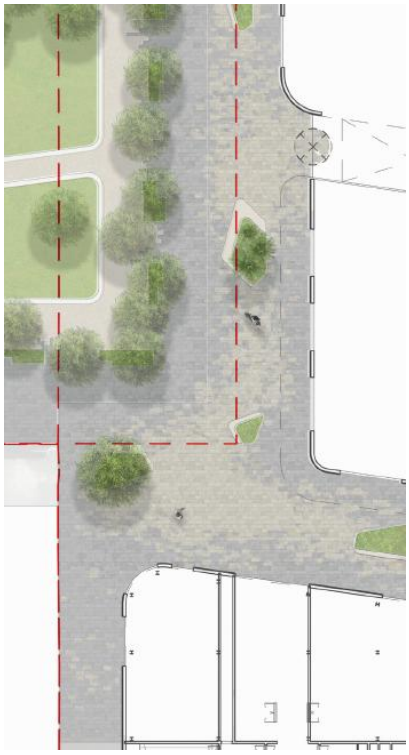


Figure 3.17 Amey Daldy Park Plaza (extract from Boffa Miskell drawing).

Entrance plaza

The plaza at the corner of Gaunt and Halsey Streets will function primarily as an arrival space. It will lend a sense of spatial generosity at this primary point of entry from Viaduct Harbour Avenue. The shape of the plaza relates well to this context:

- Its western side aligns with the facade of the Bayleys Building to the south across Pakenham Street. This continuity of alignment across Gaunt Street also gives a generous sense of space at this intersection.
- The northern-western corner of this space connects to Lane 1 which splays at this point of connection to Halsey Street and assists wayfinding by drawing the eye towards the lane and from there westward into the centre of the site (see figure 3.19 and 3.20 for serial vision study along Lane 1).
- Its scale, orientation and configuration and location on the western side of Halsey Street relate to the precedent of the small spaces on the western edge of the street that can be seen in figures 3.10 and 3.11.

Amey Daldy Park Plaza

This space is a place to occupy that will read as an extension of Amey Daldy Park thereby both complementing and extending the amenity of the park.

- Orientated to Amey Daldy Park and open to the west and north, this space will receive excellent sun. Its location, orientation and shape also ensure that excellent sun exposure will be maintained in the future should a building be built on the adjoining VHHL site.
- This space will be activated by the spill out from potential food and beverage operations at the south-west of B3A and the north-west of B5. Location at the confluence of lanes 1, 6 and the promenades along the edges of Amey Daldy Park, and close proximity to B3A/B3B and B5 main entries will ensure a high degree of movement through and past that will contribute further to activation.
- This plaza will have a distinct identity being spatially defined by buildings B3A and B5. Users of this space will also benefit from the shelter afforded by the cantilever of B3A above its eastern edge.
- The plaza marks the point of connection to Lane 1, providing a generously proportioned and activated point of arrival for pedestrians approaching Amey Daldy Park from the east.

SUMMARY OBSERVATIONS ON PROPOSED PLAZAS

The proposed plazas complement those existing along and close to Halsey Street, are designed to relate well to their particular site and the functional demands there and provide a high degree of public amenity.

Hard and soft landscape elements have been integrated into the plazas to maintain the established high level of aesthetic quality in the precinct, thereby achieving continuity and aesthetic coherence. This underlying identity will be complemented by unique qualities within each plaza and parts of associated lanes that will include feature lighting and potentially public artwork. Initial discussions with Ngāti Whātua have identified potential for collaboration on beyond the current consent process on ‘public artwork and other forms of expression’.[2]

All of these plazas are overlooked from the office floors above as well as from tenancies that may be at their base. During working hours this will facilitate the informal surveillance that is an important contributor to public safety.

[2] Minutes of 1 September 2026 meeting with Ngāti Whātua.

LANEWAYS

General configuration and movement

Six lanes are proposed. These are typically shared surface spaces primarily for pedestrian and cycle movement but with restricted service vehicle use, strategically located edge activation and opportunities for occupation. Movement patterns are described in figure 3.18.

The laneways establish a pedestrian-priority shared surface environment, providing for vehicle access to the service areas of buildings as required while at the same time minimising the extent of service vehicle movement on site. Access to carparking in basements under B3A/B3B and B4/B5 is directly off the adjacent street.

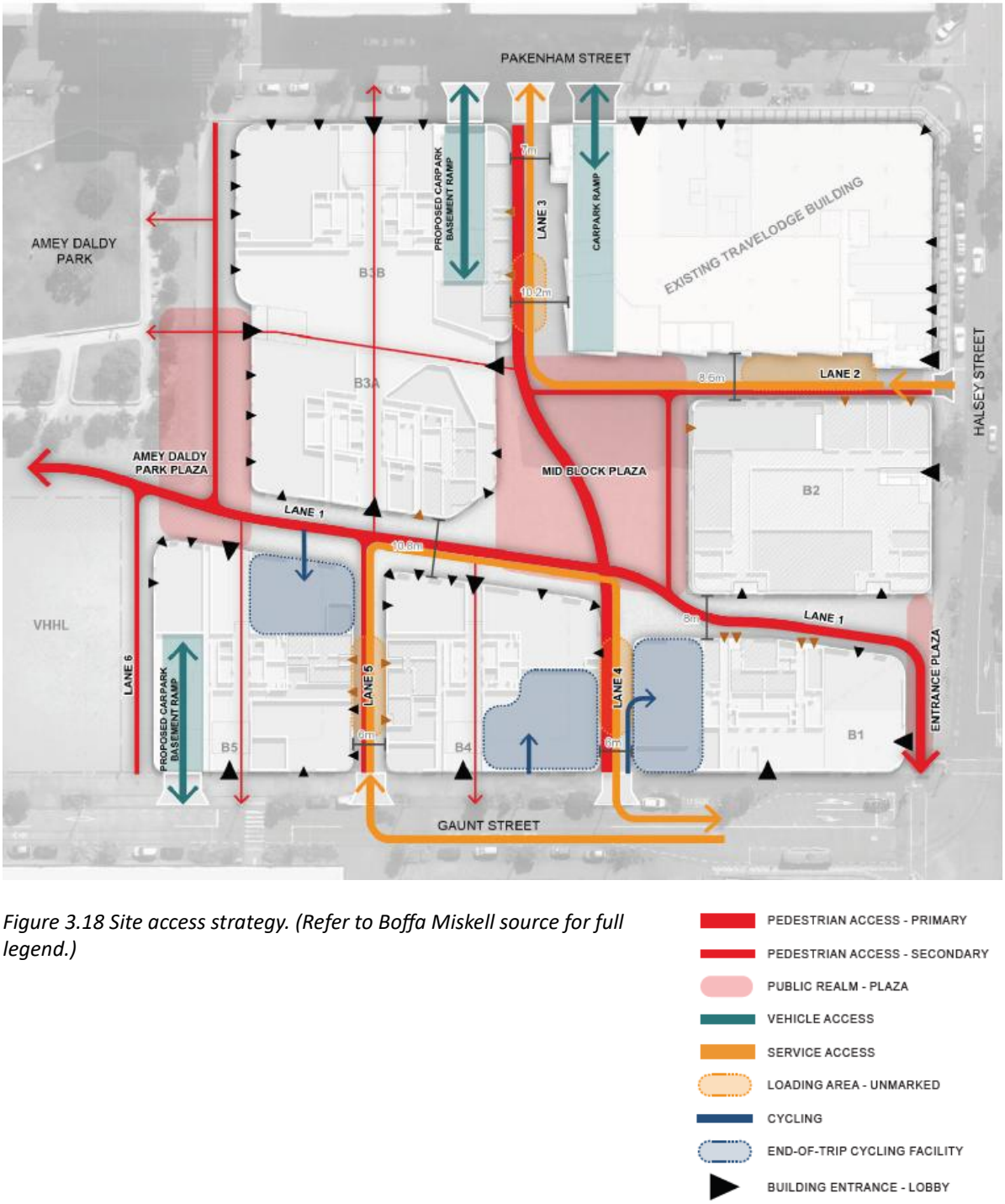


Figure 3.18 Site access strategy. (Refer to Boffa Miskell source for full legend.)

Public experience of the laneway system

The primary visual connections enabled by the laneway network are identified in Figure 3.19:

- The amber shape is the shaft of space extending along the line of Lane 1 from Halsey Street to Amey Daldy Park; and
- Numbered red arrows identify the views used for serial vision and view studies (figures 3.20, 3.22 and 3.23).

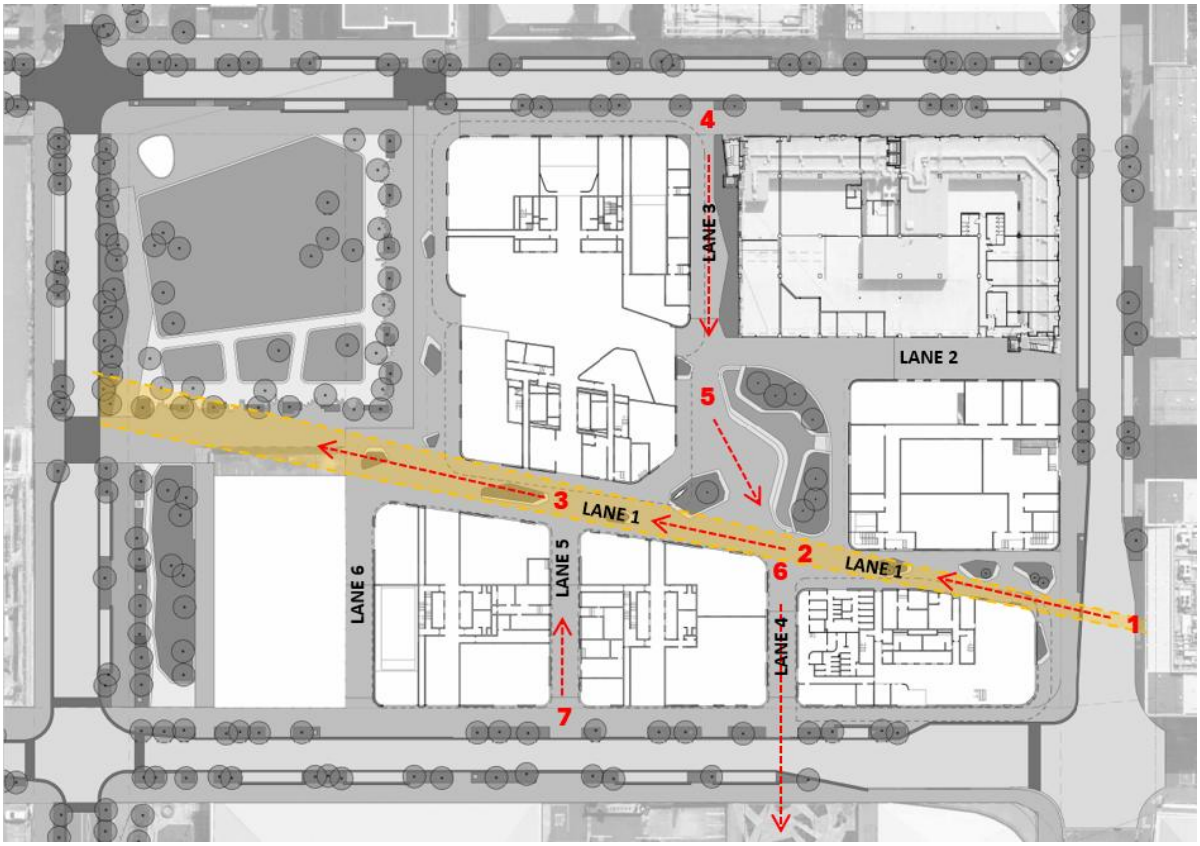


Figure 3.19 Laneway view analysis.

The connecting functions of the lanes are described in figure 3.18 and they broadly function as below:

Lane 1

This is the main east-west pedestrian connector and serves a pedestrian desire line linking Viaduct Harbour Avenue to Westhaven Drive

- Angled to connect the corner of Amey Daldy Park to the corner of the new entrance plaza, its geometry provides a clear sightline between Halsey Street and Amey Daldy Park through the mid-block plaza (see figure 3.19).
- While there are low level landscape elements and building overhangs within and at the margins of that view, the vertical shaft of space that remains visible in all views will signal connection. This is clearly seen in the figure 3.20 serial vision study.
- The lane provides for shared pedestrian and service vehicle access at its central section across the northern face of B4 but allows only pedestrian and cycle access at both ends. At its narrowest part between B1 and B2, which is for use by pedestrians and cyclists only, it is 8m wide. It then splays out to connect to the entrance plaza at the Halsey Street corner of the site.
- It provides a high degree of amenity with pockets of planting and opportunities for seating along its length.



View 1 *west across Halsey Street and the entrance plaza and along Lane 1.*



View 2 *west from the southern edge of the mid-block plaza.*



View 3 *west along Lane 1 entrance to B3B, where the view begins to open out to Amey Daldy Park.*

Figure 3.20 East-to-west serial vision study along Lane 1 (artist's impressions by Peddle Thorp).

Lane 2

This existing service lane between B2 and the Travelodge is simple and relatively utilitarian. It continues to primarily provide for service vehicle access from Halsey Street and also allows pedestrian access. Vehicle entry from Halsey Street is over an existing kerb crossing behind the Travelodge Hotel and carpark. Lane 2 then connects with and extends along the northern edge of the mid-block plaza.

Lane 3

This is a shared-surface lane that provides pedestrian access and one-way service vehicle access from the mid-block plaza out to Pakenham Street via new connection adjacent to the western edge of the Travelodge carpark.

- The majority of this lane is approximately 9.2m wide, however it narrows to 6.935m wide at its Pakenham Street end.

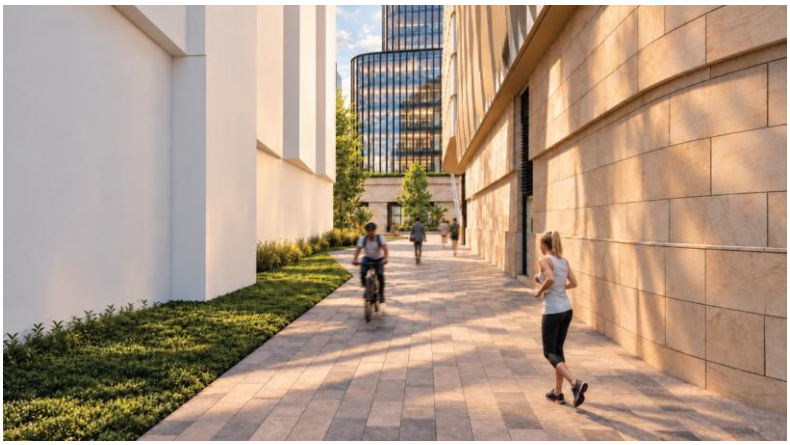
- Lane 3 is crossed at high level by a proposed narrow pedestrian bridge between level 3 of B3B and the Travelodge carpark (refer to figure 3.21). With a soffit 14m above the 6.935m wide lane, the bridge creates a vertically proportioned frame and maintains a generous sense of space. Because it is narrow and fully glazed, neither will the bridge visually dominate the lane.

Lane 4

This is a 6m wide shared-surface lane that provides pedestrian access and also one-way service vehicle exit from Lane 1 to Gaunt Street. Its north-west corner is activated by a retail tenancy, with that tenancy also in the view west along Lane 1 from the entrance plaza.



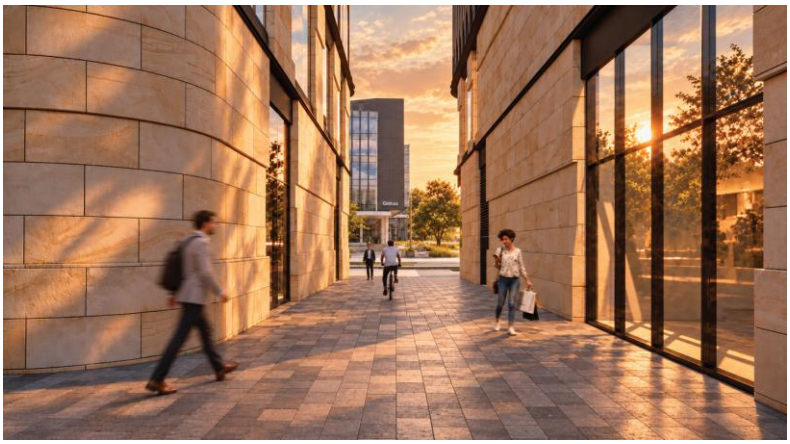
Figure 3.21 Artist's impression of concept for proposed bridge.



***View 4** south towards the mid-block plaza along Lane 3, from its Pakenham Street West entrance.*



***View 5** south from western edge of the mid-block plaza towards Lane 4.*



***View 6** south along Lane 4 over Gaunt Street towards the Bayleys Plaza and the edge of Victoria Park beyond.*

Figure 3.22 North-to-south serial vision study along lanes 3 and 4 (artist's impressions by Peddle Thorp).

Lane 5

This is a 6m wide shared-surface lane that provides pedestrian access and one-way service vehicle access in from Gaunt Street towards Lane 1. Its edges are activated with retail tenancies both sides of the Gaunt Street entry and at its northern end at the corner of B4.

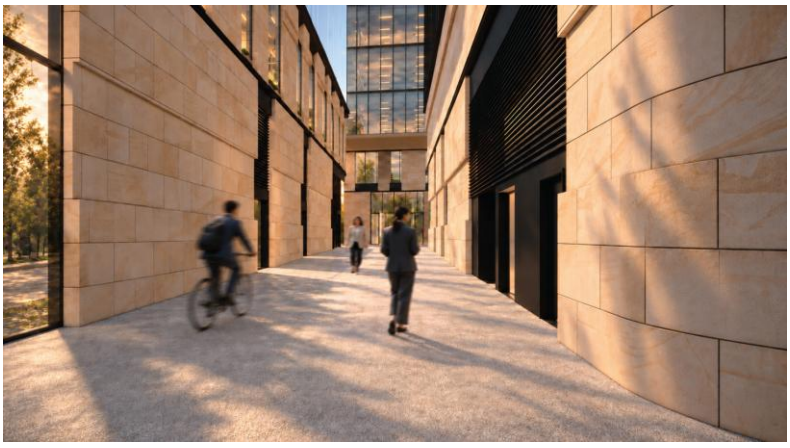


Figure 3.23 ***View 7****, north along Lane 5 towards Lane 1 and the entrance to Building B3A (artist's impression by Peddle Thorp).*

Lane 6

Lane 6 provides secondary pedestrian access only, linking the south-east corner of Amey Daldy Park and the proposed plaza there to Gaunt Street. It is activated at its northern end by a proposed retail tenancy.

SUMMARY OBSERVATIONS ON PROPOSED LANES

The proposed laneway network relates to context by connecting the existing fine-grained network of lanes in the block to the north to those across Gaunt Street to the south. In doing so it provides more publicly accessible lane connections and a greater degree of connectivity than required by the Unitary Plan.

Pedestrians are provided with a choice of mid-block routes for excellent connectivity in both north-south and east-west directions. This public connectivity is supplemented by the planned through-building links within B3, B4 and B5 which offer further choice and convenience to both users of and visitors to these buildings.

The laneways are often slightly offset from other lanes. These offsets are necessary to respond to the underlying pattern of lots and consequent location of existing buildings on both this and neighbouring sites. Offsets are sufficiently small and routes sufficiently visible that legibility will be maintained. The gradual unfolding of the scene in the manner of 'serial vision' will also contribute visual interest to pedestrians moving through the network.

A high degree of spatial enclosure within the lanes contrasts with the openness of the streets, mid-block plaza and Amey Daldy Park to which they connect. This differentiation gives visual richness and lends memorability to the experience of moving through the lane system.

The lanes are suitably spatially generous. The suitability of their width is addressed in detail in Section 3.4: Unitary Plan Assessment.

3.3 Servicing and vehicle access

SERVICE VEHICLE ACCESS

Service access to all buildings is via the shared surface laneways and along the northern and southern edges of the mid-block plaza as described above. The proposed 6m wide lanes connect from Gaunt Street between B1 and B4 (Lane 4), and B4 and B5 (Lane 5) and B5 and the western site boundary (Lane 6). This continues the approach of 6m wide shared surface lanes that has been successfully implemented in the Wynyard Precinct blocks to the north.

The proposed shared surface lanes will, notwithstanding some departures from the Unitary Plan width standard, maintain a safe and high amenity environment for pedestrians while also providing for convenient and unobtrusive servicing:

- Vehicle use of the lanes is restricted to service and emergency vehicles;
- That vehicle movement is one-way thus retaining, even when the lane is being used by a service vehicle, generous space for pedestrians;
- The configuration avoids service vehicles along the west and eastern sides of the mid-block plaza; and
- the shortness of each lane before turning is required in combination with the landscape elements within and along parts of both service vehicle routes will assist in restricting vehicle speeds.

PARKING ACCESS

While service vehicle access is via the lanes, all basement car parking access is directly from the adjacent streets:

- *Parking access to B4/B5 basement from Gaunt Street*
  A two-way ramp down to the basement parking is provided at the south-west corner of B5. This is located by an existing very wide crossing serving the bus depot. It and the proposed streetscape treatment is described in figure 3.24.
- *Parking access to B3 basement from Pakenham Street*
  The proposal adds a new entry/ exit to the basement carparking area at the north-east corner of building B3. This and the proposed streetscape approach are described in figure 3.25.

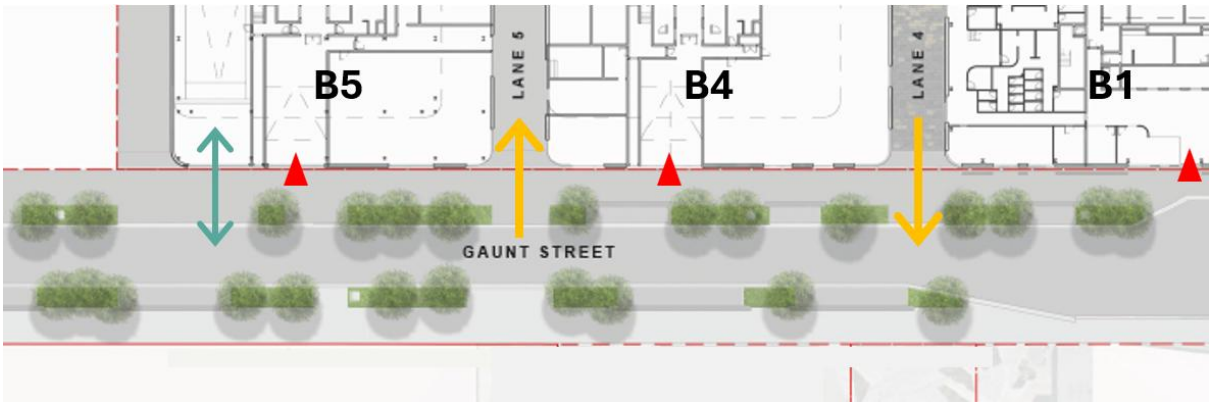


Figure 3.24 Main building entries, vehicle entry and exit points and proposed streetscape along Gaunt Street. Orange arrows are one-way service vehicle access, the basement carpark entry/exit is in teal, and main building entries in red.

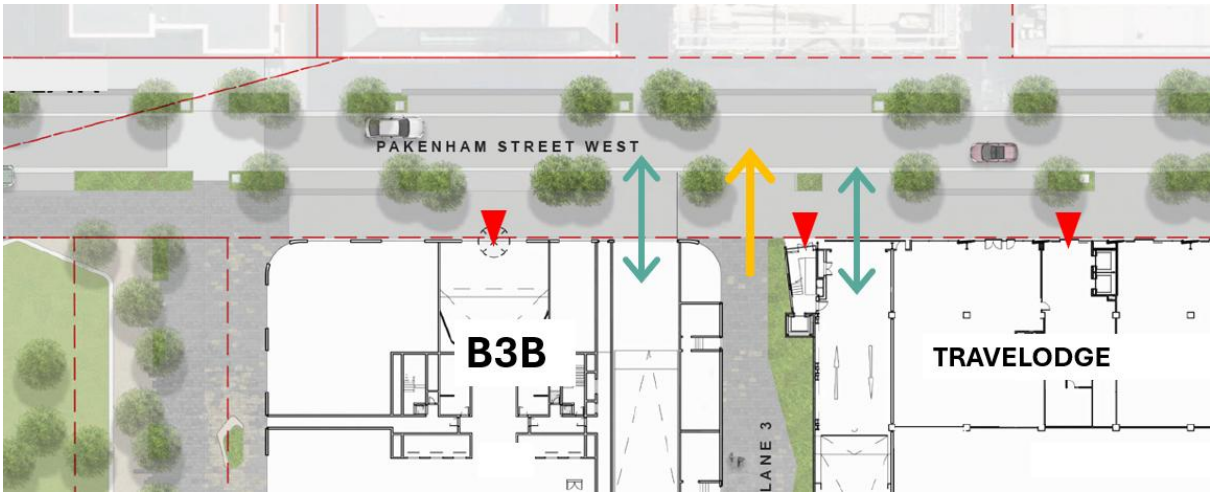


Figure 3.25 Main building entries, vehicle entry and exit points and proposed streetscape along Pakenham Street West.

VEHICLE CROSSINGS AND STREETSCAPE EFFECTS

General

The proposal describes a good quality outcome. This accommodates the access demands of changes to the use of the site and integrates new lanes with subtle changes that enhance the streetscape. This is with the intention of achieving functionality, safety and a suitably high-quality aesthetic outcome. Final resolution of these proposed streetscape changes is subject to Auckland Transport agreement and approval.

Pakenham Street West

Addition of the two new kerb crossings necessitates minor reconfiguration of street edge landscaping. The proposed street tree arrangement in combination with attention to the design quality of the Lane 3 connection and B3 vehicle entry means that while introducing these new vehicle crossings, the configuration maintains a suitably high quality of visual and pedestrian amenity. Modified street landscaping including street trees to the proposed new locations will:

- reduce visual impact of the proposed B3 basement entry and maintain streetscape visual amenity; and
- break up multiple crossings and provide ‘zones of safety’ for pedestrians.

Gaunt Street

The streetscape along Gaunt Street is modified to allow for the Lane 4 vehicle exit and the Lane 5 vehicle entry. The net effect is a reduction in driveway and street-side car parking provision and addition of five new street trees. The proposed narrowing of the existing wide kerb crossing and additional street trees and raingardens will enhance the streetscape.

- The existing very wide kerb crossing at the south-western corner of the site serving the existing bus depot is generally retained to maintain access at Lane 6 and for the B4/B5 basement parking. However, this crossing is narrowed with the addition of two street trees.
- The existing 10m wide kerb crossing along the south edge of the existing bus workshop is removed and replaced with street-side parking.

The combination of these changes means that even with the addition of new crossings for lanes 4 and 5, the length of vehicle crossings along Gaunt Street is reduced.

Halsey Street

The proposed removal of two driveway crossings and replacement with planters and visitor cycle stands at the south-eastern edge of the entrance plaza, extended garden beds and two additional trees will significantly enhance the edge of Halsey Street at and close to the entrance plaza. The Lane 3 entry is retained and converted from two-way vehicle use to one-way in only from Halsey Street.

3.4 Unitary Plan Assessment

Unitary Plan	Description and assessment
H8. BUSINESS – CITY CENTRE ZONE	
H8.3. *(General)* Policies (3) Require development to be of a quality and design that positively contributes to: (b) the visual quality and interest of streets and other public open spaces; and	The planning, geometry and spatial qualities of the proposed laneway and plaza network offer potential to extend the established benchmark quality of open spaces in the precinct. Furthermore, the location, form, scale and indicative architectural approach of the proposed buildings in combination with the edge activation they will provide will contribute positively to visual quality and interest within the public realm.
(c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.	The surfaces are effectively either flat or close to flat and therefore safe, convenient and accessible for people of all ages and abilities. Good sightlines through the lane system and mid-block plaza contribute to legibility and a sense of safety for users (refer to serial vision studies above). Edge conditions with potential for activation at ground and overlook from upper office floors provide for excellent informal surveillance for safety, particularly during working hours. The consent conditions require a future lighting plan to be designed and certified. However, the indicative lighting strategy as described by Boffa Miskell demonstrates the possibility of functional and feature lighting that will contribute to both visual amenity and safety after dark.
H8.3. *General* Policy (4) Encourage universal access for all development, particularly medium to large scale development.	The flatness of the site and correlation of ground floor levels with the public realm outside provides for universal access. • The centre of the site has been lifted slightly to allow flat access from the lanes and mid-block plaza into the adjoining buildings. • Lanes with accessible gradients gently ramp up from the street edge to meet the new mid-block level.
H8.3. *General* Policy (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse impact on pedestrian amenity and the streetscape.	All on-site carparking is located at basement level and has been designed in such a manner as to avoid or mitigate adverse impact on pedestrian amenity and the streetscape. • B3 parking is accessed from Pakenham Street West with adjustments to street trees and rain gardens to maintain a high-quality streetscape; and • Access to basement parking under B4 and B5 is from a single entry /exit point and ramp access from Gaunt Street, located at the south-west corner of B5. This single access point to

	serve parking under two buildings minimises impact on the streetscape. *(Refer also to detailed analysis above in relation to 'Vehicle crossings and streetscape effects'.)*
H8.3. *City form* Policy (32) Encourage public amenities to be provided within developments, including publicly accessible open space, artworks and through site links.	An integrated network of publicly accessible plazas and lanes is provided. *(Refer description and assessment in section 3.2 above.)* These offer the opportunity for artwork at the next stage of design. As described by Boffa Miskell there is: *"Potential for integrated artwork or crafted elements to express mana whenua narratives and contribute to the identity and experience of the public realm."*
H8.3. *City form* Policy (32A) Require that existing public amenities within developments be retained, including publicly accessible open space, artworks and through site links.	*Not applicable.* The site is currently a bus depot with no existing public amenities.
H8.3. *Public realm* Policy (34) Require building frontages along identified public open spaces and streets to be designed in a way that provides a sense of intimacy, character, interest and variation, human scale and enclosure at street level.	The activation of frontages with entries and windows has been addressed above *(refer to section 2.2)* and is a primary means of providing character, interest and variation at street level. That is supplemented by the richness and texture of the sandstone-clad and variously one or two storey high building base. Enclosure at street level is achieved by defining the street edges with building frontages. Within the development, buildings define relatively narrow lanes that contrast with and open out to the proposed generously large mid-block plaza.
Standard H8.6.26. Verandahs Purpose: provide pedestrians with weather protection on main streets. (1) A new building, external alteration or substantial internal alteration to an existing building, excluding minor cosmetic alterations or repairs which do not change its design and appearance, on a site identified on Map H8.11.6 must provide a continuous verandah along the full width of its building frontage.	Verandas are provided to all street edges. Along the Halsey Street frontage of B1, that veranda is set at the back of the entrance plaza. Building overhangs provide shelter for pedestrians along some building edges within the site: • The overhang of the north facade of B1 and the south facade of B3A combine to provide shelter along three-quarters of the length of Lane 1. • The B3A facade overhangs on the west and east provide shelter at the edges of Amey Daldy Park and the mid-block plaza respectively.
H8.8.2. Assessment criteria The Council will consider the relevant assessment criteria below for restricted discretionary activities: (e) The extent to which the proposed development facilitates convenient pedestrian connections between streets and public spaces, considering the existing network and potential future connections; and	*Notwithstanding that the proposal is a non-complying activity, this list of criteria for restricted discretionary activities contributes to a comprehensive framework for assessment. It is supplemented by assessment on other matters above in sections 3.2 and 3.3.*
(f) Where a through-site link is proposed: (i) the extent to which visibility to, from, and within the through-	The mid-block plaza, as a large open space at the centre of the lane network is an important orientating device. The design of this

	site link is provided to support public safety, and wayfinding elements are integrated to guide pedestrians and enhance navigability;	space will ensure it has a memorable character and that will also contribute to legibility and wayfinding. It also allows for visibility between the ends of the five sections of lane that connect directly to it. The lanes allow for good view connections: • Lane 1 allows a straight-line view between Halsey Street and Amey Daldy Park; • Lane 3 provides a view from Pakenham Street West through and along the edge of the mid-block plaza; • Lane 4 gives a view from Gaunt Street into the mid-block plaza; • Lane 5 provides a view from Gaunt Street directly to the Lane 1 entrance lobby of B3A; and • Lane 6 allows a direct view between Gaunt Street and Amey Daldy Park. Lanes 1, 2, 3, and 4 also allow for multiple views out and means of egress from the mid-block plaza and, as the lanes are located at each corner, will eliminate potential for entrapment within the plaza.
(ii)	The extent to which the quality of the pedestrian experience within the through-site link is achieved, including the provision of safety measures, comfort features such as seating and shelter, and amenities that contribute to a pleasant and engaging environment;	*Safety* • Potential for informal surveillance is provided with activation and multiple frontages at lane edges. This is supplemented by overlook from upper building levels and good sightlines through the lane network, including the mid-block plaza through which it passes. • Attention will need to be given to the selection and maintenance of planting to allow sightlines across the plaza between low level planting and the crowns of any trees above. *Shelter* • Building overhangs on the north side of B1 and south side of B3A provide shelter along approximately three-quarters of the length of Lane 1. B3A also provides an overhang along the western side of the mid-block plaza. *Amenities* • Design as predominantly pedestrian environment with a focus on a high level of aesthetic quality, well-placed planting and other landscape features that provide seating and spaces for occupation all contribute to the lane and plaza network being a pleasant and engaging environment. Pleasantness and engagement achieved by design will be enhanced by the range of potential retail activities that may be established in the tenancies along Lane 1, and around the west and south edges of the mid-block plaza.
(iii)	The extent to which the proposed through-site link contributes positively to the overall urban design and public realm of the city centre;	The proposed six lanes provide for public access through this part of the Wynyard Precinct that has not until this point been possible. They also extend the extensive lane network that exists in the north and connect to the less developed lane network south of Gaunt Street. This combination of connectivity and the high urban landscape quality of the proposed lanes will contribute to them being a positive urban design outcome.
(iv)	The extent to which the alignment of the through-site link responds to likely	The lane system provides for two significant neighbourhood level connections:

pedestrian desire lines through and beyond a site; and	• Lane 1 provides a convenient and high amenity pedestrian link between Viaduct Harbour Avenue in the east and Westhaven Drive in the west; and • Lanes 3 and 4 combine to link the lane system to the north with Gaunt Street and, via the Bayleys Plaza and existing lane to the south of that, city-bound bus stops on Fanshawe Street. In addition to these primary east-west and north-south connectors, the other lanes provide pedestrians with a choice of route.
(v) The extent to which the through-site link accommodates the needs of diverse users, including people with disabilities or mobility impairments, and its adaptability to changing conditions and demands.	The opportunity for accommodating various needs and uses is best catered for in the principal east-west and north-south lanes, that is Lane 1 and lanes 3 / 4 respectively. Both of these primary routes extend through the mid-block plaza and the amenities provided there including landscape elements for visual amenity and shade and seating opportunities for rest and respite. In addition: • the edge shelter provided along key parts of these routes assists occupation; and • clutter is avoided and simplicity and spatial configuration allows for multiple uses.
Wynyard Precinct plan 6 describes Indicative lanes and viewshafts including a grid of two north-south and one east-west lane over the proposal site.	The Unitary Plan requires two north-south lanes and one east-west. Placement of the proposed lanes is consistent with the 'bands' of connection described in the Wynyard Precinct plan 6. Two additional lanes that connect with Halsey and Gaunt streets respectively have been provided. This offers pedestrians a finer and more conveniently accessible laneway network than that required by Wynyard Precinct plan 6.
I214.6.12. Lanes and view shafts *(1) Lanes must be provided at ground level, generally in the locations shown on Precinct plan 6 and must comprise:* *(a) a minimum width of 10m where provided for pedestrians, cyclists and service vehicles; or* *(b) a minimum width of:* *(i) 6m where lanes are 50m or less in length, or* *(ii) 7m where lanes are up to 100m in length, or* *(iii) 8m where lanes are over 100m in length* *(iv) where provided for pedestrians and cyclists only.*	*This urban design assessment on the suitability of lane width should be read in combination with the traffic assessment by John Parlane and Associates.* Lane 1 meets the minimum width standard: • The westernmost section of Lane 1 is 10.85m wide at ground and 8.0m wide at level 1 and above and is approximately 45m long. This provides for pedestrians and cyclists along its entire length and also for service vehicles along an approximately 20m long section between Lane 5 and the Mid Block Plaza. • The eastern part of this lane which is between B1 and B2 is 39m long and for pedestrians and cyclists only. It is 8m wide at the south-east corner of the mid-block plaza and widens to a width of just over 11m at its junction with the entrance plaza. • Vehicles servicing building B1 will also access the south-eastern corner of the mid-block plaza through which Lane 1 passes. There is well over 10m of open width here between the edge of B1 and any landscape features in the plaza. Lane 2 will, in addition to pedestrians and cyclists accommodate service vehicles entering the site from Halsey Street and moving one-way to the west: • This is the existing lane behind Travelodge and currently accommodates all vehicle modes in addition to pedestrians. • It is 44m long and 5.535m wide at its narrowest point where it connects to Halsey Street. It widens to approximately 7.7m further to the west. • Lane 2 does not meet the minimum width standard. However, in the context of its planned type and intensity of vehicle use it will provide an appropriate urban design outcome. The lane is short and one-way service vehicle use will be both low volume and managed. It is also complemented by Lane 1 further to

	the south which provides the opportunity for the public to cross the site in a predominantly pedestrian and cycle only environment. Therefore, although Lane 2 does not meet the width standard the outcome will be satisfactory. Lane 3 will, in addition to pedestrians and cyclists, accommodate one-way service vehicles exiting to Pakenham Street West. • This 42.5m long lane is 6.935m wide at its narrowest point by Pakenham Street and widens to approximately 9.7m at the north-west corner of the mid-block plaza. • While it does not meet the minimum width standard, in the context of its planned low intensity of vehicle use and high landscape quality, it will provide an appropriate urban design outcome. Lanes 4 and 5 will accommodate one-way service vehicle traffic in addition to pedestrians and cycles. • Service vehicles will enter the site from Gaunt Street via Lane 5 and exit the site via Lane 4 • Lanes 4 and 5 are both 6m wide and 26.7m and 37.4m long respectively. • While they do not meet the Unitary Plan 10m width standard for a lane providing for pedestrians, cyclists and service vehicles, the following characteristics justify their suitability: o They are all relatively short and open into a spatially generous mid-block plaza which gives a sense of mid-block openness. o These lane widths are consistent with the 6m wide north-south lanes established throughout that part of the Wynyard Precinct to the north. There, many lanes provide a high level of amenity for pedestrians and cyclists and in addition accommodate parking access and service vehicles. The 6m lanes proposed here do not provide for parking access, only accommodating service vehicles along identified routes. o More lanes are proposed than required by the Unitary Plan which will provide greater choice for pedestrians and assist in distributing vehicle movement. Lane 6 meets the minimum width standard: • It is 43m long and 6m wide, and for use by pedestrian and cyclists.
Purpose: To build upon the existing grid pattern of streets that characterise the precinct by requiring additional lane connections to serve a finer urban grain. The minimum required widths provide the opportunity for some lanes to be used as service lanes while also contributing to pedestrian permeability within the development blocks. The widths also provide the opportunity to include landscaping features, furniture and artworks.	While infringing the minimum width standard in places, for reasons identified above, the proposed laneway system satisfies the purpose of the laneway standard: • It builds upon the existing laneway network and provides a finer and more conveniently accessible urban grain than required; • The widths of shared surface lanes have been demonstrated to be successful with development to the north; and • Well-located landscaping features and furniture are provided to provide amenity and for occupation at the same time as accommodating movement.

WYNYARD PRECINCT	
Pedestrian access, street quality and safety **Wynyard Precinct Objective 10** A safe, convenient and interesting environment, which optimises pedestrian and cycling use and improves connectivity within the precinct and to adjacent areas of the City.	The proposed lanes will provide a high amenity environment with a desirably high level of spatial definition, and convenient and safe access for all users. Connectivity within the precinct is enhanced by the new intensive network of lanes. Connectivity to adjacent parts of the city is also improved by potential to move through these lanes on longer journeys that traverse the precinct. In particular Lane 1 provides a helpfully direct route for pedestrians between Viaduct Harbour Avenue and Westhaven Drive (refer to assessment in Section 3.2). The spatial contrast of short narrow lanes opening to the very wide Amey Daldy Park and the generously wide mid-block plaza creates memorable spatial contrast and visual interest. Visual interest and a positive sense of place can be expected to be further reinforced by the design quality of the lane and plaza network and the proposed activity along its edges.
Public open space **Wynyard Precinct Public open space Policy (16)** This requires supporting *"the development of key interconnected public open space across the precinct, including:* *(d) High quality areas of public open space for the public, residents, workers and local occupants designed to enliven the urban core of the precinct, including a significant park space within Sub-precinct B; and* *(e) a network of small pocket parks, linking spaces and plazas.*	Three main spaces are provided supported by the new lane network. These spaces have different qualities and characteristics and complement both each other and the existing spaces here. In summary they are: *Mid-block plaza* • A place for occupation and overlook, with functionality including service access along some edges, stormwater management and both movement and dwell spaces for pedestrians. *Entrance plaza* • A place for arrival, of similar type to other small spaces along the edge of Halsey Street and activated by the building B1 entrance, a related food and beverage outlet and connection to Lane 1. *Amey Daldy Park corner plaza* • A place for occupation at the sunny north and west facing corner of Amey Daldy Park. These spaces are of suitably high quality and are described and assessed in detail in Section 3.2 'Public realm spatial configuration and quality'. These spaces are in the context of existing and adjoining significant large public open spaces of Amey Daldy Park and Daldy Linear Park. The proposed spaces are secondary within the network, complementing these and are linked with them and other much smaller existing spaces to the north and south by a fine-grained network of laneways. The proposed network of lanes includes more connections than required by I214.10.6 Wynyard: Precinct plan 6 and this high level of connectivity is further enhanced by the through site links within buildings B3, B4 and B5.
Wynyard Precinct open space Policy 17 *"Encourage the use of the precinct's internal street network to function as part of the public open space network, and provide for the creation of internal canals, ponds and plazas."*	The combination of the publicly accessible lanes and mid-block plaza through which they connect gives effect to policy 17.

WIND ASSESSMENT OBSERVATIONS	
This column records the wind performance categories from Unitary Plan Table H8.6.28. 1 for each location identified below along with the outcome of the wind study testing by WSP. (Refer to WSP Pedestrian Wind Study: 100 Halsey Street, Auckland for specific locations and test results)	*Observations below are from an urban design perspective, informed by reference to the WSP Pedestrian Wind Study Section 7.4 'Assessment of Design – Unitary Plan'.*
Location 19 Centre of Amey Daldy Park • Category 'A' space • Category 'B' wind effects	The WSP observation is that "*pedestrians are unlikely to notice this change as existing wind conditions in Amey Daldy Park, including around its perimeter, range from Category A to Category C*." Considering this from an urban design perspective, people will tend to locate themselves in the place or places within a space where they feel the environmental conditions are most comfortable, and Amey Daldy Park offers wide choice of locations.
Location 35 South-East corner of the entrance plaza at the corner of Gaunt and Halsey streets • Category 'C' space • Category 'D' wind effects	This corner is a waiting point for pedestrians crossing at the lights and therefore mitigation should be considered as the designs of building B1 and the entrance plaza are developed. Depending on the precise nature of the problem and expert wind and design advice on solutions, mitigation might include vertical elements in the public realm that offer other amenity benefits, and/or extended or additional canopies if those were to be effective.
Location 48 Middle of Lane 4 • Category 'C' space • Category 'D' wind effects	Lane 4 provides only for movement and WSP identify that "*pedestrians will notice that this is, at times, a windy location*". This finding is in the context of pedestrians having access to adjacent alternative routes via Lane 5, the entrance plaza or through the public area of building B4 at times when wind effects in lane 4 are noticeable. In this circumstance, from an urban design perspective, the occasional Category D condition may be acceptable in this lane as long as when wind speeds are elevated they are not so high that the space becomes unsafe.
Location 58 Eastern edge of mid-block plaza at base of building B2 • Category 'B' space • Category 'C' wind effects	Location 58 is within a sub-space within the mid-block plaza which should be defined as category 'C' for the following reasons: • This part of the plaza was identified as necessary for maintenance vehicle access to the facade of building B2, and its width was set to accommodate those vehicles; • This location at the base of B2 is beyond and at the rear of those spaces designed for occupation and identified on the Boffa Miskell diagram for uses such as 'gather', 'dwell', 'activate' and retreat'; and • Boffa Miskell have identified this location on their 'public realm activity and use' drawing as having a 'connect' function which confirms that it is intended primarily for movement (in addition to the essential maintenance access).

Building B3 roof top amenity space wind conditions and shelter	The specific design of rooftop amenity spaces may incorporate fittings and fixtures such as open shade and shelter structures and planting. The planning of these private amenity spaces, including the furniture, fittings and fixtures that may moderate wind conditions in localised rooftop situations is a matter best addressed during the fit-out design of those spaces.

3.5 Public realm, access and connection conclusions

- The proposal reconciles functional requirements with movement, occupation, aesthetic and environmental considerations to achieve a high-quality urban design and amenity solution.
- The configuration of spaces, lanes and related edge conditions will achieve a memorable identity, extending across the site the high level of public realm quality established in the precinct to the north.
- The proposal extends the network of public spaces and lanes within the precinct, connects appropriately to its surroundings and provides a greater degree of public connectivity than expected by the Unitary Plan I214. Wynyard Precinct requirements.
- Angling the proposed Lane 1 connects the entrance space at the Halsey Street entry plaza to Amey Daldy Park. This offers wider neighbourhood connectivity benefits, providing a high-amenity and convenient link between Viaduct Harbour Avenue and Westhaven Drive via the existing lane on the west side of Daldy Street.
- The proposed shared surface lanes will, notwithstanding some departures from the Unitary Plan width standard, maintain a safe and high amenity environment for pedestrians while also providing for convenient and unobtrusive servicing.

4 Built form

4.1 Context

Urban form in the precinct is conceptually led by the Wynyard Quarter Urban Design Framework (2007/2014) and the integration of that concept into the Unitary Plan. There are clear expectations for urban form which have been realised in development to date. These include:

- Strong spatial definition of streets, parks and plazas;
- A fine-grained network of lanes through the precinct;
- Varied skyline including legible marker buildings along identified 'axes'; and
- Reduction in height towards the coastal edges.

Part-way through the planned redevelopment of this brownfield precinct, its urban form remains varied. Substantial parts of the urban blocks to the north and south have been successfully redeveloped, but these include yet to be developed vacant sites including two which extend from Gaunt through to Fanshawe Street. With the exception of some remaining industrial buildings the precinct is notable for high-quality intensive mixed-use development.



Figure 4.1 Figure Ground drawing showing the proposal in the context of existing buildings and notional building envelopes on undeveloped sites.

Across Pakenham Street to the north and in the immediate vicinity of the site, the recently developed apartment and commercial developments are mixed with relatively low 1-3 storey character buildings. Many of the buildings here have heavily articulated forms and they contribute to a varied skyline (refer to figure 4.2).

To the east across Halsey Street, the Lighter Quay Apartment building and Sofitel Hotel establish a step down from the planned heights in the Wynyard Precinct to lower heights in and around the Viaduct Harbour. Large corporate offices to the south across Gaunt Street create a benched skyline derived from the 31m Unitary Plan maximum height there.

The vacant VHHL site adjoining and immediately to the west has a Unitary Plan maximum height of 60m. Further across Daldy Street the primary form of the recently completed One New Zealand building rises to over 35m and the tallest parts of the consented but unbuilt Northbrook residential development rise to just over 44.6m.

4.2 Proposed building height, bulk and form

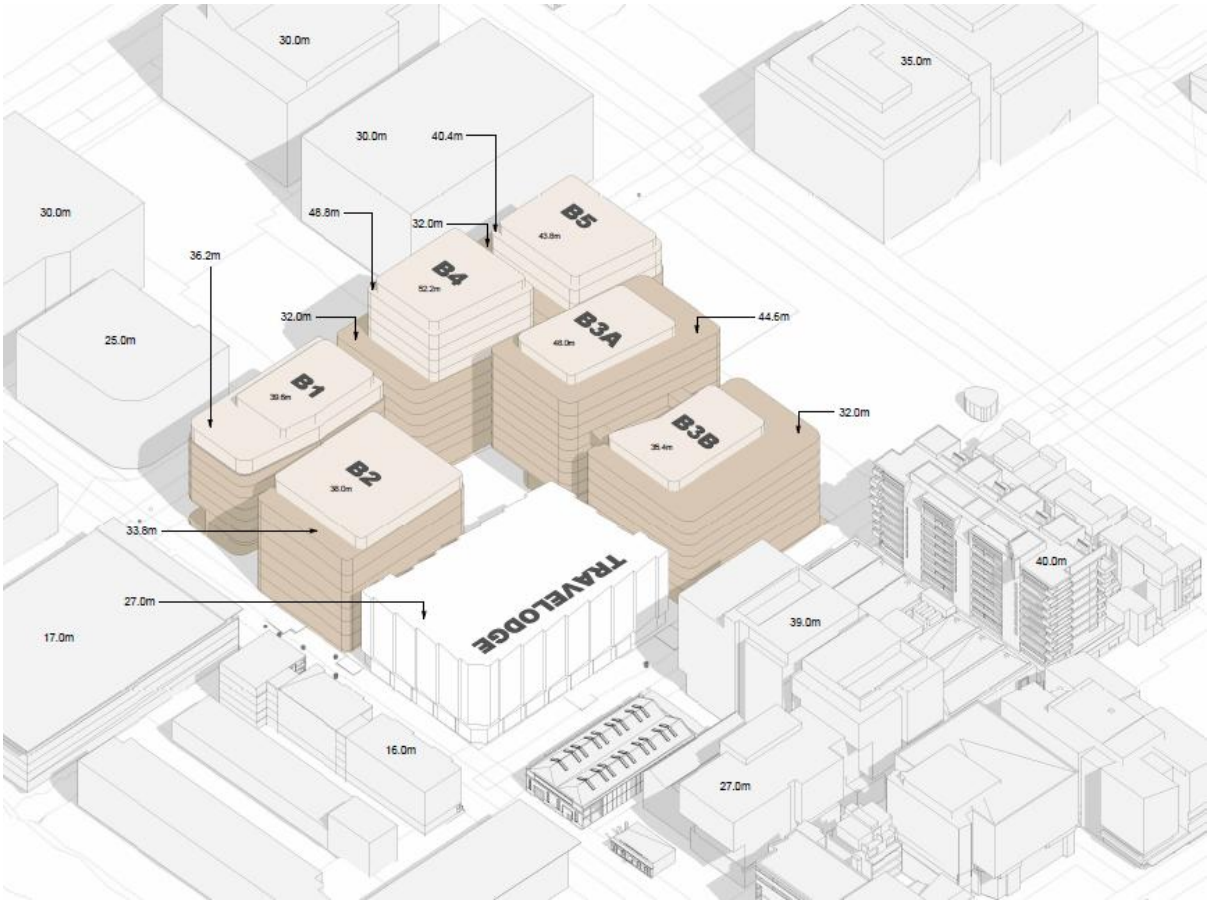


Figure 4.2 Built form in context.

Table 4.1 Building heights

BUILDING	Proposed max. height	Height of primary form	Unitary Plan maximum
B1	39.6m	36.2m	25m
B2	38.0m	33.8m	25m
B3A	48.0m	44.6m	31m
B3B	35.4m	32.0m	31m
B4	52.2m	48.8m	31m
B5	43.8m	40.4m	60m/31m

BUILDING HEIGHT

The proposed buildings rise through the proposed maximum height with heights as in table 4.1. The maximum height is the height of the top of the plantroom. The height of the primary form recorded in the table is that of the roof edge detail/parapet of the highest occupied floor. This is also the height of the building at the street edge, except for buildings B4 and B5. Because the topmost occupied floors of B4 and B5 are set back from Gaunt Street, their height at the street edge is 32.0m.

The rooftop plant rooms extend 3.4m above the primary form of buildings, except for B2. The plant room for B2 covers most of the building footprint area but is set back from the edge of Halsey Street and rises 4.2m above the parapet at the street edge.

Notwithstanding exceeding the Wynyard Precinct plan 5 maximum heights, the street elevations (see examples in figure 4.3 below) show how the planned building heights relate in a coherent way to the context of existing and consented buildings, many of which also exceed the Unitary Plan maximums.

The proposed buildings are visibly in keeping here. They will not visually dominate the skyline. In response to Wynyard Precinct plan direction, the highest forms are located at the centre of the site and these are slightly lowered towards the coastal edges. Also, by being lower and set back from the adjoining VHHL site, they maintain the visual primacy of the Unitary Plan 60m high marker building on that site.



Figure 4.3 Street elevations showing proposed height in context.
The upper elevation is Pakenham Street West and the lower elevation is Daldy Street.

MODULATION OF BUILDING FORM

Skyline variation

The Wynyard Precinct is characterised by skyline variation with that resulting first from variation enshrined into the Unitary Plan maximum

heights. Further skyline variation has occurred with the highest parts of many consented buildings rising to varying degrees above the Unitary Plan maximum height. This contributes to a rich and complex skyline.

The elevation of centrally located roof-top plantrooms on buildings B1, B3A, B3B contribute further to skyline articulation. Because those plantrooms are centrally located, they have limited visibility from the street and they do not materially increase shading effects.

Buildings B4 and B5 have roof-top plantrooms that extend over most of the area of the tower elements of the buildings. While this additional bulk will generally be visible from the street, a small setback of around 1.5m will result in a level of visual variation between the main building form and the roof-top element.

Human scale and visual interest

A sense of human scale and visual interest will be achieved by a combination of built form attributes:

- variation in height between B3B and the taller B3A, and the 6m high ground level setbacks at the base of B3A;
- setbacks from the street boundaries of building B2 above 33.8m and B4 and B5 above a height of 32m;
- the vertical notch between B3A and B3B;
- variation in plan relative to the street grid and orthogonal lot boundaries resulting from the angle of the Lane 1; and
- the rounded corners on all buildings.

The following architectural qualities assist in achieving human scale and visual interest:

- the architectural composition of the facade including realisation of the concept of expressing marine strata;
- stone clad panels at the one and/or two storey bases that contrast with sections of glazing and building entries, will contribute facade depth and visual rhythm, and will lend colour and warmth; and
- the detail and texture of the upper-level facades and variation of those.



Figure 4.4 The view across Amey Daldy Park towards B3A, B3B and the city centre beyond.

RELATION TO CONTEXT

Relation to Amey Daldy Park

The facade edge of building B3B rises 1.0m above the Unitary Plan 31m maximum height at this edge. The edge of B3A rises to 44.6m, therefore 13.6m or just over three storeys above that maximum. The primary form of both buildings extends vertically to its full height facing the edge of Amey Daldy Park.

Unitary Plan height exceedances notwithstanding, the proposed building forms achieve a positive relation to Amey Daldy Park:

- Scale moderation will be achieved by articulation of form with a combination of the 2m deep by approximately 6m high setback at the base of B3A and the vertical notch between B3A and B3B.
- There is further variation between these two parts of building B3 with B3A having a two-storey base and B3B one storey. There is also variation in the upper-level facade type with B3B expressing a strong vertical texture that contrasts with the smoother and visually calmer approach of the B3A facade.

These qualities contribute formal variation, visual interest and assist the proposal to avoid adverse visual dominance of the park.

Shading studies demonstrate that at the limited times in the early morning when the proposal casts shade over Amey Daldy Park, the significance of shading effects is at most 'moderate.[3]



Figure 4.5 Street elevations: bulk, form and scale at Halsey Street edge.

Relation to Halsey Street

B1 rises to 36.2m and B2 rises to 33.8m at the street edge. That is 11.2m and 8.8m respectively above the Unitary Plan maximum height at the street edge. However, facade variation including expression of base, middle and top and relation of the proportions of major facade elements to those around is successful in avoiding visual domination at the street edge. Dimensional and proportional relationships that assist with visual integration are diagrammed on figure 4.5.

- While at the street edge, B1 and B2 rise 9.2m and 6.8m respectively above the 27m high Travelodge, the layering of the facades of B1 and B2, including variation in the expression of the topmost occupied floor of both B1 and B2 with nominal setbacks, reduces their visual bulk.
- The similarity in the height of the central parts of B1 and B2 to the dimension of Travelodge also contributes to a comfortable visual integration.
- Expression of solid bases on B1 and B2 also contributes to reducing visual dominance. These, two and one-storey high respectively and

[3] Refer to section 5 Sunlight and shading for full shading assessment.

with punched openings, also contribute visual interest and a sense of human scale.

- The setback of rooftop plant on both B1 and B2 will reduce the apparent bulk of both buildings in views from the street.



Figure 4.6 View north along Halsey Street with B1 and B2 in view. The recessed rooftop plant of B2 and expression on the facade of base, middle and top can be seen.

Relation to Gaunt Street

B4 and B5 are set back 6m from the edge of Gaunt Street above a height of 32m. This has the effect of reducing the apparent scale of these buildings in views from the street. Also, above that same height, the southern facades of the tower components are set back 6m from the lane below. That contributes to a low 'tower' form at high level, views between buildings and across the precinct, and skyline variation. Roof-top plant rooms for B4 and B5 will be visible from the street but are set back a further 1.5m from the tower forms and form an integrated part of the building design. The visual recession of the towers and plantrooms above can be seen in figure 4.7.



Figure 4.7 View along Gaunt Street from the east with B1 in the foreground, B4 and B5 beyond. The stepped tops of these buildings recede from view.

4.3 Unitary Plan Assessment

Unitary Plan	Description and assessment
H8. BUSINESS – CITY CENTRE ZONE	
A Regional Maunga Viewshaft passes at a level above approximately 58m above the site. There are no ground level viewshafts.	The highest part of the proposal at the top of the plantroom on B4 is 52.2m, well under the Regional Maunga Viewshaft which passes over the site at just over 59m.
H8. Central City Centre Zone Policy 30: Manage adverse effects associated with building height and form by: (d) managing the scale, form and design of buildings to: 1. avoid adverse dominance and/or amenity effects on streets and public open space; and 2. encourage well-designed, human scale podiums with slender towers above with adequate separation between towers; or on sites where towers are not possible, encourage well-designed buildings which complement the streetscape and skyline.	While buildings heights exceed the Unitary Plan maximums for the precinct, they avoid adverse visual dominance and/or amenity effects on streets and public open spaces: • Building scale effects are addressed with proposed stratification in the visual composition of the facade. This breaks the facade into sections, reducing apparent scale and eliminating visual dominance. • Facade stratification is complemented by the 6m setbacks above a height of 32m of B4 and B5 from street and lane edges, and the setback of the rooftop plant of B2 from Halsey Street. This setback of the 'tower' component of buildings B4 and B5 contributes to achieving a tower-podium form, albeit with relatively short towers. The tops of plantrooms are elevated above the primary form of the building. The roof-top plantrooms of B1, B3A, and B3B are located centrally on each roof. Therefore, these will generally not be seen and will typically have no effect on views from or shading on the street. The roof-top plantrooms on B4 and B5 are set back 1.5m from the tower facades. These may be visible from the street but are visually differentiated from the rest of the building form. While they will contribute to the visual mass of the buildings, they will not result in visual dominance due to their setback and facade differentiation. For example, figure 4.7 illustrates that very little of these will be seen in a typical street view. These roof-top forms will be seen in distant views from elevated vantage points and in those views will contribute in a minor positive way to skyline variation. The highest floor of B2 covers most of the building footprint, however this is set back 6.0m from the Halsey Street edge to contribute to minimising adverse dominance effects on the street (refer to figure 4.6).
Standard: H8.6.2.5 Building frontage alignment and height Purpose: ensure streets are well defined by human-scaled buildings and provide a sense of enclosure to enhance pedestrian amenity, while still providing adequate sunlight and daylight access to streets. (1) On every frontage identified on Map H8.11.5, a new building or addition to an	Map H8.11.5 identifies that buildings are required to be built to the street edge to a height of not less than 13m along Gaunt and Halsey streets and Pakenham Street West. All buildings meet this standard except for the Halsey Street facade of B1 which is 36.2m high but set back 5.0m from the street boundary to create the entrance plaza. This setback is intentional and its effects positive:

existing building must comply with the following: (a) the building must adjoin the entire length of the frontage excluding vehicle and pedestrian access and public open spaces for the minimum frontage height specified in H8.6.25(1)(a)(i) and (ii) below: (ii) for frontages identified as '13m', the building must have minimum contiguous height of 13m for a minimum depth of 6m from the frontage.	• It creates a well-defined (that is 'positive') public open space which welcomes and provides for people at this point of entry to the central south-eastern part of the precinct. • By signalling the main eastern point of entrance to the lane system, it enhances the legibility of the link to the west through the proposed mid-block lane system. • By allowing the facade of B1 to align with that of the Bayleys building which is to the south, it extends the space of lower Halsey Street across Gaunt Street to give spatial generosity at this intersection.
WYNYARD PRECINCT	
Built form **Objective 2:** An integrated urban environment is created which: (a) exhibits high-quality and diverse built form and urban design which reflects the marine attributes of the precinct;	This comprehensively planned complex of built form, space and connections is integrated, coherent and relates well to its context of existing and planned built form, activity and connections. The proposed built form is complemented by high quality architectural and public realm design that responds conceptually to the marine location and attributes of the precinct.
(b) has appropriate building heights that enhance its prominent waterfront location and which complements the central area and wider city landforms, skyline and views; …	The proposed building height variation emphasises the planned height and skyline variation within the precinct. At the same time the tallest proposed building B4 which rises to a maximum of 52.2m is located to maintain a respectful relationship with the VHHL site and not visually detract from the 60m maximum height envelope 'marker' building that the Unitary Plan provides for there. The proposal complements the core city centre by maintaining the planned distinct height transition down from that.
Objective 3: Individual buildings or collections of buildings are designed to achieve an appropriate form and scale in relation to: (a) existing and proposed public open spaces; and (b) identified view shafts	The proposed buildings have an appropriate form and scale that: • defines and provides for occupation and activation of the edge of Amey Daldy Park while, because it is located to the east and south of the park, minimising additional shade over that; • defines a generously large mid-block plaza which is 33.4m wide in the east-west direction and depending on location adjacent to B4 or B1, 45.6m and 51.3m wide in the north-south direction[4]; • allows good sunlight access; • creates an entrance plaza at the corner of Gaunt and Halsey Street that will contribute a sense of spatial generosity and welcome at this part of the precinct; and • defines a fine-grained and legible laneway system. The tallest part of the proposal, the plantroom of B4, is approximately 6.8m below the Regional Maunga Viewshaft that extends over the site.
I214.6.6. Building height Purpose: To ensure the height of buildings complements and reinforces key public open spaces within Wynyard Precinct and	All proposed buildings exceed the maximum heights in the precinct as described in Table 4.1 above.

[4] These dimensions are between the upper facades of the buildings that define the spaces, and do not include the additional space at ground arising from the overhangs of B1 and B3A.

development within the Viaduct Harbour precinct while providing an appropriate scale and transition in relation to the street network, lanes, the harbour and coastal environment and the core central business district. Refer Policy I214.3(3) of the Wynyard Precinct. Buildings must not exceed the heights specified on Precinct plan 5. **I214.10.5 Wynyard: Precinct plan 5 – Maximum height** *(The maximum heights described in this plan are 25m along the edge of Halsey Street, 31m over the central part and majority of the site, and 60m at the western boundary of the site, next to the VHHL site there.)*	The Wynyard Precinct plan 5 sets a maximum height of 25m along the Halsey Street edge of the site, and 31m on most of the remainder. The narrow western-most portion of the site immediately south of Amey Daldy Park and the site next to this has a maximum height of 60m. Height infringements notwithstanding, several factors mean that an appropriate scale and height transition are maintained: • Maximum proposed heights relate to the heights of existing and consented buildings around. For example, on sites with Unitary Plan maximum heights of 31m, existing apartment and office buildings directly to the north across Pakenham Street West rise to 40m and 39m. Across Daldy Street and to the west, the consented Northbrook apartments rise to over 44.6m. • Proposed 'stratification' of the facade composition will be a key mitigation factor that will add visual interest, contribute to a sense of human scale and avoid a sense of undue visual dominance; and • A combination of tower separation and street boundary setbacks at upper levels will be a supporting strategy to further address the scale of the tallest buildings located along Gaunt Street.
I214.8.2. Assessment criteria for RDA The Council will consider the relevant assessment criteria below for restricted discretionary activities: (9) new buildings, and alterations and additions to buildings: (c) Whether internal space at all levels within the building are designed to maximise outlook onto existing public open space and proposed public open space, streets and lanes shown on Precinct plan 6;	*While the proposal is a Non-Complying Activity, the RDA criteria are used as a helpful frame of reference for assessment.* Outlook from all buildings is good: • All have outlook either over the street or Amey Daldy Park or in the case of B3B and B5, both; • The large mid-block plaza provides for defined but still generous outlook from the 'rear' facades of B1, B2, B3A and B4; and • The laneway system provides for suitable secondary outlook. This degree of overlook at all levels will contribute to a high level of informal surveillance over and public safety in the public realm.
(o) where one or more buildings infringes the basic site intensity or basic building heights on Precinct plans 2 and 4, but complies with the maximum site intensity and maximum building heights on Precinct plans 3 and 5: (i) Refer to Policies 1, 2, 3, 39 and 40;	*The proposal exceeds the maximum site intensity and maximum building heights on Precinct plans 3 and 5. That notwithstanding, the identified policies are used as a frame of reference for assessment of these exceedances.*
Built form **I214 Wynyard Precinct Policy 1:** Encourage the location, bulk, outlook, access to, and servicing of buildings to be planned and designed on a comprehensive and integrated basis rather than on an ad hoc individual building basis.	The site and this proposal have been master-planned on a comprehensive basis that integrates built form with the existing and proposed public open space network and provides for integrated, safe and efficient access and servicing. This will contribute to a high-quality public environment.
I214 Wynyard Precinct Policy 2: Encourage the integration of built form with the existing and proposed public open space network on a comprehensive land area basis, rather than a site by site basis, to create a	*As above*

sound framework for a well-designed and high-quality environment.	
I214 Wynyard Precinct Policy 3: Ensure that maximum building height: (a) is appropriate in scale to the street network and the prominent waterfront location;	The precedent of much taller buildings in the core of the city centre relating comfortably to streets with widths similar to those in the Wynyard Precinct demonstrates that appropriate scale can and has been achieved. Furthermore: • By setting back upper portions of the tallest buildings at the street, that is B4 and B5 on the Gaunt Street frontage, the proposal maintains an appropriate scale to the street network. • On other facades which extend to their full height at the street frontage, the planned expression of strata in the facade composition will both provide visual interest and achieve a sense of human scale. Scale moderation of B3A will be achieved by articulation of form with a combination of the 6m high setback at its base and the vertical west-facing atrium setback between B3A and B3B. The building heights relate to the prominent waterfront location of the precinct by providing for a transition down to the coastal edges, albeit with higher buildings than the maximums in Precinct plan 5.
(b) provides a transition between the core of the precinct and the coastal edge with site-specific opportunities for taller buildings located and designed to reinforce key public open space and waterfront connections while avoiding intrusion of public views into and through Wynyard Precinct;	Maintaining transition from the core of the precinct to the coastal edge is achieved with the tallest building forms – B3A, B4 and B5 - being located at the central southern part of the precinct, thereby maintaining a transition down to the west and east. The stepdown from B4 to B3A and then again to B3B contributes to a height transition down to the coastal edge at the north. The proposed forms spatially define and reinforce street edges, therefore maintaining key public views along streets into and through the precinct. The tallest proposed building, B4, is approximately 6.8m below the Regional Maunga Viewshaft that passes over the site
(c) complements development in the Viaduct Harbour Precinct; and	The proposal is higher than that in the Viaduct Harbour Precinct but complements that by stepping down towards Halsey Street and the Viaduct.
(d) provides a transition in height between the core central business district and the harbour.	With the tallest building B4 at 52.2m and other proposed buildings lower at 48.0m, 43.8m, 39.6m, 38.0m and 35.4m, a distinct transition of height down from the core central business district will be maintained. That transition from the unlimited height in parts of the city centre's Special Height Area is further emphasised by the nearest part of that area being on the elevated Hobson Street ridge.
Integrated development **I214 Wynyard Precinct Policy 39:** Use integrated assessment for future development that has regard to: (a) land ownership; (b) character; (c) activities;	The proposal is comprehensive integrated development over the entire site that has been planned and designed to relate to street and infrastructure configuration.

(d) existing and proposed street pattern; and (e) existing and planned infrastructure.	
I214 Wynyard Precinct Policy 40: Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis. (ii) Whether building footprints, profile and height (as opposed to detailed building design) establishes an integrated and legible built form and also: 1. Integrates with other approved development (including approved Integrated Development Plans);	The proposed development provides for six building forms that have been comprehensively planned to deliver an integrated built form that defines a network of plazas and lanes and provides coordinated access and servicing. Legible built form is maintained: • The primacy of the potential 60m marker building on the VHHL site adjoining the site is maintained with the tallest proposed buildings being both lower and set back from this; and • The planned entrance plaza at the corner of Gaunt and Halsey Streets enhances legibility by expanding the space of this intersection and signalling the point of entrance to mid-block lanes. Integration with other development and the public realm is primarily through: • Relating to the heights of existing and consented buildings around; • Mitigating shading effects by placement of the tallest building forms in the centre of the site and setback of the tallest parts of proposed buildings from the street edge; • Establishing a network of lanes and plazas that extends and complements those already within the precinct; • In providing access to the new lanes and buildings, enhancing the streetscape on all three street boundaries; and • Maintaining and enhancing service access to the Travelodge building with the proposed one-way service route along Lane 2 and Lane 3.
2. Enhances the form and function of existing and proposed streets, lanes and public open space, including complementing and enhancing the function of Daldy Street as a major tree-lined boulevard linking Victoria Park to the public open space in sub-precinct F as shown on precinct plan 6;	The proposed lane system offers a choice or routes in excess of that required by the Unitary Plan, with those complemented by the planned mid-block and entrance plazas. The proposal spatially defines these spaces and the street edge and, with setbacks at high level along the Gaunt Street edge, provides for a high level of public realm amenity. Built close to the edge of Amey Daldy Park to accommodate the required setback, buildings B3A and B3B define the eastern edge of that space with heights of the primary form at the park edge 1.0m and 13.6m respectively above the Unitary Plan 31m maximum for the site. At the base of these buildings, lanes that extend to and along the edges, extended ground level setback and cover at the base of B3A, a range of entries and publicly relevant activity all contribute to movement and occupation at the rear of the park. The west-facing activation here will also complement existing activity along the western edge of Daldy Linear Park north of Pakenham and south of Gaunt Street.

3. Avoids monotonous built form when viewed from public open space through variation in building footprints, height and form;	Variation in building footprint, height and form is achieved: • Neighbourhood-scale variation is illustrated by figure 4.2. • Fine-grained variation at the bases of the proposed buildings and the intricacy of the lane and plaza network combine to lend visual interest and avoid monotony at the street edge and in the spaces between buildings. This is illustrated by serial vision views, figures 3.20 and 3.22, and views of the bases of buildings in figures 3.23, 4.6 and 4.7.
4. Maintains the ability for marker buildings within sub-precincts B, C and E to be established to the maximum height provided for on Precinct plan 5;	The proposal has no effect on the potential for the marker building on the adjoining VHHL site to be established to the Unitary Plan maximum height of 60m. While the 40.4m high primary form of B5 exceeds the Unitary Plan 31m maximum height over part of its site, it maintains a distinct stepdown from the 60m marker building envelope on the adjoining VHHL site. Because it is set back in a mid-block location, neither does the 48.8m high primary form of B4 visually compete with the planned 60m marker building.

4.4 Built form conclusions

- This proposal has been comprehensively planned to deliver an integrated built form and create a network of high-quality public open spaces and lanes.
- The proposal provides high-quality aesthetically coherent and context-responsive built form complemented by an architectural design approach that responds in a sophisticated way to the marine attributes of the precinct.
- The proposed varied building heights contribute to the skyline variation that characterises the precinct.
- Facade subdivision, in combination with upper-level setbacks of the highest parts of buildings B2, B3, B4 and B5, mitigates potential visual domination at the street edge.
- Set-back of the eastern part of B1 from Halsey Street creates a positive open space at a major entrance point for pedestrians to this central part of the Wynyard Precinct and the purpose of the standard street edge alignment standard is achieved.

5 Sunlight and shading

5.1 Assessment Methodology

This shading analysis uses the Urban Designers Institute Aotearoa [UDIA] *Systematic Shading Assessment Methodology* [S-SAM]. This methodology is described in the UDIA S-SAM 2025 Practice notes 1 and 2, 'Shading Description" and 'Shading Analysis' respectively. Relevant text from Practice Note 2 [PN2]: Shading Assessment is included below, including the S-SAM 'Rating Scale' and text from the 'Receiving Environment Shade Sensitivity' scale.

RATING SCALE

The S-SAM 'Local Neighbourhood' rating scale is used to assess the significance of shading effects:

Application: to assess shading effects on the immediate local neighbourhood, including any adjacent public open spaces

High: *A change to the amount of shade over a large area and/or with an effect on a large number of dwellings, and for an extended period.*
Moderate: *A change in shading over a large area and/or with an effect over a large number of dwellings, and which is fleeting; or shading on a small proportion of an identified public open space for an extended period.*
Low: *A localised change in shading over a small number of dwellings or a relatively small proportion of a public open space and which is fleeting.*
Negligible: *A localised change in shading which is limited in extent to the point of being barely perceptible in a particular area, and which is fleeting.*
Nil: *Where no additional shade is cast on the area or space under consideration.*

SHADING DESCRIPTION

The shading description is recorded in Appendix A2. It has been prepared by McIndoe Urban using SketchUp and Adobe Illustrator software in accordance with UDIA S-SAM Practice Note 1: Shading Description. Three sets of shading diagrams are supplied:

A2.1 Local Neighbourhood Shading
- Plan-based shading diagrams at one-hour intervals for both solstices and equinoxes.
- These are prepared from approximately one hour after sunrise to approximately one hour before sunset. These diagrams are prepared on the half-hour to optimally relate to the timing of sunrise and sunset on each of the chosen representative days.

A2.2 Northbrook Apartments
- A 3D shading study at 15 minute intervals focused on the times of year (summer and at the equinoxes) and times of day (early morning) when additional shade is cast on the consented but unbuilt Northbrook apartment development.

A2.3 Lighter Quay Apartments
- A 3D shading study at 15 minute intervals focused on the times of year (summer and at the equinoxes) and times of day (late afternoon

and evening) when additional shade is cast on the existing Lighter Quay apartments.

The extent of shade from existing structures on and off the site is described in grey, and all additional shade from the proposed buildings on the project site is shown in teal.

While there is very minor topographical variation, the site and its immediate wider neighbourhood are effectively flat. Topographical variation such as the low mounding in Amey Daldy Park has not been drawn.

SENSITIVITY OF THE RECEIVING ENVIRONMENT

Sensitivity is assessed with reference to the UDIA S-SAM *Receiving Environment Shade Sensitivity Scale* (S-SAM PN2, page 7). Extracts from the S-SAM Sensitivity Scale and related guidance provide an overview of the approach to assessing sensitivity.

Shade on the public realm

The most sensitive parts of the public realm are places of occupation including: "*public open spaces (not identified by the statutory plan) at times when they are most likely to be occupied"* and *"Parts of public open spaces that people are likely to pause in or occupy for extended periods."* (Table in S-SAM, PN2, para 4.1)

Footpaths if associated with shopfronts are 'moderately sensitive' but all other footpaths, and road carriageways, are identified as 'least sensitive'. In relation to public open spaces that people may occupy for extended periods:

- *Shading effects are most important during the colder winter months. At these times the effect of shade is seen as negative. Conversely at mid-summer and during the summer months, depending on extent and location, shade may not be negative. During the hottest months the potential to find a place in the shade will be positive.* (S-SAM, PN2, para 5.16a)
- *Shading effects on a public open space are given a lesser weighting when either substantial parts of the space remain in the sun and/or other immediately adjacent parts of the public realm receive sun at the same time and are available to occupy.* (S-SAM, PN2, para 5.16b)

Shade on residential neighbours

In relation to shade on residential, the UDIA S-SAM PN2 includes the following guidance which is applied to this assessment:

- Residential as a place of occupation is 'most sensitive'. Identified environments under this category are the 'primary living room of the neighbouring dwelling' and 'outdoor living space related to the primary living room if shaded at the times when it is most likely to be occupied'.
- Blank walls and roofs are 'non-sensitive building components' and are 'least sensitive' (S-SAM, PN2, para 4.1), and 'shading on rooftops is considered to have negligible effect' (S-SAM, PN2, para 5.9).
- '*The occupation of hotels, motels and serviced apartments is transient and is given lesser weight in rating than other residential accommodation*.' (S-SAM, PN2, para 5.14). For example, the proposal will cast some additional shade on the Halsey Street facade of the Sofitel hotel, and that is rated as not significant.

Qualifying the significance of shading on residential, although residential as a 'place of occupation' is identified as being 'most sensitive', considered

at a neighbourhood scale 'apartment buildings in city or town centres' are 'moderately sensitive' (S-SAM PN2, para 4.1).
Furthermore:

- "*The level of sunlight exposure which is reasonable to expect in built up areas such as city and town centres and mixed-use zones is less than is required in other, lower density and primarily residential contexts*." (S-SAM, PN2, para 5.12)

DURATION AND TIMING OF ADDITIONAL SHADE

The S-SAM defines terms for assessing the duration of additional shading:

> *'An 'extended period' is taken as meaning for well over an hour. 'Fleeting' shade is taken as being experienced for around an hour or less. Shading that is fleeting will have reduced and sometimes negligible appreciable effect.'* (S-SAM, PN2, para 5.2)

S-SAM also identifies that "*shading at and around the middle of the day is given greater weight than shading just after dawn and close to dusk*."
In relation to this:

> *"Irrespective of whether morning or afternoon/evening sun and shading is a priority consideration in relation to a particular receiving environment, additional shade in the hour after sunrise and the hour before sunset is given little weight because shading effects generally cannot be avoided at these times."* (S-SAM, PN2, para. 5.4)

For this reason, the shading diagrams in Appendix A2 generally do not extend into the period within an hour of sunrise and sunset, and the principle of lending reduced weight to shading at both ends of the day is applied.

TABULATION OF SHADING ASSESSMENT

The extent of additional shade and the rating of the significance of that is tabulated in accordance with the S-SAM methodology. As well as recording and rating additional shade, the tables for Amey Daldy Park, Northbrook and Lighter Quay include all times when these receiving environments receive direct sun. This is to record a complete picture of both sunlight and shading.

INTERPRETATION

Shading effects are considered 'in the round'

S-SAM records that the tabular assessments must be interpreted *"and the impact of the shading effects at all seasons and during all times considered collectively and cumulatively*" (S-SAM, PN 2, para 7.2). This principle is followed in reaching the conclusions for each aspect of shading.

Shading effects are considered with respect to each type of receiving environment

The places, spaces, buildings and activities around the proposal have different levels of sensitivity and therefore are assessed separately as identified in the table below:

Section	*Receiving Environment*	*Reference*
5.2	Local neighbourhood Streets and commercial buildings Daldy Linear Park 22 Pakenham Street East Sunlight to the mid-block plaza Sunlight to the entrance plaza Daylight to the public realm	Plan diagrams (A2.1)
5.3	Amey Daldy Park	Plan diagrams (A2.1)
5.4	Bayleys Plaza	Plan diagrams (A2.1)
5.5	Northbrook Apartments	3D diagrams (A2.2)
5.6	Lighter Quay Apartments Lighter Quay West (LQW) Lighter Quay East (LQE) Lighter Quay North (LQN)	3D diagrams (A2.3)

Shading in a City Centre Zone context

Apart from the single storey bus workshop at the edge of the central part of Gaunt Street, the site currently open and unbuilt. Therefore, with that minor exception there are no existing shadow casting structures. As there is no 'permitted baseline' for built form in the city centre, the effects of all additional shading from proposed new buildings on the site are identified, assessed and rated in accordance with the S-SAM 'rating' and 'receiving environment sensitivity' scales.

Using the existing unbuilt site as a baseline for shading may be technically correct but is arguably an unusual expectation in a City Centre Zone where intensive building development is expected and provided for. This may arguably lead to placing undue emphasis on the effects of shade from the lower parts of a building, shade that might be generally considered reasonable.

Therefore, when interpreting the shading effects from the existing development 'baseline', the following matters may also further moderate the conclusions on the significance of shading:

- There is clear anticipation of development in the Wynyard Precinct as is the case in the wider City Centre Zone. Directions towards that include maximum building height. Shade from future buildings in this context is therefore anticipated within the precinct.
- Shading of the street and adjacent public realm is anticipated with the Unitary Plan defining minimum heights at street edges. For example, standard H8.6.2.5 *Building frontage alignment and height* (and Map H8.11.5) require a 13m minimum street wall height at the edges of Gaunt and Halsey streets and Pakenham Street West.
- A previous Integrated Development Plan (IDP) was consented with buildings heights of 36.2m and 27.8m along the edge of Halsey Street, 27.8m on the B3 site and 36.2m and 40.4m along Gaunt Street on the B4 and B5 sites.

5.2 Local neighbourhood shading

Scope

A comprehensive plan-based shading study has been completed for the local neighbourhood at hourly intervals for both solstices and the equinoxes. These shading studies are in Appendix A2.1. These studies are generally no closer than one hour to both sunrise and sunset and to achieve that, are made at hourly intervals on the half-hour.

The geographic scope of the Appendix A2.1 plan diagrams includes the south end of the Viaduct Basin towards where shade may be cast at mid-summer evenings.

The assessment in table 5.1 takes a whole of neighbourhood approach focusing on the effects on streets, related public spaces and adjoining non-residential buildings. While table 5.1 records additional shade to identified sensitive receiving environments, that is Amey Daldy Plaza, Bayleys Plaza, Northbrook and Lighter Quay, it excludes ratings on these. That is because shading effects on these are addressed separately and in detail in the following sections:

- Section 5.3: Shading to Amey Daldy Park (refer to table 5.2)
- Section 5.4: Shading to Bayleys Plaza
- Section 5.5 Shading to Northbrook Apartments (refer to table 5.3)
- Section 5.6 Shading to Lighter Quay Apartments (refer to table 5.4)

Any text in table 5.1 relating to these four environments is identified with an asterisk and enclosed in brackets, that is: *(.....)

Table 5.1 does not include assessment of sunlight to the mid-block plaza and entrance plaza. The extent and quality of sunlight to these spaces is recorded separately in the 'findings' below.

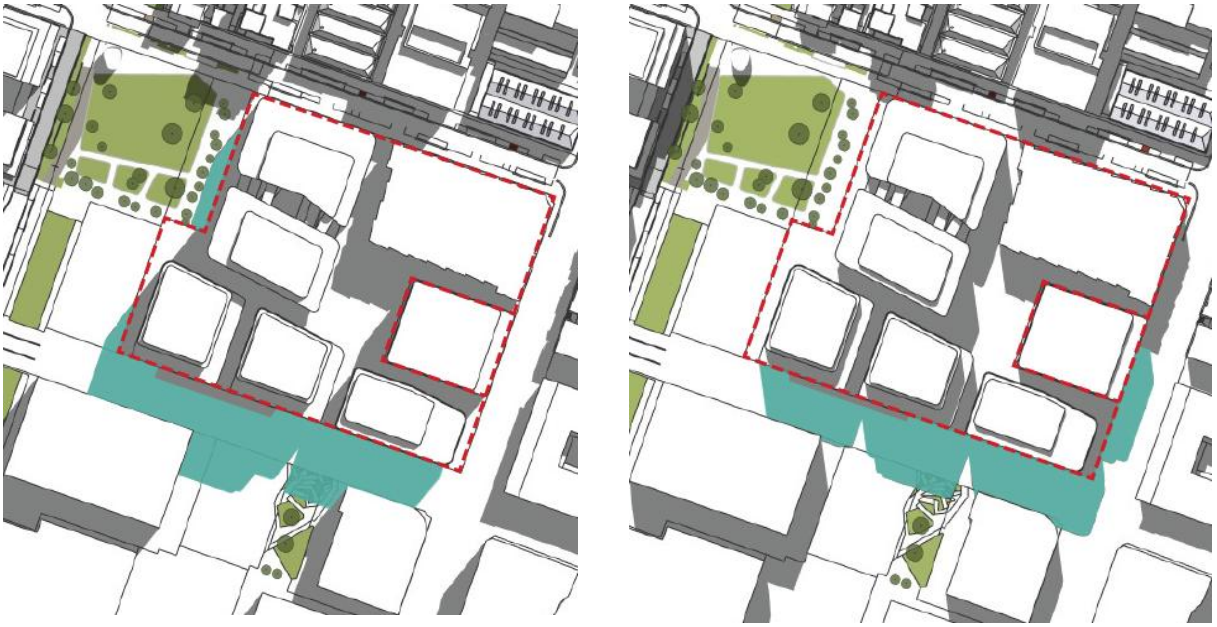


Figure 5.1 Sample of shading diagrams over streets, lanes and open spaces. Grey tone shows the shade cast by the proposed buildings on the site, and that cast by existing buildings beyond the site boundary. Teal is the shade cast beyond the site boundary by the proposal. The images above are both for the spring equinox: 10.30am at left and 12.30pm at right.

Table 5.1 Local neighbourhood shading effect

Time	change to shading	Significance of shade
	Local neighbourhood: WINTER SOLSTICE 21 JUNE Sun rise 7.33am, Sun set 5.11pm	
8.30am	• The proposal will be casting shade on the facades and roofs of the commercial buildings to the south and south-west. • The sun is low and, with the exception of a very small patch of additional shade over the carriageway and footpaths near the southern end of Daldy Street, no additional shade is cast on the public realm around the site. *(A broad band of additional shade is cast across the Bayleys Plaza.)	**Negligible**
9.30am	• The proposal shades the carriageway and footpaths of Gaunt Street and the facades of commercial buildings on its south side. *(A patch of shade is cast over the south-east corner of Amey Daldy Park. This is in the context of other parts of the park benefitting from narrow bands of sun at this time. That additional shade is over a relatively small proportion of the park and is fleeting. The proposal does not cast any additional shade on Amey Daldy Park beyond this time.) *(The majority of the Bayleys Plaza is shaded by B1 at this time.)	**Moderate**
10.30am	• The proposal shades the carriageway and footpaths of Gaunt Street and the facades of commercial buildings on its south side. *(A shaft of sunlight through Lane 4 extends across Gaunt Street and as a narrow line over the north-west corner of the 'Bayleys Plaza'. The majority of that plaza is shaded by B1 at this time.)	**Moderate**
11.30am	• Additional shade continues to be cast over the central and eastern parts of Gaunt Street and on the commercial building facades along its southern side. *(The shaft of sunlight through Lane 4 extends across Gaunt Street and as a narrow north-south band across the centre of the 'Bayleys Plaza'. The eastern and western edges of that plaza are shaded by B1 and B4 respectively.)	**Moderate**
12.30pm	• Additional shade extends along Gaunt Street, up the facades of the buildings that line it and around onto the Halsey Street carriageway and footpath at the base of the Sofitel. *(The Bayleys Plaza is fully shaded by B4.)	**Moderate**
1.30pm	• Shade continues to extend along Gaunt Street, up the facades of the buildings that line it and around onto the Halsey Street and partly up the facade of the Sofitel. *(The northernmost two thirds of the Bayleys Plaza is shaded by B4 and B5, but the south-west corner continues to receive direct sun.)	**Moderate**
2.30pm	• Shade continues to extend along Gaunt Street, up the facades of the buildings that line it and around onto the Halsey Street and partly up the facade of the Sofitel. *(The northernmost three-quarters of the Bayleys Plaza is shaded by B4 and B5, but the south-east corner receives direct sun.)	**Moderate**
3.30pm	• Shade continues to extend along Gaunt Street and around onto the Halsey Street, up the facades and onto the roofs of the buildings that line these, including the Sofitel. *(The northernmost half of the Bayleys Plaza is shaded by B4 and B5, however a narrow diagonal band of direct sun is retained across its centre.)	**Moderate**
4.30pm	• The majority of the surface of Gaunt and Halsey Street is already in shade at this time which is 41 minutes before sunset. 'Existing' shade is cast across the open project site from the consented but unbuilt Northbrook as well as from	**Low**

Time	change to shading	Significance of shade
	existing buildings on the western side of Daldy Street. The proposal therefore shades only a narrow band of road surface across Halsey Street. • Additional shade is also cast over the roofs and facades of the Bayleys and Microsoft buildings and Sofitel. *(No additional shade is cast towards or over Lighter Quay.)	
	Local neighbourhood: SPRING EQUINOX 23 SEPTEMBER Sun rise 6.09am - Sun set 6.17pm	
7.30am	• Additional shade is cast to the south-east over Daldy Street, a section of Daldy Linear Park and much of Gaunt Street. *(The north-west corner of the 'Bayleys Plaza' which would have received sun is shaded.)	**Low**
8.30am	• Additional shade has receded from Daldy Street but continues to extend over a part of Daldy Linear Park. The proposal casts shade right across Gaunt Street and onto the office building facades there. *(The north-west corner of the 'Bayleys Plaza' which would have received sun is shaded.)	**Low**
9.30am	• The proposal casts shade right across Gaunt Street and onto the office building facades there. *(It also shades the northern end of the Bayleys Plaza however the south-western corner of that continues to receive direct sun.)	**Low**
10.30am	• The proposal casts shade right across Gaunt Street and onto the office building facades there. *(It also shades a small part of the northern end of the Bayleys Plaza and the majority of that plaza continues to receive direct sun.)	**Low**
11.30am	• The proposal casts shade right across Gaunt Street and onto the lowest parts of the office building facades there. *(It also shades a patch at the north-east corner of the Bayleys Plaza and the majority of that plaza continues to receive direct sun.)	**Low**
12.30pm	• The proposal casts shade right across Gaunt Street and just touches the lowest parts of the office building facades there. B1 and B2 cast shade over the western side of Halsey Street. *(The proposal shades a small patch at the north-west corner of the Bayleys Plaza and the rest of the plaza is in full sun.)	**Low**
1.30pm	• The proposal casts shade across Gaunt Street to the site boundaries on its southern side and also right across Halsey Street to the base of the Sofitel. *(Additional shade has receded completely from the Bayleys Plaza.)	**Low**
2.30pm	• The proposal casts shade across approximately two-thirds of the width of Gaunt Street and right across Halsey Street opposite B1 and B2. The lower parts of the west facade of Sofitel will be shaded.	**Low**
3.30pm	• The proposal casts shade across approximately one-third of the width of Gaunt Street and right across Halsey Street opposite B1 and B2. Much of the west facade of Sofitel will be shaded. *(Much of the south-western corner of Lighter Quay receives additional shade, with that beginning to be received shortly before 3.00pm.)	**Low**
4.30pm	• The proposal no longer casts shade on Gaunt Street. Shade is across Halsey Street directly opposite B1 and B2. Most of the west facade of Sofitel will be shaded. • The southern footpath of Pakenham Street West is shaded by B3B.	**Low**

Time	change to shading	Significance of shade
	*(Additional shade is cast over most of the southern end of Lighter Quay.)	
5.30pm	• At this time 47 minutes before sunset there is a small area of additional shade on Halsey Street to the east of Lane 1 and B1. *(Additional shade is cast over the southern end of both the western and eastern arms of Lighter Quay and a small area at the northern end of this complex.)	**Low**
	Local neighbourhood: SUMMER SOLSTICE 22 DECEMBER Sun rise 5.58am - Sun set 8.40pm	
7.30am	• Long shadows are cast to the north-east across Amey Daldy Park and onto the facades of Northbrook. These extend over that part of Daldy Street between Pakenham Street West and Gaunt Street. • A broad shadow is also cast over Daldy Linear Park and Daldy Street just further south of Gaunt Street. However the sun is low at this time just over an hour after sunrise, and most of this shade is fleeting. In addition, the shading diagrams assume no development on the VHHL site immediately to the east. Should even medium rise development occur on this site which is reasonable to assume is likely over time given a Unitary Plan maximum height of 60m, then most additional shade would be masked by that volume. *(In the early morning the proposal casts shade over parts of Northbrook and Amey Daldy Park. While that shading is mentioned below, rating of the 'significance of shade' on these two receiving environments is excluded from the assessment in this table. For detailed shading analysis and ratings in relation to these refer to tables 5.2 and table 5.3.)	**Moderate**
8.30am	• Shade is cast over Daldy Street and that part of Daldy Linear Park south of Amey Daldy Park and north of Gaunt Street. This is a relatively short section of the length of Daldy Linear Park however that is shaded for an extended period. • Shade is cast over the northern side of Gaunt Street no further than the centreline of the road. At no time on 22 December does additional shade encroach on the southern side of Gaunt Street	**Moderate**
9.30am	• All additional shade has receded from Daldy Street but shade continues to be experienced on just under a half of the adjacent short section of Daldy Linear Park. • The northern side of Gaunt Street receives additional shade.	**Low**
10.30am	• Additional shade has receded well back from the edge of Daldy Linear Park and now extends approximately to the centreline of Gaunt Street	**Low**
11.30am	• Additional shade falls entirely on the northern side of Gaunt Street, extending approximately to the centreline of the street.	**Low**
12.30pm	• Additional shade falls entirely on the northern side of Gaunt Street and has fully retreated from Amey Daldy Park.	**Low**
1.30pm	• Additional shade falls as a narrow band along entirely on the northern side of Gaunt Street and begins to fall on the western side of Halsey Street along the edge of B1.	**Low**
2.30pm	• Additional shade falls as a narrow band along entirely on the northern side of Gaunt Street and begins to fall on the western side of Halsey Street along the edge of B1.	**Low**
3.30pm	• There is no further shade on Gaunt Street, however B1 and B2 cast shade over Halsey Street. The shade from B2 just reaches the base of Lighter Quay and Sofitel.	**Low**

Time	change to shading	Significance of shade
	*(From 3.30pm the proposal casts shade over various parts of Lighter Quay. While that shading is mentioned below, rating of the 'significance of shade' on Lighter Quay is excluded from the assessment in this table. Instead, refer to table 5.4.)	
4.30pm	• Shade on the public realm is over part of Halsey Street and Pakenham Street West. Additional shade is also cast on the facade of Sofitel. These are not sensitive receiving environments. *(Additional shade is cast fully over four apartments and partly over a further two at the south end of Lighter Quay.)	**Low**
5.30pm	• Shade on the public realm is over part of Halsey Street and across Pakenham Street West. Additional shade is also cast on part of the Sofitel facade, including up the north-west corner and onto part of the roof. These are not sensitive receiving environments. *(Additional shade is cast over 17 apartments in Lighter Quay.)	**Low**
6.30pm	• Additional shade continues to be cast over part of Pakenham Street West and onto the commercial buildings located to the north of that. It is also cast over Halsey Street onto the northern two-thirds of the facade of Sofitel. *(Additional shade is cast onto the southern portions of Lighter Quay and an estimated 20 apartments are fully shaded.)	**Low**
7.30pm	• Additional shade continues to be cast over part of Pakenham Street West and onto the commercial buildings located to the north of that. It is also cast over Halsey Street onto the northern half of the facade of Sofitel *(Additional shade continues to be cast onto the southern-central portion of Lighter Quay.)	**Low**
	Local neighbourhood: AUTUMN EQUINOX 21 MARCH Sun rise 7.24am - Sun set 7.31pm	
8.30am	• A broad shadow is cast over Daldy Linear Park and Daldy Street just further south of Gaunt Street. The sun is low at this time just over an hour after sunrise, and most of this shade is fleeting. *(The 'Bayleys Plaza' does not receive additional shade at this time.)	**Low**
9.30am	• Additional shade has receded from Daldy Street but continues to extend over a part of Daldy Linear Park. The proposal casts shade right across Gaunt Street and onto the office building facades there. *(The north-west corner of the 'Bayleys Plaza' which would have received sun is shaded.)	**Low**
10.30am	• The proposal casts shade right across Gaunt Street and onto the office building facades there. *(It also shades the northern end of the Bayleys Plaza although the south-western corner of that continues to receive direct sun.)	**Low**
11.30am	• The proposal casts shade right across Gaunt Street and onto the office building facades there. *(It also shades a small part of the northern end of the Bayleys Plaza and the majority of that plaza continues to receive direct sun.)	**Low**
12.30pm	• The proposal casts shade right across Gaunt Street and onto the lowest parts of the office building facades there. *(It also shades a patch at the north-east corner of the Bayleys Plaza and the majority of that plaza continues to receive direct sun.)	**Low**

Time	change to shading	Significance of shade
1.30pm	• The proposal casts shade right across Gaunt Street and onto the lowest parts of the office building facades there. B1 and B2 cast shade over the western side of Halsey Street. *(The proposal shades a small patch at the north-west corner of the Bayleys Plaza and the rest of the plaza is in full sun.)	**Low**
2.30pm	• The proposal casts shade across Gaunt Street to the site boundaries on its southern side and also right across Halsey Street to the base of the Sofitel. *(Additional shade has almost completely receded from the Bayleys Plaza.)	**Low**
3.30pm	• The proposal casts shade across approximately three-quarters of the width of Gaunt Street and right across Halsey Street opposite B1 and B2. The lower parts of the west facade of Sofitel will be shaded.	**Low**
4.30pm	• The proposal casts shade across approximately one-third of the width of Gaunt Street and right across Halsey Street opposite B1 and B2. Much of the west facade of Sofitel will be shaded. *(The south-western corner of Lighter Quay receives additional shade.)	**Low**
5.30pm	• The proposal no longer casts shade on Gaunt Street. Shade is across Halsey Street directly opposite B1 and B2. Most of the west facade of Sofitel will be shaded. *(Additional shade is cast over most of the southern end of Lighter Quay.)	**Low**
6.30pm	• At this time 61 minutes before sunset there is a small area of additional shade on Halsey Street to the east of Lane 1 and B1. *(Additional shade is cast over the southern end of both the western and eastern arms of Lighter Quay and a small area at the northern end of that complex.)	**Low**

SUNLIGHT, DAYLIGHT AND SHADING ON BUILDINGS

Findings for existing buildings

Overview

The existing buildings across Gaunt Street to the south are commercial and additional shade is cast on these through the winter and on the lower levels of their facades at the equinoxes. Additional afternoon shade is cast on the west facade of Sofitel throughout the year. These types of use are inherently not considered shade sensitive (refer S-SAM, para 5.13 and 5.14). The 20m width of Gaunt and Halsey streets also ensures these commercial and visitor accommodation buildings continue to receive good daylight.

Additional shade is cast over parts of the facade of the One New Zealand building in the early morning at mid-summer and the equinoxes. That shadow will have receded from the office levels by 8.00am in spring, 8.30am at mid-summer and by just after 9.00am in the autumn. As this is also a commercial office building, the effect of that limited early morning shade is not significant. There is no additional shading on that building at the winter solstice.

Note: Shading on nearby apartments is described with the 3D shading diagrams in Appendices A2.2 and A2.3 and assessed in Sections 5.5 and 5.6. These 3D diagrams are prepared only for those representative dates and the times on those dates when the full-year neighbourhood shading diagrams show that additional shade reaches these apartments.

Findings for sunlight, daylight and shading on the proposed buildings

Overview

Considering sunlight, daylight (and outlook) impacts on proposed buildings:

- Located at a street corner, B1 will inherently receive adequate daylight and will also have good outlook. Sunlight exposure will be optimal as the main facades of B1 open to the east and south and are therefore unlikely to require screening to address excessive solar gain and glare.
- B2 houses functions that do not require sunlight, daylight or outlook.
- B3A will receive adequate sunlight and daylight and also have suitable outlook. This is because the 6m wide lane between B4 and B5 and 12m separation distance above 32.5m opens the entirety of the central part of the south facade of B3A to the sky. B3A also has frontage to the mid-block plaza and the very wide open space of Amey Daldy Park.
- B3B opens to Amey Daldy Park, Pakenham Street West and Lane 3 for excellent daylight access and outlook.
- B4 opens to both Gaunt Street and the mid-block plaza for suitable outlook and daylight. Those parts of the B4 tower that are elevated above B3A will receive full and unobstructed sunlight, daylight and outlook.
- B5 opens to Gaunt Street and to Amey Daldy Park.
- The occupied floors of B4 and B5 above a height of 32m are set back 6m from lanes 4 and 5 respectively. This offers the dual benefit of enhancing daylight to and outlook from these upper-level floors at the same time as increasing the sky exposure of the lanes below.

SUNLIGHT, DAYLIGHT AND SHADING ON THE WIDER PUBLIC REALM

The following discussion relates to the streets around the site and lanes and spaces on the proposal site.

Findings for streets and footpaths

Overview

Street carriageways and footpaths are a 'least sensitive receiving environment' (S-SAM, PN2, para 4.1). While there is extensive additional shade on streets around the proposal, the significance of these shading effects is 'low' through most of the year, and at most 'moderate' during the winter.

Shading to streets and footpaths: Winter solstice

- Shade is cast over a limited arc to the south-west in the morning and to the south-east in the afternoon. This largely falls onto Gaunt Street and from approximately 11am also on Halsey Street. These are not retail streets and therefore are not an inherently sensitive environment. However, the extent of this additional shade means that its impact is rated 'moderate'. (Separate analyses are undertaken for Daldy Linear Park, Amey Daldy Park and the 'Bayleys Plaza'. Refer below and to Sections 5.3 and 5.4.)

Shading to streets and footpaths: Spring Equinox

- Additional shade is cast over Daldy Street in the early morning but has receded from that by 8.30am. Additional shade is cast over much of Gaunt Street until 1.30pm. By that time shade is also cast over that part of Halsey Street due east of the site. The shade recedes back across Gaunt Street after 1.30pm so that just before 4.30pm it will receive no further shade. However, at 4.30pm the southern edge

of Pakenham Street West begins to be shaded by B3B. The last recorded shade on Halsey Street is at 5.30pm.

Shading to streets and footpaths: Summer solstice

- Shadows are cast to the west north-west in the early morning over Daldy Street. Shade is cast on the parts of the northern side of Gaunt Street from 8.30am to 3.30pm with shadows reaching as far as the centre of the street from 8.30am to 11.30am but no further than that. At 2.30pm and thereafter shadows are cast over parts of Halsey Street and at 4.30pm and later also over parts of Pakenham Street West to the north-east of the site. These are not retail streets and therefore are not an inherently sensitive environment. Therefore the significance of summer shading effects on the streets and footpaths is 'low'.

Shading to streets and footpaths: Autumn Equinox

- Additional shade is cast over Daldy Street in the early morning but has receded from that by 9.30am. Additional shade is cast over much of Gaunt Street until 2.30pm. By that time shade is also cast over that part of Halsey Street due east of the site. The shade recedes back across Gaunt Street after 1.30pm so that just before 5.30pm it will receive no further shade. The last recorded shade on Halsey Street is at 6.30pm with that including a patch of shade by its intersection with Pakenham Street West.

Findings for Daldy Linear Park

Overview

There is some additional shade on that part of Daldy Linear Park south of Amey Daldy Park and due west of B5 (and the currently unbuilt VHHL site). That occurs for around 2.5 hours in mid-summer and approximately 1.5 hours at the equinoxes. There is no additional shade at mid-winter. The highest ratings of shading on this space are therefore 'moderate' in mid-summer and 'low' at the equinoxes. However, considering the limited duration of this and the absence of additional shade for the rest of that day and at other times of year, the overall significance of the additional shading on Daldy Linear Park is 'low'. Moreover, much of the additional morning shade on Daldy Linear Park would be masked should a substantial building be placed on the VHHL site, where the Unitary Plan standards require a minimum 13m height at the street edge.

Findings for 22 Pakenham Street East

Overview

Additional shade will be cast over part of the south-west corner of the 22 Pakenham Street East apartment building at the equinoxes:

- On 23 September (when sunset is at 6.17pm) a patch of shade is seen on the corner of the roof at 5.30pm. That shade will also extend down the facade of the building.
- On 21 March (when sunset is at 7.32pm) the shading studies show at 6.30pm a patch of shade on the promenade in front of this building. Given the low sun angle, this will extend a short distance up the base of the facade at that corner.

Additional shading at restricted close to sunset at the equinoxes. Falling on the south-west corner of the building, it is limited in extent and fleeting so its effect will be 'negligible'. This negligible effect at the equinoxes is also in the context of the continuous sun exposure during the rest of those days, and no shading at other times of year.

Findings for sunlight to the proposed mid-block plaza

Overview

The mid-block plaza receives good sun. Although direct sun to the ground surface of the plaza is restricted at mid-winter, it receives excellent sun through the equinoxes and summer with seven and nine hours of direct sun respectively. The significance of winter shade is reduced given its close proximity to Amey Daldy Park where public space users will be able to find a place in the sun at those times when the plaza is in shade.

Sunlight to mid-block plaza: Winter solstice

At mid-winter the sun to the ground surface is restricted in extent and duration:

- The plaza begins to receive sun at its south-west corner at 10.30am. A broad band of direct sun crosses the space at 11.30am and that reduces to a patch at the south-eastern edge of the space until it recedes completely just after 1.30pm.
- Balancing the restricted sun on the ground surface at this most unfavourable time of year, at the times when the space is shaded people may occupy sunny parts of the conveniently nearby Amey Daldy Park. Moreover, at these and other times during the day, parts of the 'walls' of the mid-block plaza will receive some direct sun. Depending on the extent of sun on these vertical surfaces, that will contribute to a sense of the space being sunny at those times.

Sunlight to mid-block plaza: Spring equinox

The space receives direct sun for seven hours during the middle of the day from 8.30am through to 3.30pm:

- The southwestern corner of the plaza receives sun at 8.30am. Sun exposure increases thereafter so that by 11.30am approximately three quarters of the space including its western edge and the entirety of lanes 3 and 4 are in the sun.
- The central and south-east parts of the space receive sun at 12.30pm. That has receded by 2.30pm to a small patch at the north-east corner after which this part of the space receives no further sun.
- However, briefly at and around 3.30pm a broad band of sun extends the full length of Lane 1 including along the southern edge of the plaza.

Sunlight to mid-block plaza: Summer solstice

The space receives direct sun for nine hours through to 4.30pm

- The northern part of the space begins to receive a band of sun at 7.30am.
- From just before 10.30am the entire western edge is in the sun and that edge continues to receive sun until approximately 1.00pm.
- From 11.30am through to 2.30pm the majority of the plaza, including its central portion and the proposed 'dwell' space there, will be in the sun.
- From approximately 2.00pm to 4.00pm Lane 1 is in the sun and that sun extends along the southern part of the plaza.

Sunlight to mid-block plaza: Autumn equinox

The space receives direct sun for seven hours during the middle of the day from 10.00am through to 4.00pm, plus from 4.30pm to 5.30pm:

- The central and southern part of the plaza receives good sun from 11.30am through to 2.30pm.
- At 4.30pm a broad band of sun extends the full length of Lane 1 including along the southern edge of the plaza and that sun continues to reach the plaza at 5.30pm.

Findings for shading effects of the proposed carpark access bridge

Overview

The shading diagrams do not include the shade from a proposed pedestrian access bridge linking level 3 of B3B to the Travelodge carpark (refer to figure 5.2). However, the shading effects of this bridge can be readily interpreted from the diagrams.

Additional shade from the proposed bridge will be limited in extent and duration and falls entirely on non-sensitive areas of the project site for negligible effect:

- Any shade from the proposed pedestrian access bridge linking level 3 of B3A to the Travelodge carpark will be cast on Lane 3 and the buildings either side.
- At mid-winter the proposed bridge may negligibly reduce the extent of sunlight at the north-west corner of the mid-block plaza at 11.30am.
- The bridge has no shading effect on the mid-block plaza beyond that time nor on the wider public realm beyond the site at any time of day or year.



Figure 5.2 View north along Lane 3 showing the proposed carpark access bridge.

Findings for sunlight to the proposed entrance plaza

Overview

Oriented to the east, this space receives predominantly only morning sun.

- At the winter solstice it receives good sun at 9.30am and 10.30am.
- At the spring equinox it receives sun for four hours from 8.30am, with full sun at 9.30am and 10.30am.
- At the summer solstice it receives sun for 5.5 hours from approximately 8.00am through to 1.30pm, including full sun from 9.30am to 12.30pm; and
- At the autumn equinox it receives sun for two and a half hours from approximately 10.00am to 12.30pm and within that period experiences full sun from 10.30am to 11.30am.

This degree of sun exposure is suitable for a space that is predominantly for entrance and movement rather than extended occupation. That notwithstanding, the timing of sun exposure will support morning operations of the planned food and beverage outlet at the base of B1.

DAYLIGHT TO THE PUBLIC REALM

The streets and spaces around the proposal will retain extensive sky exposure and as a consequence, good daylighting will be maintained.

- The 20m wide streets are open to the sky and inherently allow good daylight.
- The tallest parts of buildings B2, B4 and B5 are set back 6m from the street edge and the upper 'tower' facades of the latter two buildings, are also 6m from the edges of lanes 4 and 5 respectively. These setbacks contribute to good sky exposure and daylighting to the streets.
- Amey Daldy Park is part of a wider space that is more than 87m wide by 100m deep and is orientated to the north and west. This ensures that it will continue to receive excellent daylight.

The mid-block plaza will receive good daylight. This is because it is large, relatively open to the north and lane connections also open its corners and edges to the sky. All lanes are short, open to the sky and, as well as connecting to the openness of the street, all but Lane 5 connect to either the mid-block plaza or Amey Daldy Park which further opens them to daylight. Lane 5 opens a shaft of southern sky exposure to the mid-point

of Lane 1 between B3A, B4 and B5 (refer to figure 3.23). These factors ensure all lanes will receive adequate daylight.

At times when direct sun does not reach the ground surface, such as in the early morning or late afternoon, or at mid-winter when the sun is low, reflection off building facades will further contribute to levels of daylight in the public realm.

SUMMARY OBSERVATIONS ON LOCAL NEIGHBOURHOOD SHADING

These proposed volumes will result in a substantial increase in shading relative to the shade cast by the existing single storey building occupying a small part of the current vacant open site. However, given the inherent low sensitivity of footpaths and carriageways and considering sunlight and shade throughout the year, the impact of the additional shade on the surrounding streets is 'low'.
Moreover, the extent of shade cast by the proposal over the streets will remain broadly similar to that which would arise from the scale of development that can reasonably be expected to be built on this City Centre Zone site.

The shading diagrams show a degree of sunlight to the lane system and proposed plazas that is consistent with supporting public use and occupation:

- While increased shade is cast onto Gaunt and Halsey Streets, reasonable sunlight exposure is maintained.
- Shading studies demonstrate good sun exposure to the proposed mid-block plaza through most of the year, and reasonable sun exposure for the laneway system.

5.3 Shading to Amey Daldy Park

Scope

This space is not referenced in the Unitary Plan Appendix 11 shading controls but is identified as 'public open space' in *I214.10.6 Wynyard: Precinct plan 6 – Indicative lanes and viewshafts.* Assessment is based on the plan-based shading diagrams at one-hour intervals (refer to Appendix A2.1).

The 4m yard beyond the east boundary of Amey Daldy Park is on the proposal site. Therefore, shade cast on that yard by the proposal, consistent with the protocol of all shade cast by the proposal within its own site not being additional, is not highlighted.



10.30am on 21 June | *11.30am on 23 September* | *12.30pm on 21 December*

Figure 5.3 Times at which the proposal casts no additional shade on Amey Daldy Park.

Table 5.2 Shading effects on Amey Daldy Park

Time	Change to shading	Significance of shade
	Amey Daldy Park: WINTER SOLSTICE 21 JUNE Sun rise 7.33am, Sun set 5.11pm	
8.30am	No additional shade	**Nil**
9.30am	• A triangular area of additional shade is cast over the south-east corner of the park. That shade is limited in extent and is fleeting.	**Low**
10.30am	No additional shade	**Nil**
11.30am	No additional shade	**Nil**
12.30pm	No additional shade	**Nil**
1.30pm	No additional shade	**Nil**
2.30pm	No additional shade	**Nil**
3.30pm	No additional shade	**Nil**
4.30pm	No additional shade	**Nil**
	Amey Daldy Park: SPRING EQUINOX 23 SEPTEMBER Sun rise 6.09am - Sun set 6.17pm	
7.30am	• The proposal casts additional shade across the southern part of the park which is in full shade except for a patch of sun at the Daldy Street edge.	**Moderate**
8.30am	• Additional shade is cast over the south-eastern quadrant of the park, over approximately half of that area of the park that would otherwise be in the sun. That notwithstanding, a large portion of the park retains direct sun.	**Moderate**
9.30am	• Additional shading has receded to the southeastern corner of the park, over approximately one fifth of its area. The majority of the park is in the sun.	**Moderate**
10.30am	• Additional shade is cast over approximately half the width of part of the promenade along the eastern side of Amey Daldy Park. This area of shade is approximately 6% of the area of the park. • The existing walkway along the eastern side of the park including the informal seating related to it is in the sun. • At this time except for shade at the north-east corner from existing buildings to the north across Pakenham Street West, virtually all of the park is in full sun.	**Low**
11.30am	No additional shade	**Nil**
12.30pm	No additional shade	**Nil**
1.30pm	No additional shade	**Nil**
2.30pm	No additional shade	**Nil**
3.30pm	No additional shade	**Nil**
4.30pm	No additional shade	**Nil**

Time	Change to shading	Significance of shade
	Amey Daldy Park: SUMMER SOLSTICE 22 DECEMBER Sun rise 5.58am - Sun set 8.40pm	
7.30am	• Shade is cast across the approximately two-thirds (67%) of the park that would otherwise be in sun at this time.	**Moderate**
8.30am	• By this time the shade has receded back from Daldy Street and the western and northern parts of the park including the walkways there are in the sun.	**Moderate**
9.30am	• Additional shade is cast over the eastern third of Amey Daldy Park (comprising approximately 45% of the area of the park.	**Moderate**
10.30am	• Additional shading has receded to be only over the eastern edge of the park. Around a quarter (24%) of the area of the park including the majority of the area shaded at 8.30am is now in sun.	**Moderate**
11.30am	• Additional shading has receded to the half of the promenade at the east boundary of the park. The remainder of the park is in full sun.	**Low**
12.30pm	No additional shade	**Nil**
1.30pm	No additional shade	**Nil**
2.30pm	No additional shade	**Nil**
3.30pm	No additional shade	**Nil**
4.30pm	No additional shade	**Nil**
5.30pm	No additional shade	**Nil**
6.30pm	No additional shade	**Nil**
7.30pm	No additional shade	**Nil**
	Amey Daldy Park: AUTUMN EQUINOX 21 MARCH Sun rise 7.24am - Sun set 7.32pm	
8.30am	• The proposal casts a diagonal band of additional shade across the park which therefore is in full shade.	**Moderate**
9.30am	• Additional shade is cast over the south-eastern quadrant of the park, over an area comprising 40% of the park that would otherwise be in the sun.	**Moderate**
10.30am	• Additional shading has receded to the southeastern corner of the park, over just under one quarter (23%) of its area. Th majority of the park is in the sun.	**Moderate**
11.30am	• Additional shading occurs over approximately half of the walkway at the eastern side of the park. The majority of the park is in full sun, including the two east-west paths at and close to its southern end.	**Low**
12.30pm	No additional shade	**Nil**
1.30pm	No additional shade	**Nil**
2.30pm	No additional shade	**Nil**
3.30pm	No additional shade	**Nil**
4.30pm	No additional shade	**Nil**

Time	Change to shading	Significance of shade
5.30pm	No additional shade	**Nil**
6.30pm	No additional shade	**Nil**

Findings for Amey Daldy Park

Shading to Amey Daldy Park: Winter solstice

A triangular area of additional shade is cast over the south-east corner of the park at 9.30am. That shade is limited in extent, fleeting and its effect 'low' at the time it occurs. However considering this in the context of sun exposure through the rest of the day, it is 'negligible'.

Shading to Amey Daldy Park: Spring equinox

Additional shading effects over the southern and south-eastern part of the park are at most 'moderate' until an estimated 11.00am after which the proposal casts no further shade on the park.

Shading to Amey Daldy Park: Summer solstice

There is some early morning shading over parts of Daldy Linear Park. However, when considering that park as a whole it is limited in extent and fleeting. The effect of this additional shade is 'moderate'.

- At 10am around half of the area which would have received sun is shaded, however, the northern and western edges of the park remain in sun.
- By 11am the additional shade comprises approximately 16 % of the area of the park, but at that time more than half of the park remains in the sun.
- At 12pm, additional shade is restricted to a narrow sliver along the eastern edge (approximately 5% of the park). By 1pm the entire park receives sun and it remains in the sun until just before 4pm

Shading to Amey Daldy Park: Autumn equinox

Additional shading effects over the southern and south-eastern part of the park are at most 'moderate' until an estimated 12.00pm after which the proposal casts no further shade on the park.

Summary observations for Amey Daldy Park

Additional shade is cast over Amey Daldy Park in the early morning in winter and until 12.30pm at the summer solstice (refer to figure 5.3). When additional shade occurs, it is relatively limited in extent and fleeting.

The significance of additional shading effects on Amey Daldy Park is at most 'moderate', and the recreational potential and amenity of the park remains for the following reasons:

- when additional shade occurs, except for 7.30am at the summer solstice, much and often most of the park remains in the sun; and
- there is no additional shade during lunch time and in the late afternoon when the park is most likely to be occupied.

A 'reasonably scaled hypothetical building' might be 31m high along the eastern side of Amey Daldy Park, which is also the Unitary Plan 'maximum height' along that edge. At the solstices the proposal would, relative to this hypothetical 31m high form, briefly cast an additional small patch of shade along parts of the southern edge of the park in the early to mid-morning. But otherwise, the shading effects from the

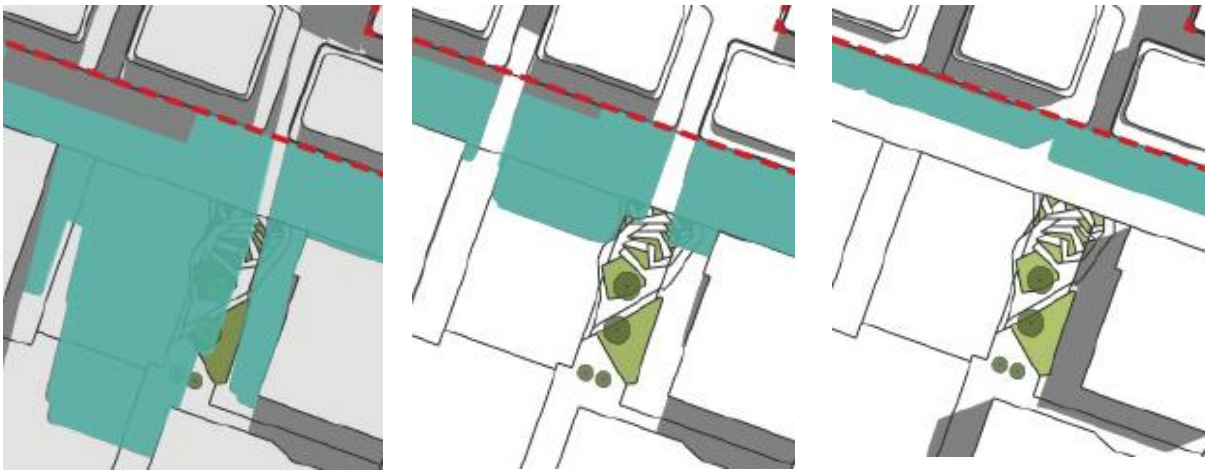
proposal would be almost identical to those from such a hypothetical structure.

5.4 Shading to the Bayleys Plaza

This privately owned and publicly accessible open space is located across Gaunt Street from buildings B1 and B4 and aligned with Lane 4.
It extends over two street addresses being the Bayleys building site at 30 Gaunt Street and 109 Fanshawe Street. Therefore for the purposes of this assessment it is referenced as the 'Bayleys Plaza'.

This space is not recorded in the Unitary Plan Appendix 11 shading controls nor is it identified as 'public open space' in *I214.10.6 Wynyard: Precinct plan 6 – Indicative lanes and viewshafts.*

Shading effects on the Bayleys Plaza are determined with reference to the Local Neighbourhood Shading studies, Appendix A2.1.



11.30am on 21 June *11.30am on 23 September* *11.30am on 22 December*

Figure 5.4 Shade on the Bayleys Plaza.

Findings for the Bayleys Plaza

Shading to the Bayleys Plaza: Winter solstice

- At 8.30am the north-west quadrant, or that third of the space which would otherwise have been in the sun, receives additional shade so the entirety of the space is shaded. At 9.30am the half of the space which would otherwise have been receiving sun is shaded. By 10.30am the proposal shades most of the space except for a narrow band of sunlight cast along Lane 4 and extending along the northwestern boundary of the plaza.
- By 11.30am that band of sunlight has widened, however additional shade extends along both sides of the plaza (see figure 5.4).
- At 12.30pm, the entire plaza is shaded by the proposal. By 1.30pm the south-western corner of the plaza is in the sun with that patch of sun moving to the south-eastern corner at 2.30pm.
- At 3.30pm there is a narrow diagonal strip of sun across the centre of the plaza which is otherwise half shaded by the proposal. By 4.30pm the entire plaza is shaded by existing buildings.

Shading to the Bayleys Plaza: Spring Equinox

- The proposal shades the north-west corner of the plaza at 7.30am and 8.30am so it remains entirely in the shade. By 9.30am shade from the proposal has receded towards the Gaunt Street edge so that the south-western edge receives sun.

- At both 10.30am and 11.30am that shade has retreated further and the majority of the plaza is in the sun, including its eastern edge close to the Bayleys building and the cafes at its base.
- By 12.30pm the plaza is entirely in the sun except for a very small patch of shade from the proposal at its north-west corner. At 1.30pm, apart from an almost imperceptible line of shade cast by the proposal right at the street edge, the plaza is in full sun. After 1.30pm and through the afternoon the proposal casts no further shade on this space.

Shading to the Bayleys Plaza: Summer solstice

- The proposal does not cast any shade on the plaza at the solstice.

Shading to the Bayleys Plaza: Autumn Equinox

- Shading at the autumn equinox is similar in extent to that which occurs in spring, except that the in autumn shading effects are recorded an hour later. That means while in spring, the majority of the plaza receives direct sun at 10.30am, that same condition occurs at 11.30am in the autumn as daylight saving time applies then.
- This notwithstanding, the eastern edge of the plaza is in full sun during a 12.30-1.30pm lunch-time period and all additional shade will have retreated just after 2.30pm. Beyond then, the proposal casts no further shade on the space.

Summary observations for the Bayleys Plaza

The existing Bayleys Plaza is not shaded by the proposed forms in the summer. It will receive additional shade over its northern end at the equinox but the majority of the space remains in the sun at that time. At mid-winter when the proposal shades large portions of the space that would otherwise be in the sun, users have the opportunity to occupy other nearby public open spaces that are receiving sun at those times.

- In the morning, right through the year, the eastern edge of this plaza is shaded by the existing Bayleys building.
- Through the equinoxes additional shade from the proposal is limited in extent and fleeting, and from mid-late morning the majority of the plaza is in the sun. However, large portions of the space remain in the sun, particularly at the times of greatest use from mid-morning and through the middle of the day. During the middle of the day including at the 'lunch hour' from 12.30-1.30pm, the occupiable edge of the Bayleys building is in full sun. Therefore, the significance of the shading effects at the equinoxes is 'low'. (The plaza also currently benefits with afternoon sun from across the unbuilt site immediately to the west until approximately 4.00pm at the spring equinox and 5.00pm in the autumn.)
- During the summer there is no additional shading, so effects are nil.
- At the winter solstice when most of this plaza is shaded by a combination of existing building and this proposal, the significance of additional shading is provisionally 'high'. However, with consideration of the four factors below, that rating is confirmed as 'moderate':
  - This is a privately owned open space that is not subject to Unitary Plan sunlight access controls;
  - The space is not completely shaded at mid-winter. Relatively small parts of it continue to receive direct sun at 10.30am and 11.30am, and in the afternoon at 1.30pm, 2.30pm and 3.30pm;
  - At mid-winter when the space is shaded, the public have access to two other public open spaces nearby which will be in the sun. From 10.30am to 3.30pm at mid-winter the majority of Amey Daldy Park is receiving good sun and that, accessed via lanes 1 and 4 is approximately 130 metres away. The proposed entrance

plaza is in full sun at 9.30am and half sun at 10.30am at the winter solstice and is only 55 metres from the Bayleys Plaza. These distances allow convenient access for those open space users who wish to spend time in the sun; and

- Bayleys Plaza is located to the east south-east of an open site on which future building can realistically be expected. Any such building would have major afternoon shading effects over the plaza.

5.5 Shading to Northbrook Apartments

Scope

3D shading diagrams for effects on the consented but unbuilt Northbrook building have been prepared at 15-minute intervals (refer to Appendix A2.2). Diagrams use 3D models of Northbrook and the adjacent One NZ office building that have been constructed by McIndoe Urban from the consent drawings for those projects. Assessment relates to shade on the east facade of Northbrook. For completeness, tabulation of effects in Table 5.3 includes all times that this facade receives sun.

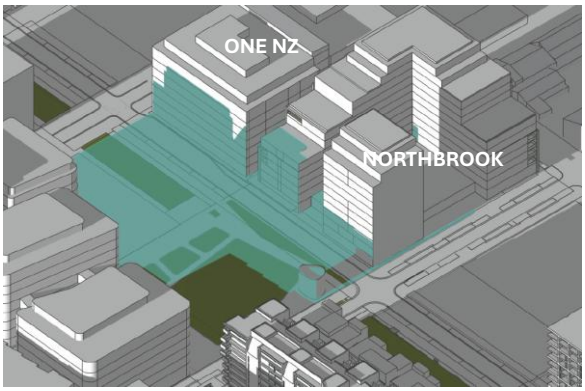


Figure 5.5 Shading on east facade of Northbrook at 7.15am on 22 December.

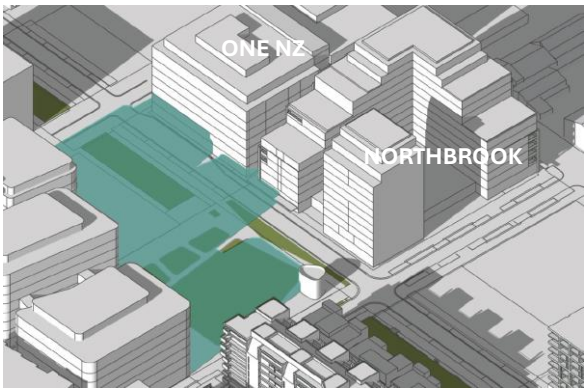


Figure 5.6 Shading on the east facade at 8.15am on 22 December. Shade from the proposal has receded and all apartments facing Daldy Street are in full sun.

Table 5.3 Shading effects on Northbrook Apartments

Time	Change to shading	Significance of shade
	Northbrook: WINTER SOLSTICE 21 JUNE Sun rise 7.33am, Sun set 5.11pm	
8.30am	No additional shade	**Nil**
9.30am	No additional shade	**Nil**
10.30am	No additional shade	**Nil**
	• Given the arc of the sun towards the north-west, the east facade of Northbrook will receive glancing direct sun until an estimated 11.15am.	
	Northbrook: SPRING EQUINOX 23 SEPTEMBER Sun rise 6.09am - Sun set 6.17pm	
7.00am	• Additional shade is cast on apartments at levels 1, 2 and 3 at the southern end of the facade.	**Low**
7.15am	• Additional shade is cast on half of the apartments at level 1 and the lower part of level 2 at the southern end of the facade.	**Low**

Time	Change to shading	Significance of shade
7.30am	• The additional shade just touches the southernmost corner of the ground level including the verandah, but below the level 1 floor line.	**Negligible**
7.45am	No additional shade	**Nil**
8.00am	No additional shade	**Nil**
8.30am	No additional shade	**Nil**
9.30am	No additional shade	**Nil**
10.30am	No additional shade • Given the arc of the sun towards the north-west, the east facade of Northbrook will receive glancing direct sun until approximately 11.15am.	**Nil**
	Northbrook: SUMMER SOLSTICE 22 DECEMBER Sun rise 5.58am - Sun set 8.40pm	
7.00am	• Additional shade is cast over the ground floor and lowest three apartment floors of the 12 storey north-eastern freestanding building of the Northbrook development and the lowest six apartment floors of the southern part of the Northbrook Halsey Street facade. An estimated 18 apartments receive shade.	**Moderate**
7.15am	• Shade has receded and extends one storey less up the facade than at 7.00am. An estimated 14 apartments receive shade.	**Moderate**
7.30am	• Additional shade is cast on the lower part of the level 1 apartments on the north-eastern freestanding building of the Northbrook, and the four lowest apartment levels on the southern part of the facade. An estimated 10 apartments receive additional shade.	**Moderate**
7.45am	• By this time only two apartment facades remain fully shaded and four are part shaded.	**Low**
8.00am	• All shade from B3B has receded back over Daldy Street at this time. The B3A volume fully shades one level 1 apartment and partly shades a second.	**Low**
8.15am	• Only the ground level facade and veranda at the south end of the building is part shaded. There is no additional shade to apartments	**Negligible**
8.30am	No additional shade	**Nil**
9.30am	No additional shade.	**Nil**
10.30am	No additional shade.	**Nil**
11.30am	No additional shade	**Nil**
12.30pm	No additional shade	**Nil**
	Northbrook: AUTUMN EQUINOX 21 MARCH Sun rise 7.24am - Sun set 7.31pm	
8.30am	• The B3A volume fully shades one level 1 apartment and partly shades two others to a very minor degree.	**Low**
8.45am	• The additional shade just touches the southernmost corner of the ground level including the verandah, but below the level 1 floor line.	**Negligible**
9.00am	No additional shade	**Nil**
9.30am	No additional shade	**Nil**

Time	Change to shading	Significance of shade
10.30am	No additional shade	**Nil**
11.30am	No additional shade	**Nil**
12.30pm	No additional shade	**Nil**

Findings for Northbrook Apartments

Winter solstice

- No additional shade is cast over Northbrook by the proposal at mid-winter.

Spring equinox

- From 7.00am, that is 51 minutes after sunrise, a small number of apartments at the southern end of Northbrook receive not more than 30 minutes additional shade. That is limited in extent and fleeting so the significance of its effect is 'low'. These east-facing apartment frontages receive a further approximately 3.75 hours of direct sun through the morning.

Summer solstice

- At this 'worst case' time of day and year, the additional shade is over a large number of apartments but is fleeting, so its significance at that time is at most 'moderate'.
- At 7.00am, shade is cast over three apartment floors at the northern end of the eastern facade and six apartment floors at the southern end. By 7.30 that has retreated to half a floor and four floors respectively.
- At 8.00am only one apartment at level 1 at the southern end of the facade plus the corner of a second at the same level receives additional shade. There is no further additional shade on the apartment floors after 8.15am.
- These east-facing apartment frontages receive a further approximately 4.75 hours of direct sun through the morning.

Autumn equinox

- From 8.30am, that is 66 minutes after sunrise, a small number of apartments at the southern end of Northbrook receive approximately 15 minutes of additional shade. As at the spring equinox, that is limited in extent and fleeting so the significance of its effect is 'low' and these east-facing apartment frontages continue to receive a further 3.75 hours of direct sun through the morning.

Summary observations for Northbrook Apartments

Due to its fleeting nature in the early morning, the limited times of year when it occurs and the good sun exposure that is maintained, the significance of additional early morning shading on Northbrook is 'low'.

- Additional morning shading is at most 'moderate'. In the worst case at mid-summer until 7.30am this is over a reasonably large number of apartments, but that is for a limited time early in the morning.
- The equinoctial shading, with a maximum duration of between 15 and 30 minutes, is of 'low' significance.
- Following limited early morning shading at some times of year, these frontages continue to receive direct sun through the morning. This maintains good access to sunlight and a suitable level of residential amenity.

5.6 Shading to Lighter Quay Apartments

Scope

3D shading studies describe shading on various facades of the three main buildings that make up Lighter Quay. The studies focus on the representative dates and times on those dates when additional shading effects are experienced. They are at 15-minute intervals and extend to approximately one hour before sunset on each day as below:

- Summer solstice: 3.15pm – 7.45pm
- Autumn equinox: 4.00pm – 6.30pm
- Spring equinox: 2.45pm – 5.15pm

Building forms on Lighter Quay have been located with reference to Geomaps. Gridlines and floor levels are indicated on the identified Lighter Quay West (LQW) and Lighter Quay East (LQE) blocks to allow precise reference in shading assessment (see figures 5.8 and 5.9). To give an accurate understanding of effects on the three components of Lighter, Quay descriptions of additional shading on each are identified within table 5.4. That is followed by separate findings for each block.

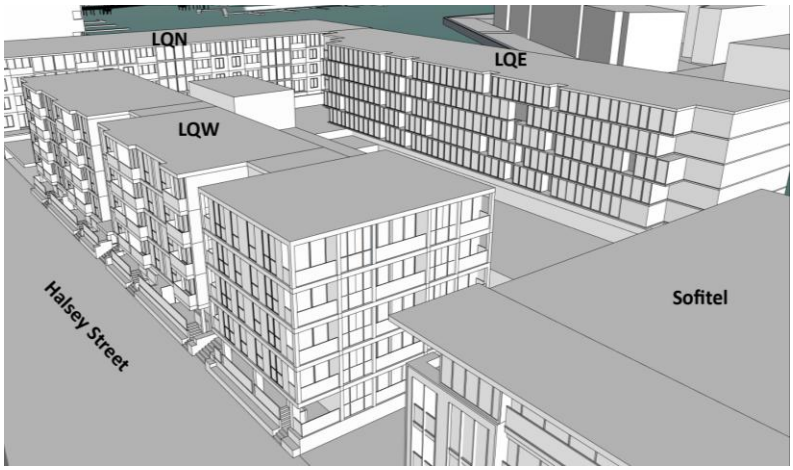


Figure 5.7
For the purpose of this assessment, apartment blocks to the north-east of the site are referred to as Lighter Quay West (LQW), Lighter Quay East (LQE) and Lighter Quay North (LQN).

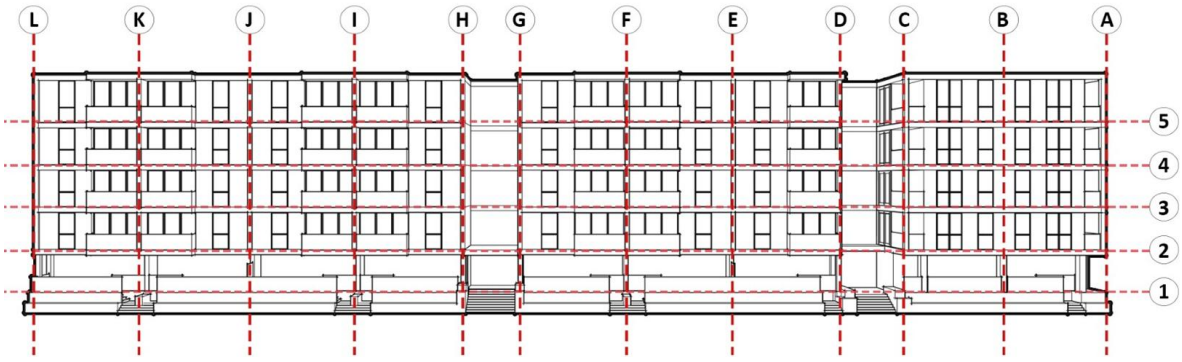


Figure 5.8 Grid references for west facade of Lighter Quay West (LQW) at 75-81 Halsey Street

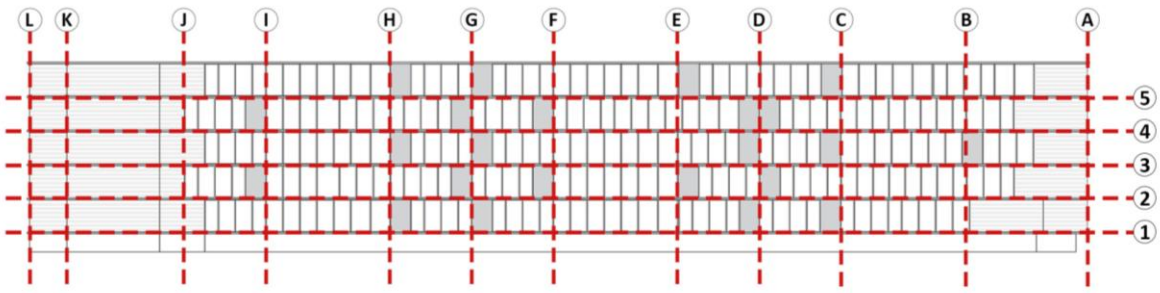


Figure 5.9 Grid references for west facade of Lighter Quay East (LQE)

Table 5.4 Shading effects on Lighter Quay Apartments

Time	Change to shading	Significance of shade
	Lighter Quay: WINTER SOLSTICE 21 JUNE Sun set 5.11pm	
11.30am	No additional shade	**Nil**
12.30pm	No additional shade	**Nil**
1.30pm	No additional shade	**Nil**
2.30pm	No additional shade	**Nil**
3.30pm	No additional shade	**Nil**
4.30pm	No additional shade	**Nil**
	Lighter Quay: SPRING EQUINOX 23 SEPTEMBER Sun rise 6.09am - Sun set 6.17pm	
11.30am	No additional shade	**Nil**
12.30pm	No additional shade	**Nil**
1.30pm	No additional shade	**Nil**
2.30pm	No additional shade	**Nil**
3.00pm	• B2 casts shade onto the Halsey Street facade on five levels at the southern end of LQW by Grid A. This is on the ends of balconies and the southern half of the vertical stack of apartment windows there. • Five units are partly shaded.	**Low**
3.15pm	• B2 casts shade onto the Halsey Street facade on five levels at the southern end of LQW by Grid A. This is on two-thirds of the facade of this stack of units including the ends of balconies. The northernmost stack of windows serving these five apartments is not shaded at this time. • Five units are partly shaded.	**Low**
3.30pm	• The shade at extends further to the west towards but not reaching grid B. The vertical strip of windows there continues to receive sun. • Five units are almost completely shaded. • Shade extends over the roof for no effect.	**Low**
3.45pm	• The shade at extends further to grid B. • The five southernmost units are completely shaded. • Shade extends further over the roof for no effect.	**Moderate**
4.00pm	• The shade at extends further past grid B over solid facade panels and on to the southern edge of the stack of windows there. • The five southernmost units are completely shaded. • Shade extends further over the roof for no effect.	**Moderate**
4.15pm	• The shade at extends further past grid B over solid facade panels • Five units are completely shaded and one of two vertical stacks of windows of the further five units adjoining grid C is shaded. • Shade extends further over the roof for no effect.	**Moderate**
4.30pm	Additional shade on LQW: • The shade at extends further past grid B over solid facade panels.	**High**

Time	Change to shading	Significance of shade
	• Five units are completely shaded and both vertical stacks of windows of a further five approaching grid C are shaded. • Shade extends further over the roof for no effect. *At this time a large number of apartments in LQW are affected by loss of sunlight for well over an hour.* Additional shade on LQE: • A patch of shade is cast onto the south-west corner at levels 1 and 2 between Grids A and B.	
4.45pm	Additional shade on LQW: • 10 units are completely shaded • The vertical circulation between grids C and D is approximately half-shaded, however service areas of apartments are a 'least sensitive' environment so that shade has no significance. Additional shade on LQE: • A larger patch of shade extends from grid A to just north of grid B at levels 2 and 3, and that extends approximately half-way up the glazing at level 4 in this location.	**High**
5.00pm	Additional shade on LQW: • 10 units plus the vertical circulation between grids C and D are completely shaded. Additional shade on LQE: • This extends from grid A to grid C at levels 3-5 and the upper part of the facade of level 2 in that location. • Additional shade comprises just under a third of that part of this facade which would otherwise receive sun at this time.	**High**
5.15pm	Additional shade on LQW: • 10 units are completely shaded, plus the circulation between grids C and D and south-facing blank wall on grid D. Additional shade on LQE: • Additional shade extends up all five levels immediately next to grid A and then continues approximately halfway along the facade at levels 4 and 5. • The upper parts of the windows at level 3 from grid A to C are also shaded. Additional shade on LQN: • A line of additional shade extends over the Halsey Street canopy entrance of Lighter Quay North, but the alignment of that shade is well south of the south facade of the LQN apartments.	**High**
	Lighter Quay: SUMMER SOLSTICE 22 DECEMBER Sun rise 5.58am - Sun set 8.40pm	
1.30pm	No additional shade	**Nil**
2.30pm	No additional shade	**Nil**
3.00pm	No additional shade	**Nil**
3.15pm	No additional shade	**Nil**
3.30pm	No additional shade	**Nil**
3.45pm	• Shade is cast on the street edge of the level 1 balconies of the two units in the southern block of LQW (between grids A and C).	**Negligible**
4.00pm	• Shade extends three quarters of the way up the facades of the level 2 units between grids A and C. Four units are shaded.	**Moderate**

Time	Change to shading	Significance of shade
4.15pm	• Shade extends halfway up the facades of the level 3 units between grids A and C. Four units are fully shaded and two partly shaded.	**Moderate**
4.30pm	• Shade extends one third of the way up the facades of the level 4 units between grids A and C. Six units are fully shaded and the spandrels but not main vision glass of a further two are shaded.	**Moderate**
4.45pm	• Shade extends fully up the facades of four levels of units between grids A and C. Eight units are fully shaded.	**Moderate**
5.00pm	• Shade extends halfway up the facades of the level 5 units between grids A and C. Eight units are fully shaded and two are partly shaded. • A vertical band of shade is cast on the corner at grid D of the four lowest units there. • 14 units receive additional shade. *At this time a large number of apartments are affected by loss of sunlight for well over an hour.*	**High**
5.15pm	• The entire western facade of the 10 units between grids A and C is shaded along with a five-storey band by Grid D, partly shading a further five units. • Additional shade is cast on the south facing balconies of one unit at the south-east corner of LQW. • An estimated 16 apartments are affected.	**High**
5.30pm	• The entire western facade of the 10 units between grids A and C is shaded along with a five-storey band by Grid D, partly shading a further five units. • Additional shade is cast on the south facing balconies of two units at the south-east corner of LQW. • An estimated 17 apartments are affected. • Additional shade extends over the roof of LQW for no effect.	**High**
5.45pm	• As at 5.30pm, except additional shade is cast on the south facing balconies of three units at the south-east corner of LQW. • An estimated 18 apartments are affected. • Additional shade extends further over the roof of LQW for no effect.	**High**
6.00pm	• The entire western facade of the 15 units between grids A and E is shaded, plus part of a window to an apartment at level 5, just north of grid E. • Additional shade is cast on the south facing balconies of approximately four units at the south-east corner of LQW. • An estimated 19 apartments are affected. • Additional shade extends over the roof of LQW for no effect.	**High**
6.15pm	• The entire western facade of the 10 units between grids A and E is shaded, plus part of a window to an apartment at level 5, just north of grid E. • Additional shade is cast on the south facing balconies of approximately four units at the south-east corner of LQW. • An estimated 20 apartments are affected. • Additional shade extends over the roof of LQW for no effect.	**High**
6.30pm	Additional shade on LQW: • An estimated 20 apartments are fully shaded. Between grids E and F the shade extends across the panelled facade of a further five units but does not reach the windows of these, so has no effect. • Additional shade extends completely over the southern and central roof of LQW for no effect. Additional shade on LQE: • Nil.	**High**

Time	Change to shading	Significance of shade
6.45pm	Additional shade on LQW: • An estimated 20 apartments are fully shaded and a further 5 are partly shaded between grids E and F. • Additional shade extends completely over the southern and central roof of LQW for no effect. Additional shade on LQE: • Shade extends across the internal water space to the base of LQE but does not rise above the floor line of the apartments at level 1.	**High**
7.00pm	Additional shade on LQW: • An estimated 20 apartments are fully shaded and a further five are partly shaded between grids E and F. • Additional shade extends completely over the southern and central roof of LQW for no effect. Additional shade on LQE: • Shade extends across the internal water space and shades approximately a fifth of the west facade of LQE. • However, around three quarters of the facade at level 1 (between grids A and I) is fully shaded, and approximately half the length of the facade of level 2 is partly shaded. At level 2, the upper half of each window that is shaded continues to receive direct sun.	**High**
7.15pm	Additional shade on LQW: • An estimated 20 apartments are fully shaded and a further five are partly shaded between grids E and F. • Additional shade extends completely over the southern and central roof of LQW for no effect. Additional shade on LQE: • Shade extends across the internal water space and shades approximately a half of the west facade of LQE. The top two floors remain completely in the sun. • Most of the facade at levels 1-3 receives additional shade.	**High**
7.30pm	Additional shade on LQW: • An estimated 20 apartments are fully shaded and a further five are partly shaded between grids E and F. • Additional shade extends completely over the southern and central roof of LQW for no effect. Additional shade on LQE: • Shade extends across the internal water space and shades approximately three fifths of the west facade of LQE. The top floor, level 5, remains partly in the sun. • Most of the facade at levels 2-4 and a small part at level 1 receive additional shade. Additional shade on LQN • At an hour and ten minutes before sunset, the sun is low and parts of the proposal begin to cast some small patches of shade on the south facade of LQN. This impacts on a small number of apartments.	**High**
7.45pm	Additional shade on LQW: • An estimated 20 apartments are fully shaded and a further five are partly shaded between grids E and F. • Additional shade extends completely over the southern and central roof of LQW for no effect. Additional shade on LQE: • Shade extends across the internal water space and shades approximately a half of the west facade of LQE. The top floor, level 5, remains partly in the sun. • Most of the facade at levels 2-4 and a small part at level 1 receive additional shade.	**High**

Time	Change to shading	Significance of shade
	Additional shade on LQN • 55 minutes before sunset, the proposal casts shade on part of the roof of this building and a small number of apartments at its eastern end.	
	Lighter Quay: AUTUMN EQUINOX 21 MARCH Sun rise 7.24am - Sun set 7.32pm	
1.30pm	No additional shade	**Nil**
2.30pm	No additional shade	**Nil**
3.30pm	No additional shade	**Nil**
4.00pm	• B2 begins to cast shade onto the Halsey Street facade on five levels at the southern end of LQW by Grid A. This is on the ends of balconies there. • Five units are affected.	**Low**
4.15pm	• B2 casts shade onto the Halsey Street facade on five levels at the southern end of LQW by Grid A. This is on half of the facade of this stack of units including the ends of balconies. • Five units are partly shaded.	**Low**
4.30pm	• The shade extends further to the west towards but not reaching grid B. The vertical strip of windows there continue to receive sun. • Five units are partly shaded.	**Low**
4.45pm	• The shade at extends further to the west towards but not reaching grid B. The vertical strip of windows there continues to receive sun. • Five units are almost completely shaded. • Shade extends over the roof for no effect.	**Moderate**
5.00pm	• The shade at extends further to grid B. • The five southernmost units are completely shaded. • Shade extends further over the roof for no effect.	**Moderate**
5.15pm	• The shade at extends further past grid B over solid facade panels and on to the southern edge of the stack of windows there. • The five southernmost units are completely shaded. • Shade extends further over the roof for no effect.	**Moderate**
5.30pm	• The shade at extends further past grid B over solid facade panels. • Five units are completely shaded and one of two vertical stacks of windows of the further five units adjoining grid C is shaded. • Shade extends further over the roof for no effect.	**Moderate**
5.45pm	Additional shade on LQW: • The shade at extends further past grid B over solid facade panels. • Five units are completely shaded and both vertical stacks of windows of a further five approaching grid C are shaded. • Shade extends further over the roof for no effect. *At this time a large number of apartments in LQW are affected by loss of sunlight for well over an hour.* Additional shade on LQE: • A patch of shade is cast onto the south-west corner at levels 1 and 2 between Grids A and B.	**High**
6.00pm	Additional shade on LQW: • 10 units are completely shaded.	**High**

Time	Change to shading	Significance of shade
	• The vertical circulation between grids C and D is approximately half-shaded, however service areas of apartments are a 'least sensitive' environment so that shade has no significance. Additional shade on LQE: • A larger patch of shade extends from grid A to just north of grid B at levels 2 and 3, and that extends approximately half-way up the glazing at level 4 in this location.	
6.15pm	Additional shade on LQW: • 10 units plus the vertical circulation between grids C and D are completely shaded. Additional shade on LQE: • This extends from grid A to grid C at levels 3-5 and the upper part of the facade of level 2 in that location. • Additional shade comprises just under a third of that part of this facade which would otherwise receive sun at this time.	**High**
6.30pm	Additional shade on LQW: • 10 units are completely shaded, plus the circulation between grids C and D and south-facing blank wall on grid D. Additional shade on LQE: • Additional shade extends up all five levels immediately next to grid A and then continues approximately halfway along the facade at levels 4 and 5. • The upper parts of the windows at level 3 from grid A to C are also shaded.	**High**

LIGHTER QUAY WEST

Findings

LQW Winter solstice

- No additional shade.

LQW Spring equinox

- Additional shade begins to be cast on the south-west corner of this building just before 3.00pm. Because of the small number of affected units and the fact that they continue to receive sun through west-facing windows, the effect until 3.30pm is rated as 'low'. From 3.45pm - 4.15pm when a further five units receive partial shade, the effect is rated 'moderate'.
- At 4.30pm and through to the last study at 5.15pm which is 62 minutes before sunset, the effects are rated as 'high'.
- At the spring equinox, the Halsey Street facade will receive sun from approximately 11.30am, that is approximately 3.0 hours of direct sun before parts of its southern end begin to be shaded by the proposal.

LQW Summer solstice

- After 3.45pm additional shade will be cast onto parts of LQW. The significance of that shading effect is rated as 'moderate' until at 5.00pm when due to the duration of additional shade and the number of apartments affected, its significance becomes 'high'. That rating of 'high' continues for another 2.75 hours through to the last study at 7.45pm.
- At the summer solstice, the Halsey Street facade will receive sun from approximately 1.00pm, that is approximately 2.75 hours of direct sun before parts of its southern end begin to be shaded by the proposal.

LQW Autumn equinox

- Additional shade begins to be cast on the south-west corner of this building at 4.00pm. Because of the small number of affected units and the fact that they continue to receive sun through west-facing windows, the effect from 4.00pm to 4.45pm is rated as 'low'.
- From 5.00pm - 5.30pm when a further five units receive partial shade, the effect is rated 'moderate'.
- At 5.45pm and through to the last study at 6.30pm which is 62 minutes before sunset, the effects are rated as 'high'.
- At the autumn equinox, the Halsey Street facade will receive sun from approximately 12.15pm, that is approximately 3.5 hours of direct sun before parts of its southern end begin to be shaded by the proposal.

Observations on shading for Lighter Quay West

At the times when additional shade is cast on LQW, its significance is initially 'low' or 'moderate' but becomes 'high' due to the number of apartments impacted and the extended duration of that additional shade. That 'high' significance rating applies for 2.75 hours at the summer solstice for the period ending one hour before sunset. At the spring and autumn equinoxes, the rating of 'high' applies for 0.75 hours, with that period also ending one hour before sunset.

The extent of additional shading effects on LQW will be limited in calendar duration. The maximum effect shown at summer solstice is reduced by the equinox and there is no additional shade at the winter equinox.

This additional shading is in the context of the Halsey Street facade of LQW receiving at the summer solstice approximately 2.75 hours and at the equinoxes 3.0 – 3.5 hours of direct sun before the facade begins to receive additional shade from the proposal. That is, although there is additional shade, it is in the context of reasonable sun through the early to mid-afternoon.

Potential moderation of shading impact ratings

The shading impacts have been determined by drawing and considering additional shade in relation to the existing condition. While there is no 'permitted baseline' and it is necessary to describe and assess the effects of all additional shade from the proposal relative to the shade cast by the current unbuilt site, it is also reasonable to separately consider the how the effects of this shade relate to that cast by building form that might hypothetically and plausibly be expected in this part of the City Centre Zone. This might be informed by relation to the shading effects of a 'reasonably scaled hypothetical building'

To that end, considering other recent development in the Precinct to the north where sites have been built out, new buildings typically exceed the Unitary Plan maximum height. Therefore, a 'reasonably scaled hypothetical building' on the project site might therefore be to the Unitary Plan 'maximum height' of 25m at the street edge.

Located immediately to the north of the site and built to the edge of Halsey Street, the 27m high Travelodge provides a helpful datum for estimating the shading from a 25m high building at the street edge on the project site. Extrapolation from the 3D shading drawing finds that:

- At 5.30pm the number of LQW apartments shaded by a 'reasonably scaled hypothetical building' would be just over half the number shaded by the proposal, that is approximately 10 rather than 17 units;

- At 6.30pm the number of LQW apartments shaded by this same 'reasonable hypothetical building' would be reduce to approximately seven when the proposal impacts on approximately 20; and
- At 7.30pm, a 'reasonably scaled hypothetical building' can be expected to have virtually the same shading effect on LQW as the proposal.

To reiterate, the tabulated ratings of shading effects and the findings that extend from those are derived from assessing all shading from the proposed new buildings on the existing unbuilt site.

However, if the potential shading from a 'reasonably scaled hypothetical building' is considered a helpful means of placing those shading effect ratings in context, then the range of ratings for the additional shade on LQW would be moderated as follows:

- At the summer solstice, ratings would generally reduce from variously 'high/moderate' to 'moderate/low'. Some 'high' ratings would remain but for a much-reduced duration, and from 6.30pm-7.45pm ratings would reduce from 'high' to 'low'.
- At the equinoxes, ratings of variously 'high/moderate/low' would reduce to 'moderate/low'.

Similarly, if a further 'reasonably scaled hypothetical building' rather than the existing completely unbuilt site were to be assumed along the eastern side of Amey Daldy Park, the recorded 'moderate/low' ratings recoded in table 5.2 would be reduced to 'low/negligible/nil'. This includes the single rating at the winter solstice ('moderate') reducing to 'nil'.

LIGHTER QUAY EAST

Findings

LQE Winter solstice

No additional shade.

LQE Spring equinox

Additional shade begins to touch on the corner of LQE at 4.30pm and increases to its maximum at 5.15pm when it extends halfway along the upper floor of the buildings. While this begins to impact at that time on a large number of dwellings, the 45 minutes of additional shade before 5.15pm is fleeting so its effect is rated as 'moderate'.

LQE Summer solstice

Additional shading on LQE begins after 6.45pm and has an effect over a large number of dwellings. But because it occurs only in the hour before the recommended S-SAM 'cut-off' point of an hour before sunset, it is fleeting. The significance of the summer shading effects on LQE is therefore 'moderate'.

LQE Autumn equinox

Additional shade begins to touch on the corner of LQE at 5.45pm and increases to its maximum at 6.30pm when it extends halfway along the upper floor of the buildings. While this begins to impact at that time on a large number of dwellings, the 45 minutes of additional shade before 6.30pm is fleeting so its effect is rated as 'moderate'.

Observations on shading for Lighter Quay East

The significance of the shading effects on Lighter Quay East is rated 'moderate' due to their extent and limited duration in the hour close to sunset at the summer solstice and equinoxes.

LIGHTER QUAY NORTH

Findings

LQN Winter solstice

No additional shade.

LQN Spring equinox

No additional shade.

LQN Summer solstice

Additional shade begins to be cast on the south facade of a small number of LQN apartments at 7.30pm and a few other apartments are shaded at 7.45pm. The effect is on the south facades of a small number of apartments. These receive an estimated 15 minutes of additional shade at this time close to sunset, and only at mid-summer. Therefore, at that time of year the shading effect is rated as being of 'negligible' significance.

LQN Autumn equinox

No additional shade.

Observations on shading for Lighter Quay North

The effect of fleeting additional shading on the south facades of a small number of LQN apartments close to sunset at mid-summer is 'negligible'.

5.7 Unitary Plan Assessment

Unitary Plan	Description and assessment
H8. BUSINESS – CITY CENTRE ZONE	
H8. Business – City Centre Zone ***H8.6.3. Admission of sunlight to public places*** *Purpose: manage the scale of development around identified public open spaces to ensure they receive adequate sunlight when those spaces are most used.* (1) *The height of a building within a defined sunlight admission cone shown on Map H8.11.4 must not exceed the allowable building heights detailed on the relevant diagrams in Appendix 11 Business – City Centre Zone sunlight admission into public places.* (2) *Where part of an existing building does not comply with this standard, any reconstruction, alteration or addition to the building must not further reduce sunlight admission to public open spaces identified in Appendix 11 Business – City Centre Zone sunlight admission into public places.*	The proposal does not cast shade on Victoria Park which is the only nearby public open space identified in Appendix 11.

Standard: H8.6.2.5 Building frontage alignment and height Purpose: ensure streets are well defined by human-scaled buildings and provide a sense of enclosure to enhance pedestrian amenity, while still providing adequate sunlight and daylight access to streets.	Adequate sunlight to streets is demonstrated by the Appendix 2.1 Local Neighbourhood Shading diagrams: • Given the inherent low sensitivity of footpaths and carriageways, the impact of the additional shade on the surrounding streets is 'low' through most of the year and at most 'moderate' during the winter. Excessive shade is avoided and good sunlight will be maintained in the public realm in and around the proposal. • The streets and spaces in and around the proposal will retain extensive sky exposure and as a consequence, good daylighting will also be maintained. Moreover, reflected light off upper-level building facades when street surfaces are in shade will contribute to the intensity of daylighting.

5.8 Sunlight and shading conclusions

Streets and wider public realm
Excessive shade is avoided and good sunlight and daylight will be maintained in the public realm in and around the proposal.

Amey Daldy Park
The significance of additional shading effects on Amey Daldy Park is at most moderate, and the recreational potential and amenity of the park remains for the following reasons:

- when additional shade occurs, except for 7.30am at the summer solstice, much and often most of the park remains in the sun; and
- there is no additional shade during lunch time and in the late afternoon when the park is most likely to be occupied.

Bayleys Plaza
For the majority of the year, the shade cast over the Bayleys Plaza is limited in extent and fleeting, or nil. At mid-winter when the proposal shades large portions of the space that would otherwise be in the sun, users have the opportunity to occupy other nearby public open spaces that are receiving sun at those times.

Northbrook
Due to the fleeting nature of additional shade in the early morning, the limited times of year when it occurs and the good sun exposure that is maintained, the significance of additional early morning shading on Northbrook Apartments is 'low'.

Lighter Quay West
The significance of the shading effects on Lighter Quay West is rated 'high' for extended periods of 2.75 hours at the summer solstice and 0.75 hours at the autumn equinox in the period leading up to sunset. This additional shading is in the context of the Halsey Street facade of Lighter Quay receiving at the summer solstice 2.75 hours and at the equinoxes 3.0 – 3.5 hours respectively of direct sun before the facade begins to receive additional shade from the proposal.

Lighter Quay East
The significance of the shading effects on Lighter Quay East is rated 'moderate' due to their extent and limited duration in the hour close to sunset at the summer solstice and equinoxes.

Lighter Quay North
The effect of some fleeting additional shading on the south facades of a small number of LQN apartments close to sunset at mid-summer is 'negligible'.

22 Pakenham Street East
Additional equinoctial shading close to sunset at the south-west corner is limited in duration and extent and its effect will be 'negligible'.

Sunlight to the mid-block plaza
The mid-block plaza receives good sun as although direct sun to its ground surface is restricted at mid-winter, it receives excellent sun through the equinoxes and summer.

Sunlight to the entrance plaza
The restricted morning sun to the east-facing entrance plaza is suitable for what is a place for entrance and departure and generally movement rather than extended occupation. However, the timing of sun exposure will support operations of the planned food and beverage outlet at the base of B1.

Daylight to the public realm
The streets and spaces in and around the proposal will retain extensive sky exposure and as a consequence, good daylighting will be maintained.

Shading effect ratings in relation to context
Recognising that the project site is in the City Centre Zone where intensive development is both provided for and expected, the ratings of shading effects on buildings and public open spaces would be considerably reduced if shading were to be assessed in the context of the shade from a 'reasonably scaled hypothetical building'.

6 Architectural Design Quality

6.1 Context

The Wynyard Precinct is characterised by multiple award-winning buildings and a high level of architectural quality befitting the premium corporate offices, cultural facilities and waterfront apartments that are located here. In addition, the mix of activity and building types has led to visual diversity with that further emphasised by the character buildings that are retained in the northern half of the precinct.

6.2 Architectural proposal

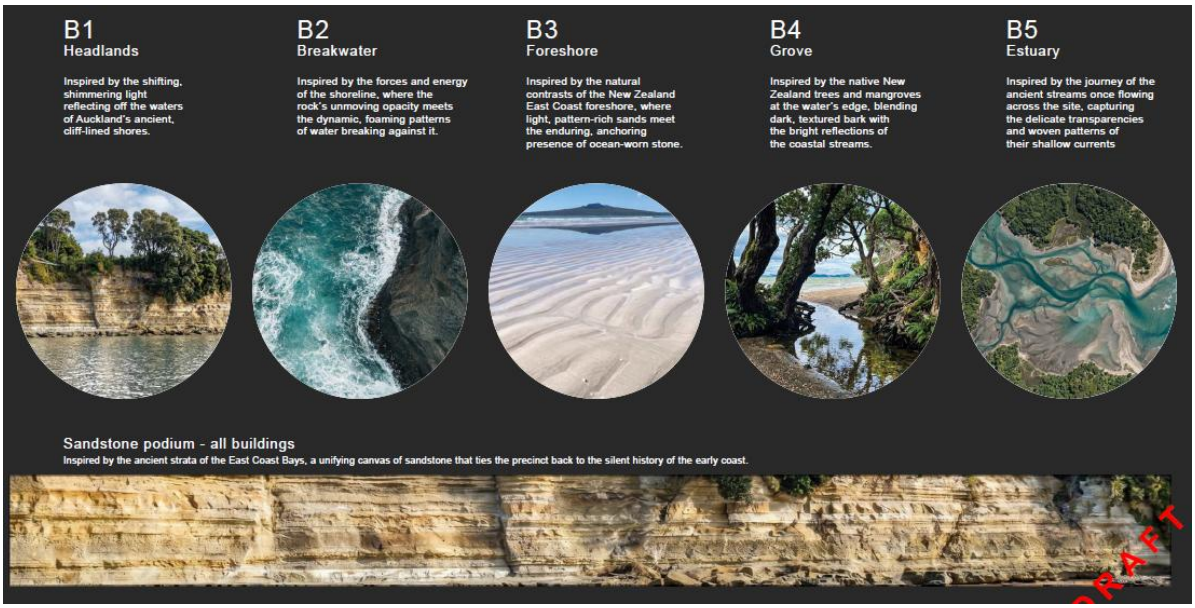


Figure 6.1 Conceptual drivers: B1 Headlands, B2 Breakwater, B3 Foreshore, B4 Grove, B5 Estuary. (Refer to Peddle Thorp description.)

The architectural design quality of the proposal relates to the coherence and appropriateness of the aesthetic drivers and, in combination with resolution of technical and functional matters, their appropriate integration into high-quality building design. Peddle Thorp identify a conceptual driver of water-inspired design:

> *The buildings and streetscape aesthetics draw inspiration from the prehistoric landscapes of Auckland's waterfront, shaped over time by the interaction of freshwater streams, tidal systems, sedimentary landforms, and coastal vegetation. The architecture reinterprets these natural conditions through a contemporary language that connects the site's ecological history with its future urban identity.*

This is given effect to with a unifying podium expression and variation in each of the towers above as described in figure 6.1:

> *A continuous sandstone-clad podium references the layered geology of the East Coast Bays formation, grounding the precinct in the site's ancient seabed origins and creating a unifying architectural datum across all buildings.*

Above the podium, each tower expresses a distinct character inspired by the coastal environments once present along Auckland's shoreline, from shimmering harbour waters and sculpted dunes to estuarine ecologies, freshwater habitats, and windswept headlands. Together, the buildings form a family of architectures shaped by a shared narrative of land, water, and time.

The buildings are identified and key characteristics described in figures 6.2-6.7.

BUILDING B1



Figure 6.2 B1 'Headlands' viewed from the corner of Gaunt and Halsey Streets.

- *Upper-level facades: glass and reflective metal panels.*
- *Strong expression of base, middle and top.*
- *Two-storey sandstone and glazed base gives a sense of generosity.*
- *Facade variation between B1 and B2 lends visual interest.*

BUILDING B2



Figure 6.3 B2 'Breakwater' aerial view in context from the south-east.

- *Upper-level facades: engraved and perforated metal panels and LED lights.*
- *Solid walls are both a reference to the modularity of a constructed breakwater and functional response to the nature of the space within this datacentre.*
- *Conceptual approach of accent with LED lights suitably references the functionality of the building.*

BUILDING B3



Figure 6.4 B3 'Foreshore' viewed from across Amey Daldy Park.

- *Despite variation between B3A at right and B3B at left, they are visually integrated by commonality of corner detail, expression of floors and glazing type.*
- *The atrium is strongly signalled and clear glazing reveals the space and activity within.*



Figure 6.5 B3 'Foreshore' viewed from across Amey Daldy Park.

- *Upper-level facades: glass, bronze metal panels and fins.*
- *Variation between north and south sections in form and facade expression.*

BUILDING B4



Figure 6.6 B4 'Grove' viewed from Gaunt Street.

- *Upper-level facades: glass, terracotta inserts with dark glaze, green facade accents.*
- *Variation in the curtain wall glazing gives strong texture to the Gaunt Street facade, and clear differentiation from the facades on either side.*

BUILDING B5



Figure 6.7 B5 'Estuary' viewed from Amey Daldy Park.

- *Upper-level facades: glass, ceramic fritted glass, facade integrated water features.*
- *Subtle patination of the fritted glass is effective in signalling the dynamic nature of calm estuarine waters.*

SUMMARY ASSESSMENT

The facade design for each building and for the group as a whole gives a distinct identity that, in referencing this maritime setting, is appropriate to place. This contributes to a high-quality, meaningful and memorable architectural outcome.

The architecture demonstrates a combination of aesthetic coherence and visual interest at all levels.

- The sandstone and glazed base to all buildings provides a solid visual 'grounding' for the mass of the buildings above and, in combination with the rounded building corners, are a unifying element across the proposal site.
- These panels provide a high quality, warm and textured surface to those parts of the building close to ground. Their variable rhythm and contrast with openings and glazing contributes to visual interest. They successfully frame openings and shopfronts and also conceal back-of-house activities.
- The facades all show a high degree of articulation with modulation expressed through solid elements at the base of the buildings contrasting with lighter and more extensively glazed upper floors.

This aesthetic approach is sophisticated and of high quality, complementing the quality of the best other recent developments in the precinct. In developing its own special character and identity, this group of buildings will also contribute to diversity in the architecture here.

The proposal also demonstrates successful design integration. This includes in combination with the aesthetic approach, defining and contributing to high-quality lanes and plazas, and locating service and access within buildings to give good edge activation.

6.3 Unitary Plan Assessment

Unitary Plan	Description and assessment
H8. BUSINESS – CITY CENTRE ZONE	
H8.3. *General* Policy (3) Require development to be of a quality and design that positively contributes to:	
(a) planning and design outcomes identified in this Plan for the relevant zone;	Achieved. *See assessment throughout relative to urban design related Unitary Plan objectives and policies*
(b) the visual quality and interest of streets and other public open spaces; and	Suitable visual quality and interest is delivered by: • Varying the aesthetic across the buildings while remaining consistent with a common narrative theme; • Human scaled podium at low levels with sections of solid stone cladding balancing open areas of glazing; • Integration of strategically located edge activation; and • Frequent public lane connections that both break up the street frontages and provide choice of route and experience for pedestrians.

(c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.	Achieved. *See assessment in Section 3.5 above in relation to public realm*
H8.3. *General* Policy (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.	Design quality relates first and fundamentally to the quality of resolution of form and functionality of the proposal, and its role in contributing to a high-quality public realm. That has been achieved (refer to Sections 3 and 4). In relation to aesthetic quality the proposal is architecturally sophisticated, complementing the high quality of the best other recent developments in the precinct. As noted in overview assessment above: • The facade design for each building and for the group as a whole gives a distinct identity that, in referencing this maritime setting, is appropriate to place; • Expression of a maritime location-influenced narrative contributes to a memorable and meaningful outcome; • The architecture demonstrates a combination of aesthetic coherence and visual interest at all levels. The drawings describe how at all levels texture provides shadow casting detail, adding to visual richness; and • The proposal also demonstrates successful design integration.
H8.3. *Precincts* Policy (24) Encourage comprehensive and integrated development of key development sites or precincts in the city centre.	The five buildings, public realm, lanes and connections and building form have been designed as an integrated whole with full cognisance of context. The buildings shape positive open spaces that extend the existing network to provide an enriching public environment in this part of the precinct.
H8.3. *City form* Policy (29A) Ensure high quality building design which recognises the city centre's role in reinforcing Auckland's sense of place and identity, including a thriving and authentic mana whenua identity that is genuinely visible throughout the city centre.	*Mana whenua engagement is ongoing. Refer to AEE and related mana whenua consultation documents. The extent to which any mana whenua narrative is thriving and authentic is to be determined by mana whenua.*
H8.3. *City form* Policy (33) Require building and development of the highest quality that contributes to the city centre's role as an international centre for business, learning, innovation, entertainment, culture and urban living.	The images describe a concept driven architectural approach which delivers premium quality office accommodation. Critically important to responding to urban liveability, the buildings define a high-quality public realm and provide the activity and connections to enliven that, both attracting people and supporting them on arrival.
H8.8.2. Assessment criteria The Council will consider the relevant assessment criteria below for restricted discretionary activities: *Materials and finishes* (xxi) the extent to which buildings use quality, durable and easily maintained materials and finishes on the facade, particularly at street level;	The proposed combination of sandstone, glass and black metal commercial joinery at the public interface will, in principle, contribute to durability and easy maintenance. To an extent, how the sandstone is detailed and finished will determine the success of that approach at ground. Consideration will need to be given to: • ensuring panel size and thickness can withstand vandalism at ground level; • method of resisting graffiti or allowing ready cleaning; and

	• protection where there is a risk of impact, such as at vehicle entries. At higher levels the building facade palette is based on high performance glazing and variously reflective metal panels, engraved and perforated metal panels, bronze metal panels and fins, glazed terracotta inserts and ceramic fritted glass. These materials are of suitably high quality.
(xxii) where provided, the extent to which signs are designed as an integrated part of the building facade;	Signage zones have been identified and are designed to be aesthetically integrated into the building facades. Refer to section 7 Signage assessment.
Cultural identity *(xxiii)* the extent to which development integrates mātauranga, tikanga and Māori design principles into the design of new buildings and public open spaces;	*Mana whenua engagement is ongoing. See above.*

WYNYARD PRECINCT	
I214 Wynyard Precinct, Policy (5) *Promote excellence and diversity in architecture and urban design that enhances the relationship of buildings with public open space, and reflects the coastal, topographical, and historical qualities of the precinct.*	The proposal demonstrates accomplished and well-resolved architectural design characterised by: • visual interest and aesthetic coherence; • positive relation to context including ground integration of relevant coastal narrative; • articulation of building form to contribute to amenity on and around the site; and • successful integration of multiple programmatic and functional requirements including servicing and ground floor edge activation. The architecture contributes diversity in two ways: • the complex as a whole is inherently aesthetically different from any other development within the Precinct; and • expression of the narrative theme in a different way on each of the five proposed buildings contributes further architectural variation. These attributes of excellence and diversity are reinforced by the quality of the public realm and its design. The significant new mid-block plaza, two supporting spaces and extension of lanes provide for public amenity and choice. This new public realm contributes a high level of spatial design quality and memorable character at the centre of the site and relates positively to the quality of the established public realm within the precinct.
I214 Wynyard Precinct, Policy (9) *Encourage development and design that is reflective of the precinct's maritime location.*	The architectural concept driving facade composition and materiality appropriately references the site and its underlying geology and maritime landscape characteristics. Reference to underlying marine and geological strata informs facade subdivision, scale moderation and visual interest, and helps to situate the proposal in this location.

6.4 Architectural design quality conclusions

- The architectural approach is distinctive, memorable and of high quality.

- The architectural approach is concept driven, references the site and underlying geology and situates the proposal firmly in this maritime location.

- Differentiation between buildings arising from a combination of building form and theme-driven facade variation provides richness and visual interest. At the same time the proposal is aesthetically coherent due to the shared narrative theme, repetition of elements such as the sandstone base and rounded corner forms, and a consistently high-quality approach to architectural expression.

7 SIGNAGE ZONES

7.1 The Proposal

The application is for signage zones for 'comprehensive development' signage which is a restricted discretionary activity in the City Centre Zone.

The building elevation vignettes in figures 7.1 – 7.4 below are extracted from the Peddle Thorp 'Site Elevations' which highlight the proposed zones in orange. Currently, signage size and locations are conceptual only, and a final signage implementation plan will be provided (contained in consent conditions) once the proposed signage is ready for installation.

Table 7.1 Signage Zone Assessment, records assessment against the Operative Unitary Plan criteria that apply, that is E23.8.2. This assessment is based on the direction that these signage zones are not for moving digital signs or digital billboards.

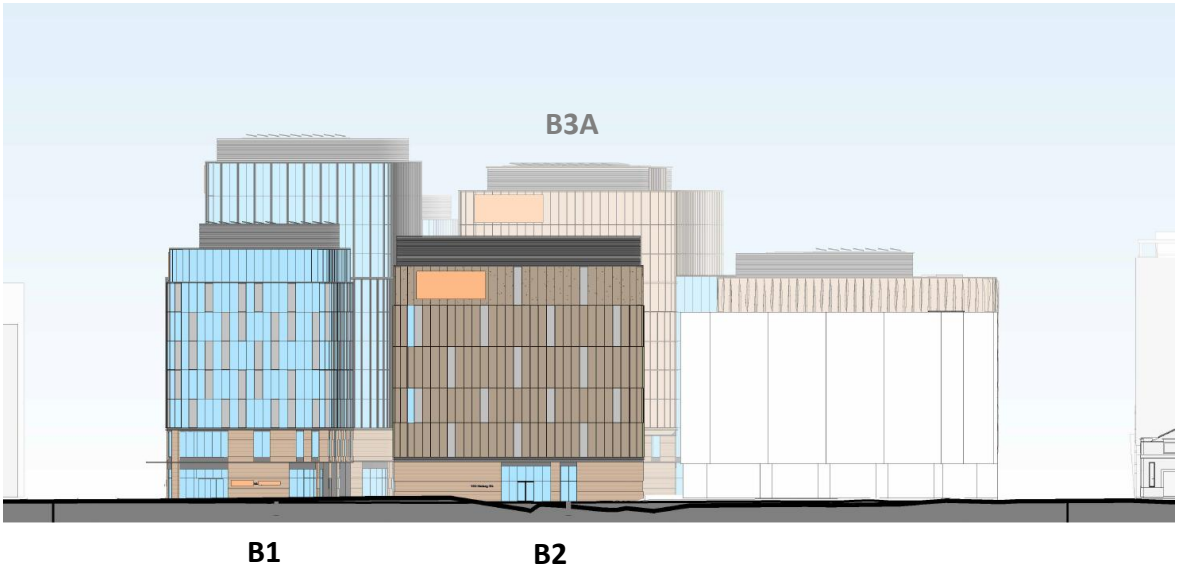


Figure 7.1 Halsey Street elevations with signage zones shown.

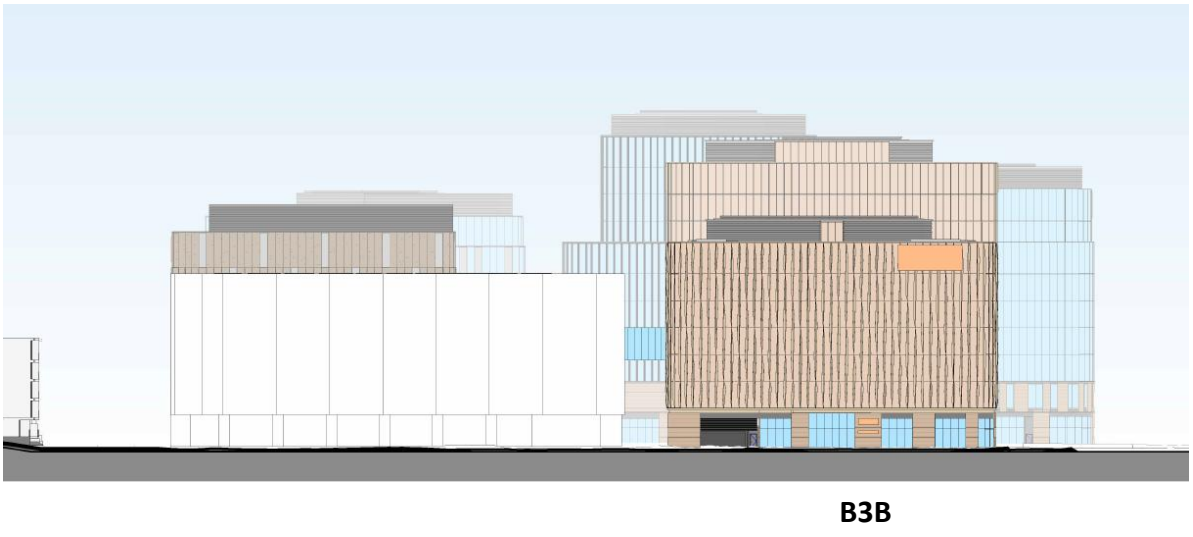


Figure 7.2 Pakenham Street West elevations with signage zones shown.

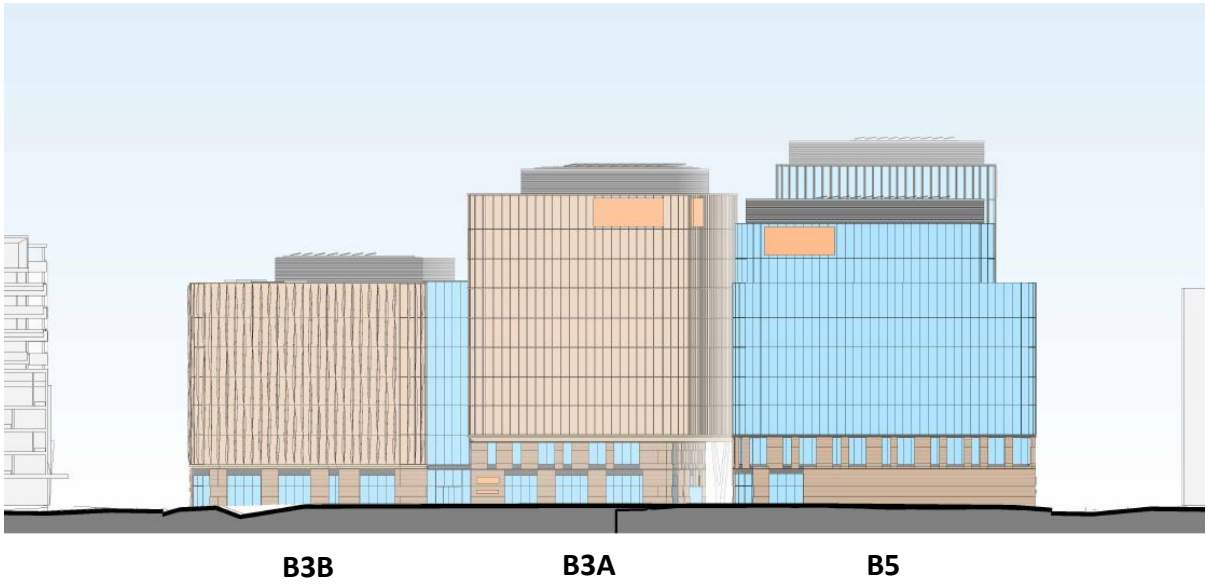


Figure 7.3 Daldy Street elevation with signage zones shown.



Figure 7.4 Gaunt Street elevation with signage zones shown.

High level signage zone orientations
B1: one south facing
B2: one east-facing
B3A: three zones - one west, one south and one-east facing
B3B: one north-facing
B4: one south facing
B5: one south facing

Low level signage zones
Those zones have horizontal proportions relating to the striations of the stone clad building base. They are all located on the ground level facades where they relate to building main entries and shopfronts.

7.2 Signage Zone Assessment

Unitary Plan	Description and assessment
E23.8.2. Assessment criteria *The Council will consider the relevant assessment criteria for restricted discretionary activities in Activity Table E23.4.1 Billboards in zones and Activity Table E23.4.2 Billboards on street furniture in road reserves, existing lawfully established billboards and comprehensive development signage from the list below:*	The proposed signage zones are for 'comprehensive development signage'.
(1) visual amenity, scale and location: *(a) the extent to which comprehensive development signage, free-standing billboards, or billboards on a side, rear or street facing building facade are appropriate in terms of the zone they are located in taking into account all of the following:* *(i) the scale, form and type of signs or billboard;* *(ii) the location of the signs or billboard in relation to other signs and billboards and adjacent structures and buildings;* *(iii) the size of the site in which the signs or billboard will be located;* *(iv) the relationship with the streetscape, landscape and open space areas in the vicinity of the proposed signs or billboard; and* *(v) the length of time the signs or billboard will be in place.*	*(i) Scale, form and type of signs* The application is for rectangular signage zones within which signs will be placed, subject to further approval. These zones: • are suitably integrated with the modules of the fenestration and facades where they are located; • are modest in scale when considered relative to the dimensions of the facades on which they sit; and • because of this, their scale and locations are appropriate. It is important that following any approval of the signage zones that the actual configuration and installation of the signs within them (that is, their 'form and type') is subject to further design review and approval. That is addressed in conditions relating to a signage plan which will be certified and approved by Auckland Council. *(ii) Location of the signs in relation to other signs and adjacent structures and buildings.* The lower-level signage zones are restrained in extent and will not compete with similar low-level signage on existing buildings, such as the retail and commercial signs around the base of the Travelodge. Given that this is a complex of new buildings, the critical aspect here is how the signage zones on the proposed buildings relate to each other. A combination of factors means that potential clutter is avoided should signage be installed in these proposed signage zones: • the large high level signage zones are aesthetically integrated and coherent in their size and placements; and • the lower-level, ground floor signs relate in a coherent way to facade proportions and building entries. (Refer also to assessment below under (1) b.) *(iii) The size of the site [signage zone] in which the signs will be located* These proposed signage zones are placed on very large building facades. They represent a very small proportion of any facade and therefore will tend to be visually recessive rather than dominant.

Unitary Plan	Description and assessment
	(iv) Relationship with streetscape and open space areas adjacent Signage in the proposed zones is consistent with existing city centre patterns and will not compromise any nearby public area. (For elaboration on this refer to assessment in relation to 1 (c) and (e) below.) The upper-level signs on facades along Gaunt Street will assist with legibility of these sites in distant views from the south and that part of the city centre zone to the south-east. *(v) Length of time the signage zones will be in place* These signage zones for 'comprehensive development signs' are intended to be permanent rather than temporary, with the signage within them potentially changing as the occupiers of the building change. Given the zones are not visually obtrusive, are appropriately placed and are integrated with their host buildings, this longevity has no adverse effects.
(b) the extent to which the signs or billboard, when attached to a building, will appear to be an integrated element of the building and positively relate to structural bays, structural elements, architectural features, building proportions and the overall design of the building;	A combination of attributes of the signage zones gives appropriate aesthetic integration. The large high level signage zones are aesthetically integrated and coherent in their size and placements. They: • are consistently placed at the topmost floor and have a common relationship to the corners of facades; • consistently relate to a storey height; and • are centred on sets of glazing panels with edge overhangs being equal at both ends of the sign. The small lower-level signage zones all have horizontal proportions that relate to the striations in the stone clad base. Where they relate to an entry they are located asymmetrically along a solid panel of facade or are centred on the narrower facade panels. This gives an architecturally integrated and suitable aesthetic relation to the building facades.
(c) the extent to which the signs or billboard structure are visually integrated with the existing built and/or natural environment;	*Considering the wider precinct and City Centre Zone:* The existing city centre built environment is characterised by 'naming-rights' signs at the tops of high-rise buildings and also at ground level around shopfronts and at entrances. The extent and treatment of the proposed signage zones is consistent with the precedent of signage on city centre buildings, so is therefore inherently visually integrated. *Considering the immediate local context:* The proposed signage zones at both upper and lower levels extend an existing approach to signs in the Precinct. • The approach to high level signs is similar to that seen on buildings around. For example, the existing Travelodge has a sign at its topmost floor, north-west corner to Pakenham Street West, and a similar approach is taken with the B3B signage at that street edge. • The proposed lower-level signs are all at ground level, relating to the precedent of similar signage around the base of Travelodge. However, the proposed low-level signage zones are much more restrained than the

Unitary Plan	Description and assessment
	Travelodge, being fewer in number and less extensive than the signage on this neighbouring building.
(d) whether the signs or billboard structures are simple and visually recessive in terms of form and colour, and are designed to discourage access for graffiti on the image displayed;	Potential graffiti is not a particular challenge for the proposed signage zones: • All upper-level zones are six or more storeys above ground. These will not be accessible for graffiti. • The lower zones are accessible for graffiti. However, these zones for building entry and/or shopfront signage are small and shallow, unlike the large panels or images that often invite graffiti. They are also unlikely to be especially attractive for this purpose when there are much larger and more visually prominent areas of wall immediately adjacent, including off-site. These low signage zones are also readily accessible for cleaning should graffiti occur.
(e) whether the signs or billboard detracts from the visual amenity of any public open space from which it can be seen, including the characteristics of the streetscape, natural environment, landscaping and open space;	The nearest open space is Amey Daldy Park and the related Daldy Linear Park. The adjacent B3 facade to the park has only two small signage zones at the atrium entrance and one high level zone. The lower signs are restricted in area and are located behind the existing trees that line the eastern edge of the park. The upper-level sign is elevated well above to have no negative impact on park amenity. Neither will the low-level signage zones detract from visual amenity at the street edge. This is because the proposed low-level signage zones are restricted in number and area, and such signage is both common and an accepted characteristic of all street-edge shopfronts in the city centre.
(f) whether the signs or billboard, if located in close proximity to a scheduled historic heritage place, adversely affects the visual amenity or detracts from the visual qualities that are fundamental to the historic heritage values of the scheduled historic heritage place;	There are no scheduled historic heritage places in close proximity to the proposal.
(g) whether a sign or billboard that will replace an existing sign or billboard on a building integrates with the building's form, shape and architectural features; and	The proposed signage zones are exclusively on new buildings. The only existing building is the single storey bus workshop on Gaunt Street and that is demolished.
(h) whether the sign or billboard will dominate the outlook from any dwelling or public open space.	The proposed signage zones do not dominate Amey Daldy Park or Daldy Linear Park (refer assessment in relation to 1(e) above). Neither do they dominate the street. *Northbrook, and Daldy Apartments to the north across Pakenham Street, to the west of B5 and B3A and B3B* Signage in the proposed zones will not dominate outlook as they are a very small proportion of a large facade and are located a significant distance away from Northbrook: • the upper-level signage zone on B3B is over 87 metres away from Northbrook; and • that on the west facade of B5 is over 75m away.

Unitary Plan	Description and assessment
	Lighter Quay, to the east of B1 and B2 The proposed upper-level signage zone on B2 is so far above the roofline of LQW that it is likely to have no material effect on views from that building. It is most likely to be seen in the distance from the western facade of LQE. However, the combination of a viewing distance of at least 77m and the small proportion of the upper-level zone relative to the remainder of the facade means that it will not dominate those views from LQE.
(2) lighting and traffic and pedestrian safety: *……*	*No comment.* *This criterion relates to lighting and variable image billboards which are not part of this application for signage zones.*
***(3) duration of consent**:* *(a) whether the duration of a resource consent should be limited, taking into account the future land use and/or transport network changes that are likely to affect the site or location and result in the signs or billboard being inappropriate from a site development or traffic safety perspective.*	This is an urban design rather than a traffic assessment. Nevertheless, it is unlikely that the proposed signs will be inappropriate from a traffic safety perspective. The proposal fills a vacant site in the centre of a neighbourhood, well away from the Fanshawe Street corridor. The signs are all integrated into the base of the buildings and/or well above the street so are also unlikely to impact on any future site development.
(4) cumulative effects: *(a) whether the signs or billboard, in conjunction with existing signs nearby, will create visual clutter or other adverse cumulative effects.*	The proposal will not introduce or contribute to a cumulative effect of visual clutter. • This is a vacant site, devoid of signage except for low level wayfinding type signage associated with the existing bus depot, all of which is to be removed. • With a total of eight upper-level signs proposed on six primary building forms (B3 has forms A and B), the proposed number of upper-level signs is limited in extent. • Only two, relatively small low-level signage zones are proposed on the base of B1 on Halsey Street and a further two along the base of B3B on Pakenham Street West. These are all located more than 30m away from the existing shopfronts at the base of the Travelodge building so will not lead to visual clutter.

7.3 Signage zone conclusions

- The signage zones proposed at all levels are suitably scaled and located, are architecturally integrated and are consistent with the relevant Unitary Plan assessment criteria.

- In signalling the occupation of and activity within the buildings, signage within the proposed zones will have a beneficial legibility and wayfinding function.

8 Conclusions

This section presents overarching conclusions and collates topic-specific conclusions from the sections above.

Overarching conclusions

1 This comprehensively planned complex of built form, space and connections is integrated, coherent and relates well to its context of existing and planned built form, activity and connections.

2 The proposal demonstrates high quality architectural and public realm design that responds conceptually to the marine location and attributes of the precinct.

3 Notwithstanding maximum height infringements, the proposal achieves the objectives and responds to the policies of the Unitary Plan.

Activity

4 The planned type and intensity of activity is in keeping with this highly accessible, well serviced city centre site within a high amenity waterfront precinct.

5 Strategically located ground floor uses and entries contribute to a high level of activation and a high amenity and attractive public realm.

Public realm, access and connections

6 The proposal reconciles functional requirements with movement, occupation, aesthetic and environmental considerations to achieve a high-quality urban design and amenity solution.

7 The configuration of spaces, lanes and related edge conditions will achieve a memorable identity, extending across the site the high level of public realm quality established in the precinct to the north.

8 The proposal extends the network of public spaces and lanes within the precinct, connects appropriately to its surroundings and provides a greater degree of public connectivity than expected by the Unitary Plan I214. Wynyard Precinct requirements.

9 Angling the proposed Lane 1 connects the entrance space at the Halsey Street entry plaza to Amey Daldy Park. This offers wider neighbourhood connectivity benefits, providing a high-amenity and convenient link between Viaduct Harbour Avenue and Westhaven Drive via the existing lane on the west side of Daldy Street.

10 The proposed shared surface lanes will, notwithstanding some departures from the Unitary Plan width standard, maintain a safe and high amenity environment for pedestrians while also providing for convenient and unobtrusive servicing.

Built form

11 This proposal has been comprehensively planned to deliver an integrated built form and create a network of high-quality public open spaces and lanes.

12 The proposal provides high-quality aesthetically coherent and context-responsive built form complemented by an architectural design approach that responds in a sophisticated way to the marine attributes of the precinct.

13 The proposed varied building heights contribute to the skyline variation that characterises the precinct.

14 Facade subdivision, in combination with upper-level setbacks of the highest parts of buildings B2, B3, B4 and B5, mitigates potential visual domination at the street edge.

15 Set-back of the eastern part of B1 from Halsey Street creates a positive open space at a major entrance point for pedestrians to this central part of the Wynyard Precinct and the purpose of the boundary setback standard is achieved.

Sunlight and shading

16 Excessive shade is avoided and good sunlight and daylight will be maintained in the public realm in and around the proposal.

17 The significance of additional shading effects on Amey Daldy Park is at most moderate, and the recreational potential and amenity of the park remains for the following reasons:

- when additional shade occurs, except for 7.30am at the summer solstice, much and often most of the park remains in the sun; and
- there is no additional shade during lunch time and in the late afternoon when the park is most likely to be occupied.

18 For the majority of the year, the shade cast over the Bayleys Plaza is limited in extent and fleeting, or nil. At mid-winter when the proposal shades large portions of the space that would otherwise be in the sun, users have the opportunity to occupy other nearby public open spaces that are receiving sun at those times.

19 Due to the fleeting nature of additional shade in the early morning, the limited times of year when it occurs and the good sun exposure that is maintained, the significance of additional early morning shading on Northbrook Apartments is 'low'.

20 The significance of the shading effects on Lighter Quay West is rated high for extended periods of 2.75 hours at the summer solstice and 0.75 hours at the autumn equinox in the period leading up to sunset. This additional shading is in the context of the Halsey Street facade of Lighter Quay receiving at the summer solstice 2.75 hours and at the equinoxes 3.0 – 3.5 hours respectively of direct sun before the facade begins to receive additional shade from the proposal.

21 The significance of the shading effects on Lighter Quay East is rated moderate due to their extent and limited duration in the hour close to sunset at the summer solstice and equinoxes.

22 The effect of some fleeting additional shading on the south facades of a small number of Lighter Quay North apartments close to sunset at mid-summer is negligible.

23 Additional equinoctial shading close to sunset at the south-west corner of 22 Pakenham Street East is limited in duration and extent and its effect will be negligible.

24 The mid-block plaza receives good sun as although direct sun to its ground surface is restricted at mid-winter, it receives excellent sun through the equinoxes and summer.

25 The restricted morning sun to the east-facing entrance plaza is suitable for what is a place for entrance and departure and generally movement rather than extended occupation. However, the timing of sun exposure will support operations of the planned food and beverage outlet at the base of B1.

26 The streets and spaces in and around the proposal will retain extensive sky exposure and as a consequence, good daylighting will be maintained.

27 Recognising that the project site is in the City Centre Zone where intensive development is both provided for and expected, the ratings of shading effects on buildings and public open spaces would be considerably reduced if shading were to be assessed in the context of the shade from a 'reasonably scaled hypothetical building'.

Architectural design quality

28 The architectural approach is distinctive, memorable and of high quality.

29 The architectural approach is concept driven, references the site and underlying geology and situates the proposal firmly in this maritime location.

30 Differentiation between buildings arising from a combination of building form and theme-driven facade variation provides richness and visual interest. At the same time the proposal is aesthetically coherent due to the shared narrative theme, repetition of elements such as the sandstone base and rounded corner forms, and a consistently high-quality approach to architectural expression.

Signage zones

31 The signage zones proposed at all levels are suitably scaled and located, are architecturally integrated and are consistent with the relevant Unitary Plan assessment criteria.

32 In signalling the occupation of and activity within the buildings, signage within the proposed zones will have a beneficial legibility and wayfinding function.

Appendix 1

Wynyard Precinct Street Edge Activation





VIBRANT
Multiple, generally relatively narrow shopfronts and multiple entries.



FRIENDLY
Like 'vibrant' but with wider shopfronts and fewer entries. Apartments at ground will present glazed frontages and multiple entries.



MIXED
Many windows, but few shopfronts and entries. Apartments at ground will present glazed frontages to the edge, but few or no entries.



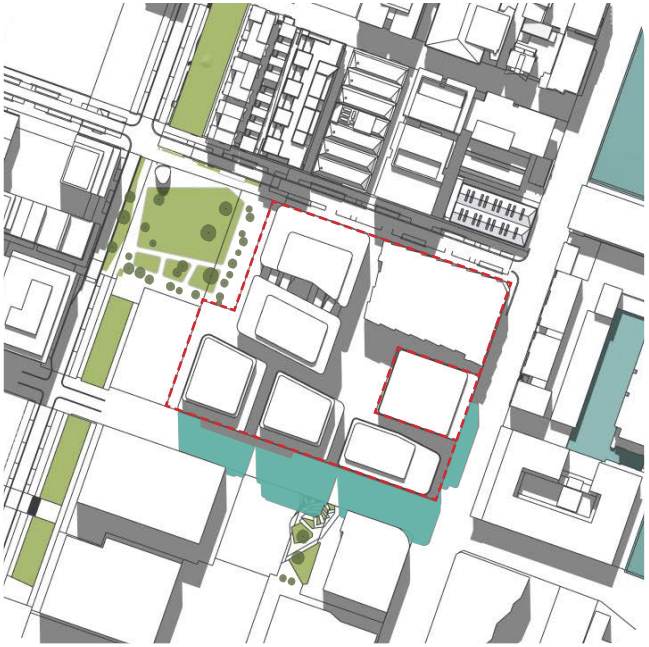
MINIMAL
Will include some windows, but generally no shopfronts and few entrances.



INERT
Blank walls with generally service entries only.

Appendix 2

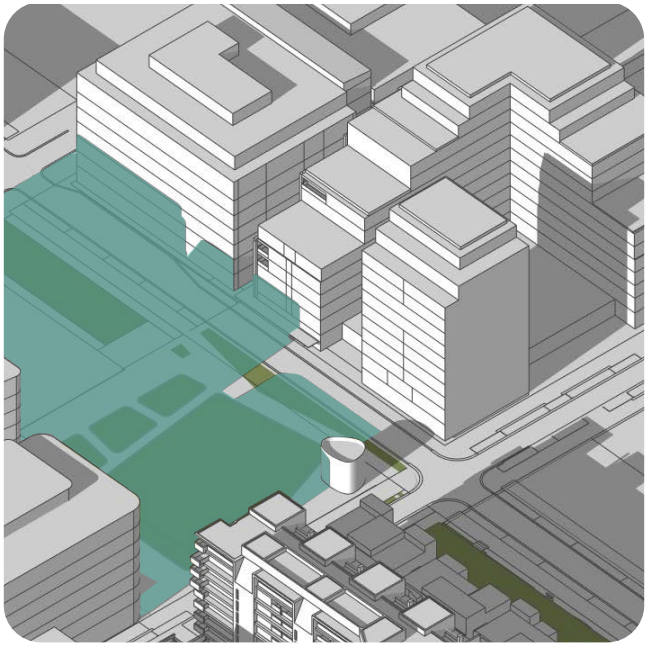
100 Halsey Street Shading Studies



A2.1

Local Neighbourhood Shading

pp.2



A2.2

Northbrook Apartments

pp. 47



A2.3

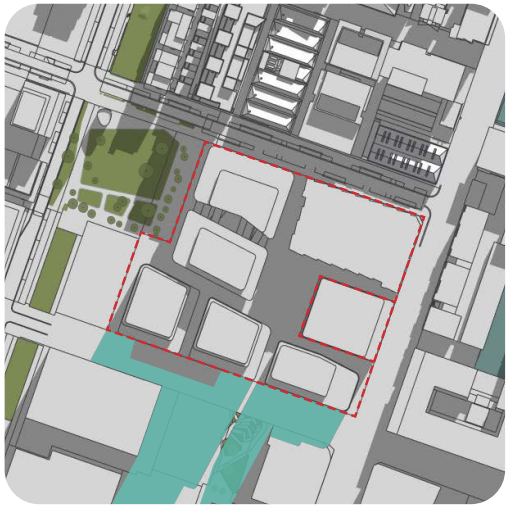
Lighter Quay Apartments

pp. 66

Appendix 2

100 Halsey Street Shading Studies

A2.1 Local Neighbourhood Context

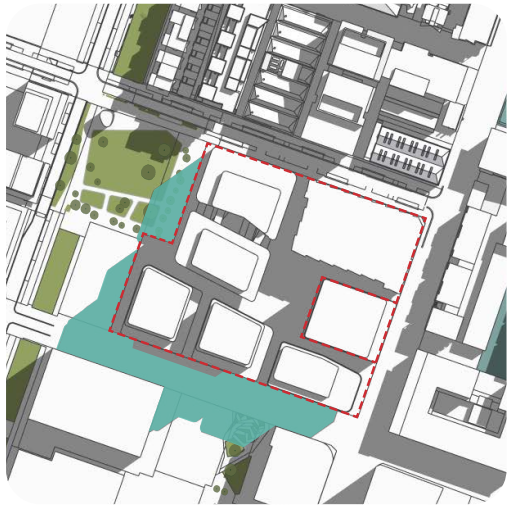


Winter at 10:30am

A2.1.1

21 JUNE

pp.3

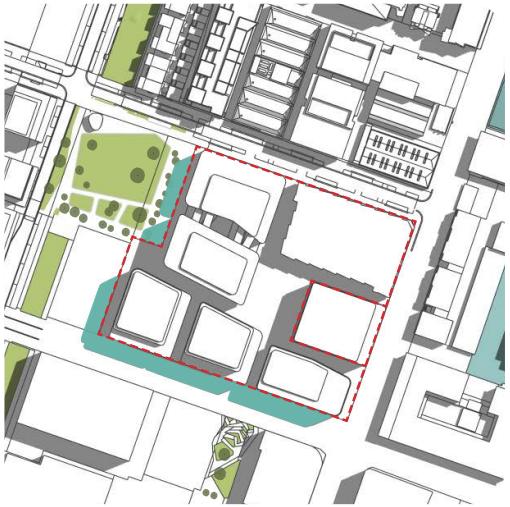


Spring at 9:30am

A2.1.2

23 SEPTEMBER

pp. 12

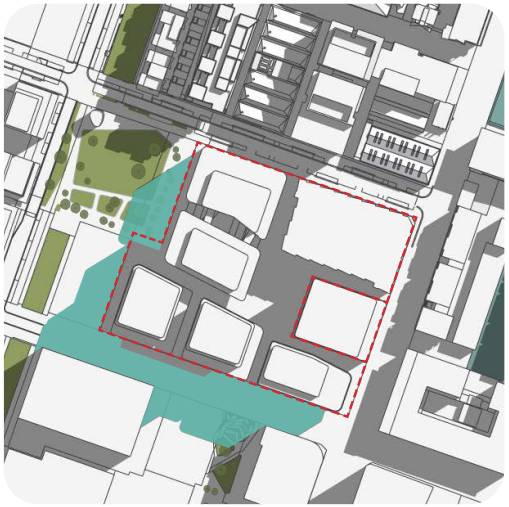


Summer at 11:30am

A2.1.3

22 DECEMBER

pp. 23



Autumn at 10:30am

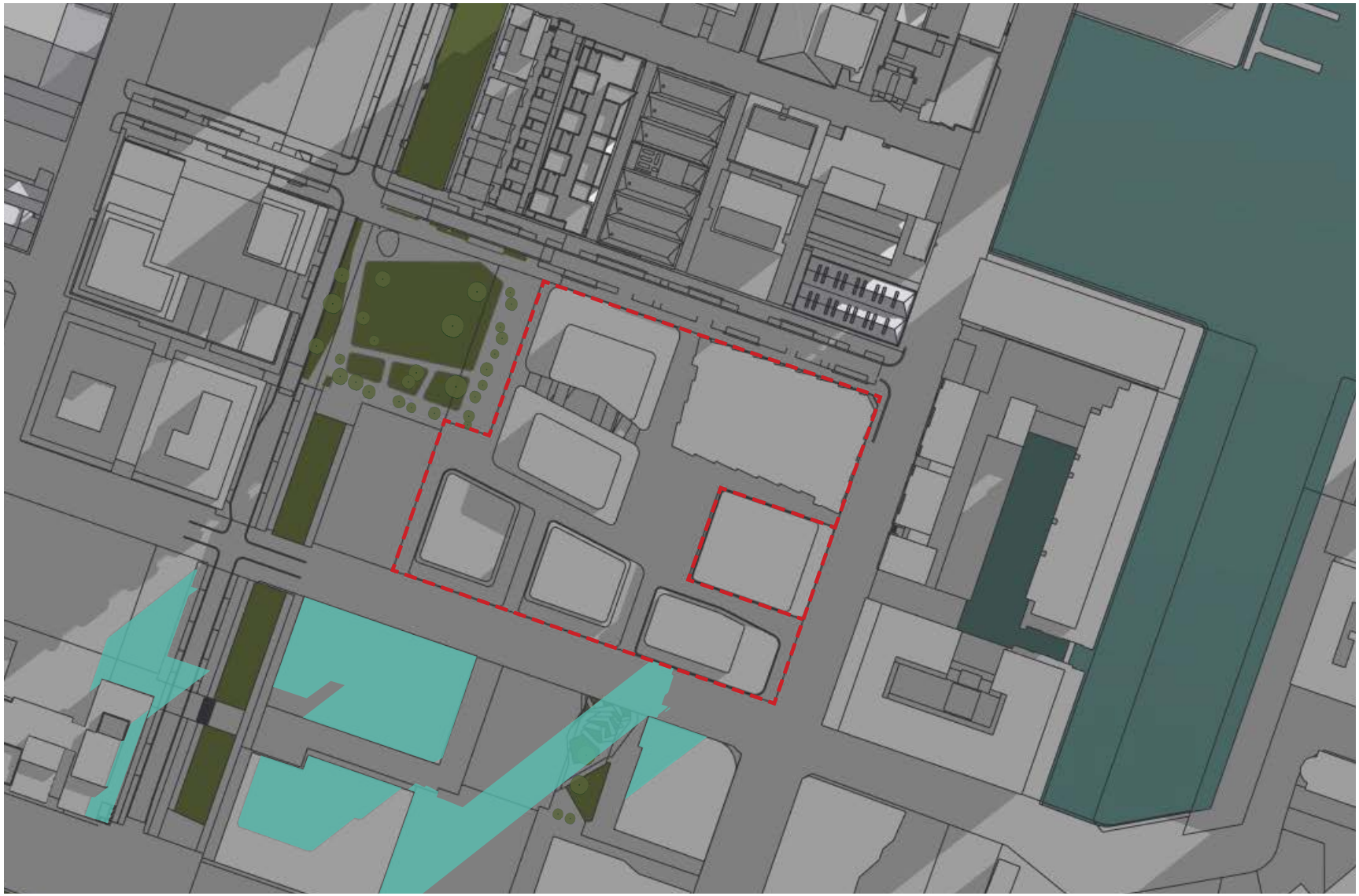
A2.1.4

21 MARCH

pp. 36

A2.1.1 LOCAL NEIGHBOURHOOD CONTEXT

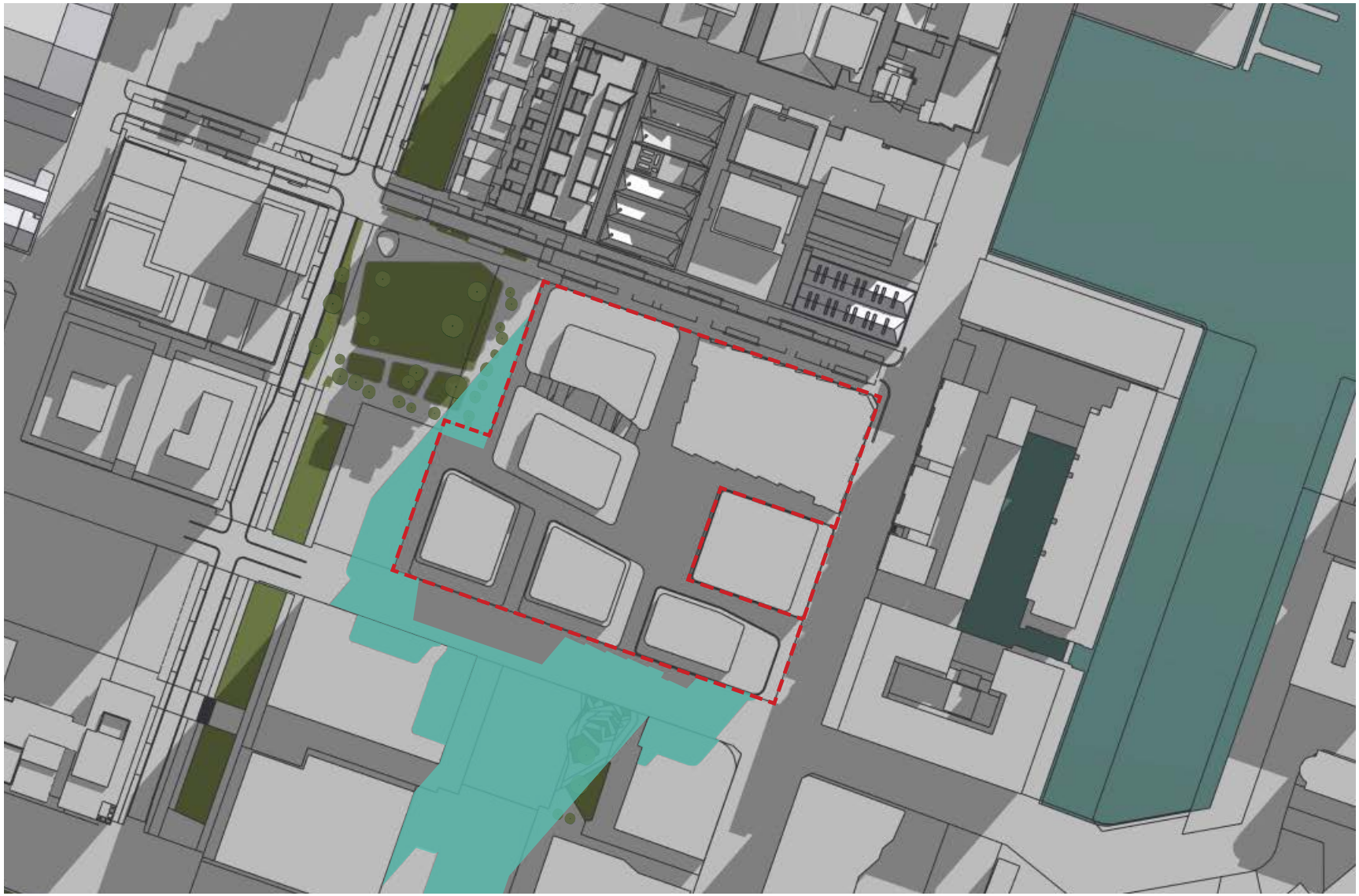
WINTER SOLSTICE | 21 JUNE | 8:30 AM NZST | Sun rise 7:33am - 5.11pm



Shade from the proposed building envelope

A2.1.1 LOCAL NEIGHBOURHOOD CONTEXT

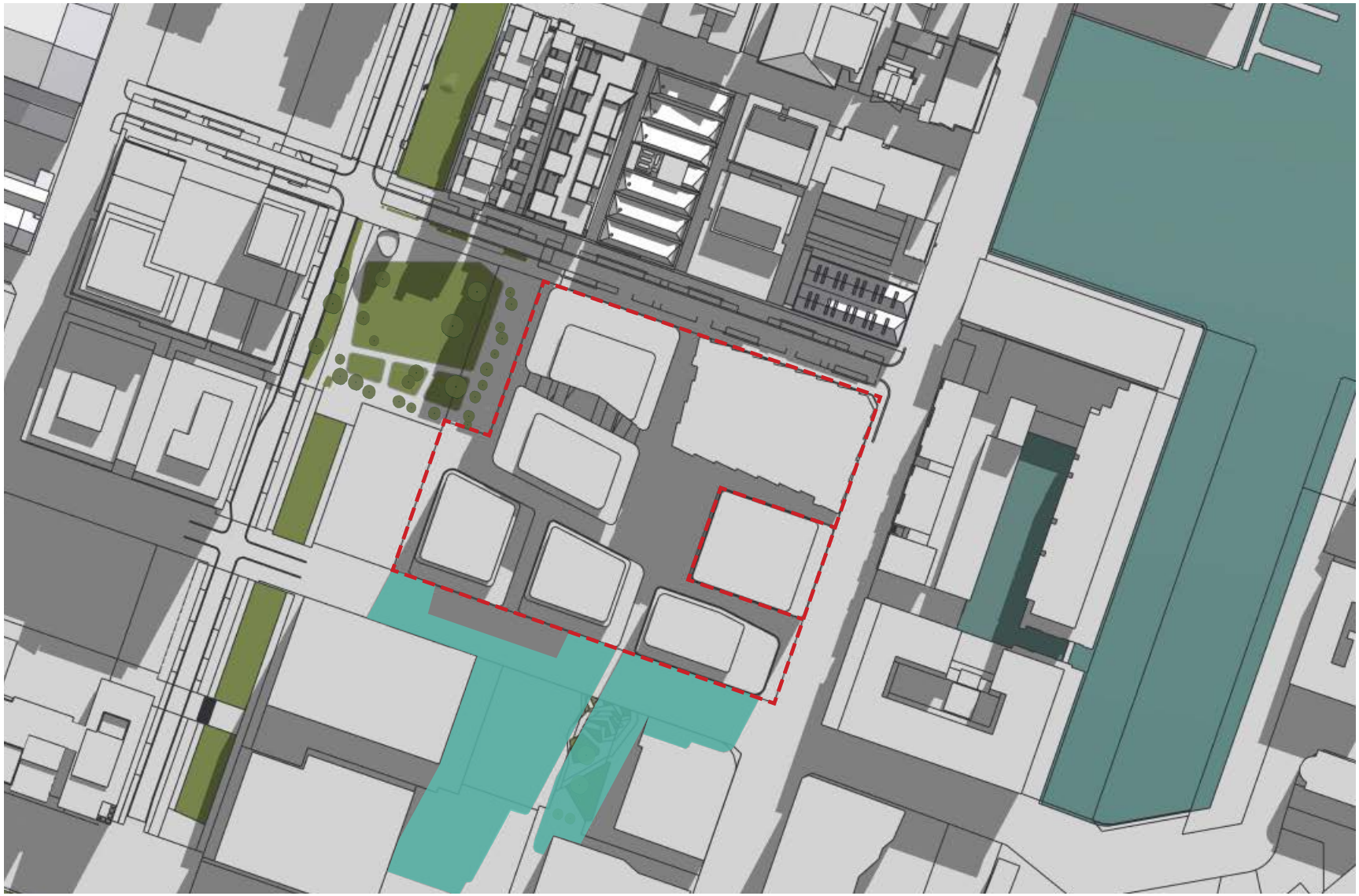
WINTER SOLSTICE | 21 JUNE | 9:30 AM NZST | Sun rise 7:33am - 5.11pm



Shade from the proposed building envelope

A2.1.1 LOCAL NEIGHBOURHOOD CONTEXT

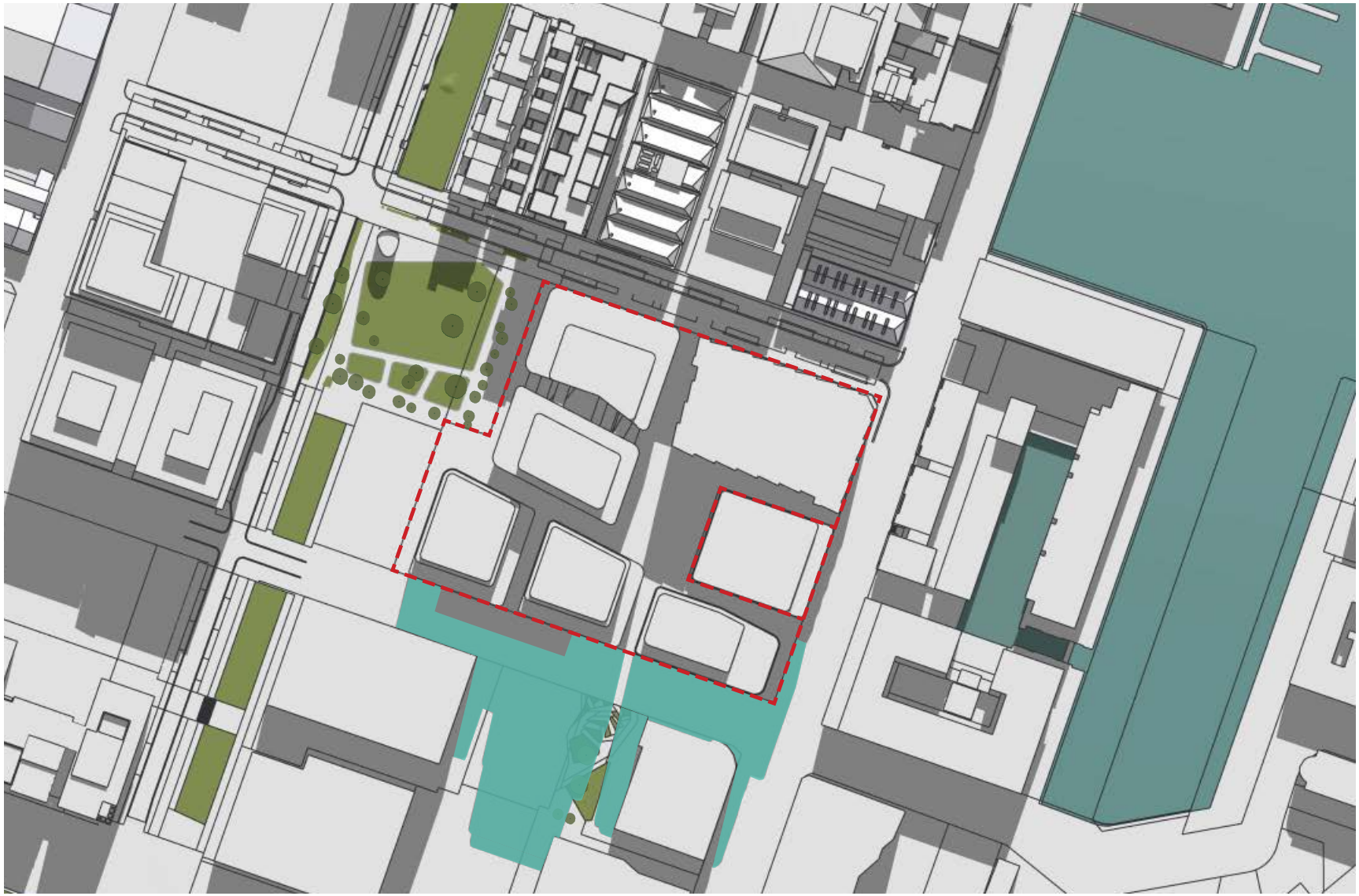
WINTER SOLSTICE | 21 JUNE | 10:30 AM NZST | Sun rise 7:33am - 5.11pm



Shade from the proposed building envelope

A2.1.1 LOCAL NEIGHBOURHOOD CONTEXT

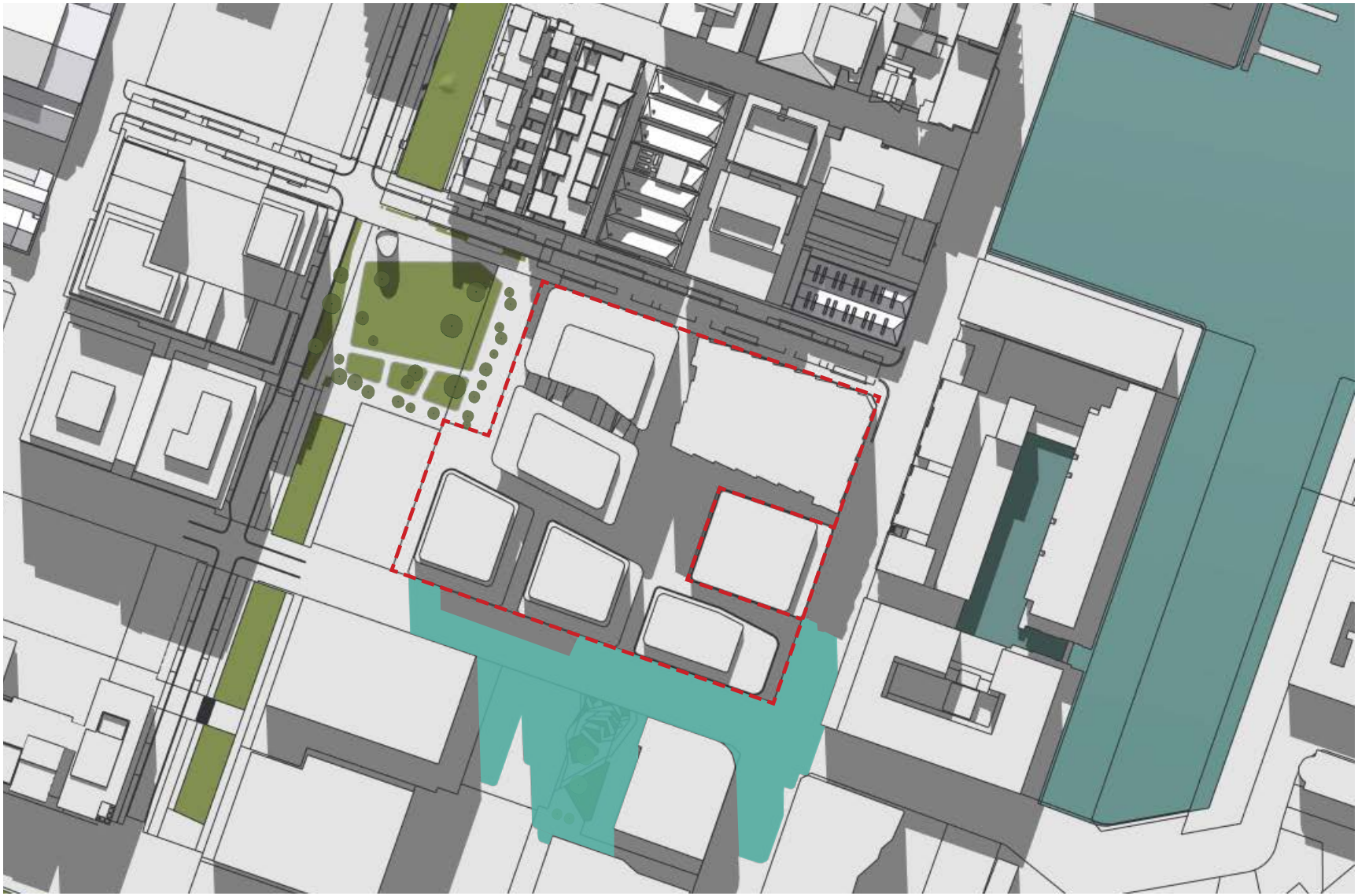
WINTER SOLSTICE | 21 JUNE | 11:30 AM NZST | Sun rise 7:33am - 5.11pm



Shade from the proposed building envelope

A2.1.1 LOCAL NEIGHBOURHOOD CONTEXT

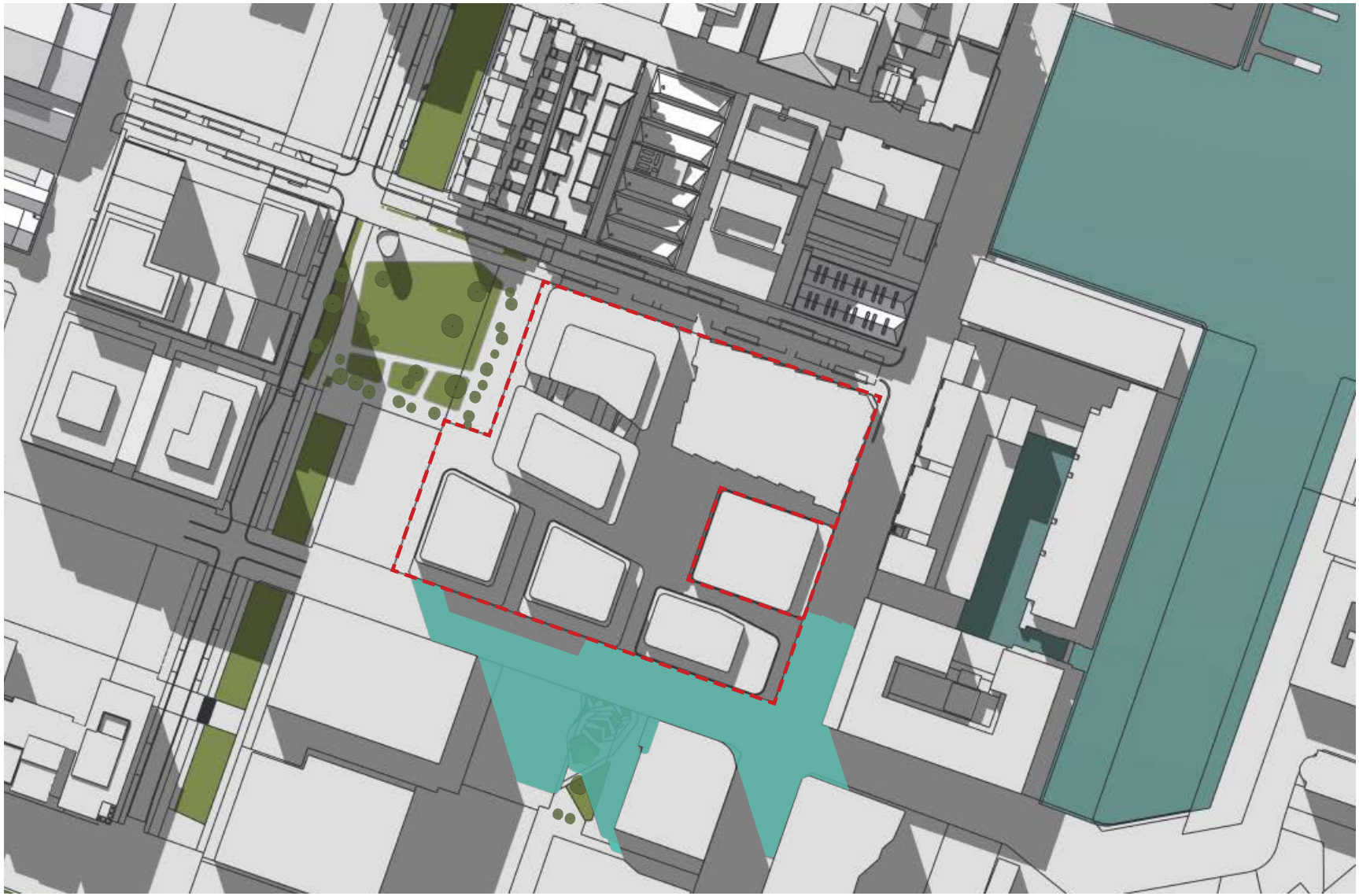
WINTER SOLSTICE | 21 JUNE | 12:30 PM NZST | Sun rise 7:33am - 5.11pm



Shade from the proposed building envelope

A2.1.1 LOCAL NEIGHBOURHOOD CONTEXT

WINTER SOLSTICE | 21 JUNE | 1:30 PM NZST | Sun rise 7:33am - 5.11pm



Shade from the proposed building envelope

A2.1.1 LOCAL NEIGHBOURHOOD CONTEXT

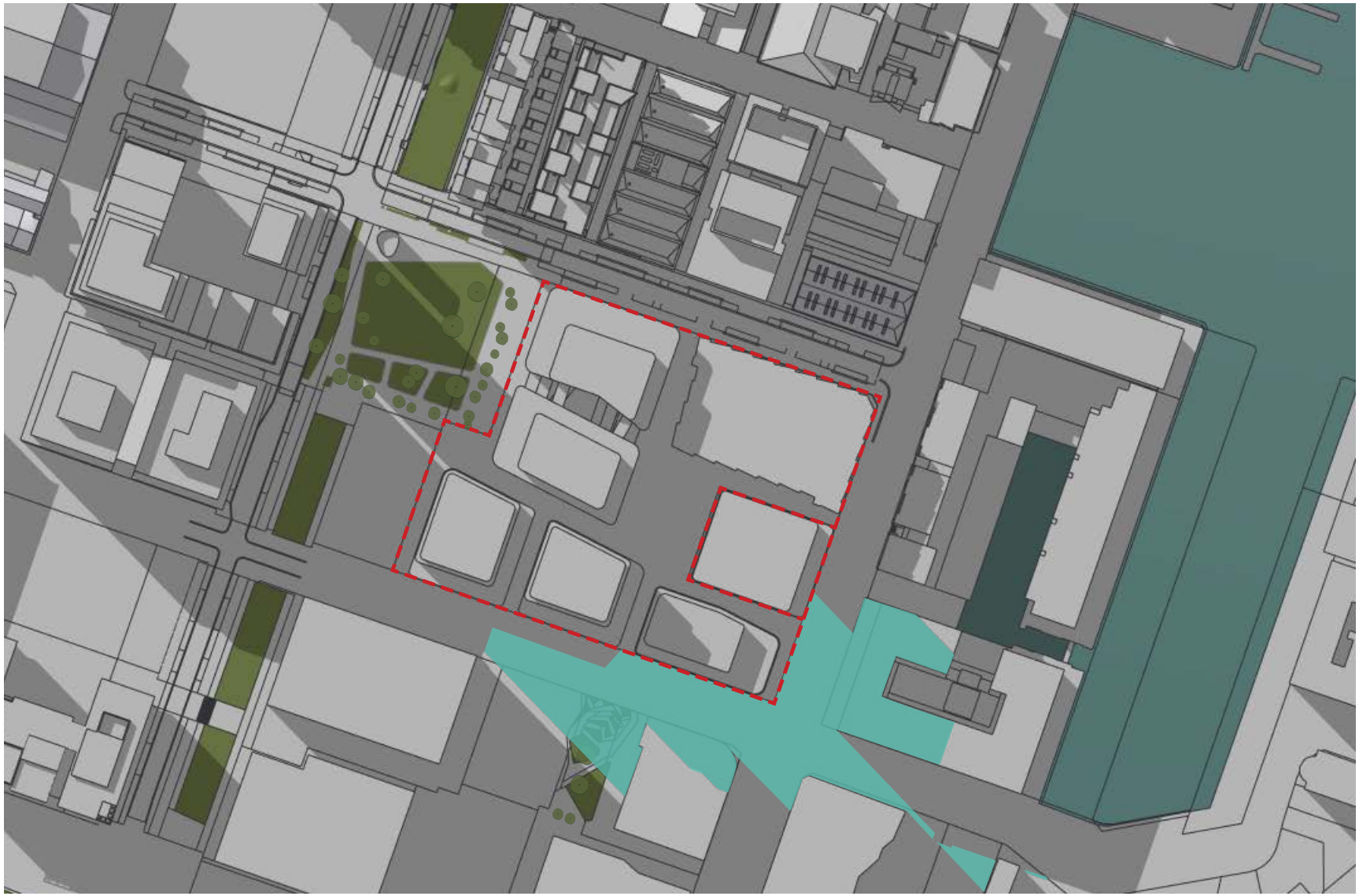
WINTER SOLSTICE | 21 JUNE | 2:30 PM NZST | Sun rise 7:33am - 5.11pm



Shade from the proposed building envelope

A2.1.1 LOCAL NEIGHBOURHOOD CONTEXT

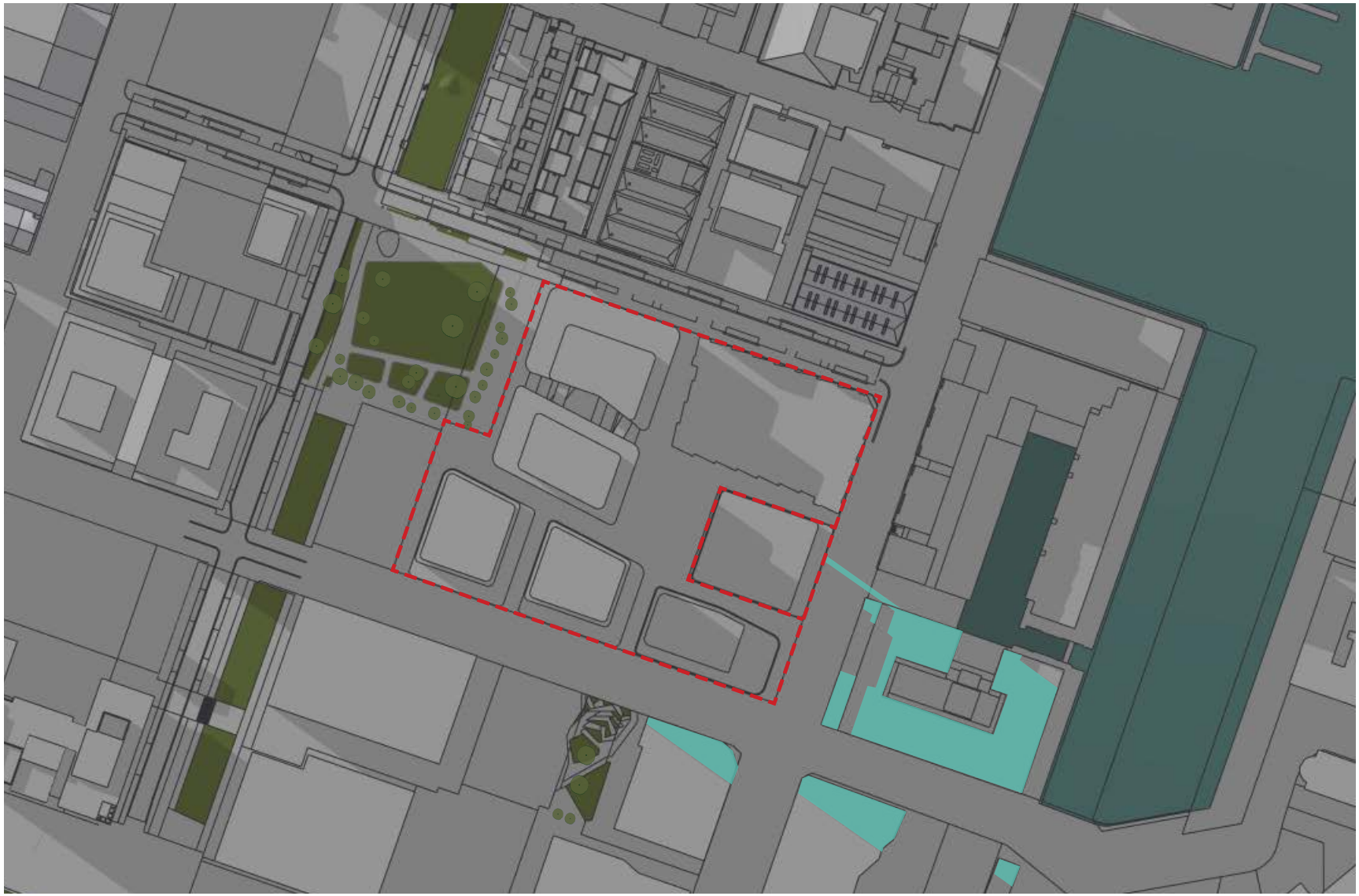
WINTER SOLSTICE | 21 JUNE | 3:30 PM NZST | Sun rise 7:33am - 5.11pm



Shade from the proposed building envelope

A2.1.1 LOCAL NEIGHBOURHOOD CONTEXT

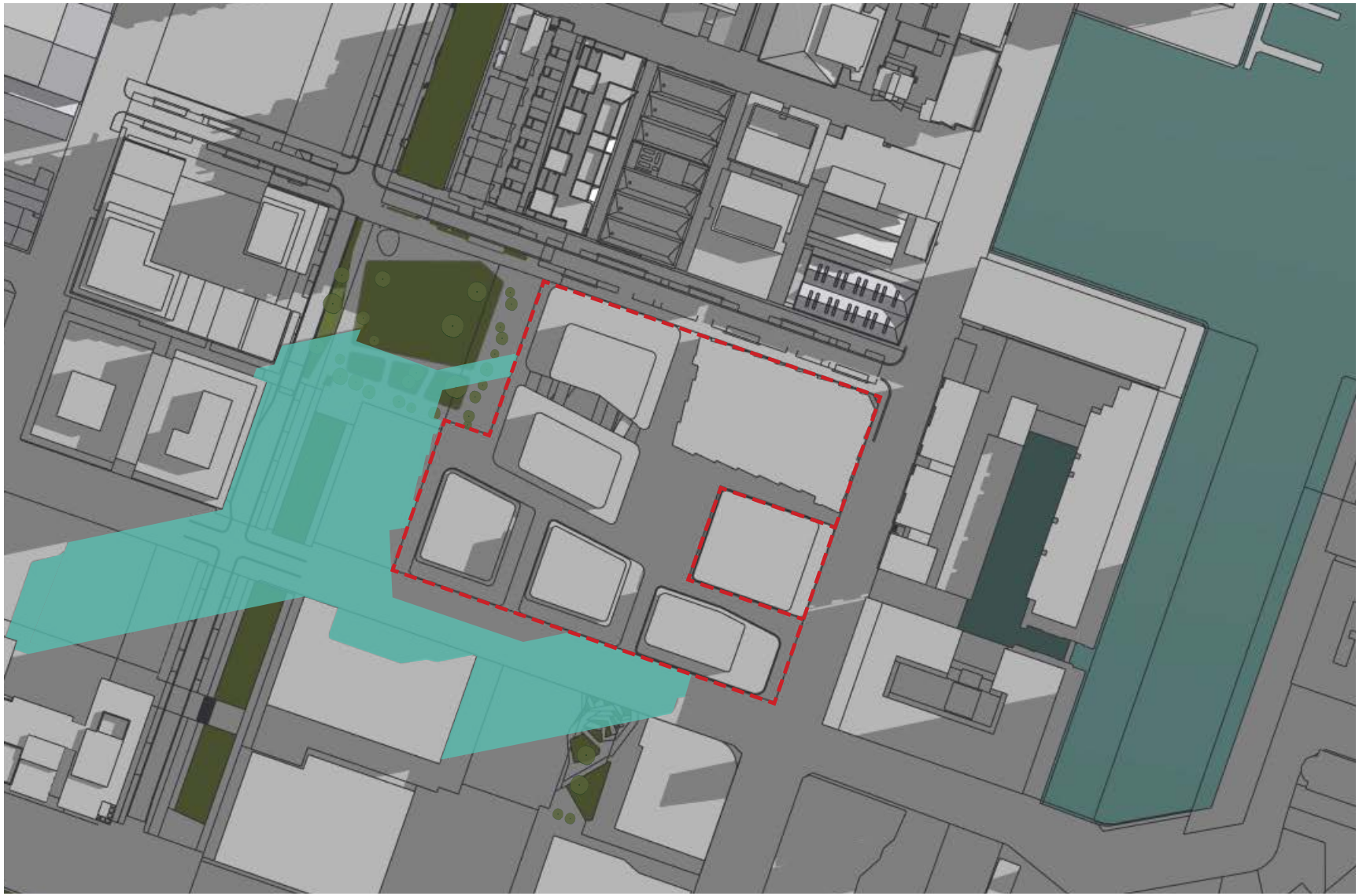
WINTER SOLSTICE | 21 JUNE | 4:30 PM NZST | Sun rise 7:33am - 5.11pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

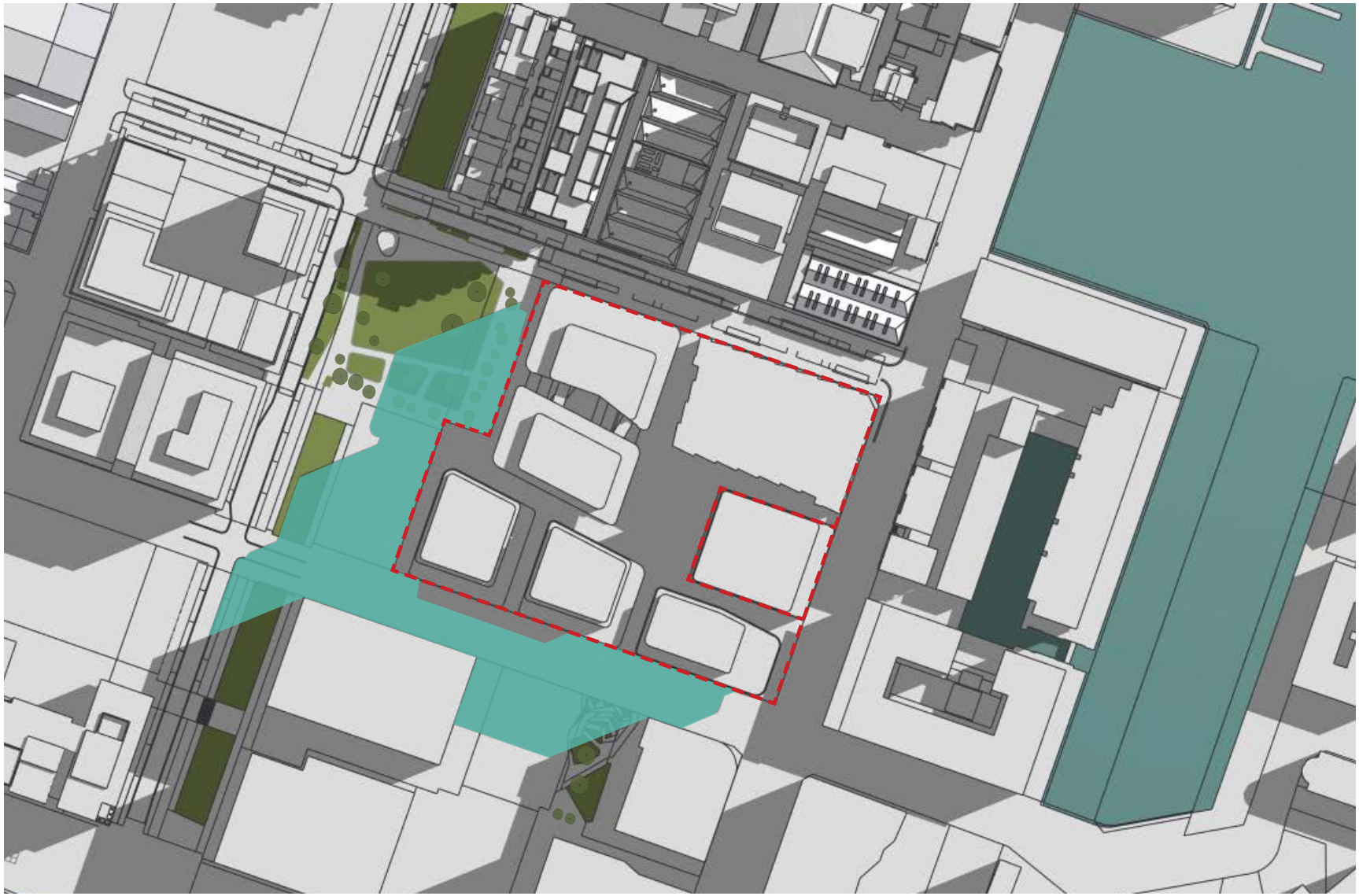
SPRING EQUINOX | 23 SEPTEMBER | 7:30 AM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

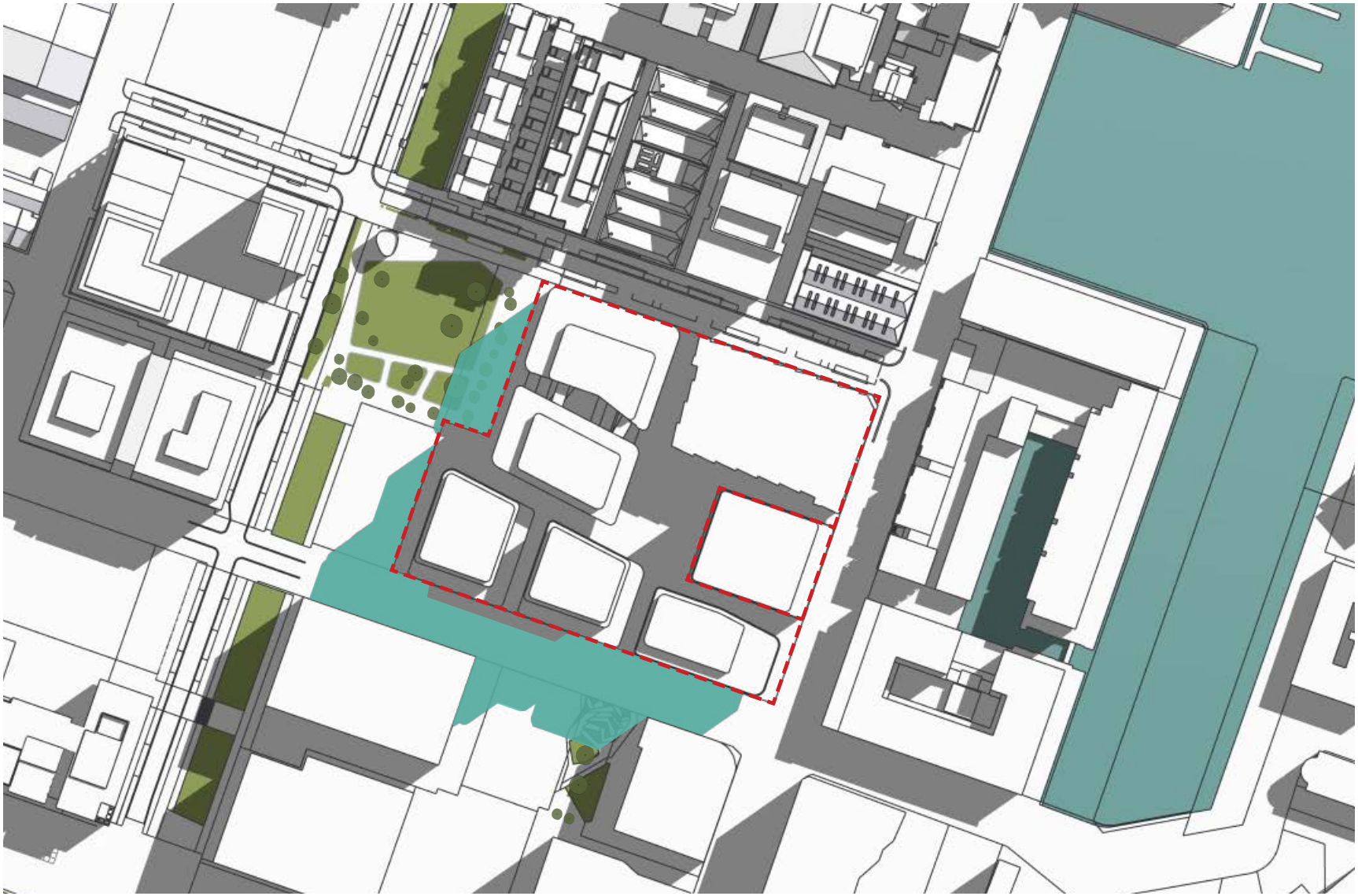
SPRING EQUINOX | 23 SEPTEMBER | 8:30 AM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

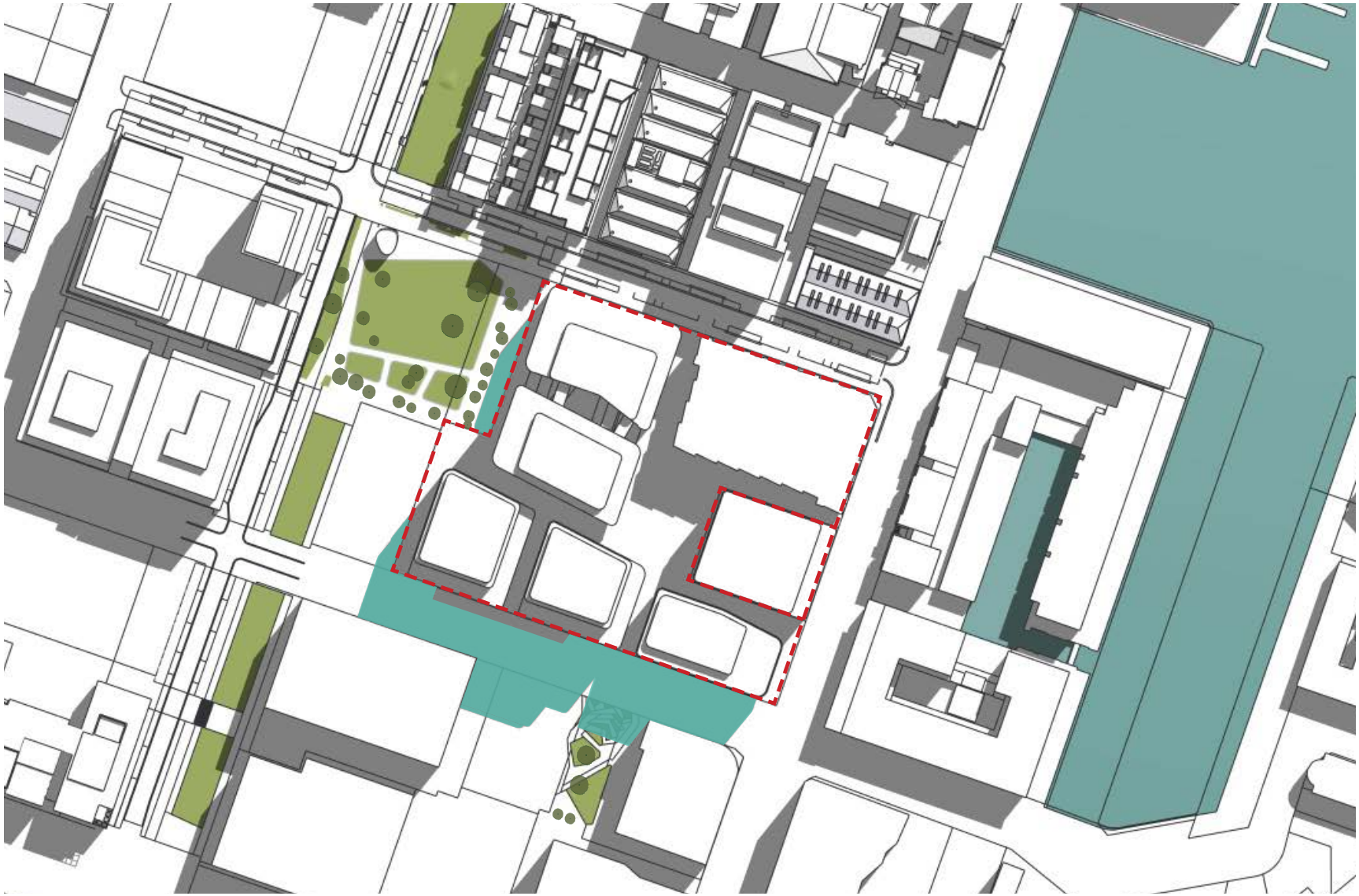
SPRING EQUINOX | 23 SEPTEMBER | 9:30 AM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

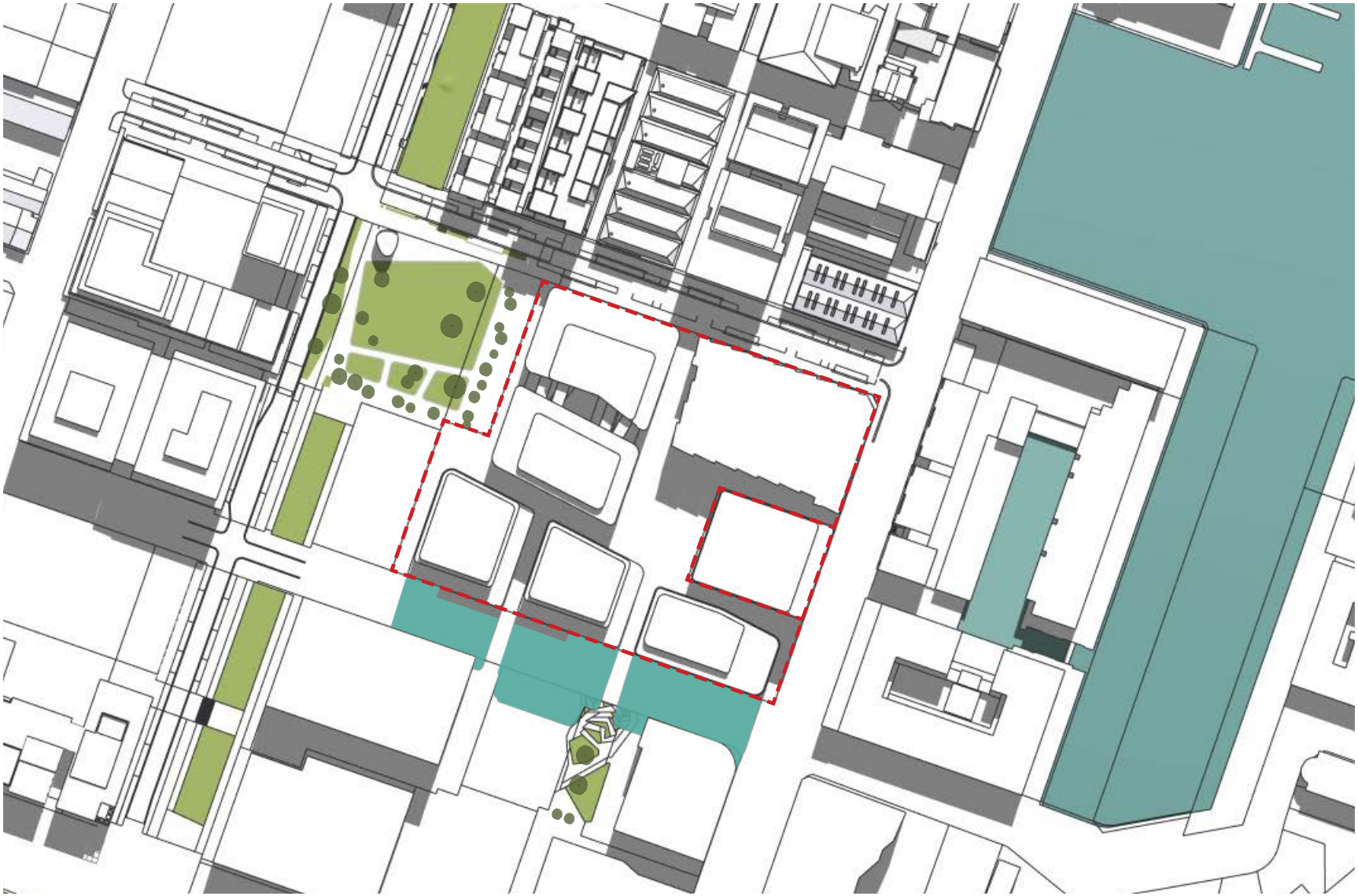
SPRING EQUINOX | 23 SEPTEMBER | 10:30 AM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

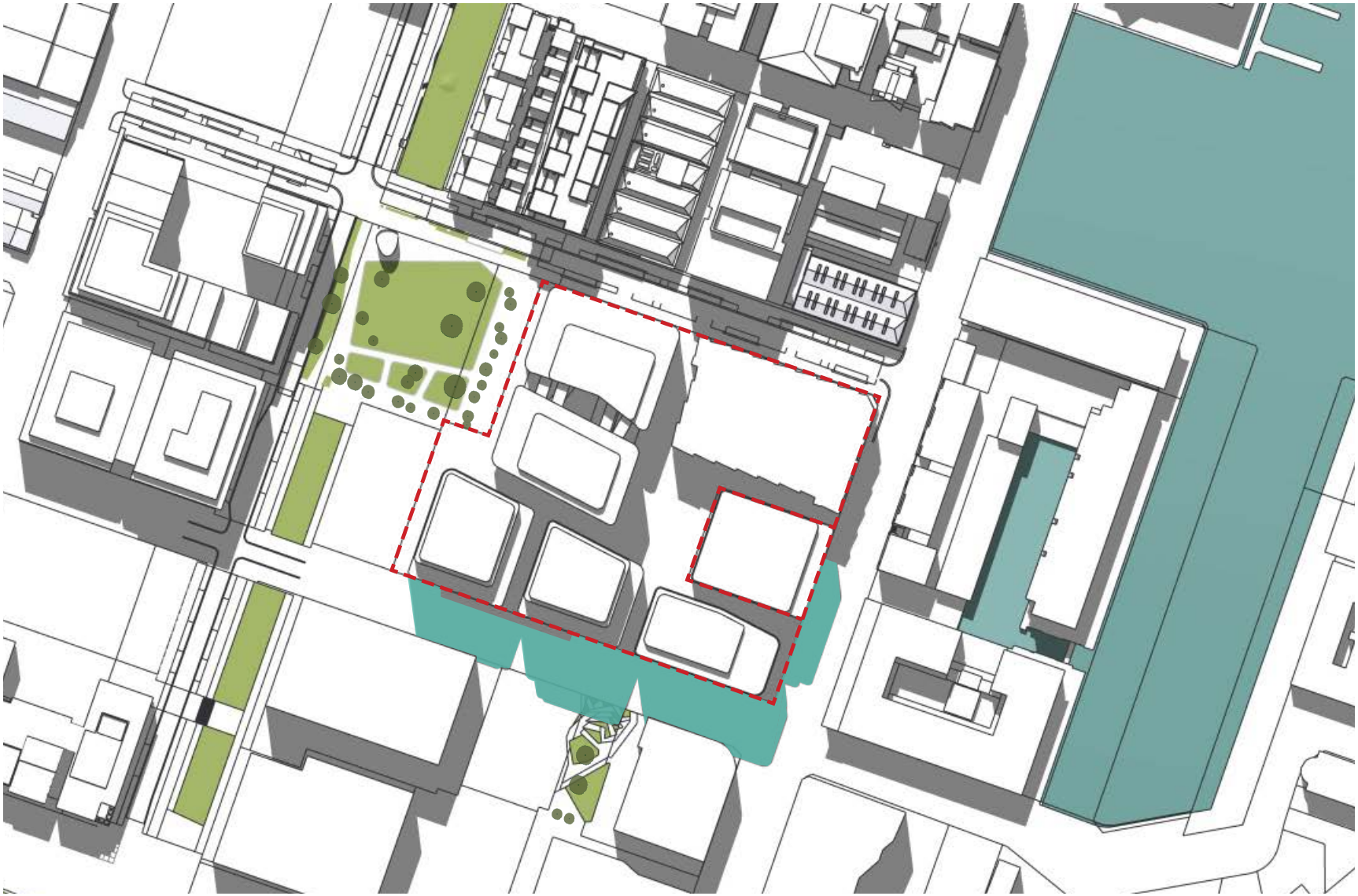
SPRING EQUINOX | 23 SEPTEMBER | 11:30 AM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

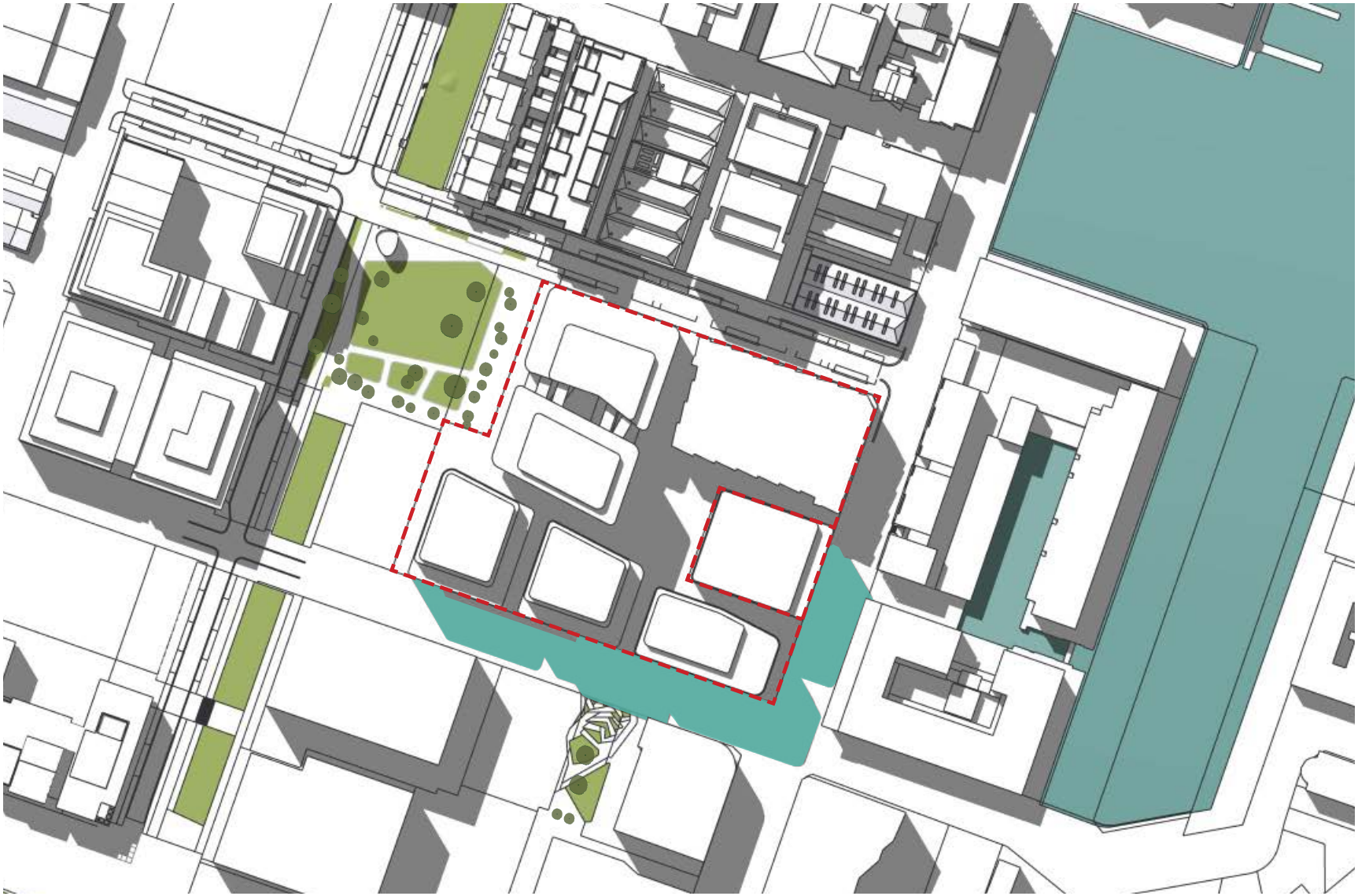
SPRING EQUINOX | 23 SEPTEMBER | 12:30 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

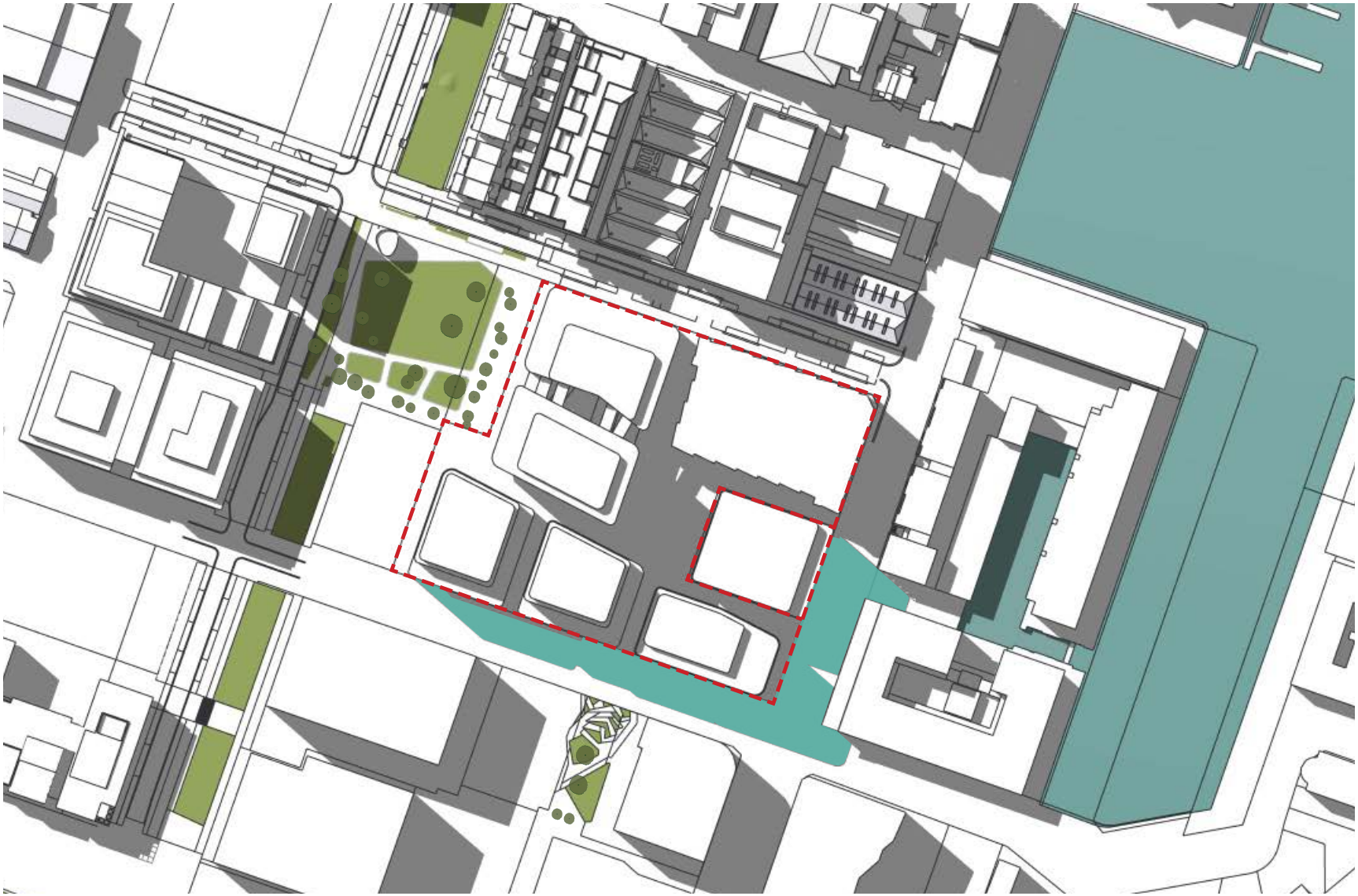
SPRING EQUINOX | 23 SEPTEMBER | 1:30 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

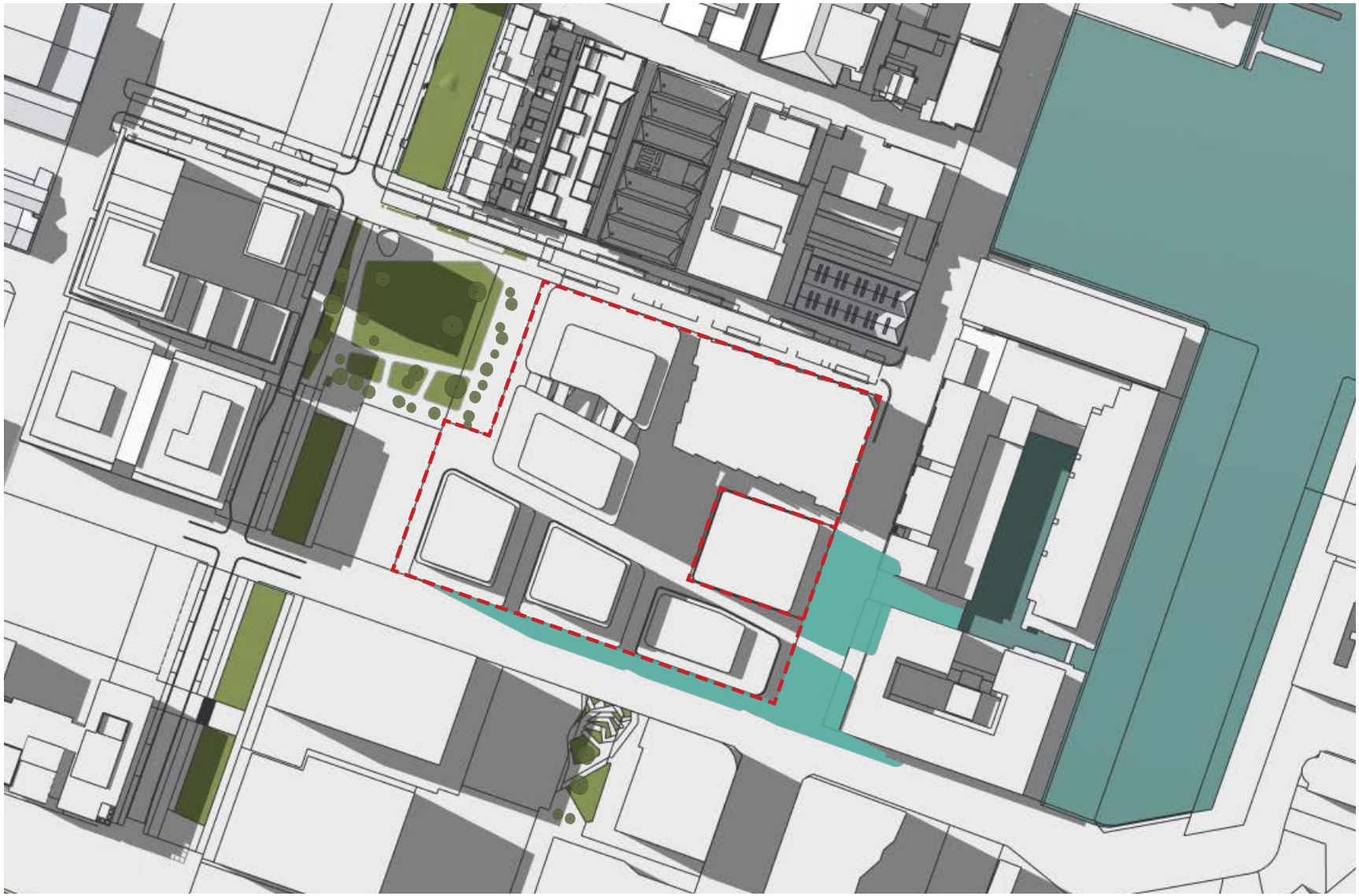
SPRING EQUINOX | 23 SEPTEMBER | 2:30 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

SPRING EQUINOX | 23 SEPTEMBER | 3:30 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

SPRING EQUINOX | 23 SEPTEMBER | 4:30 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.2 LOCAL NEIGHBOURHOOD CONTEXT

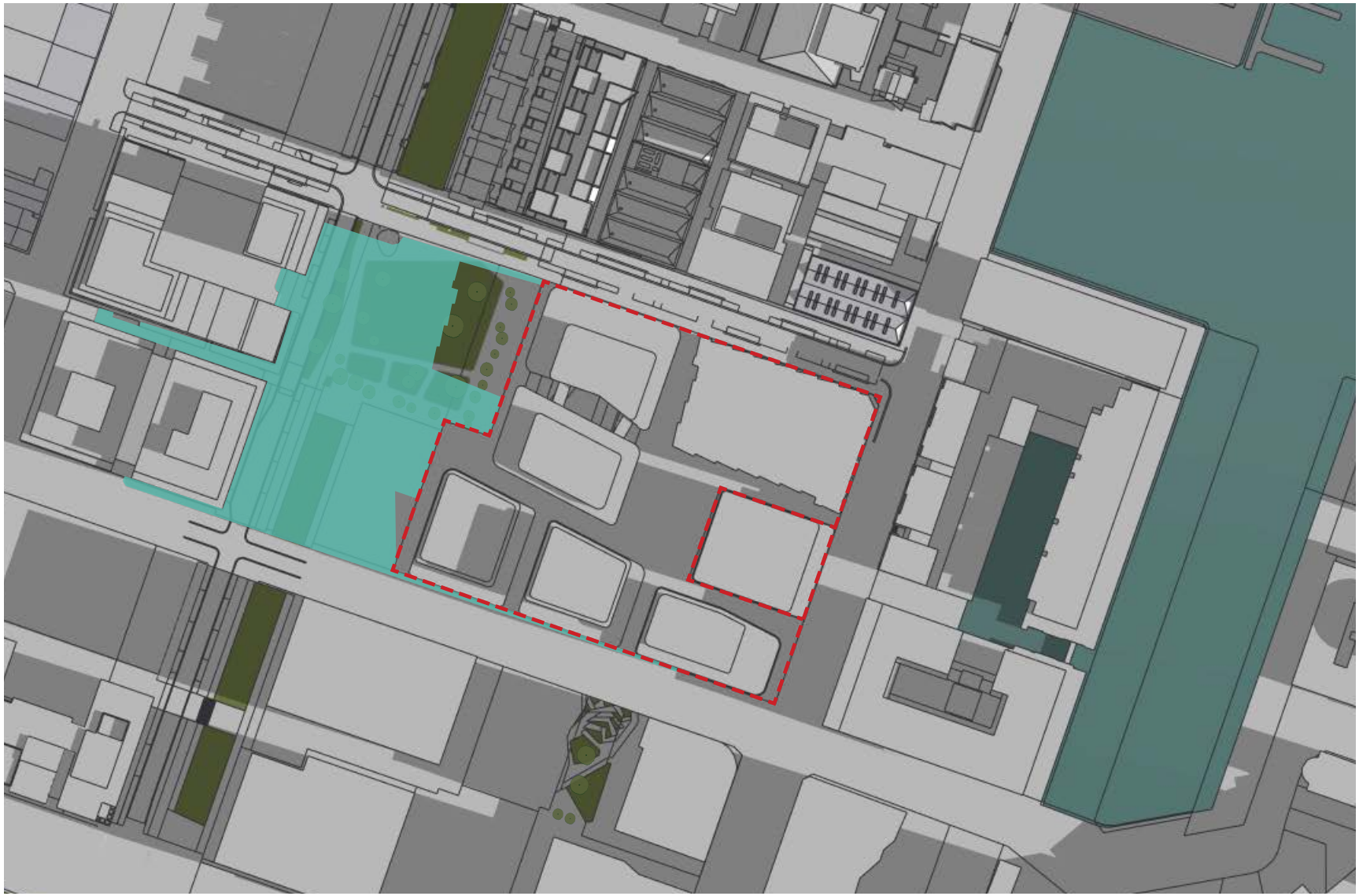
SPRING EQUINOX | 23 SEPTEMBER | 5:30 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

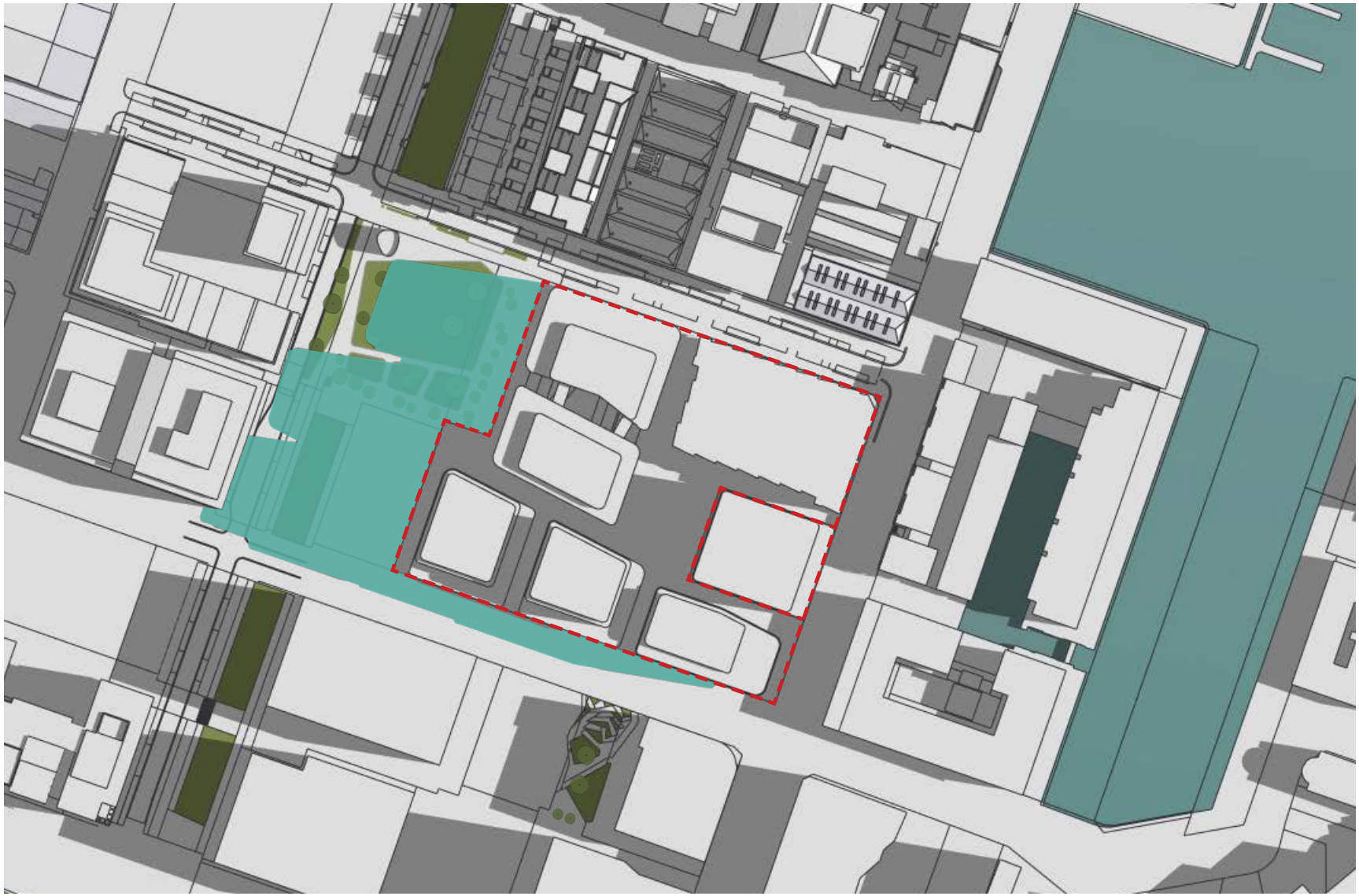
SUMMER SOLSTICE |22 DEC | 7:30 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

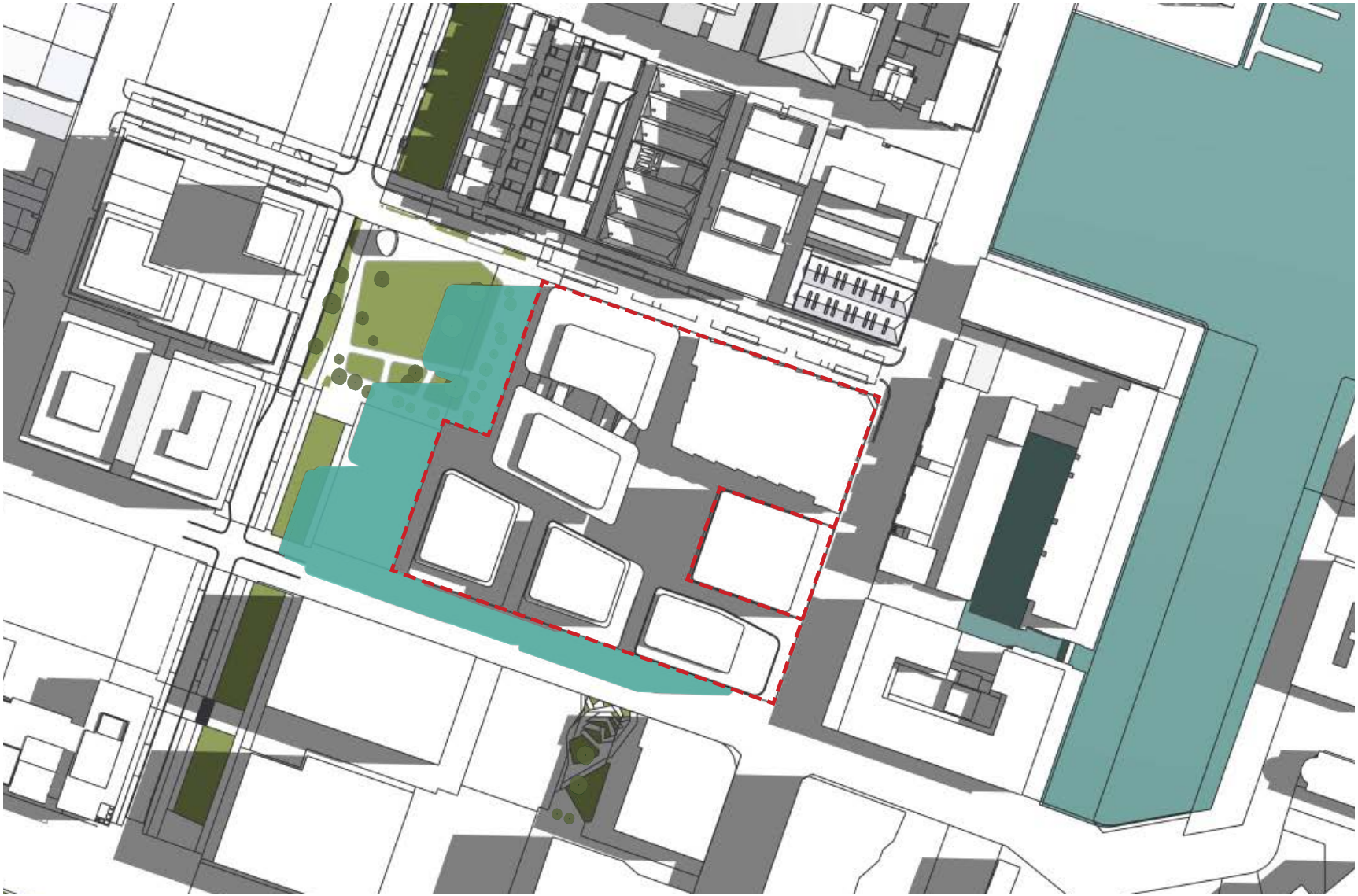
SUMMER SOLSTICE |22 DEC | 8:30 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

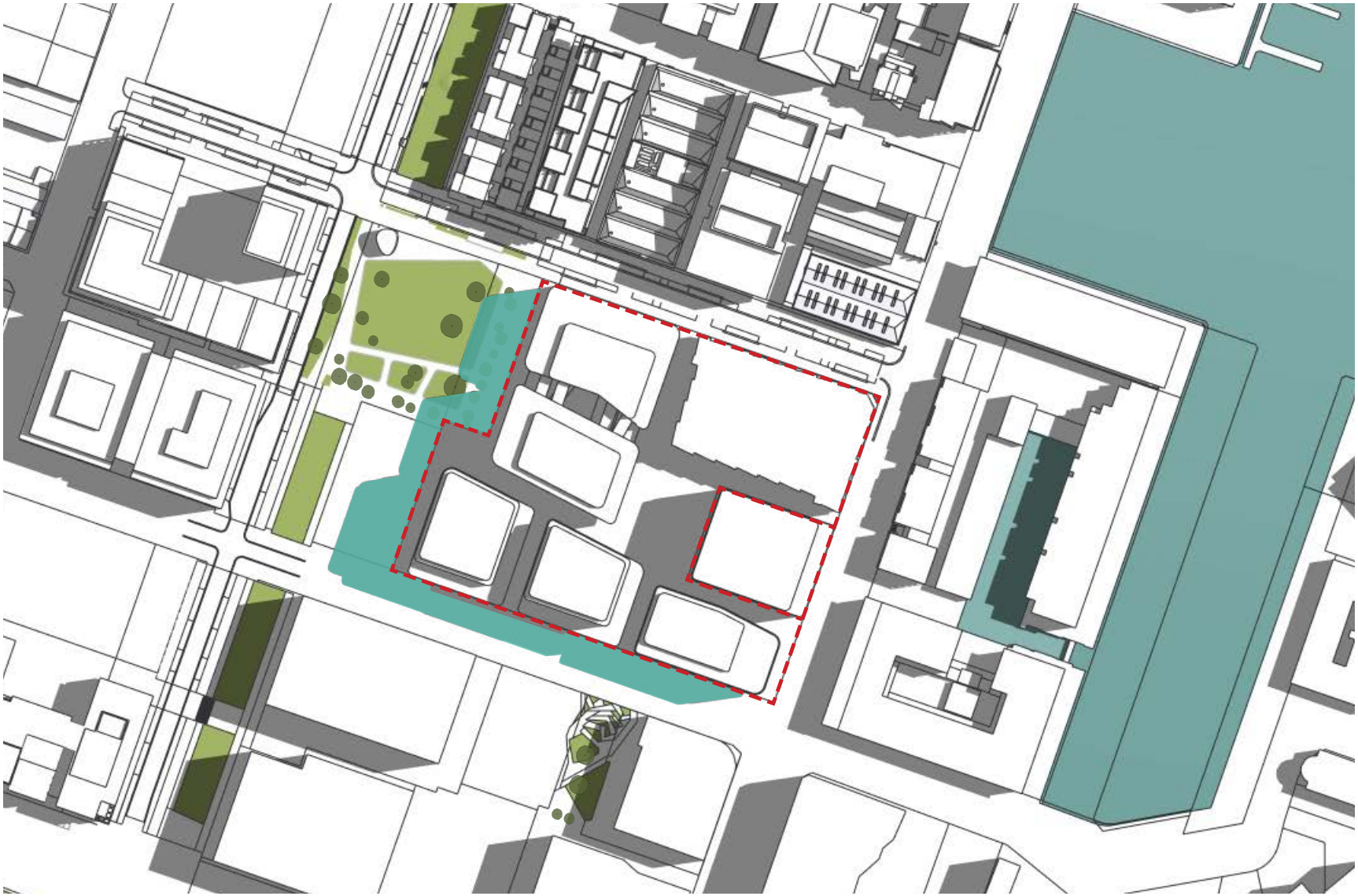
SUMMER SOLSTICE |22 DEC | 9:30 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

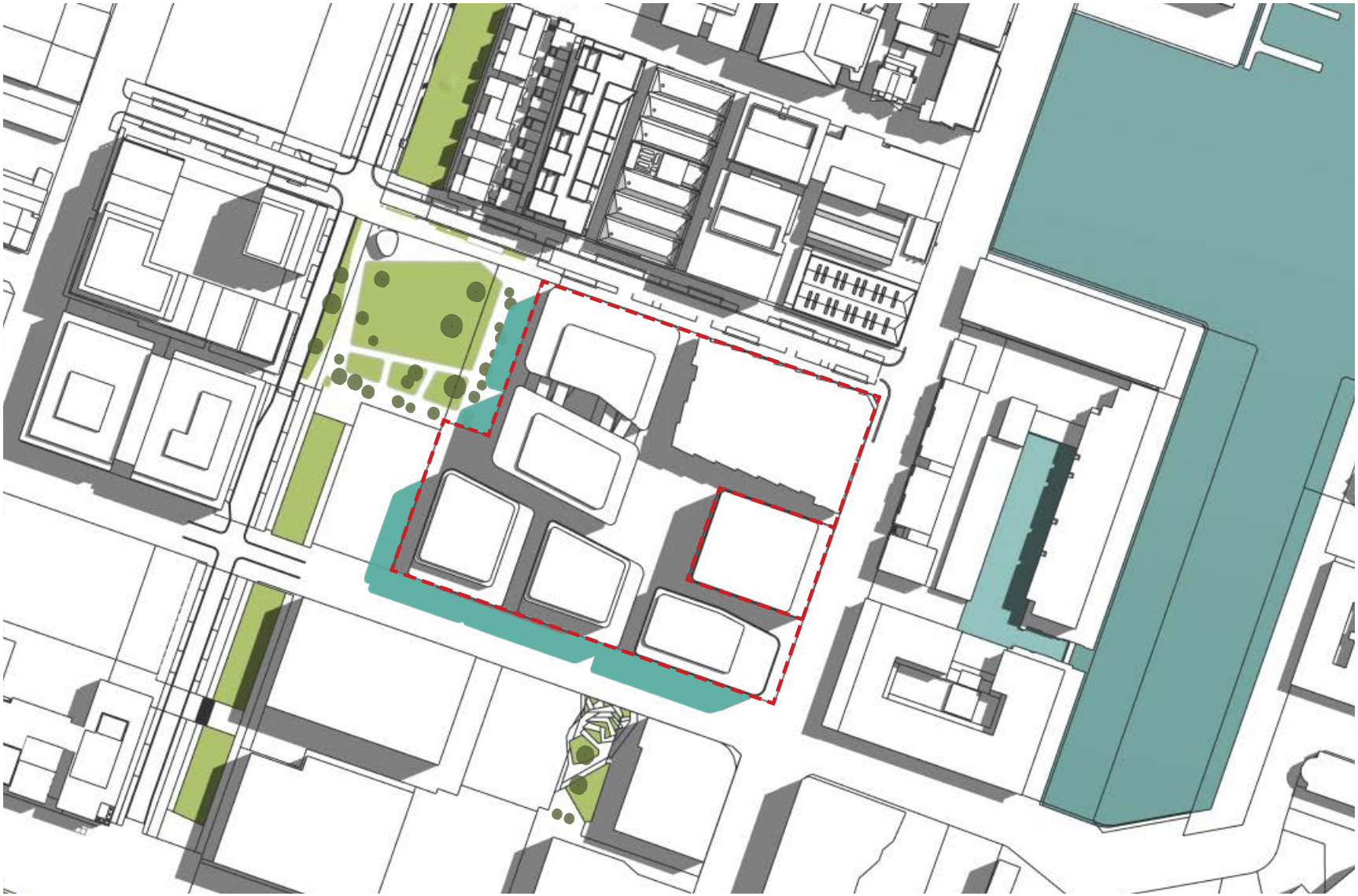
SUMMER SOLSTICE |22 DEC | 10:30 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

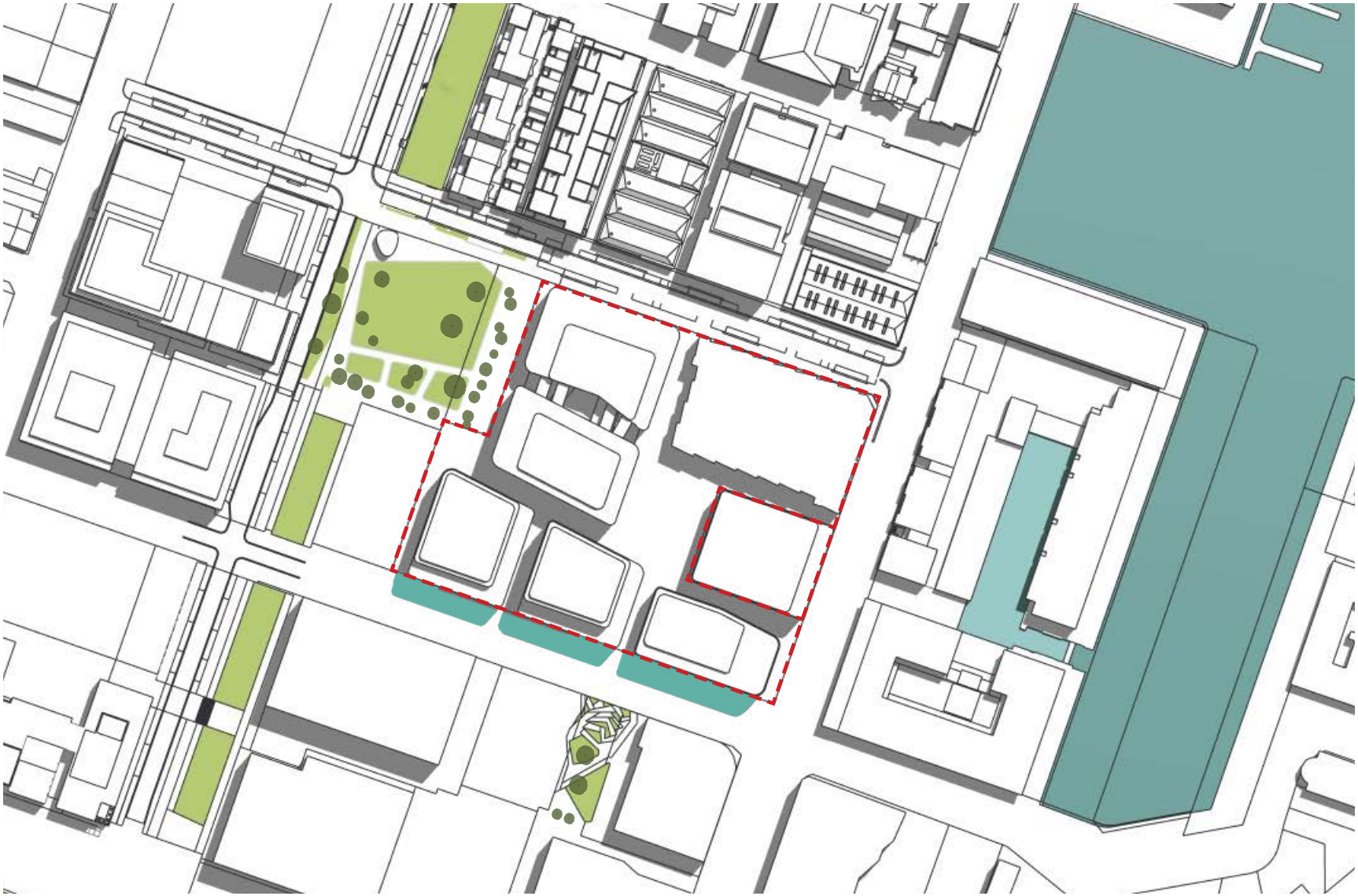
SUMMER SOLSTICE |22 DEC | 11:30 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

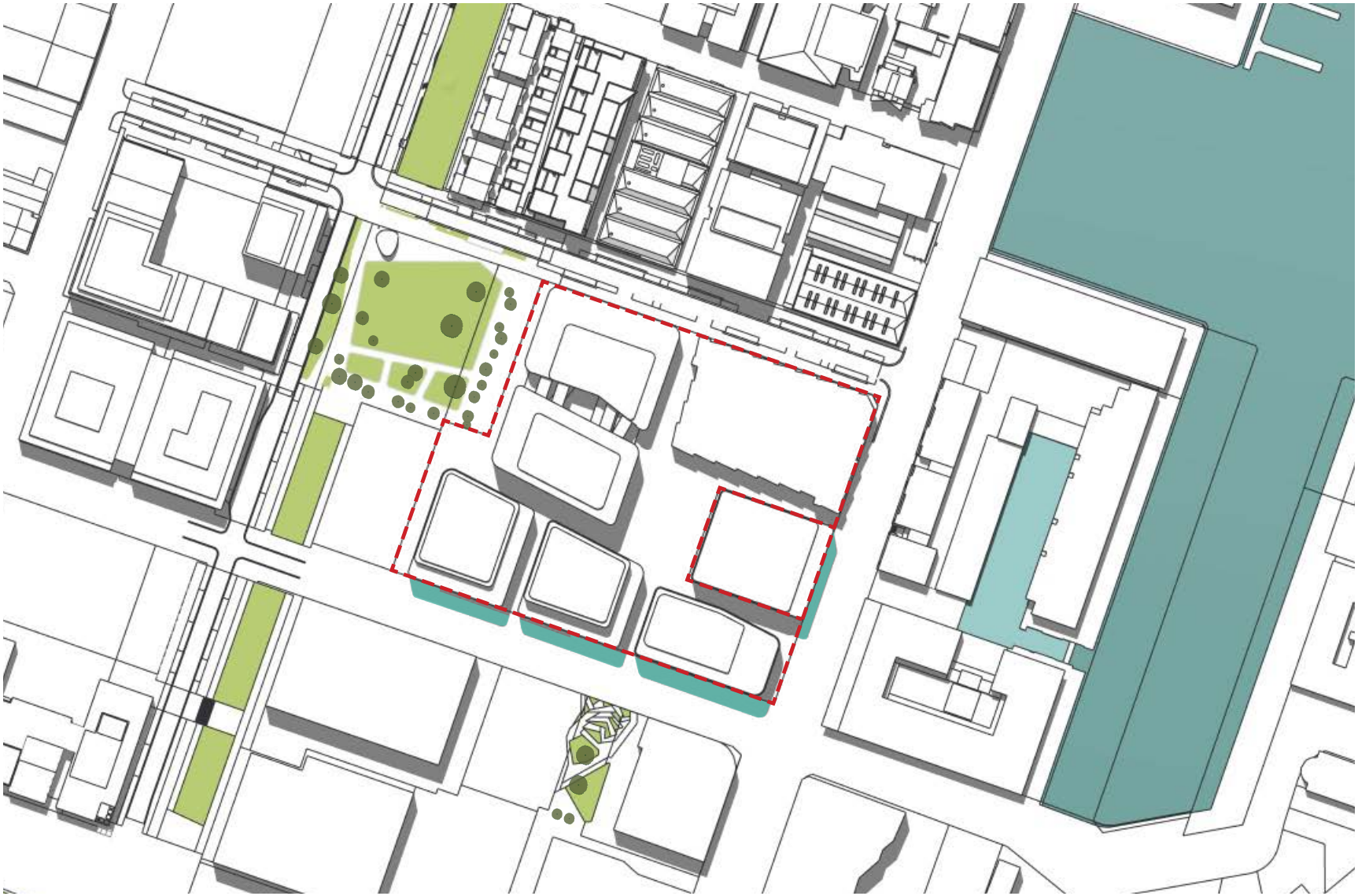
SUMMER SOLSTICE |22 DEC | 12:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

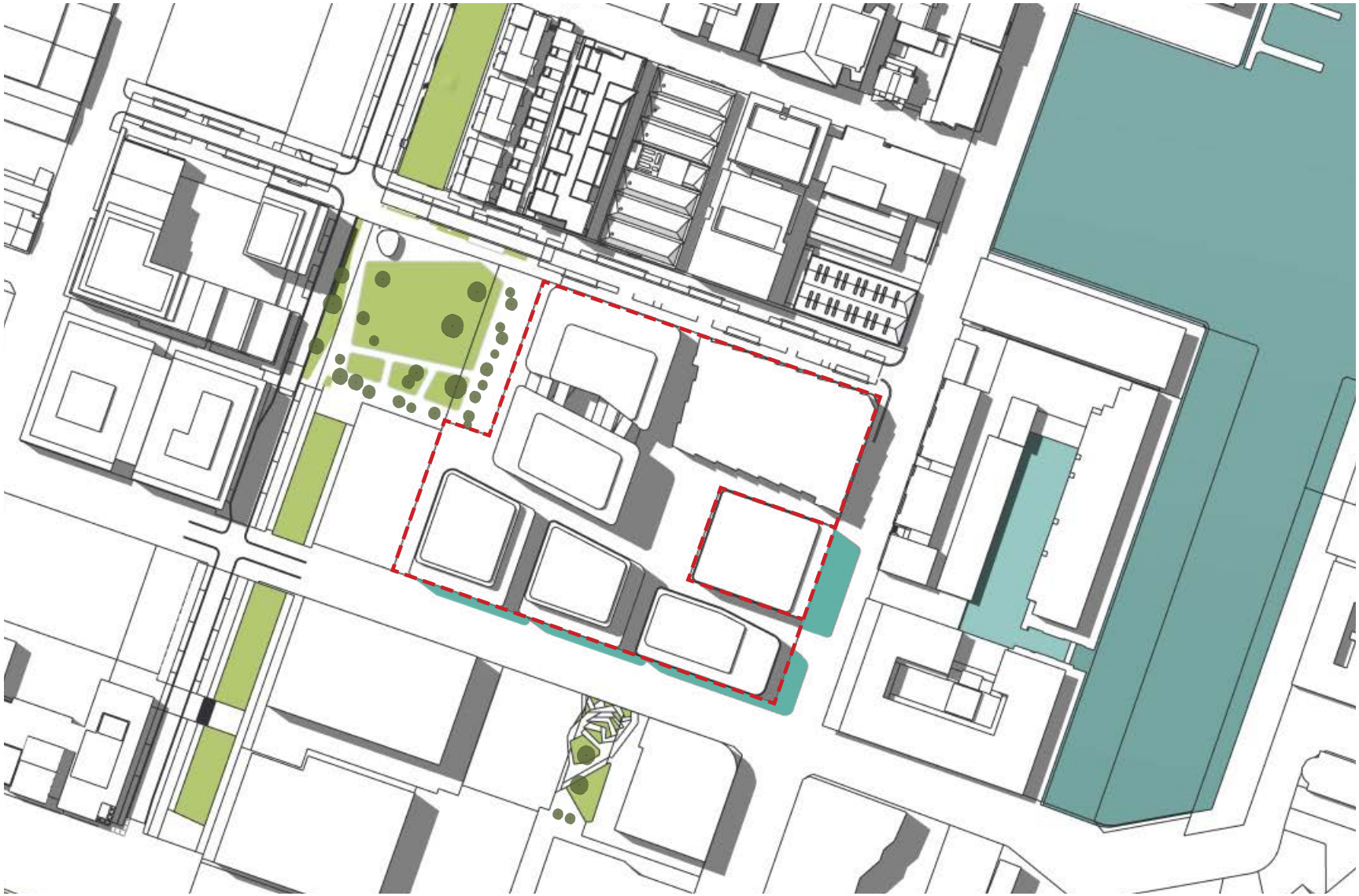
SUMMER SOLSTICE |22 DEC | 1:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

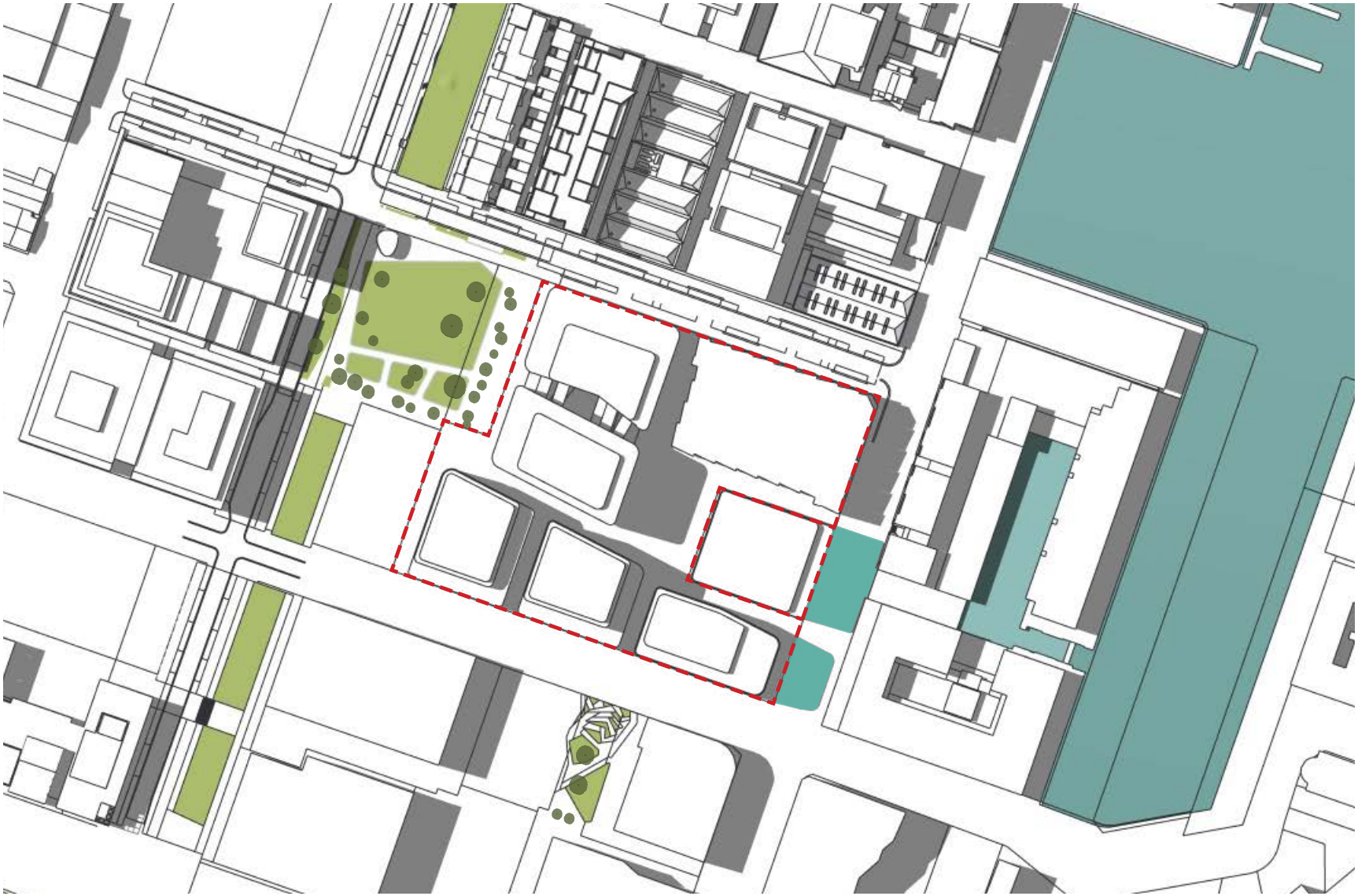
SUMMER SOLSTICE |22 DEC | 2:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

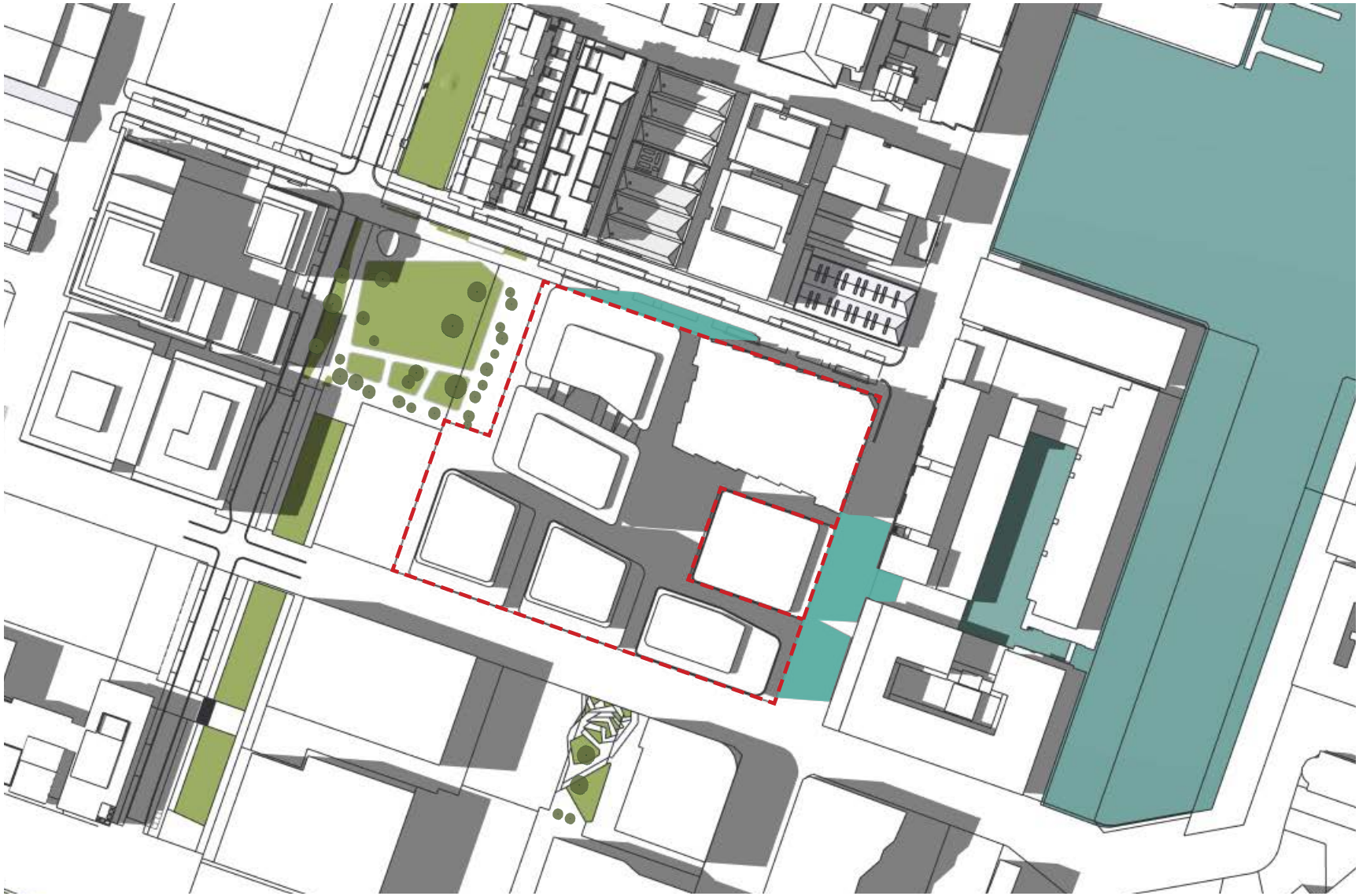
SUMMER SOLSTICE |22 DEC | 3:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

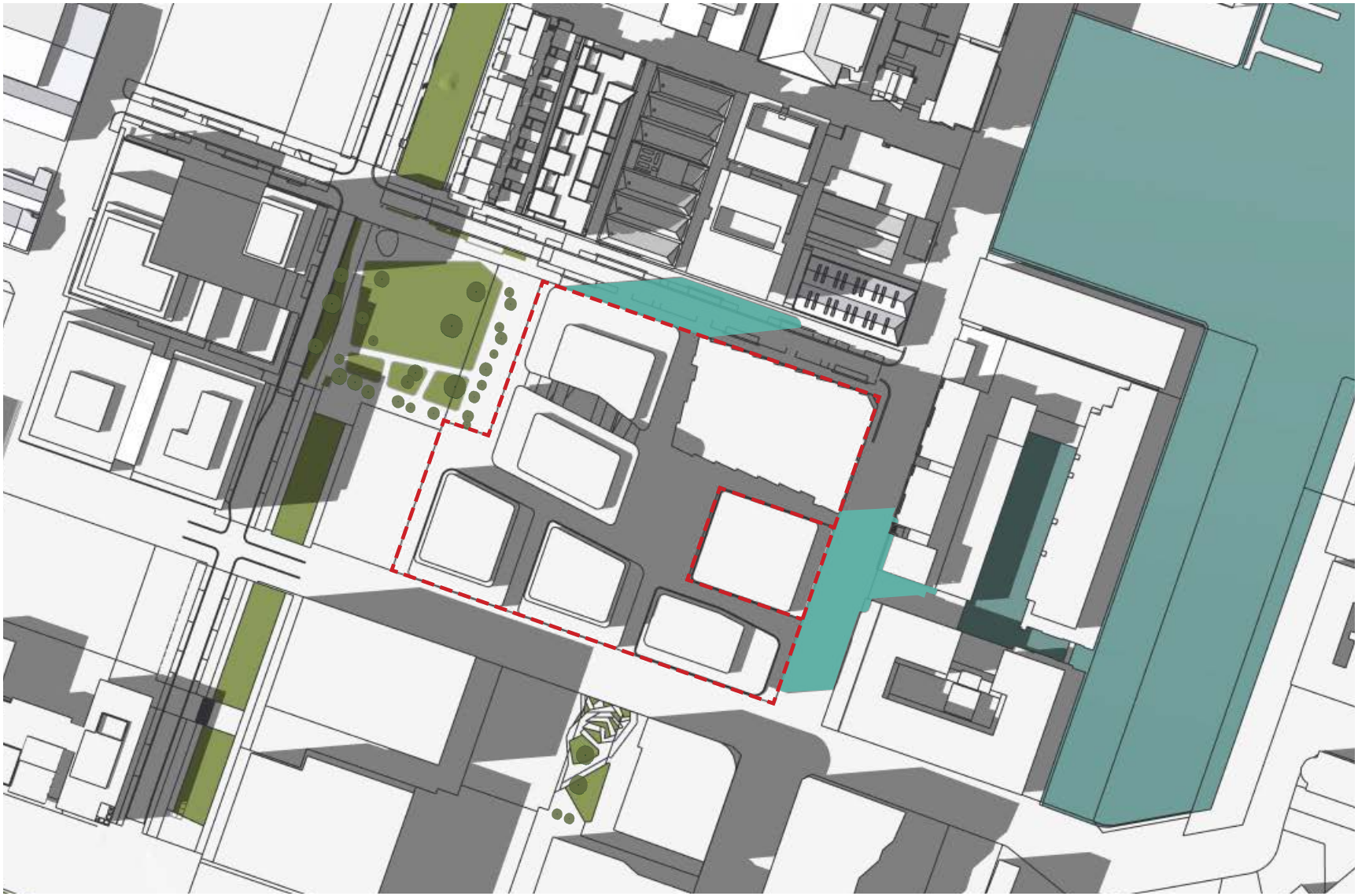
SUMMER SOLSTICE |22 DEC | 4:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

SUMMER SOLSTICE |22 DEC | 5:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

SUMMER SOLSTICE |22 DEC | 6:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.3 LOCAL NEIGHBOURHOOD CONTEXT

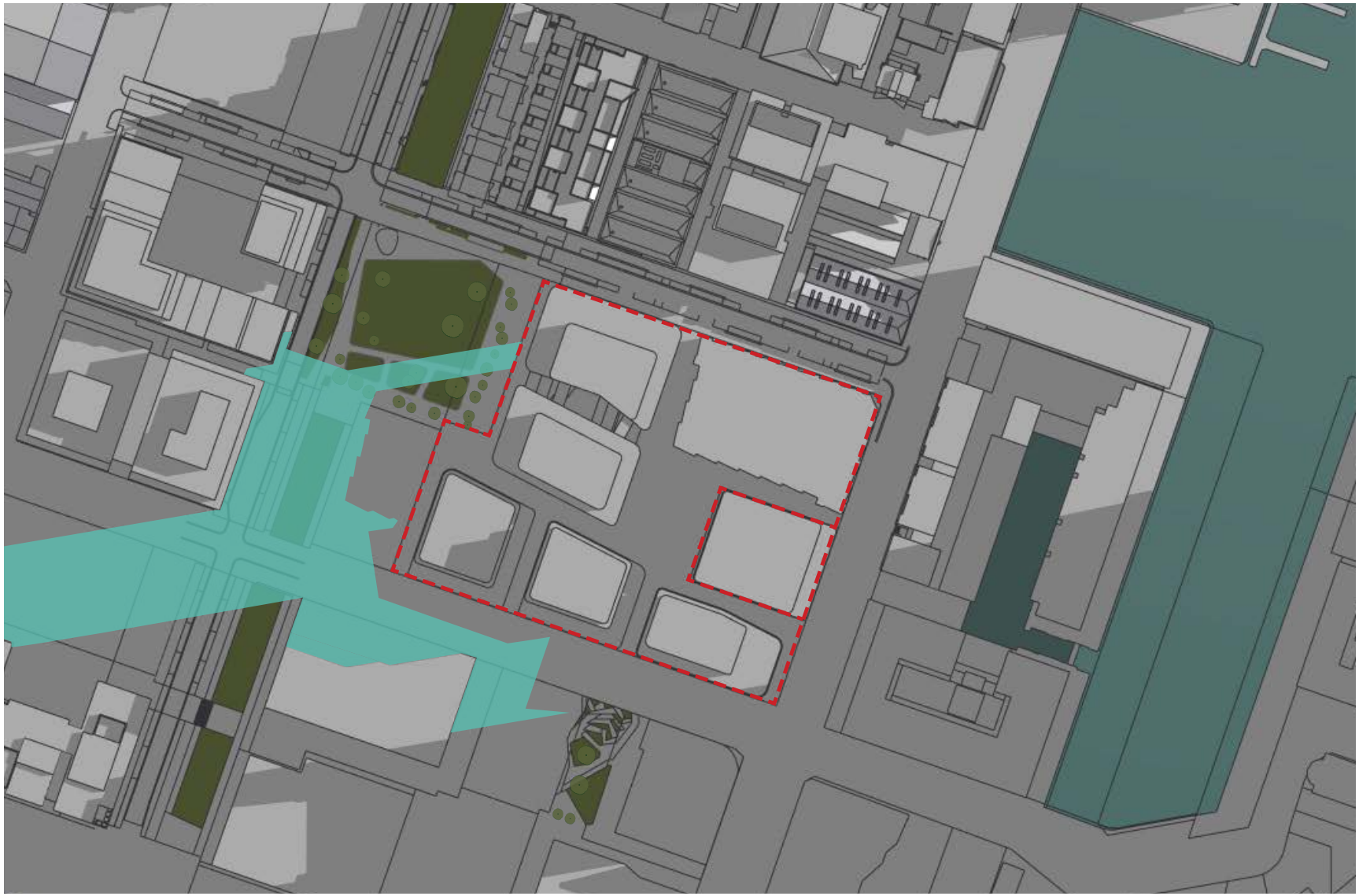
SUMMER SOLSTICE |22 DEC | 7:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

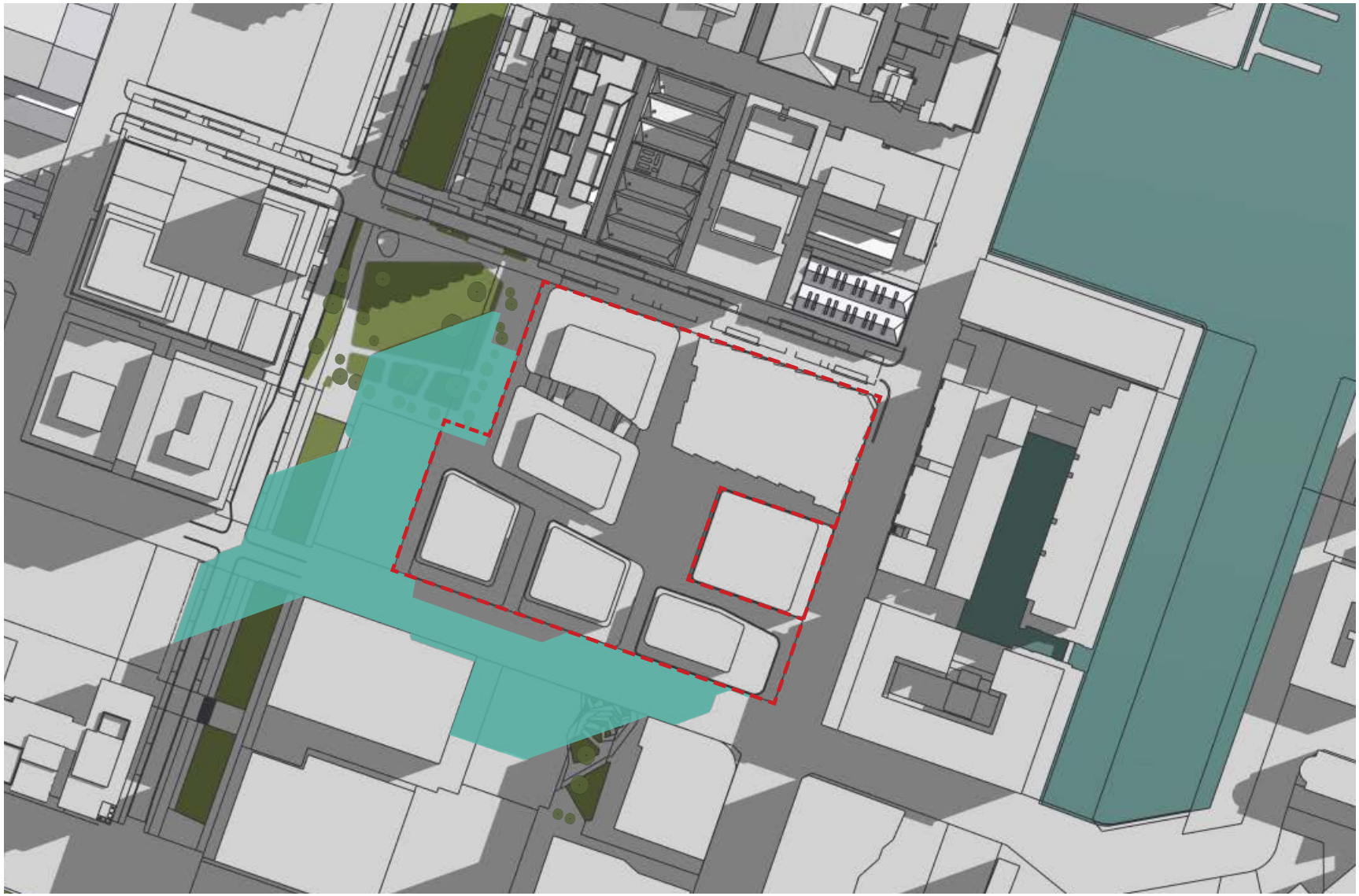
AUTUMN EQUINOX| 21 MAR | 8:30 AM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

AUTUMN EQUINOX| 21 MAR | 9:30 AM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

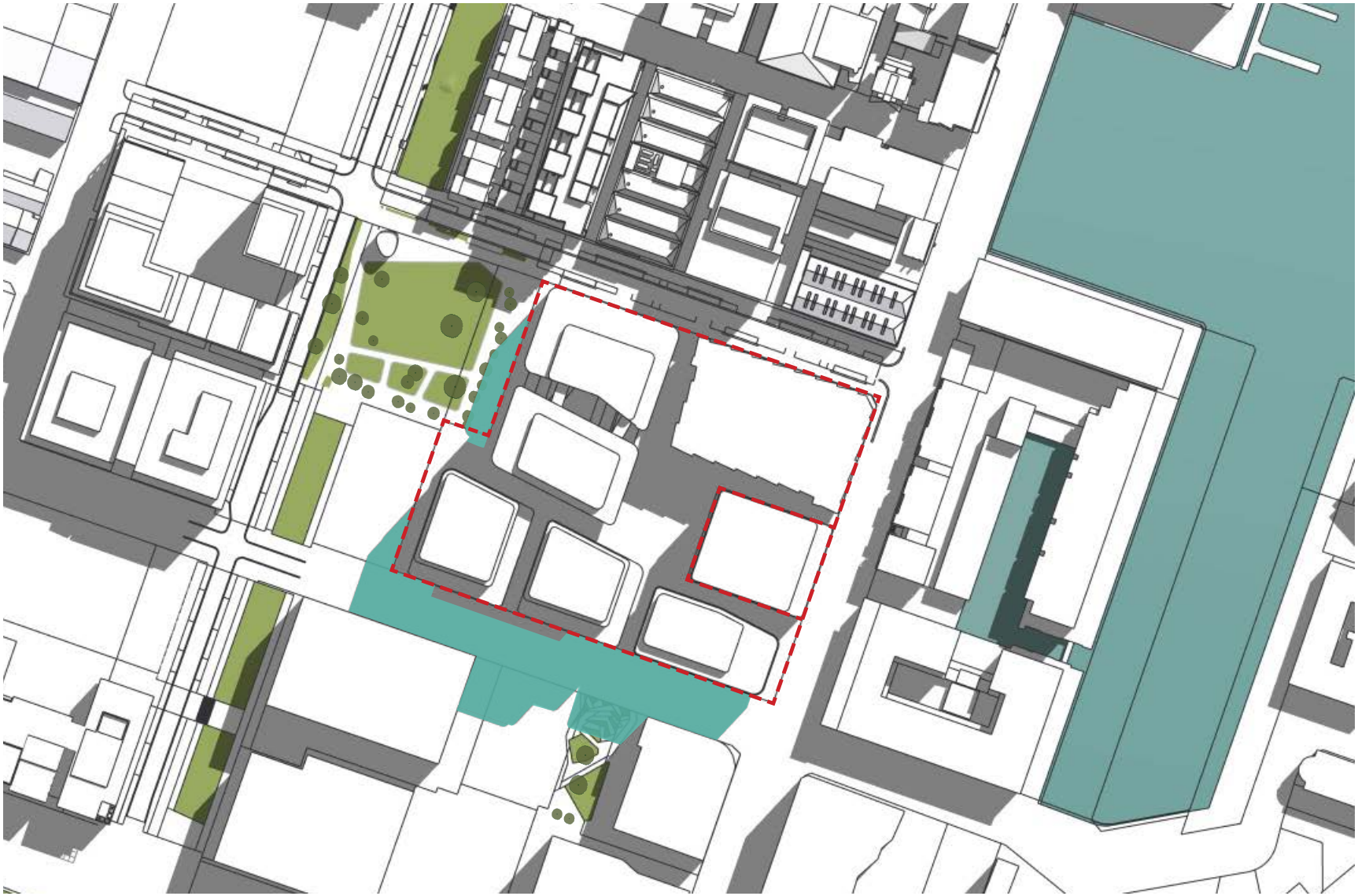
AUTUMN EQUINOX| 21 MAR | 10:30 AM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

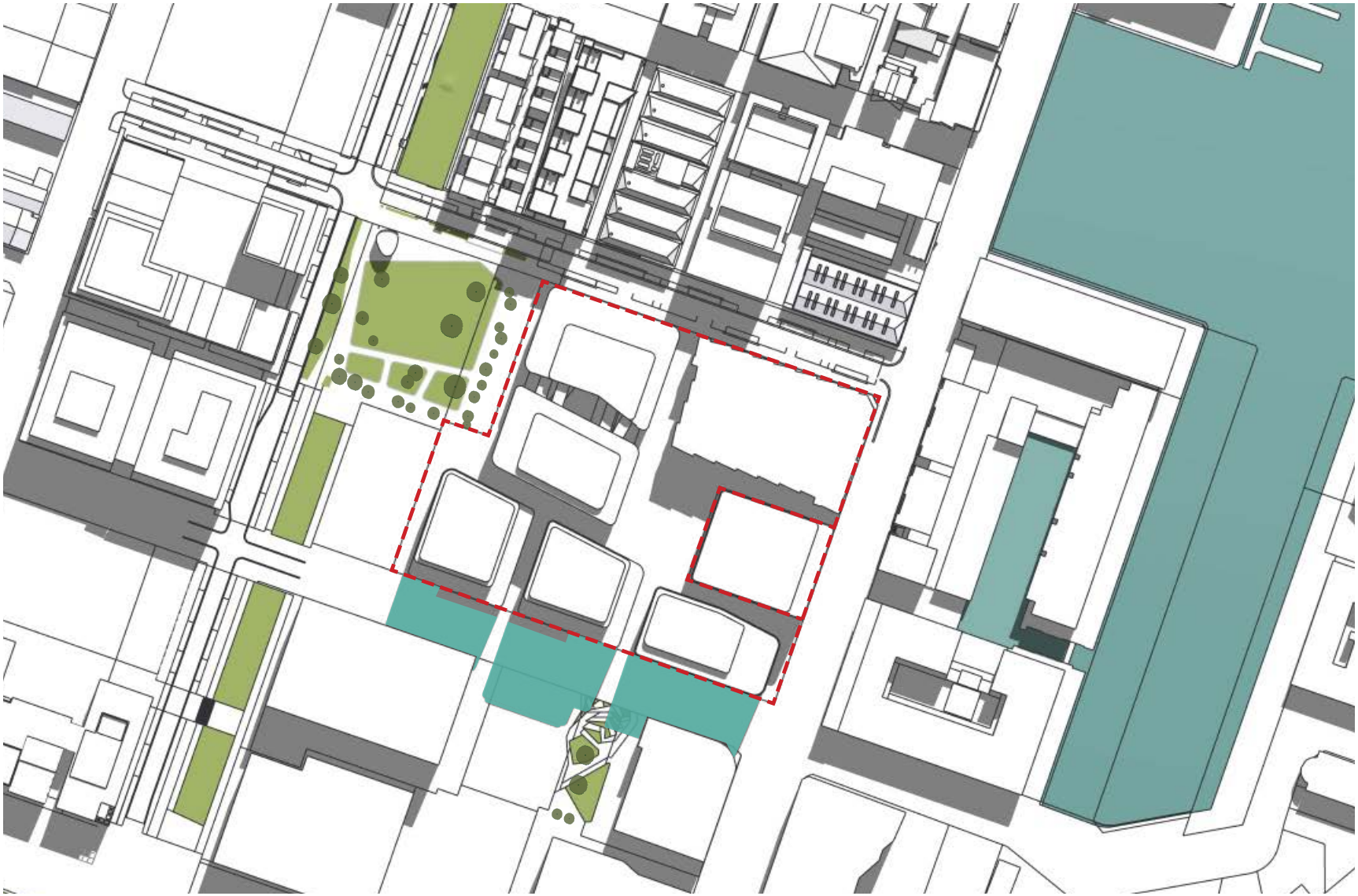
AUTUMN EQUINOX| 21 MAR | 11:30 AM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

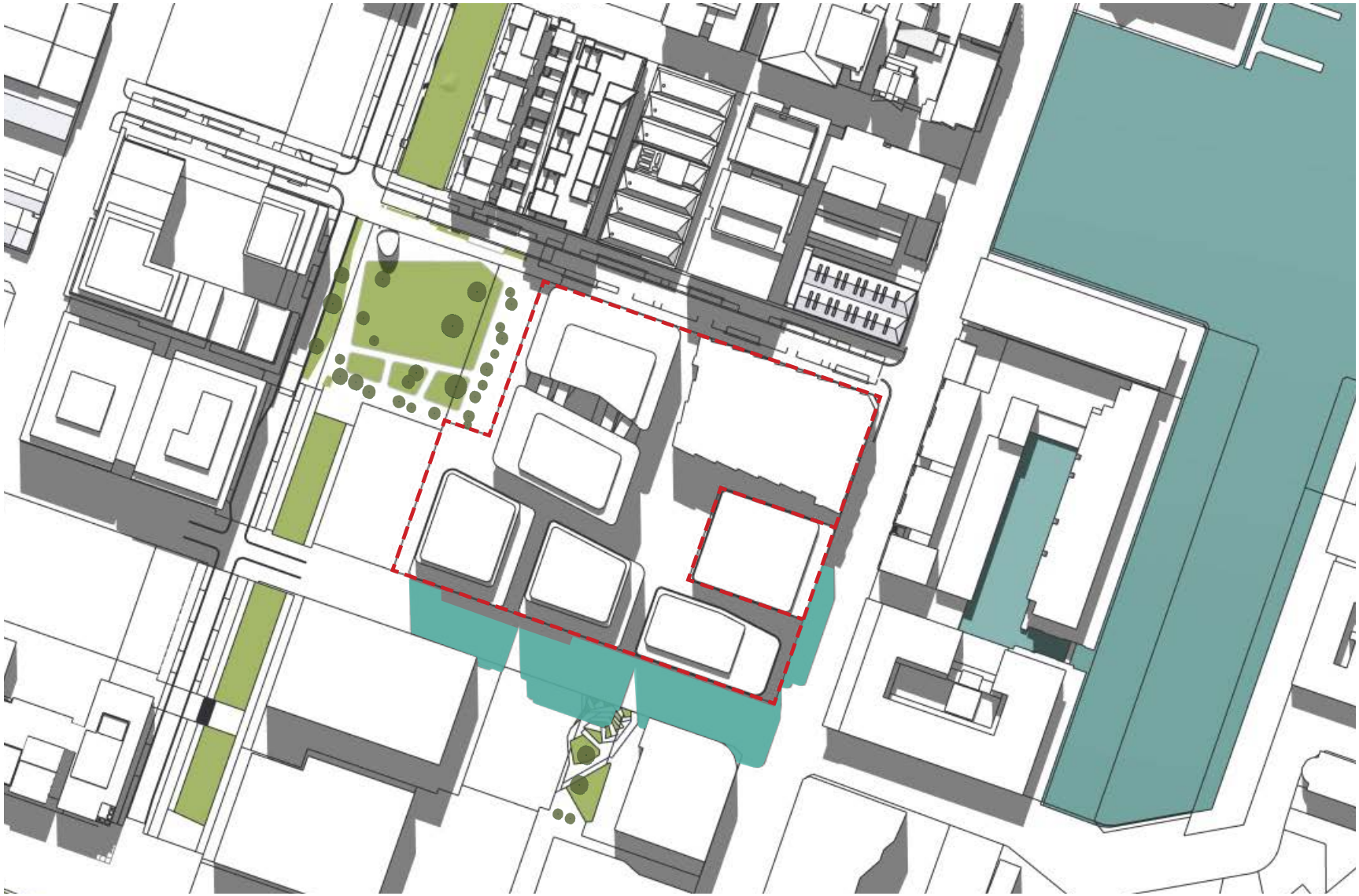
AUTUMN EQUINOX| 21 MAR | 12:30 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

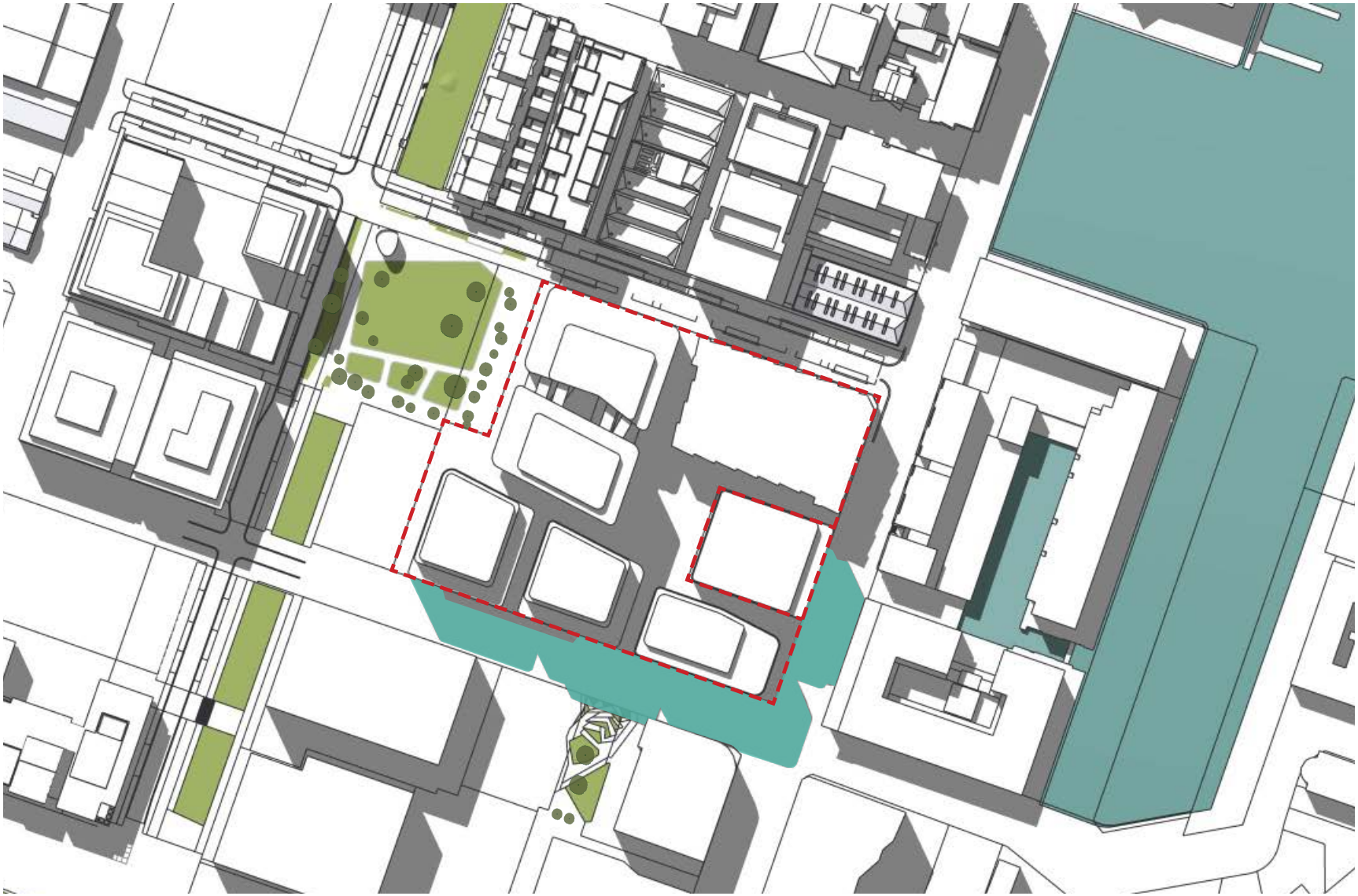
AUTUMN EQUINOX| 21 MAR | 1:30 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

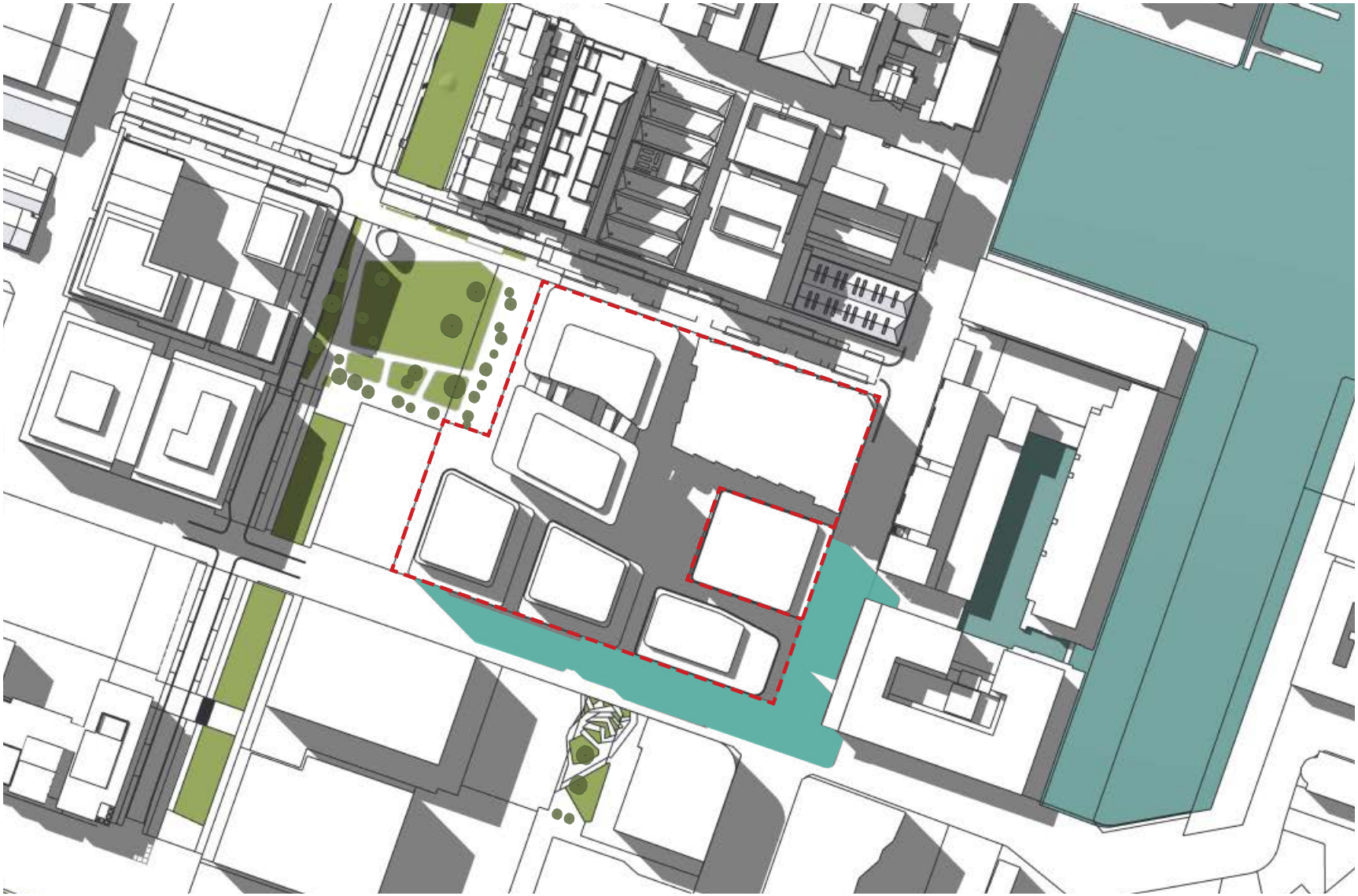
AUTUMN EQUINOX| 21 MAR | 2:30 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

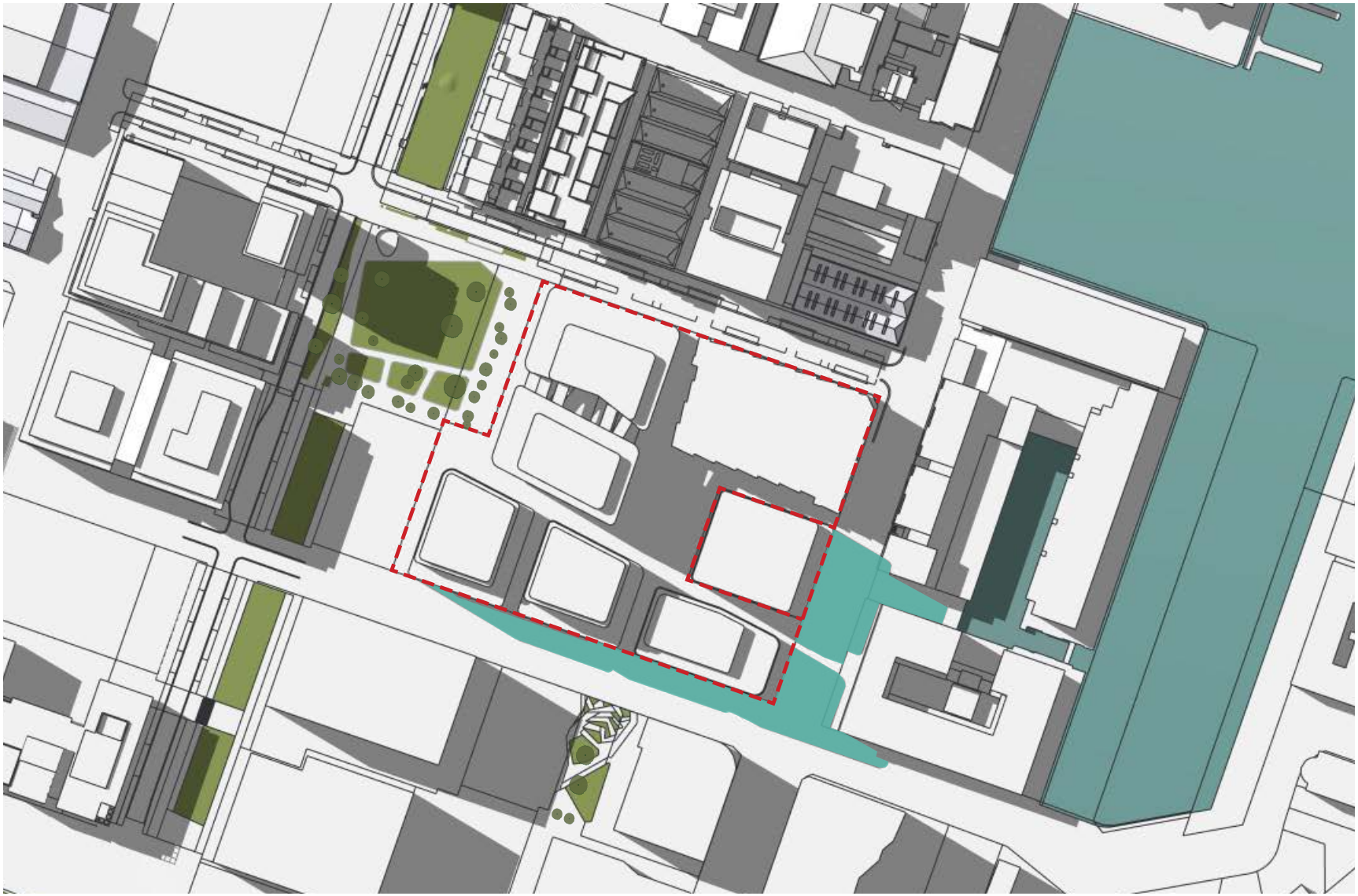
AUTUMN EQUINOX| 21 MAR | 3:30 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

AUTUMN EQUINOX| 21 MAR | 4:30 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

AUTUMN EQUINOX| 21 MAR | 5:30 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.1.4 LOCAL NEIGHBOURHOOD CONTEXT

AUTUMN EQUINOX| 21 MAR | 6:30 PM NZDT | Sun rise 7:24am - 7.31pm

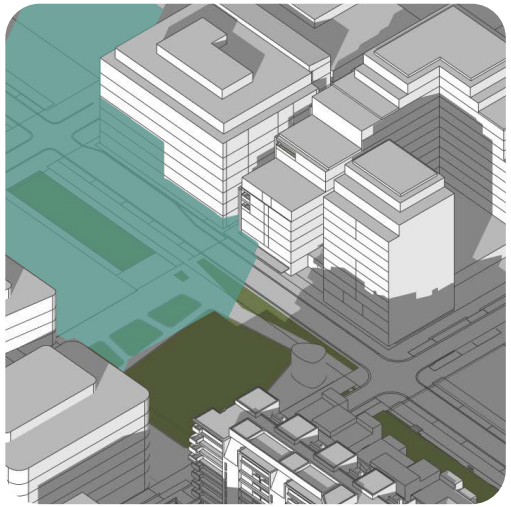


Shade from the proposed building envelope

Appendix 2

100 Halsey Street Shading Studies

A2.2 Northbrook Apartments

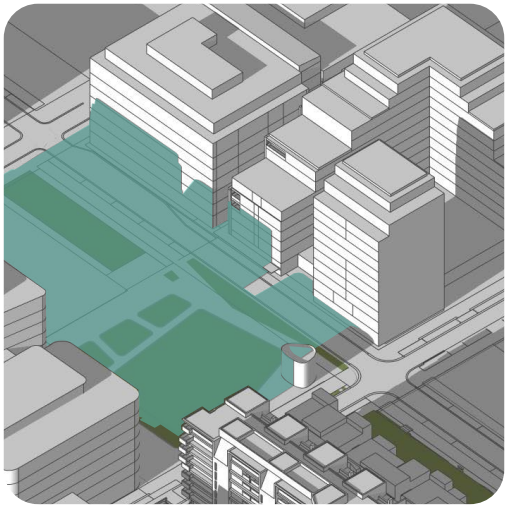


Spring at 7:30am

A2.2.1

23 SEPTEMBER

pp. 48

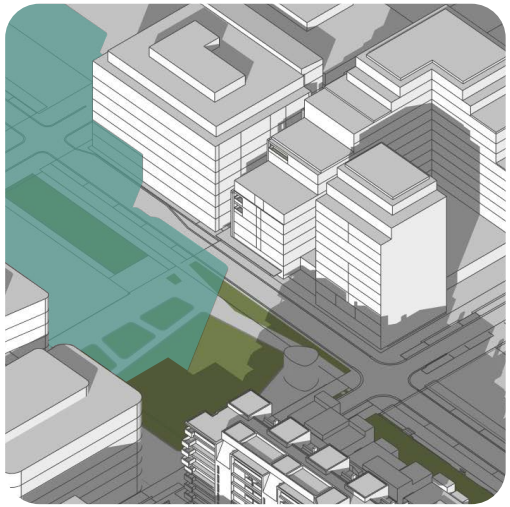


Summer at 7:45am

A2.2.2

22 DECEMBER

pp. 53



Autumn at 9:00am

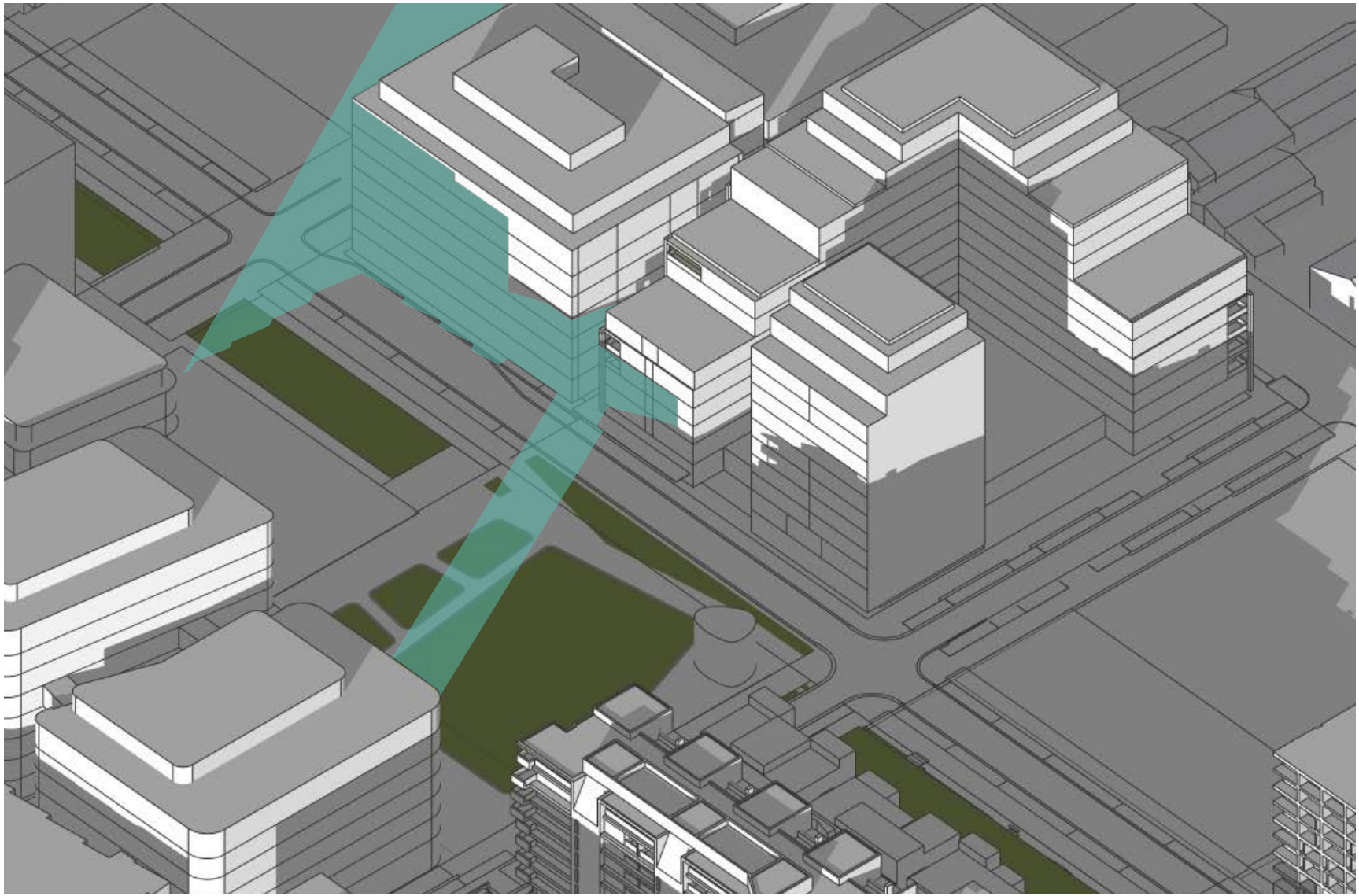
A2.2.3

21 MARCH

pp. 62

A2.2.1 NORTHBROOK APARTMENTS

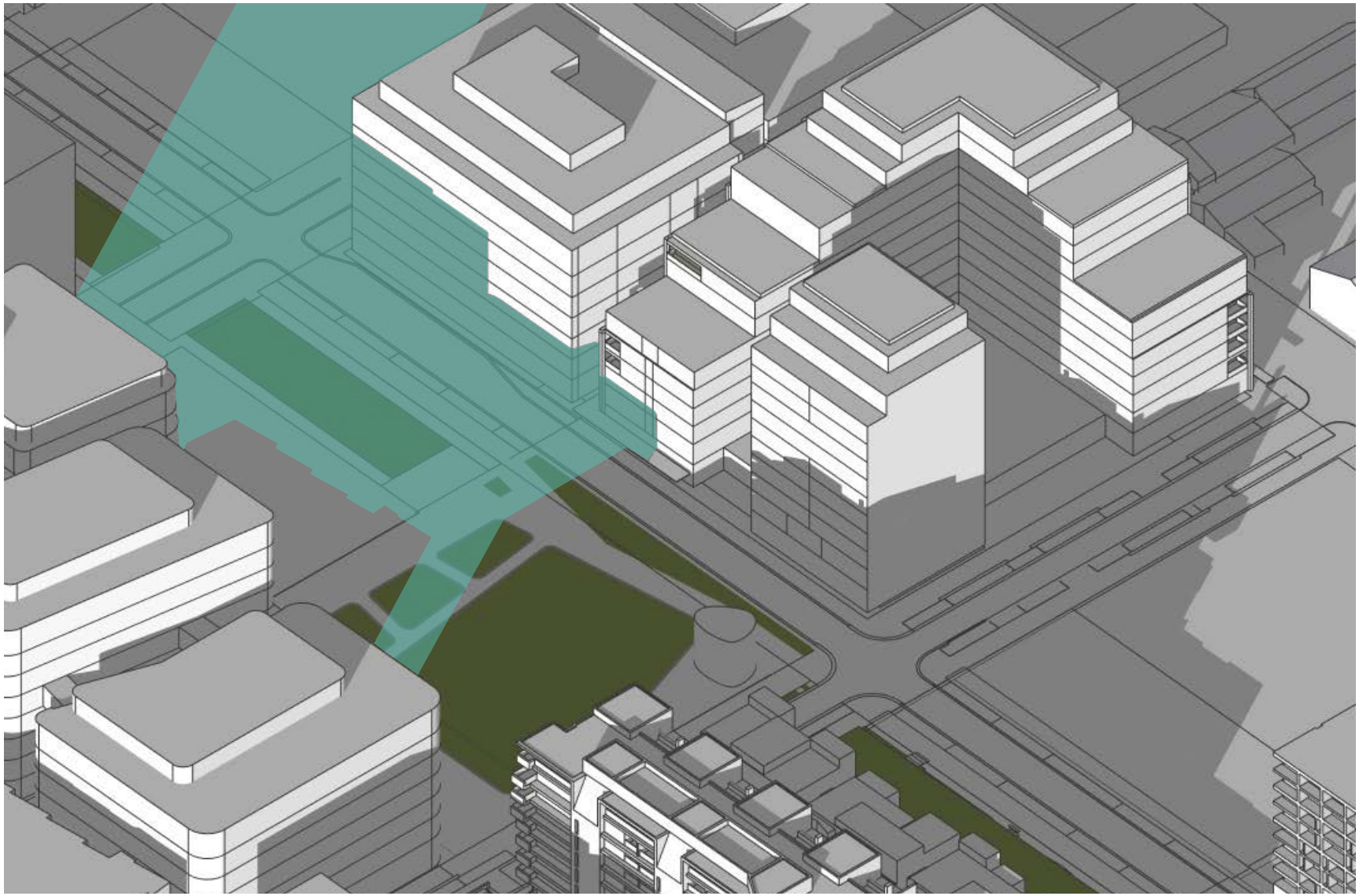
SPRING EQUINOX | 23 SEPTEMBER | 7:00 AM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.2.1 NORTHBROOK APARTMENTS

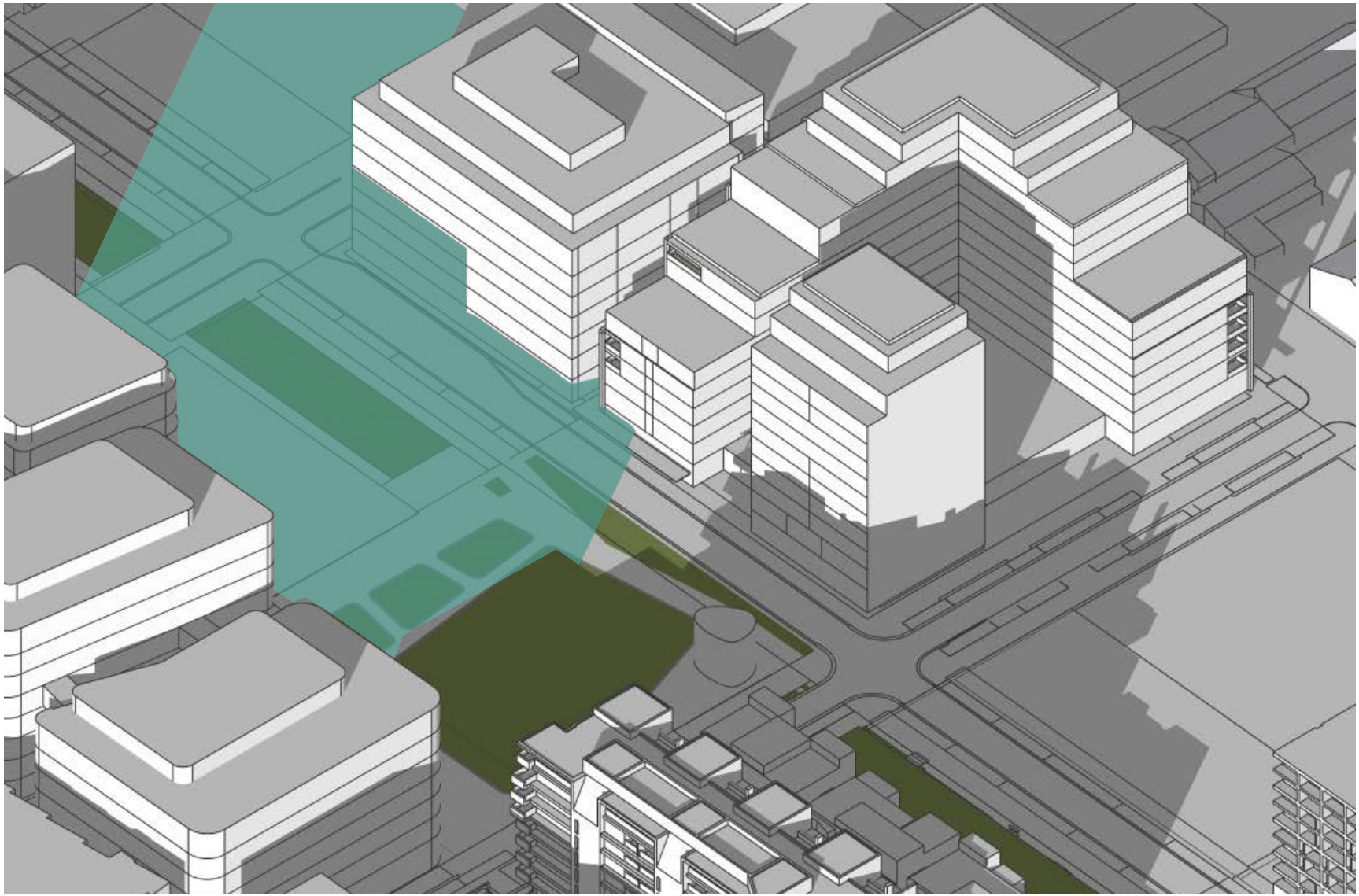
SPRING EQUINOX | 23 SEPTEMBER | 7:15 AM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.2.1 NORTHBROOK APARTMENTS

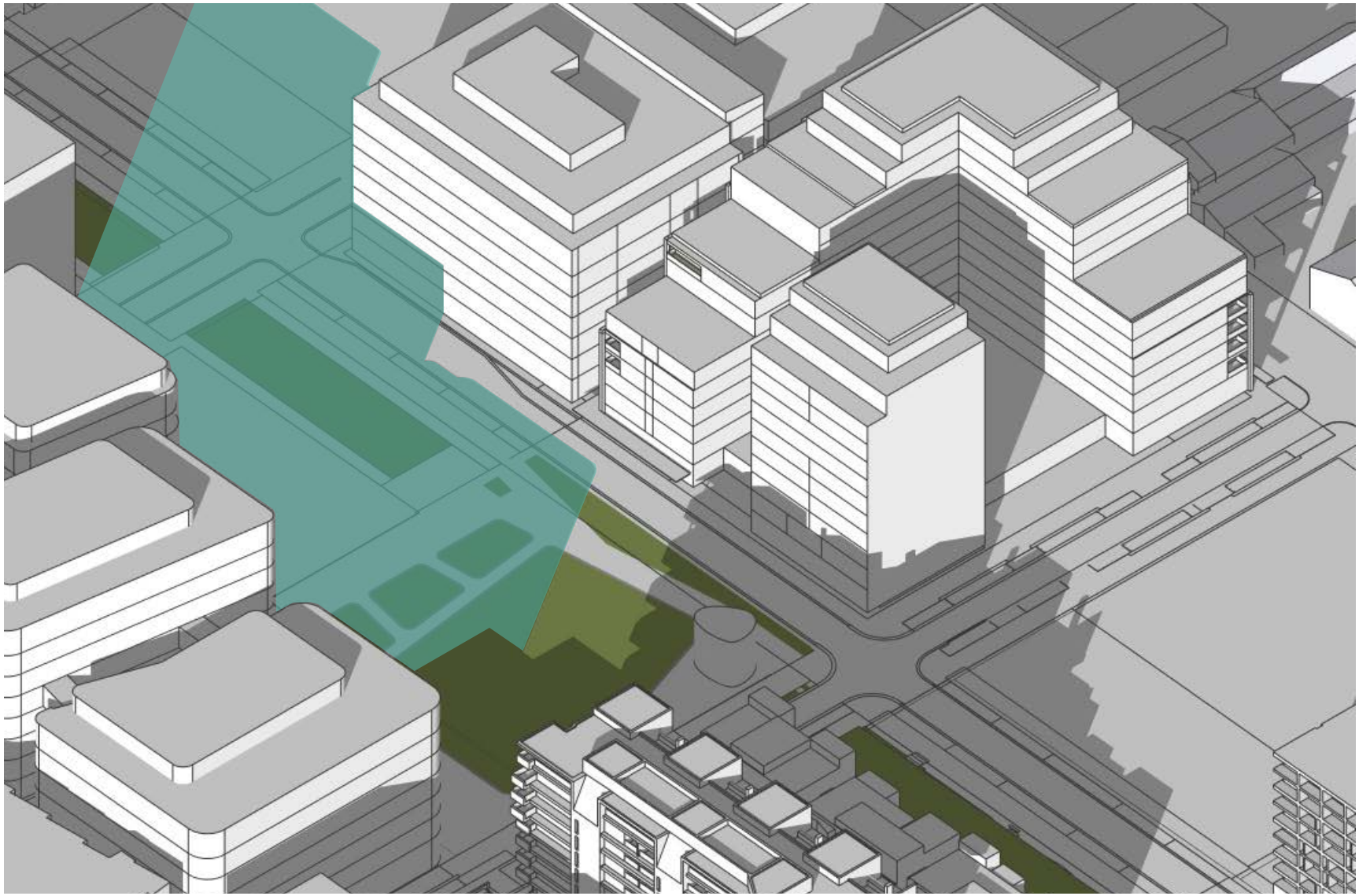
SPRING EQUINOX | 23 SEPTEMBER | 7:30 AM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.2.1 NORTHBROOK APARTMENTS

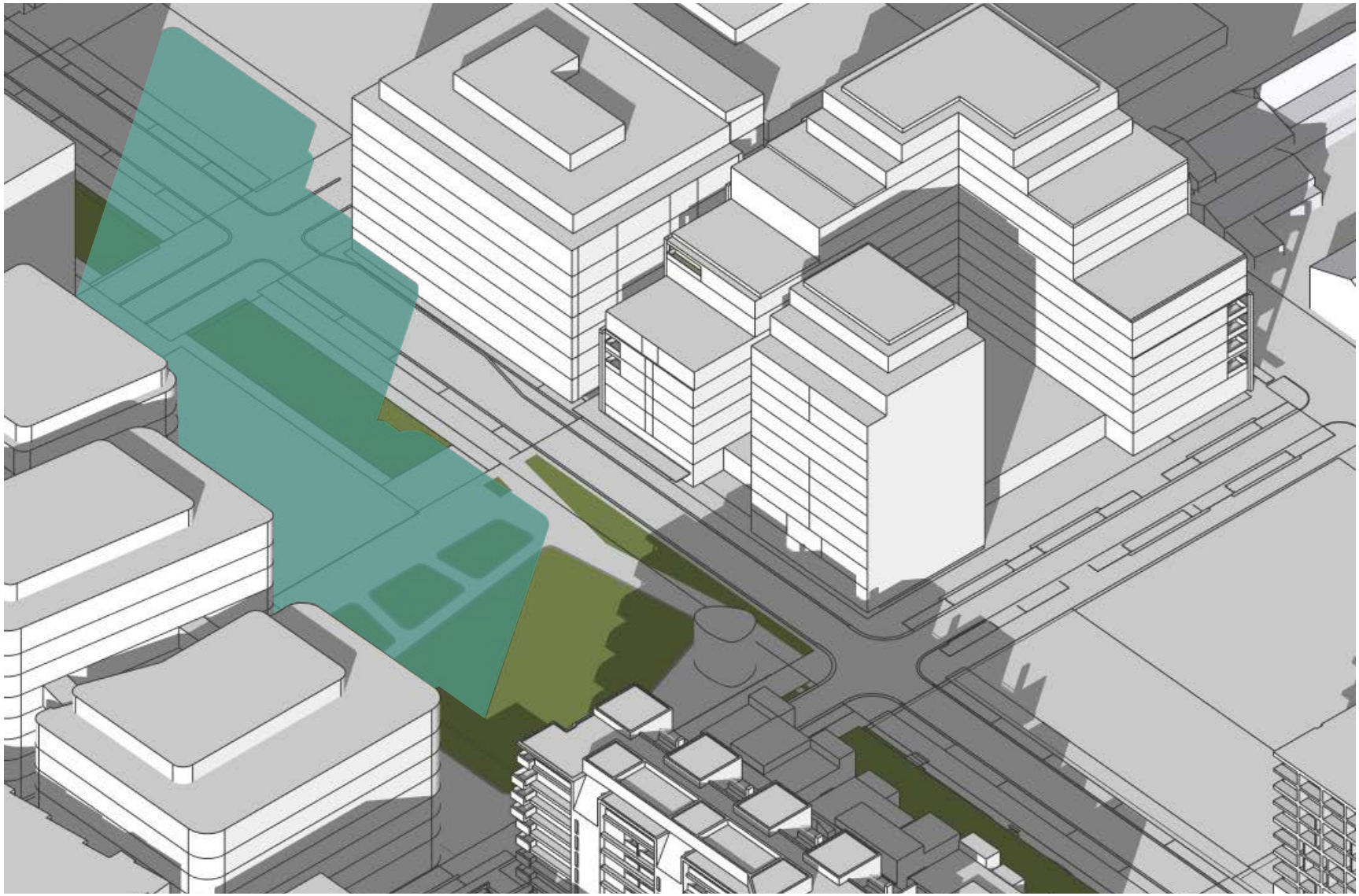
SPRING EQUINOX | 23 SEPTEMBER | 7:45 AM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.2.1 NORTHBROOK APARTMENTS

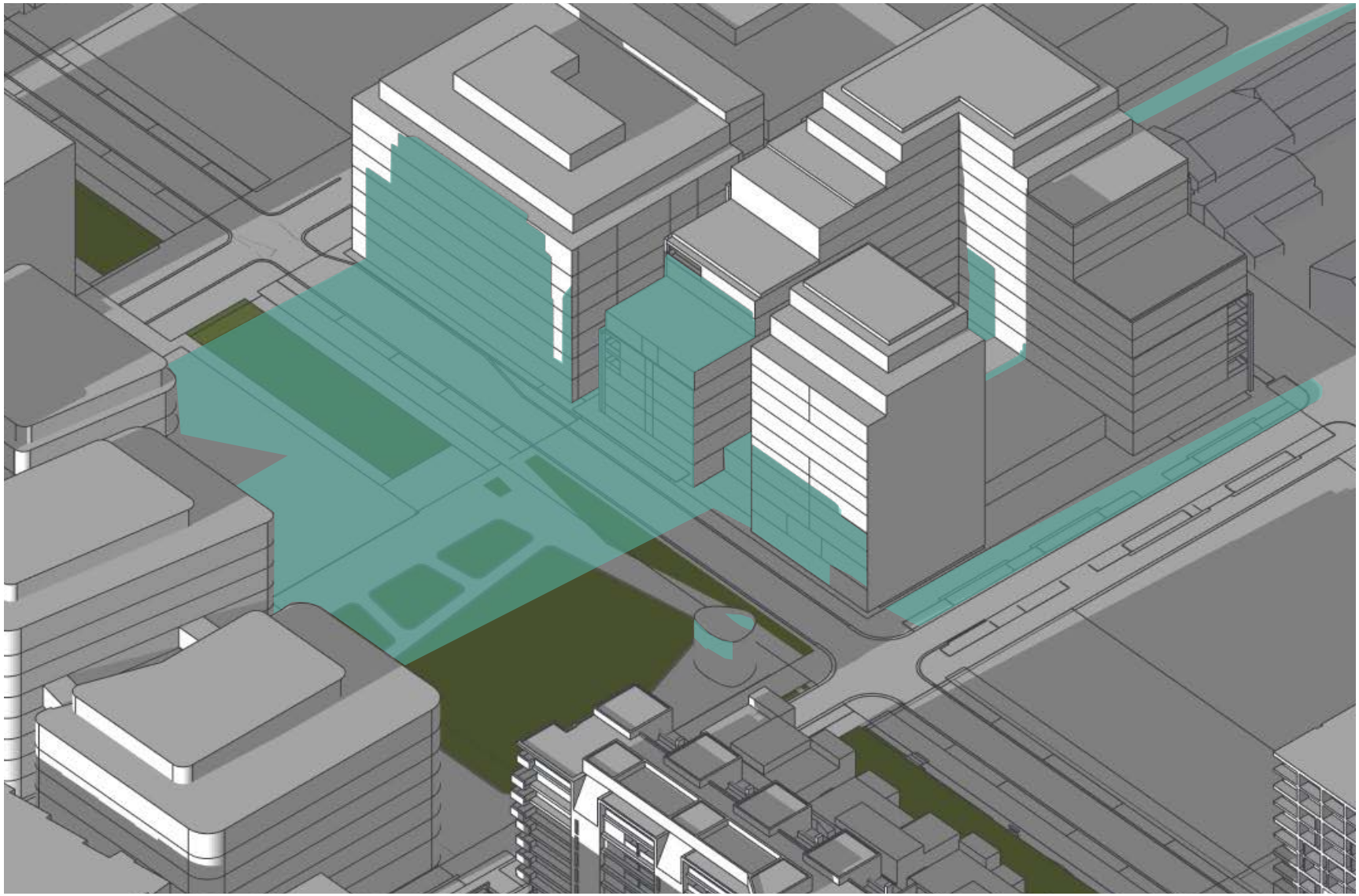
SPRING EQUINOX | 23 SEPTEMBER | 8:00 AM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.2.2 NORTHBROOK APARTMENTS

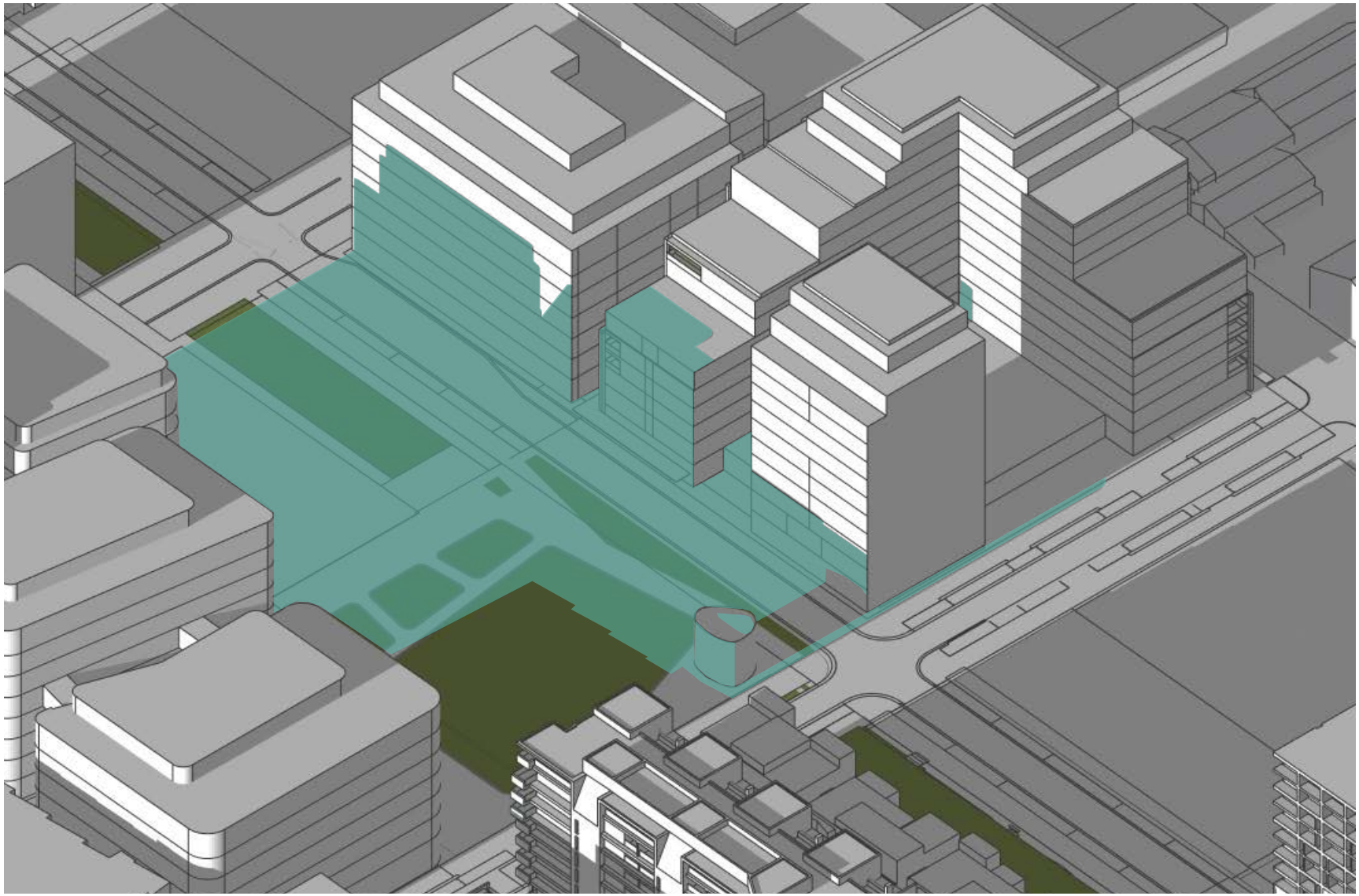
SUMMER SOLSTICE |22 DEC | 7:00 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.2.2 NORTHBROOK APARTMENTS

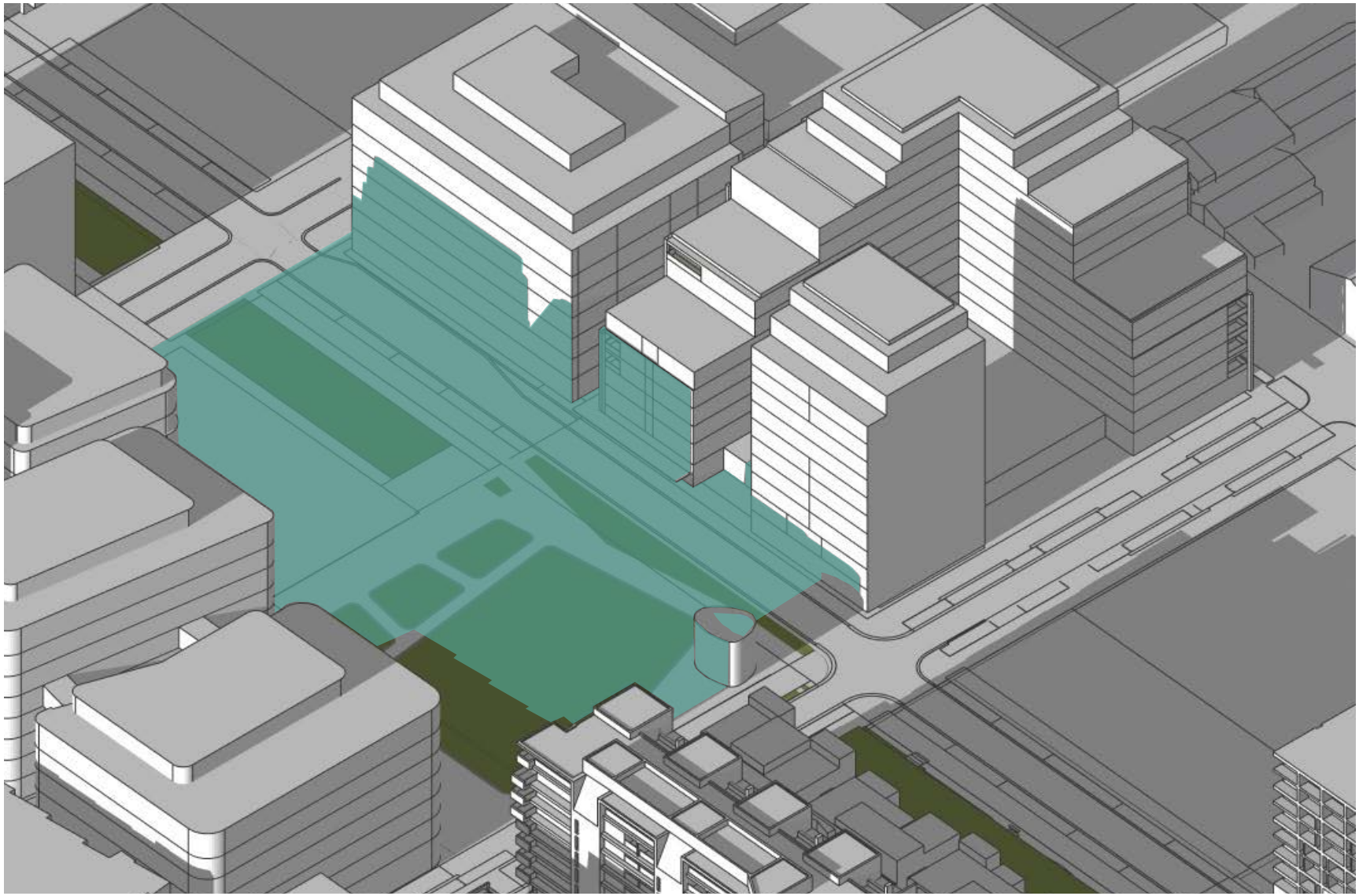
SUMMER SOLSTICE |22 DEC | 7:15 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.2.2 NORTHBROOK APARTMENTS

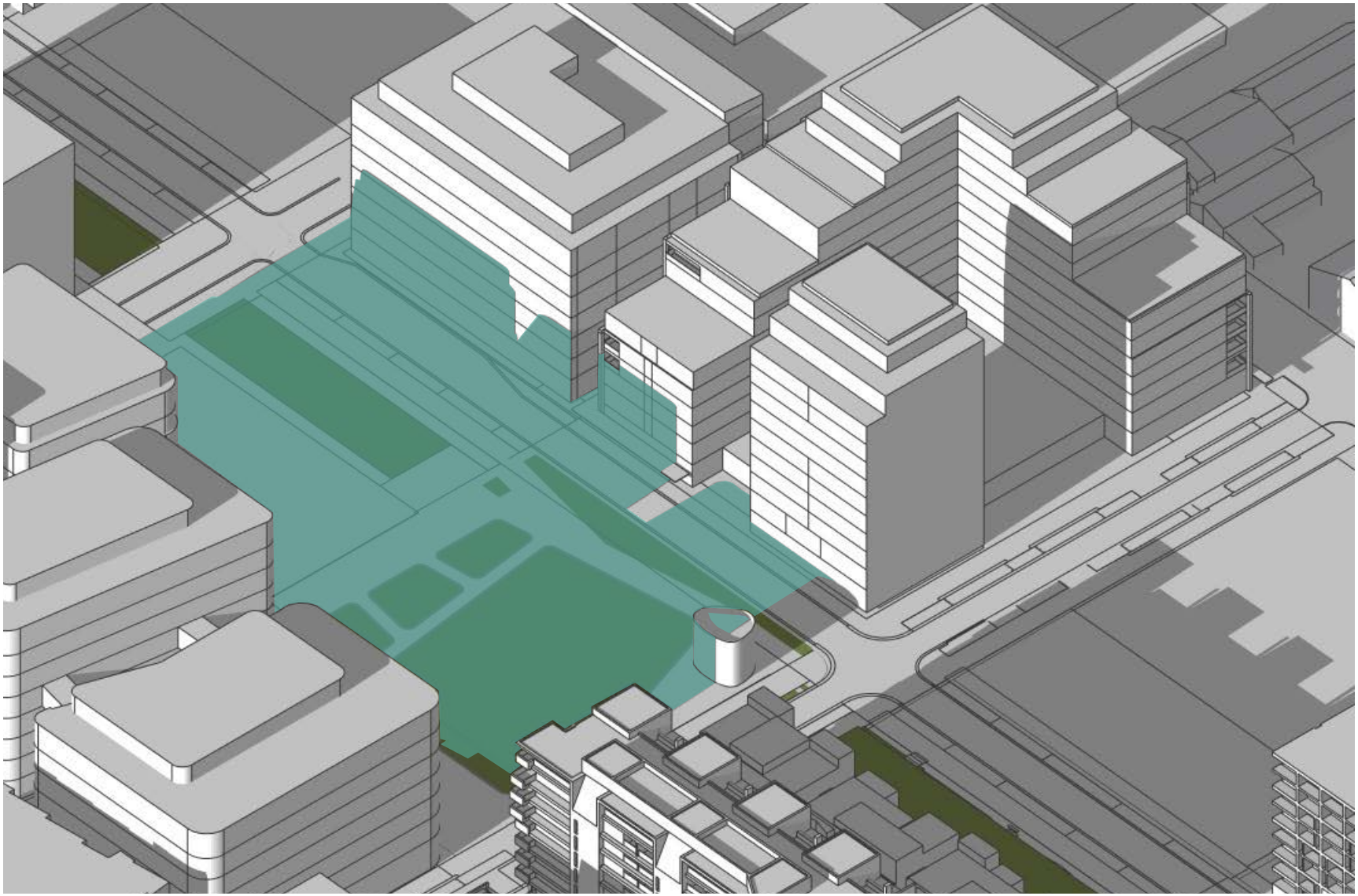
SUMMER SOLSTICE |22 DEC | 7:30 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.2.2 NORTHBROOK APARTMENTS

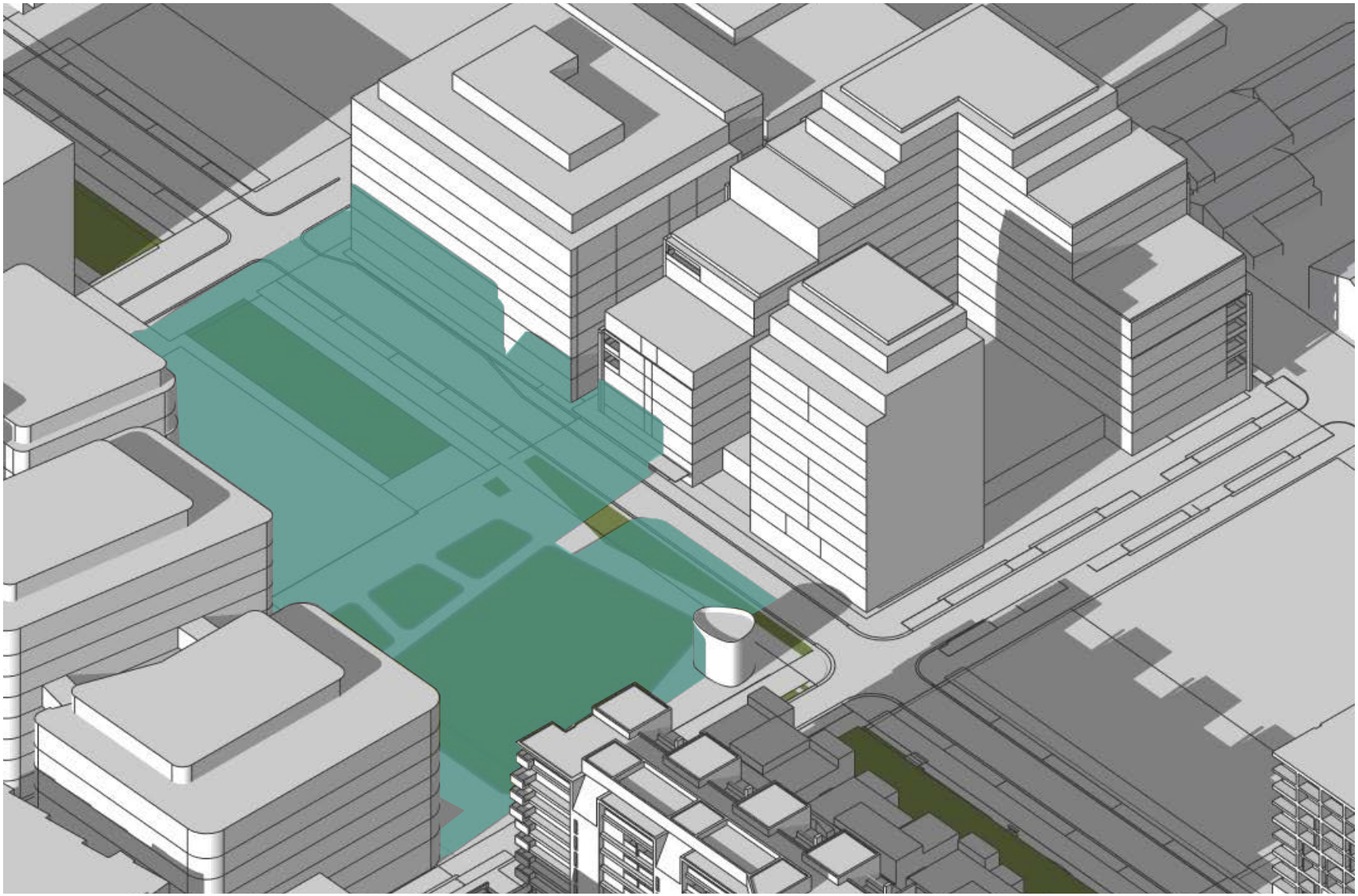
SUMMER SOLSTICE |22 DEC | 7:45 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.2.2 NORTHBROOK APARTMENTS

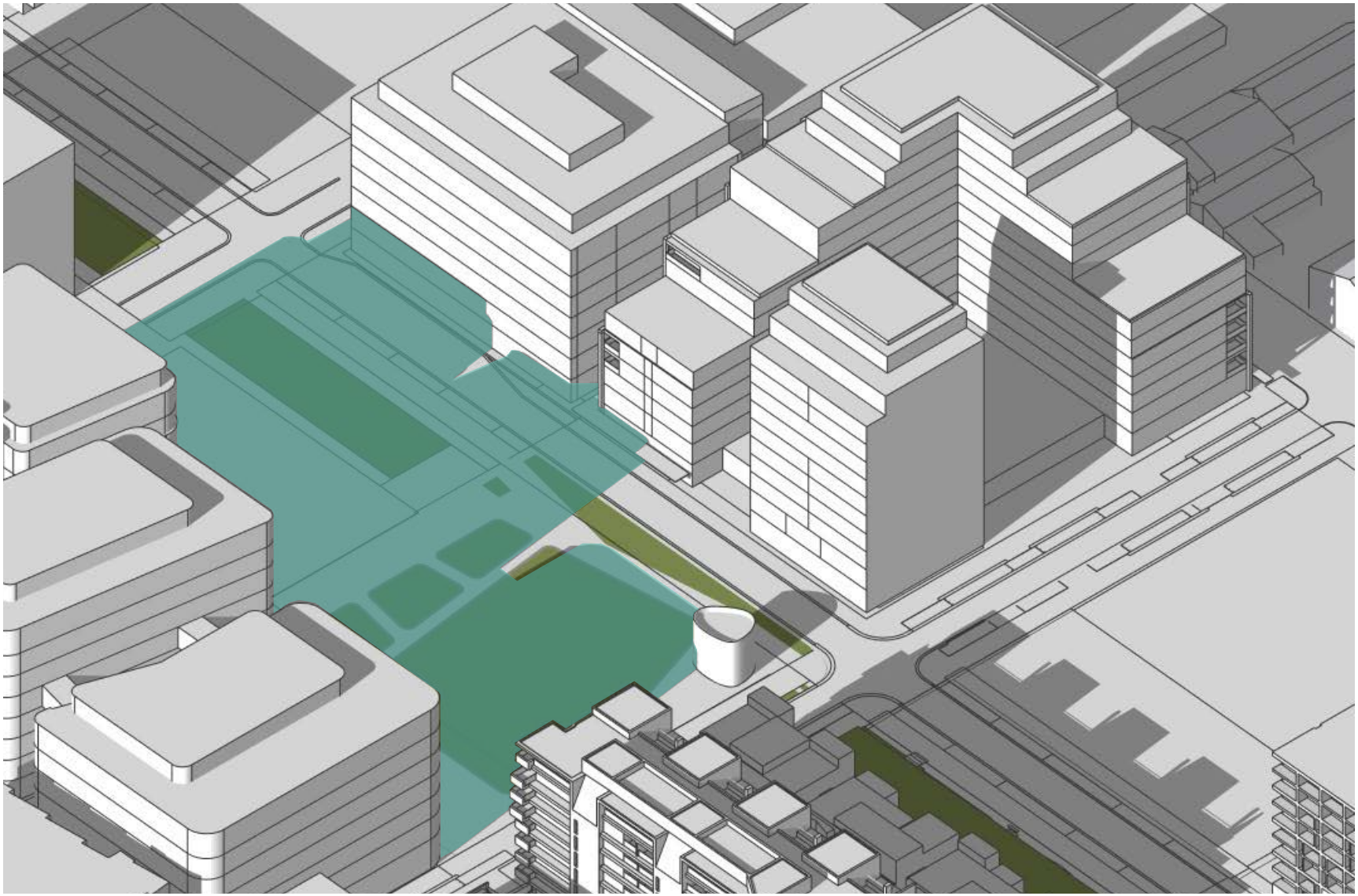
SUMMER SOLSTICE |22 DEC | 8:00 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.2.2 NORTHBROOK APARTMENTS

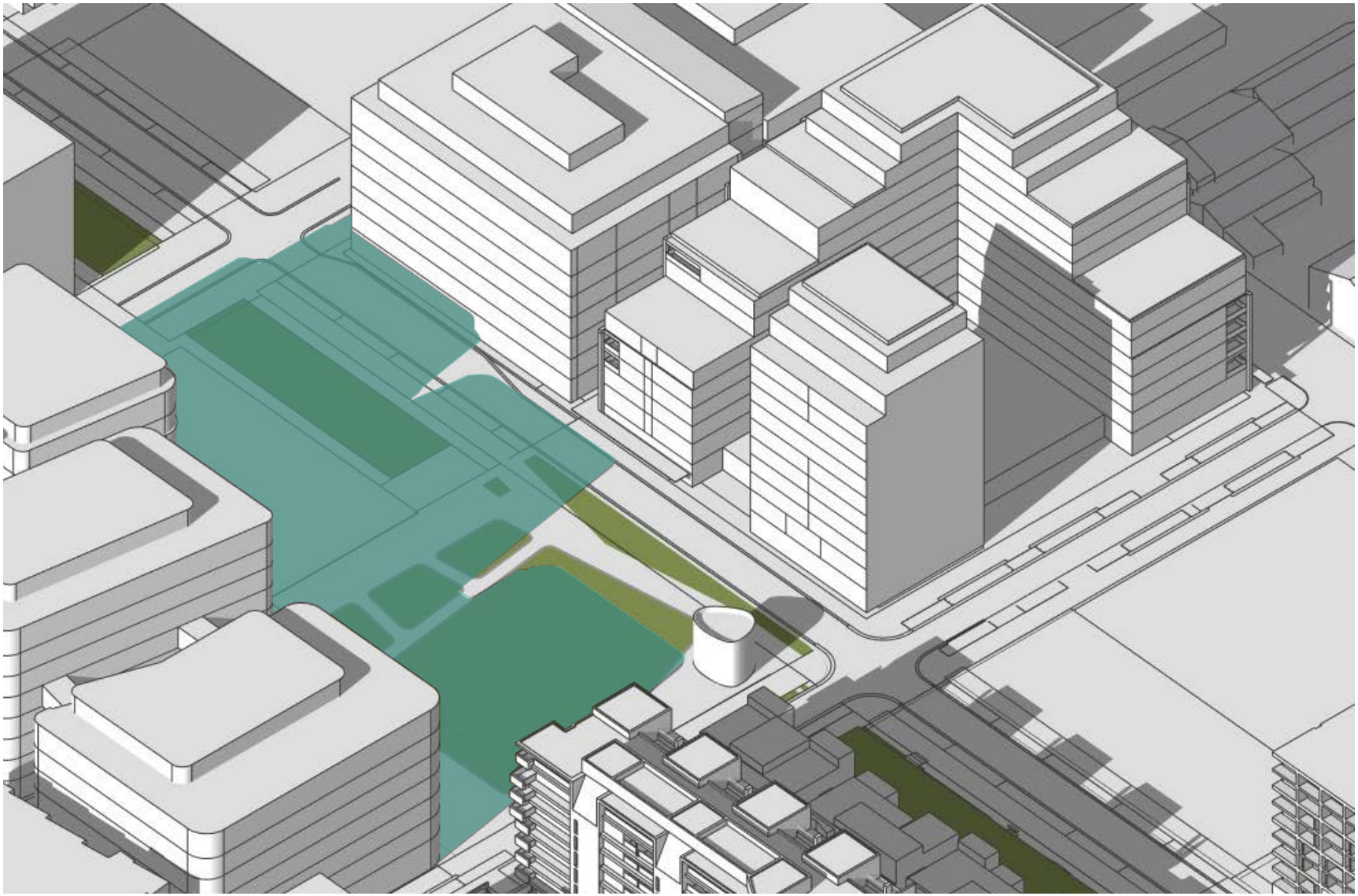
SUMMER SOLSTICE |22 DEC | 8:15 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.2.2 NORTHBROOK APARTMENTS

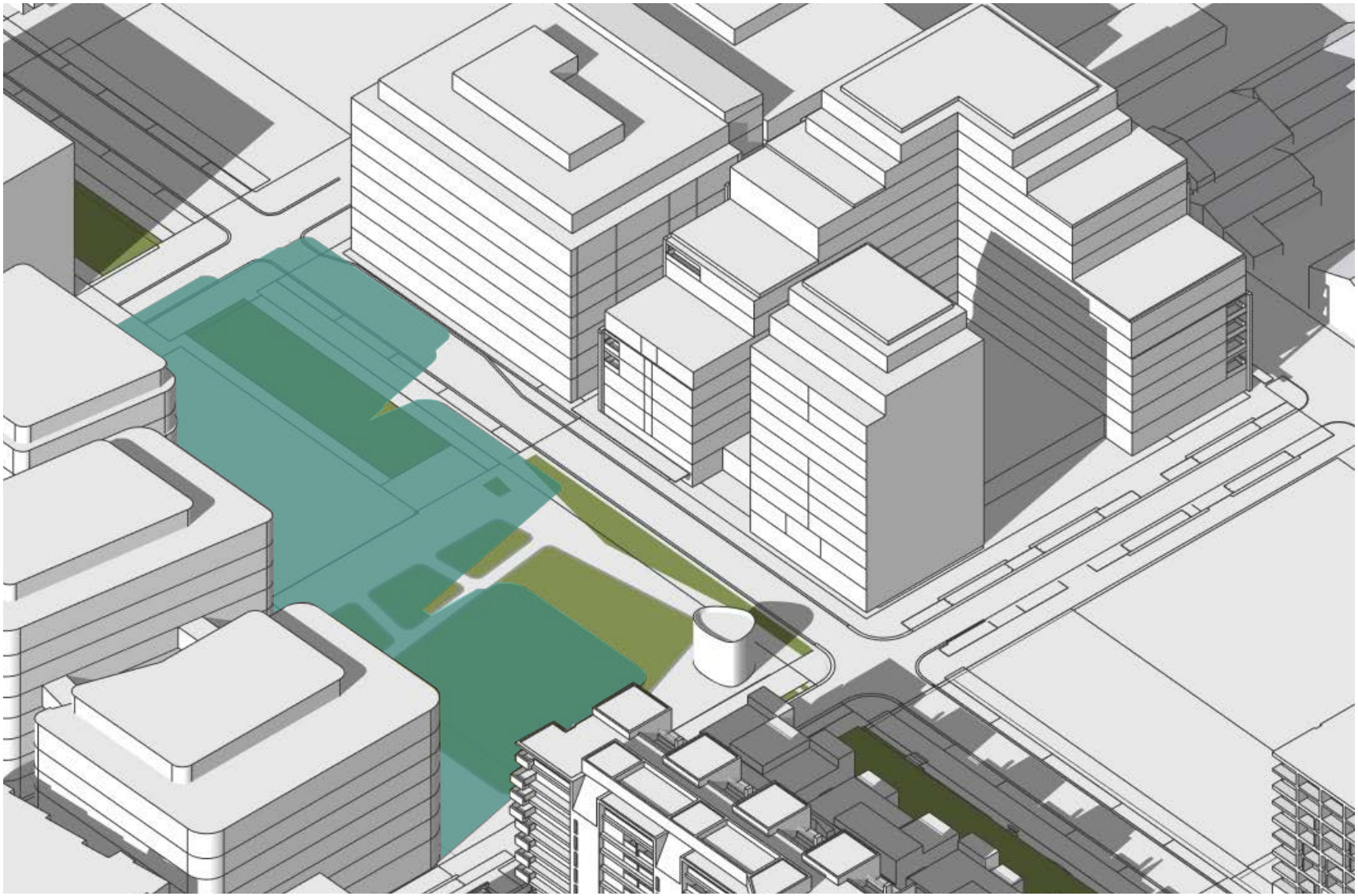
SUMMER SOLSTICE |22 DEC | 8:30 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.2.2 NORTHBROOK APARTMENTS

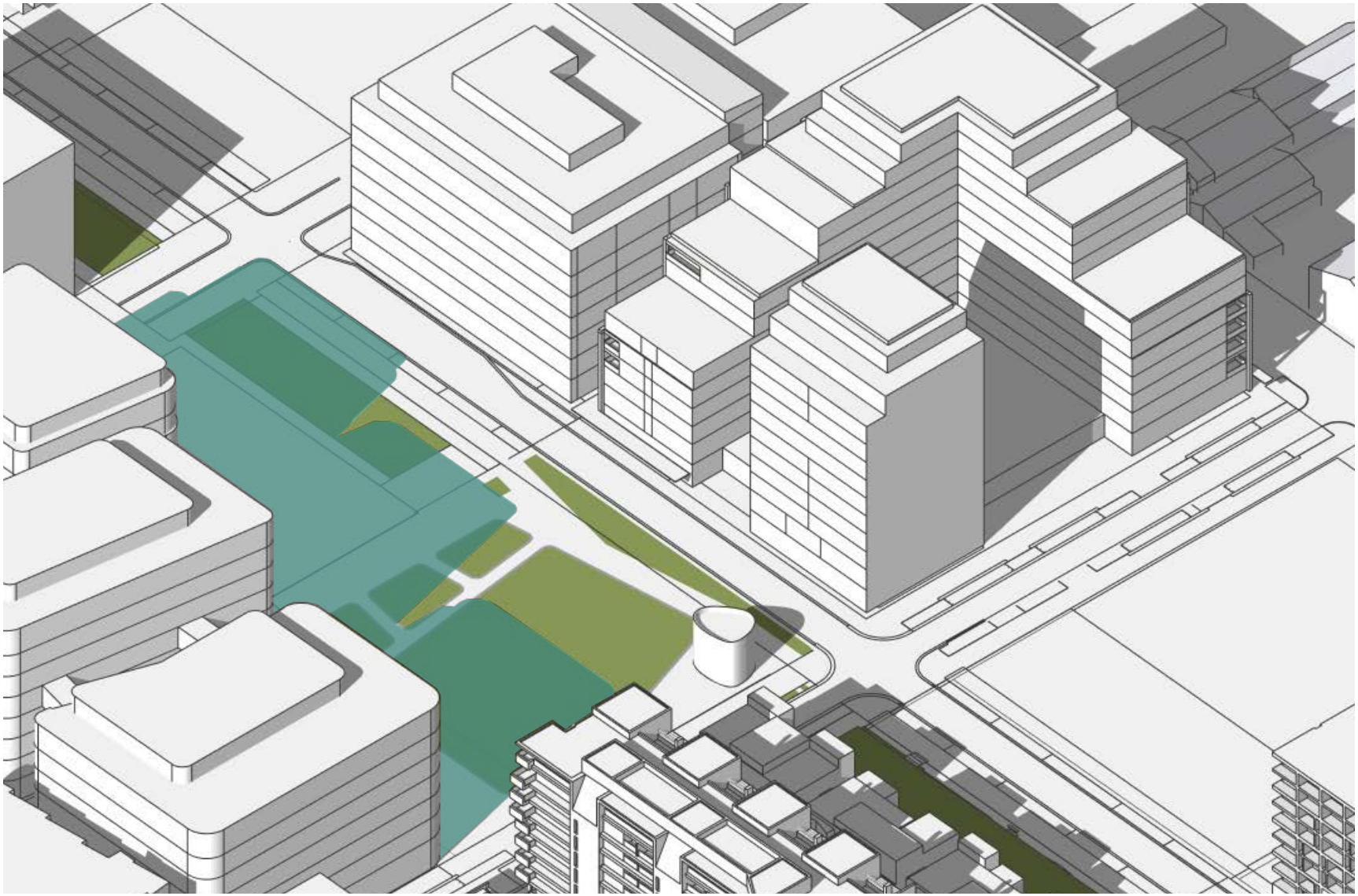
SUMMER SOLSTICE |22 DEC | 8:45 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.2.2 NORTHBROOK APARTMENTS

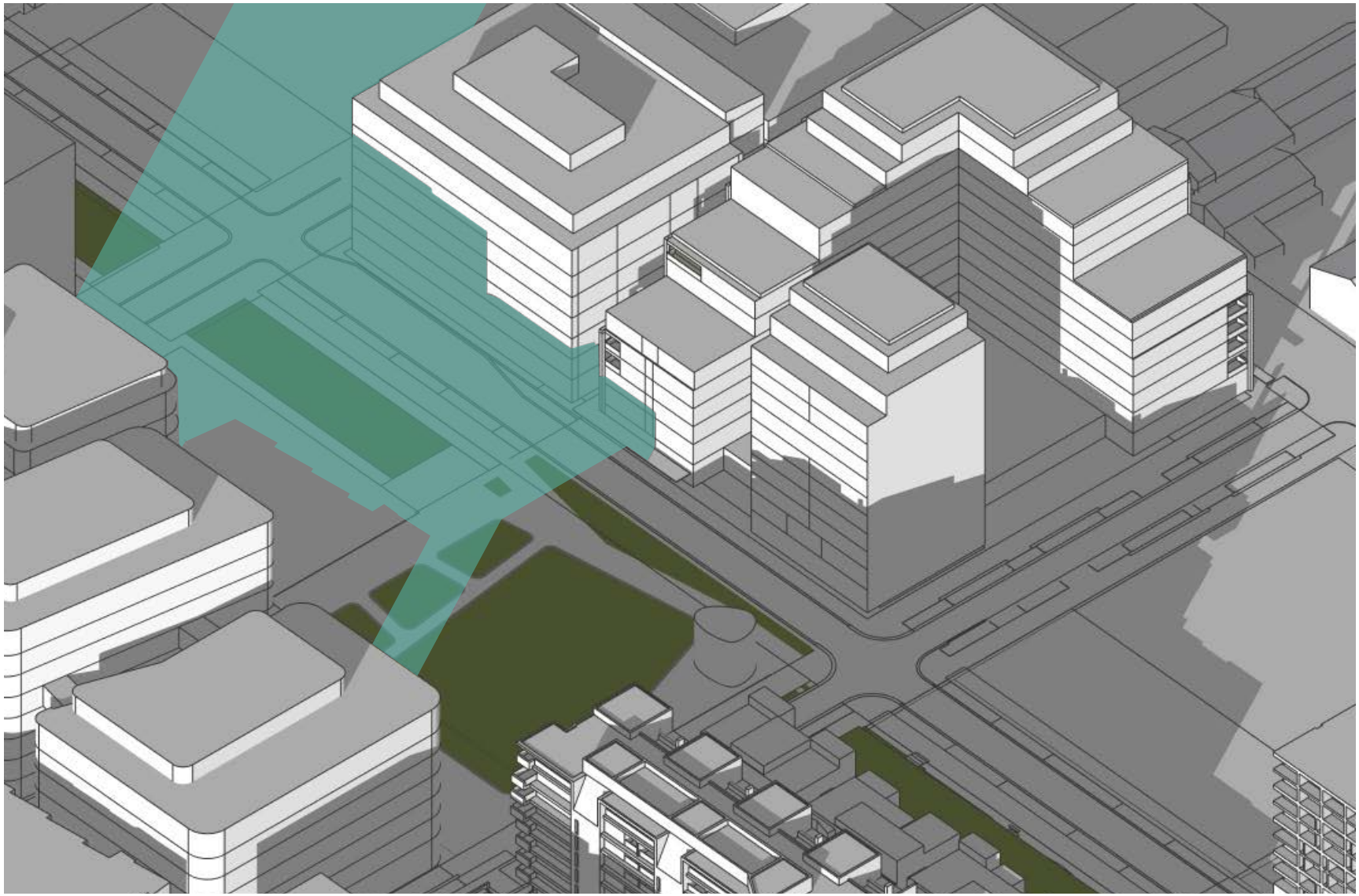
SUMMER SOLSTICE |22 DEC | 9:00 AM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.2.3 NORTHBROOK APARTMENTS

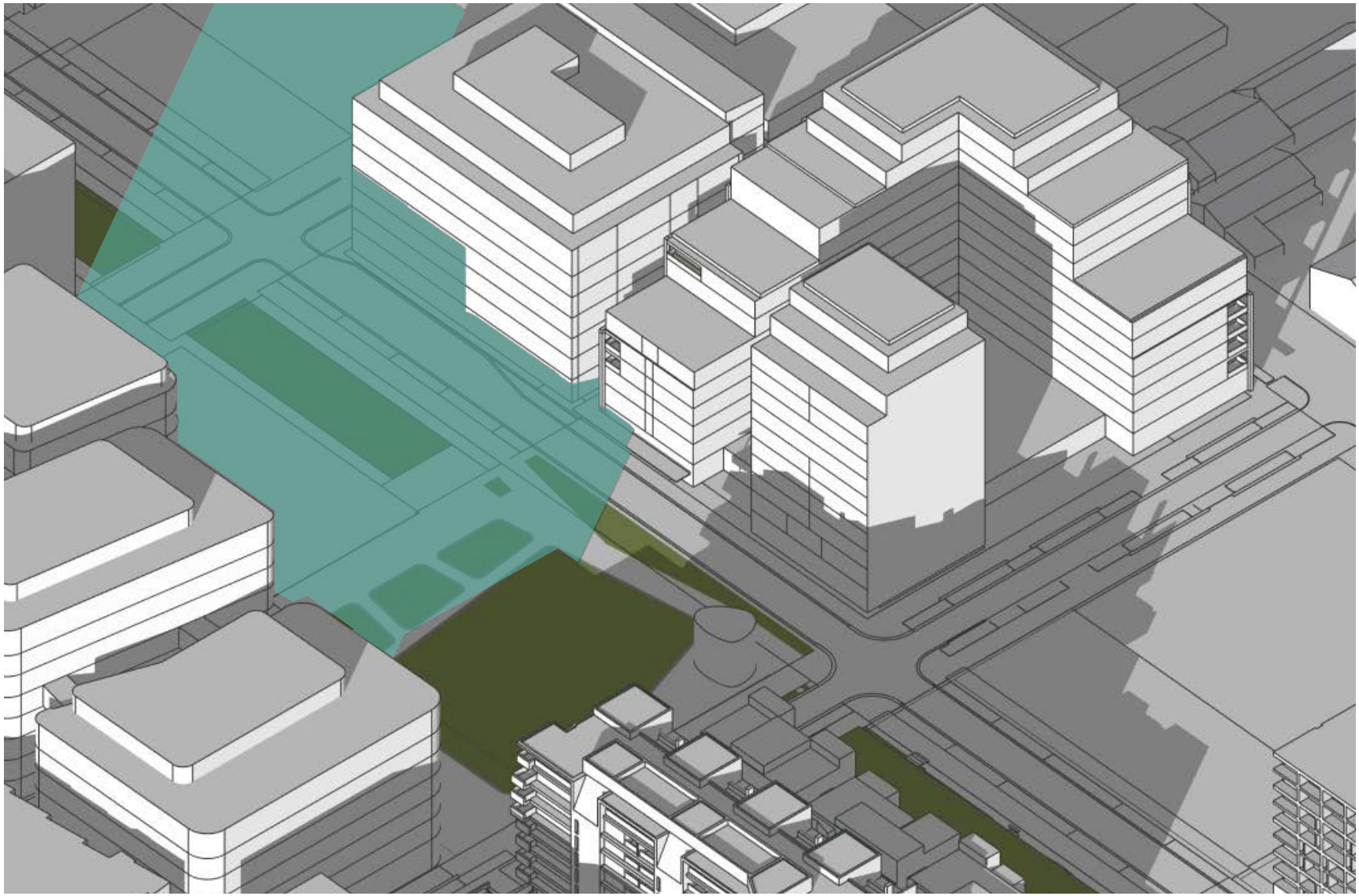
AUTUMN EQUINOX| 21 MAR | 8:30 AM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.2.3 NORTHBROOK APARTMENTS

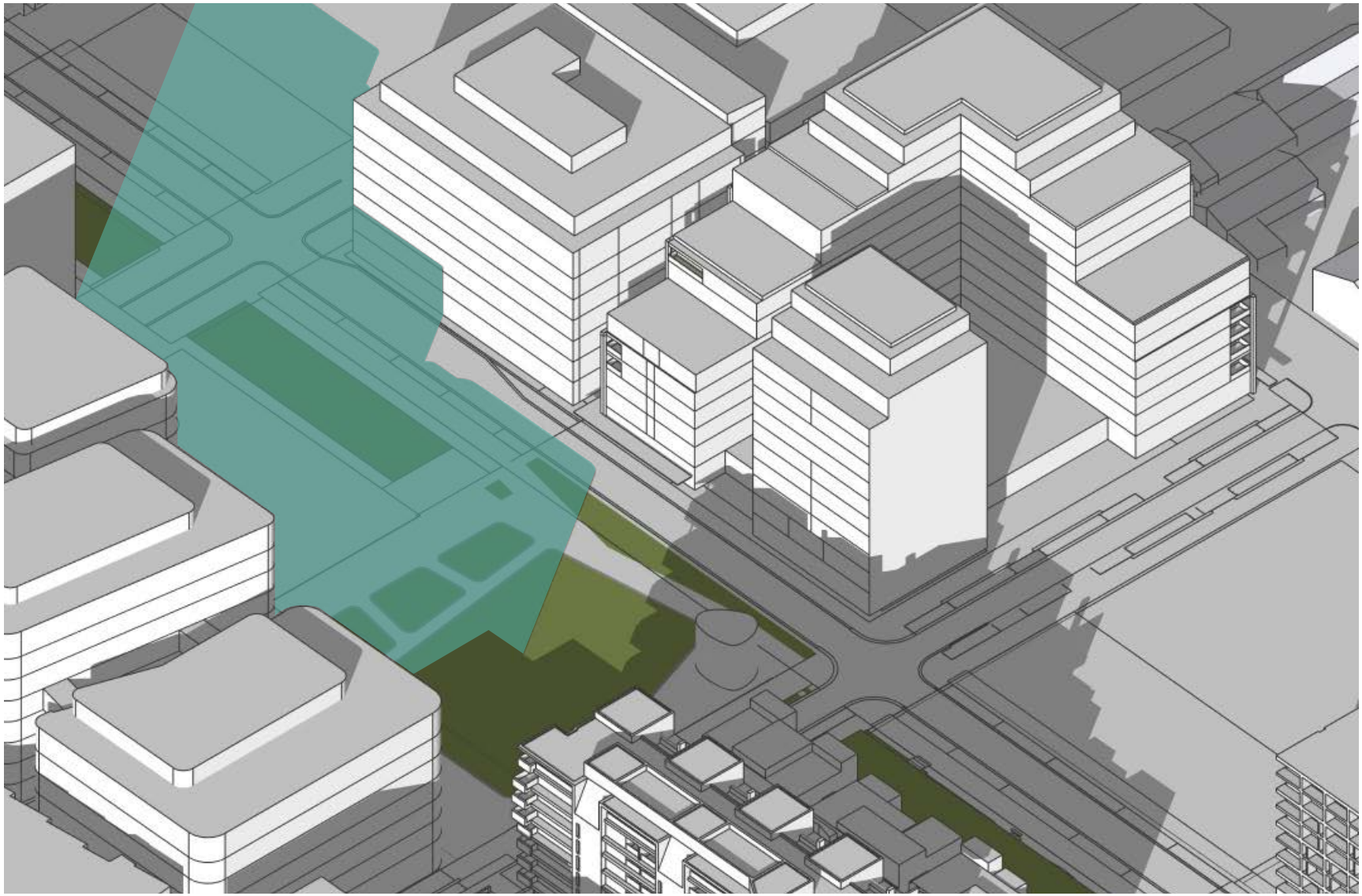
AUTUMN EQUINOX| 21 MAR | 8:45 AM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.2.3 NORTHBROOK APARTMENTS

AUTUMN EQUINOX| 21 MAR | 9:00 AM NZDT | Sun rise 7:24am - 7.31pm

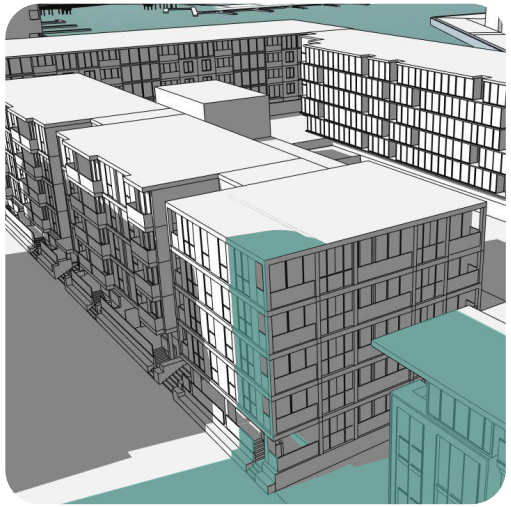


Shade from the proposed building envelope

Appendix 2

100 Halsey Street Shading Studies

A2.3 Lighter Quay Apartments



Spring at 3:15pm

A2.3.1

23 SEPTEMBER

pp. 66

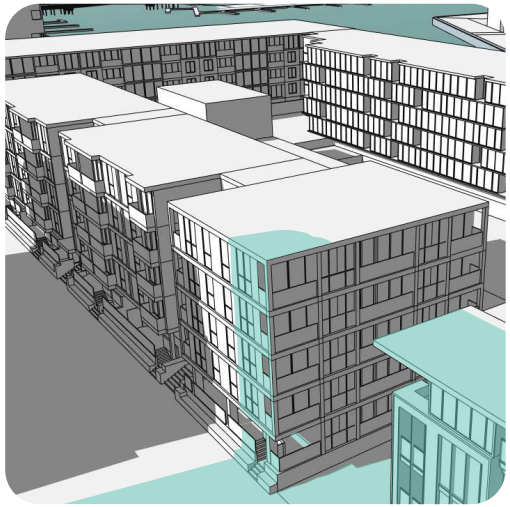


Summer at 11:30am

A2.3.2

22 DECEMBER

pp. 76



Autumn at 10:30am

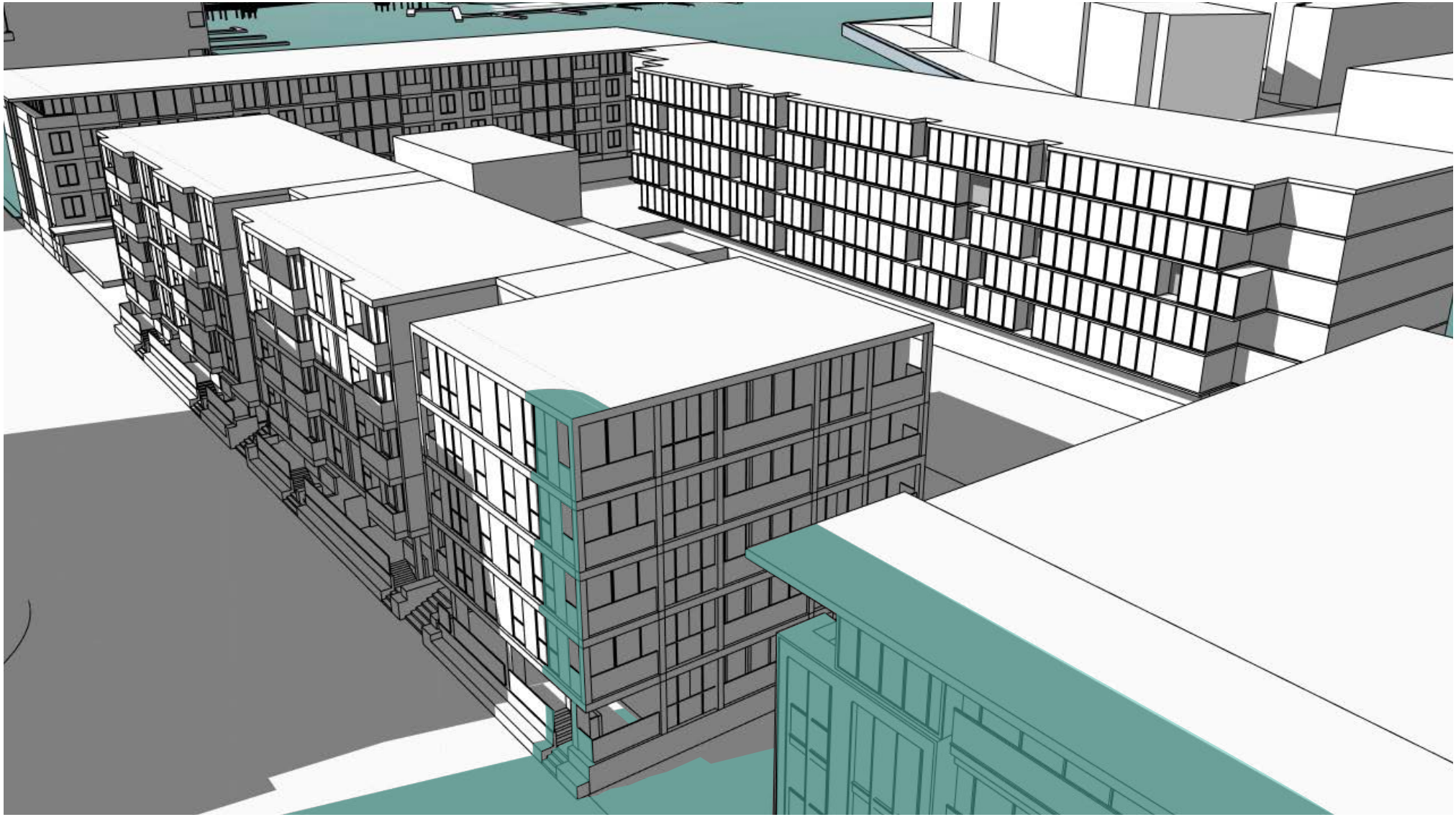
A2.3.3

21 MARCH

pp. 96

A2.3.1 LIGHTER QUAY APARTMENTS

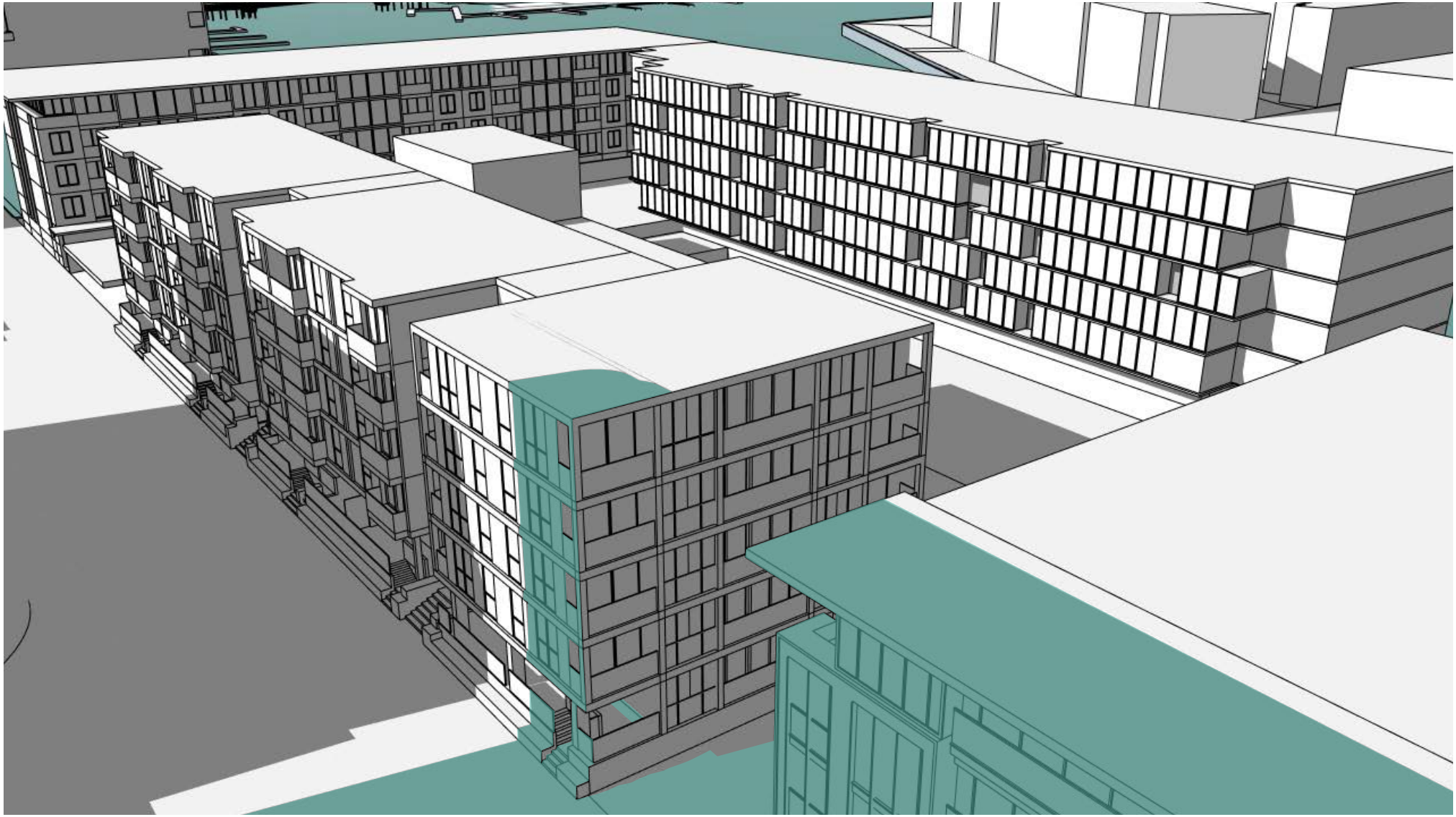
SPRING EQUINOX | 23 SEPTEMBER | 3:00 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.3.1 LIGHTER QUAY APARTMENTS

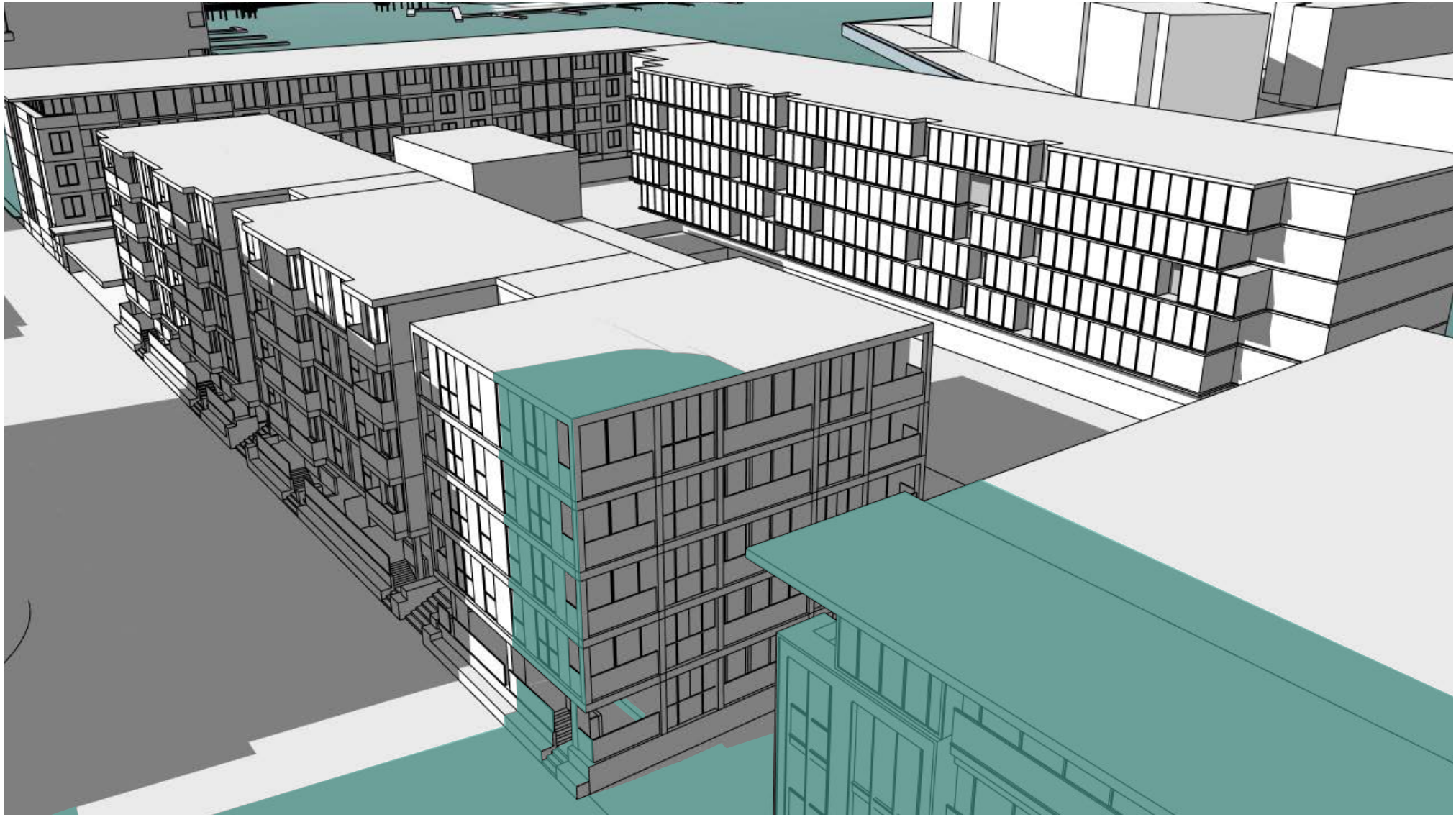
SPRING EQUINOX | 23 SEPTEMBER | 3:15 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.3.1 LIGHTER QUAY APARTMENTS

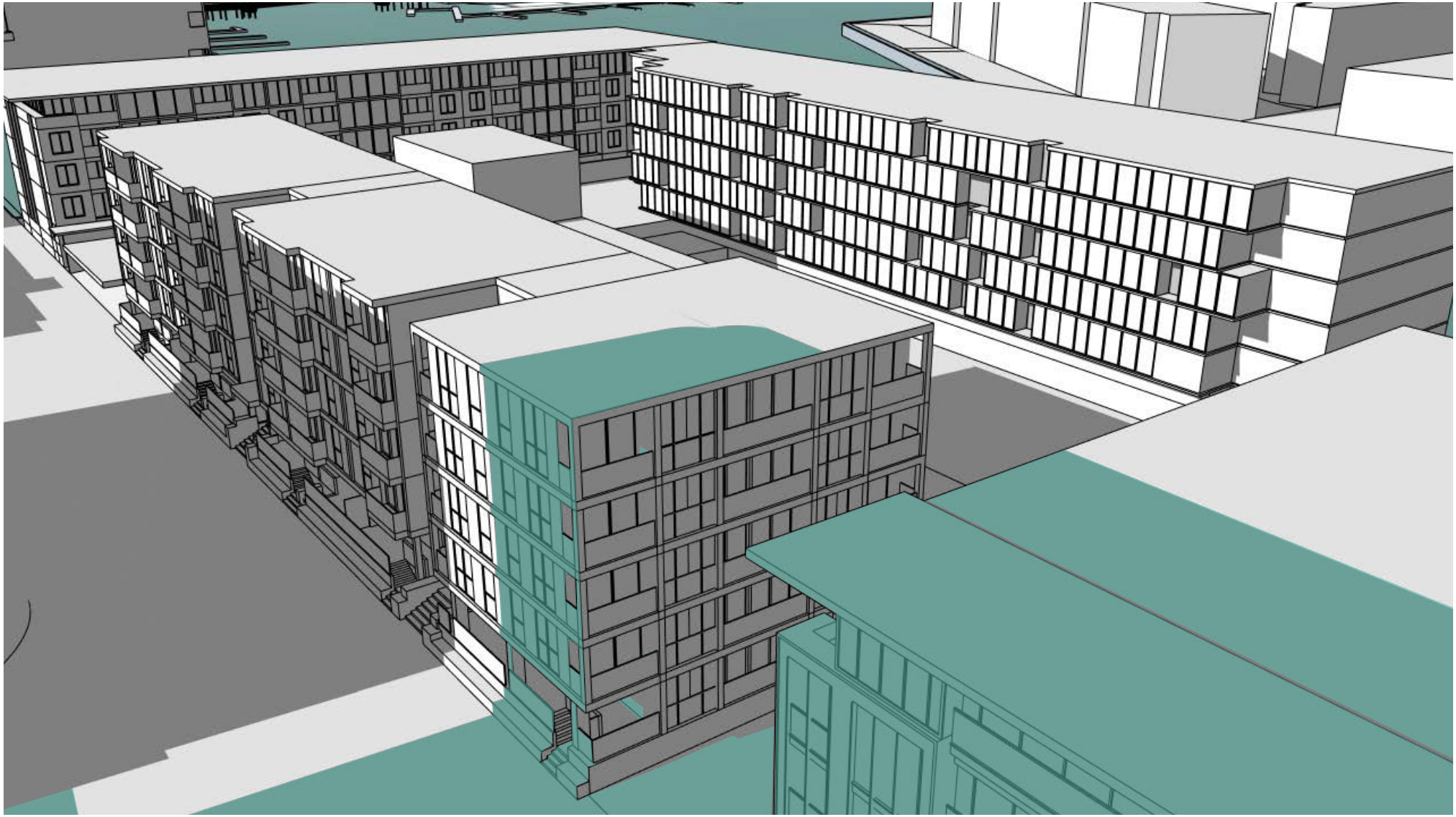
SPRING EQUINOX | 23 SEPTEMBER | 3:30 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.3.1 LIGHTER QUAY APARTMENTS

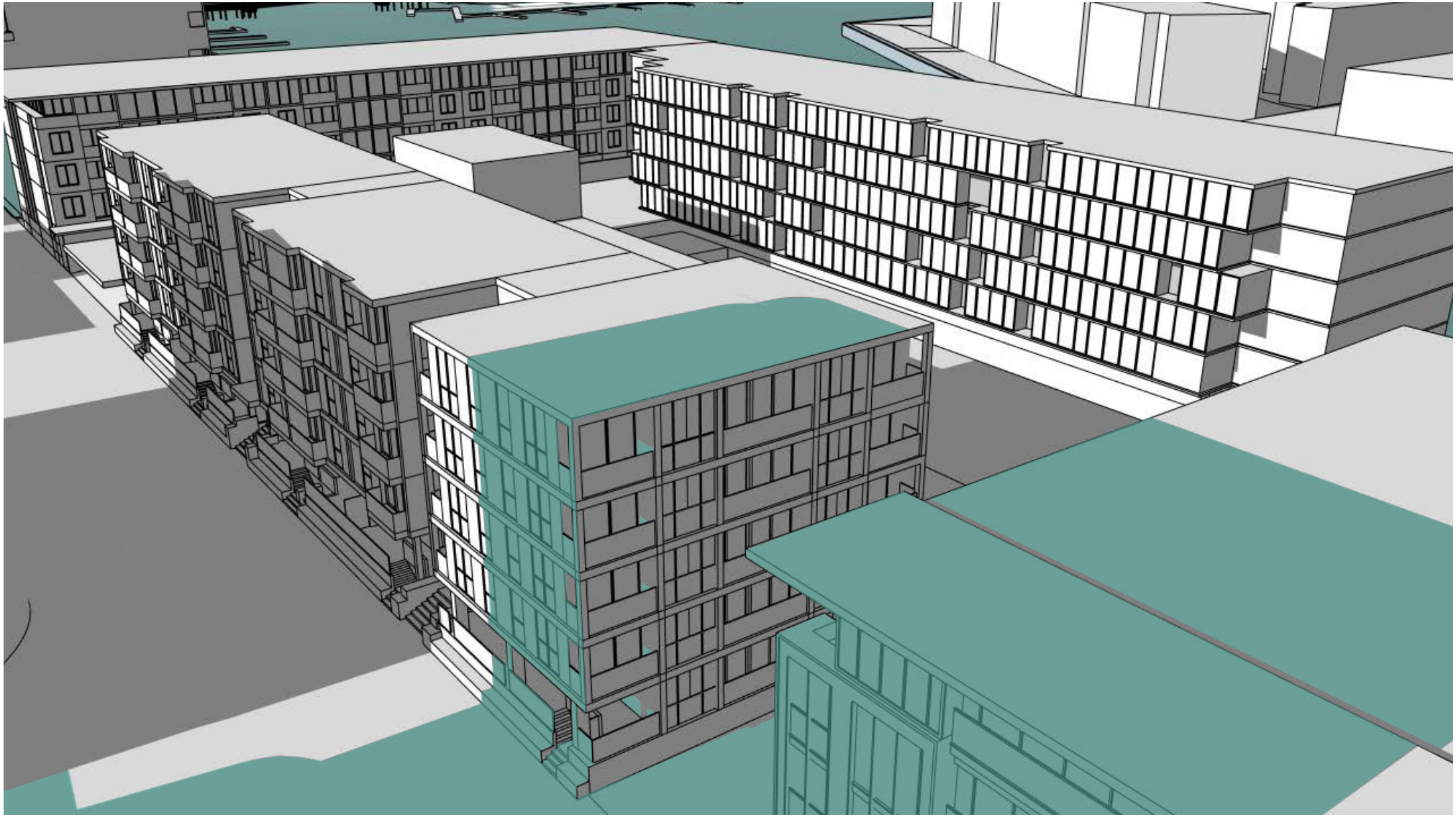
SPRING EQUINOX | 23 SEPTEMBER | 3:45 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.3.1 LIGHTER QUAY APARTMENTS

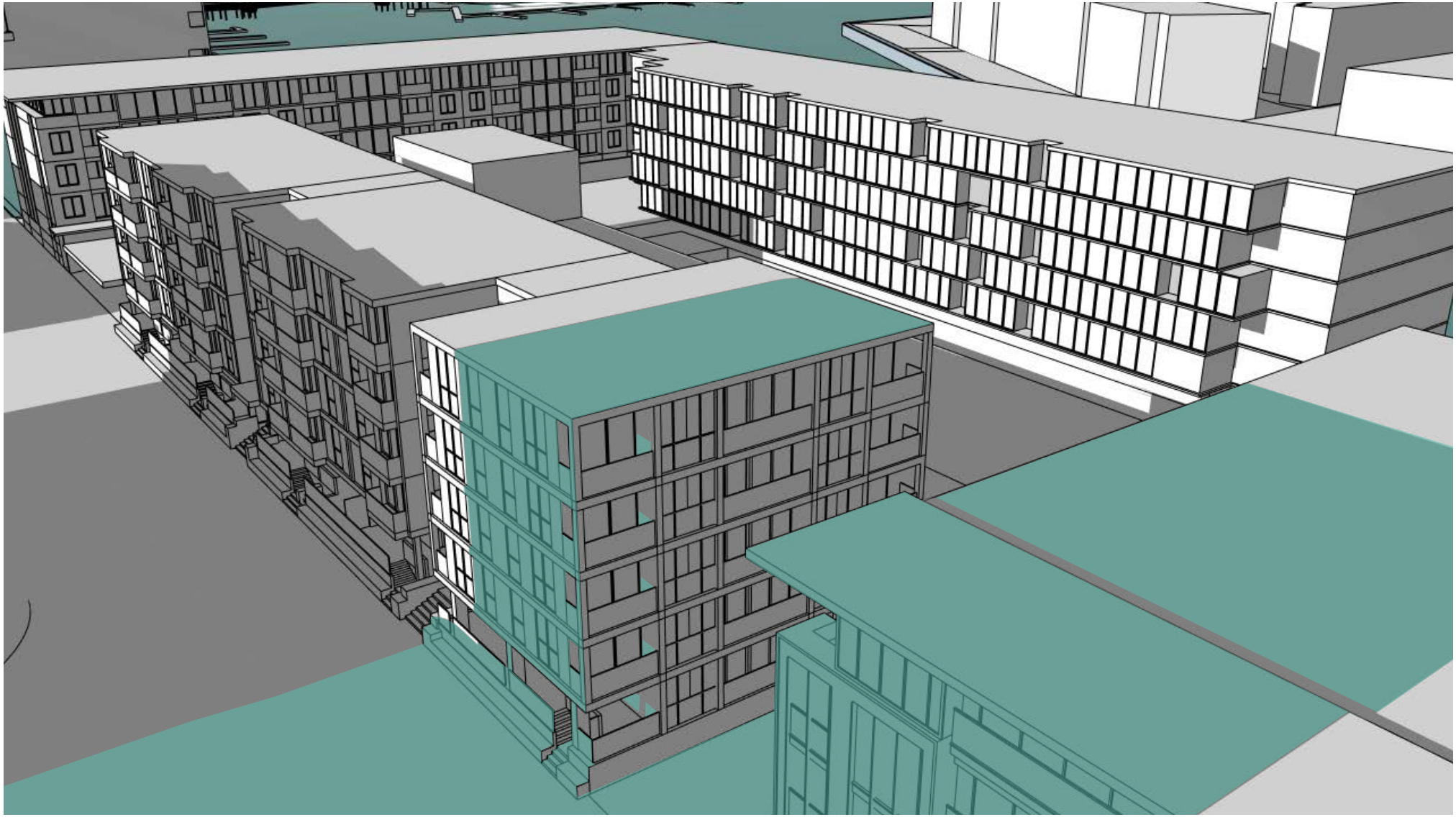
SPRING EQUINOX | 23 SEPTEMBER | 4:00 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.3.1 LIGHTER QUAY APARTMENTS

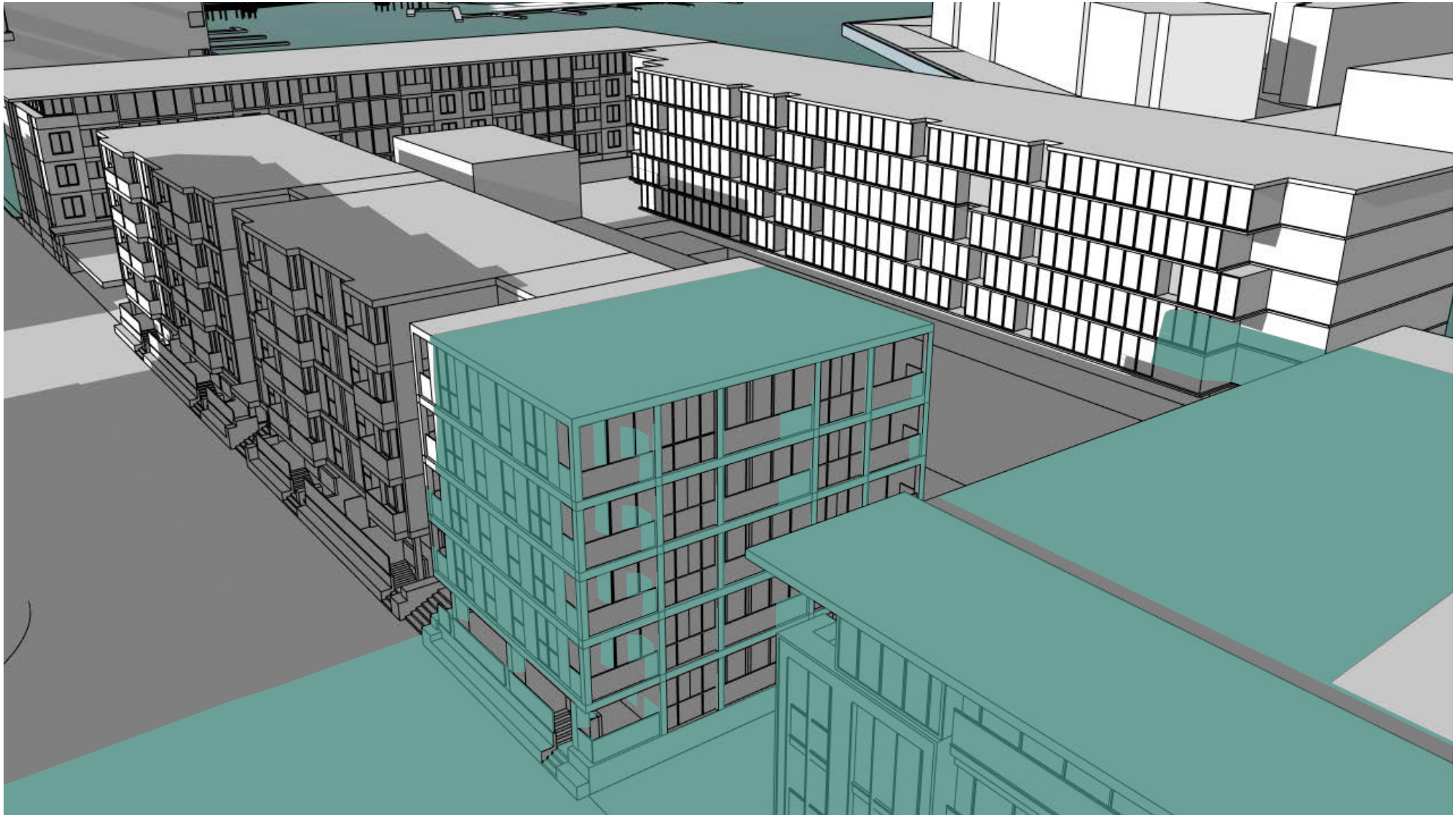
SPRING EQUINOX | 23 SEPTEMBER | 4:15 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.3.1 LIGHTER QUAY APARTMENTS

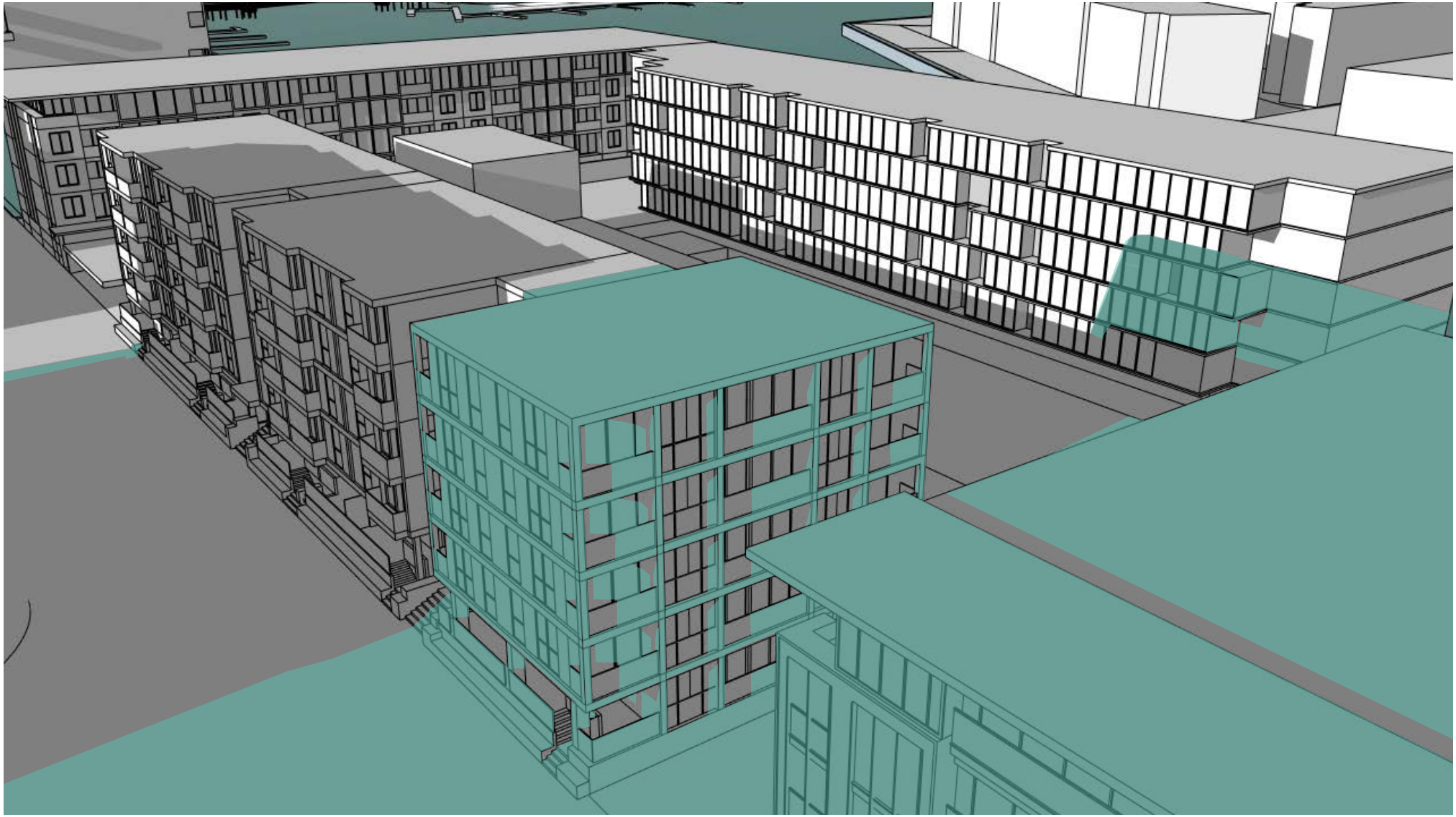
SPRING EQUINOX | 23 SEPTEMBER | 4:30 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.3.1 LIGHTER QUAY APARTMENTS

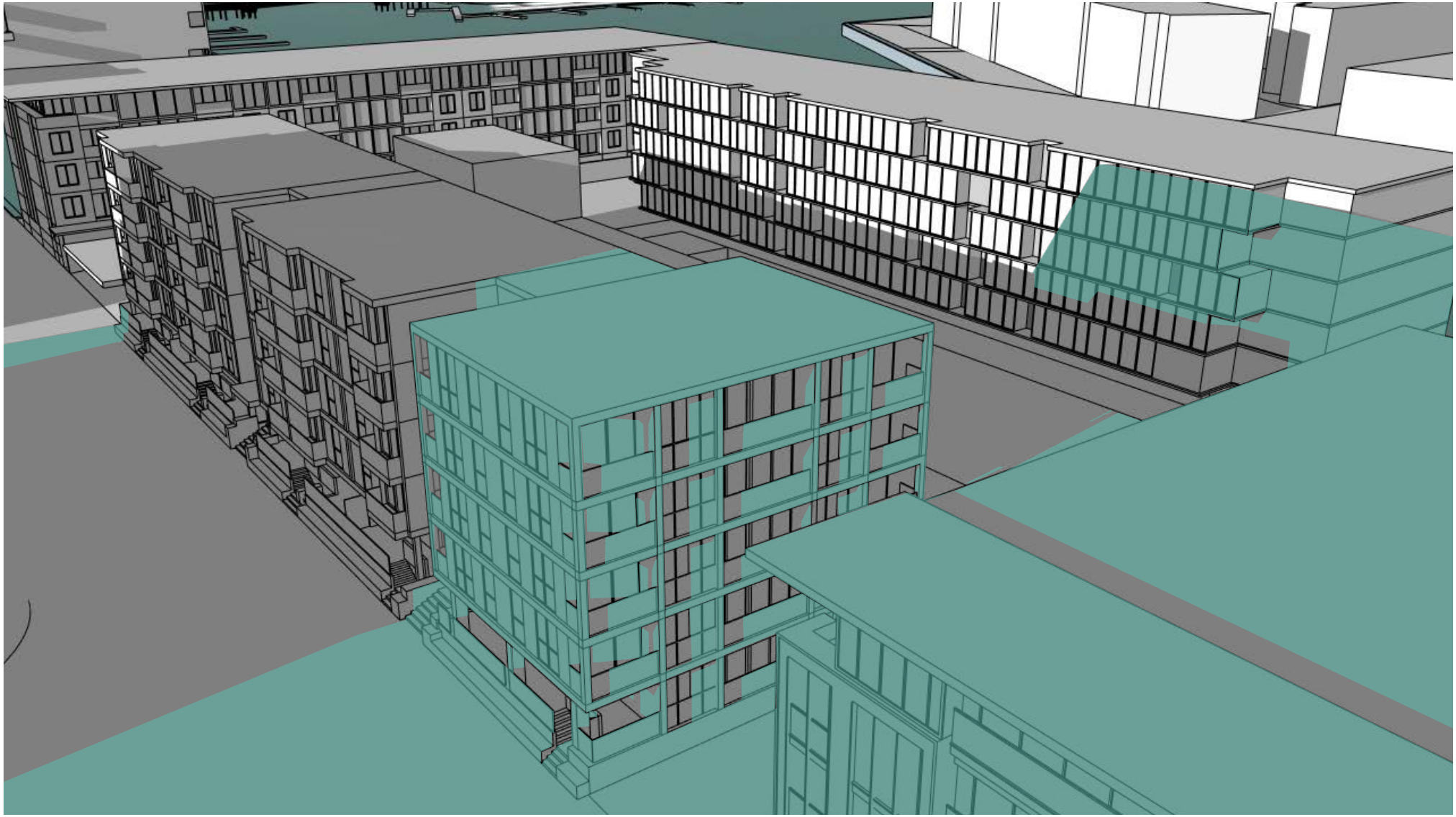
SPRING EQUINOX | 23 SEPTEMBER | 4:45 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.3.1 LIGHTER QUAY APARTMENTS

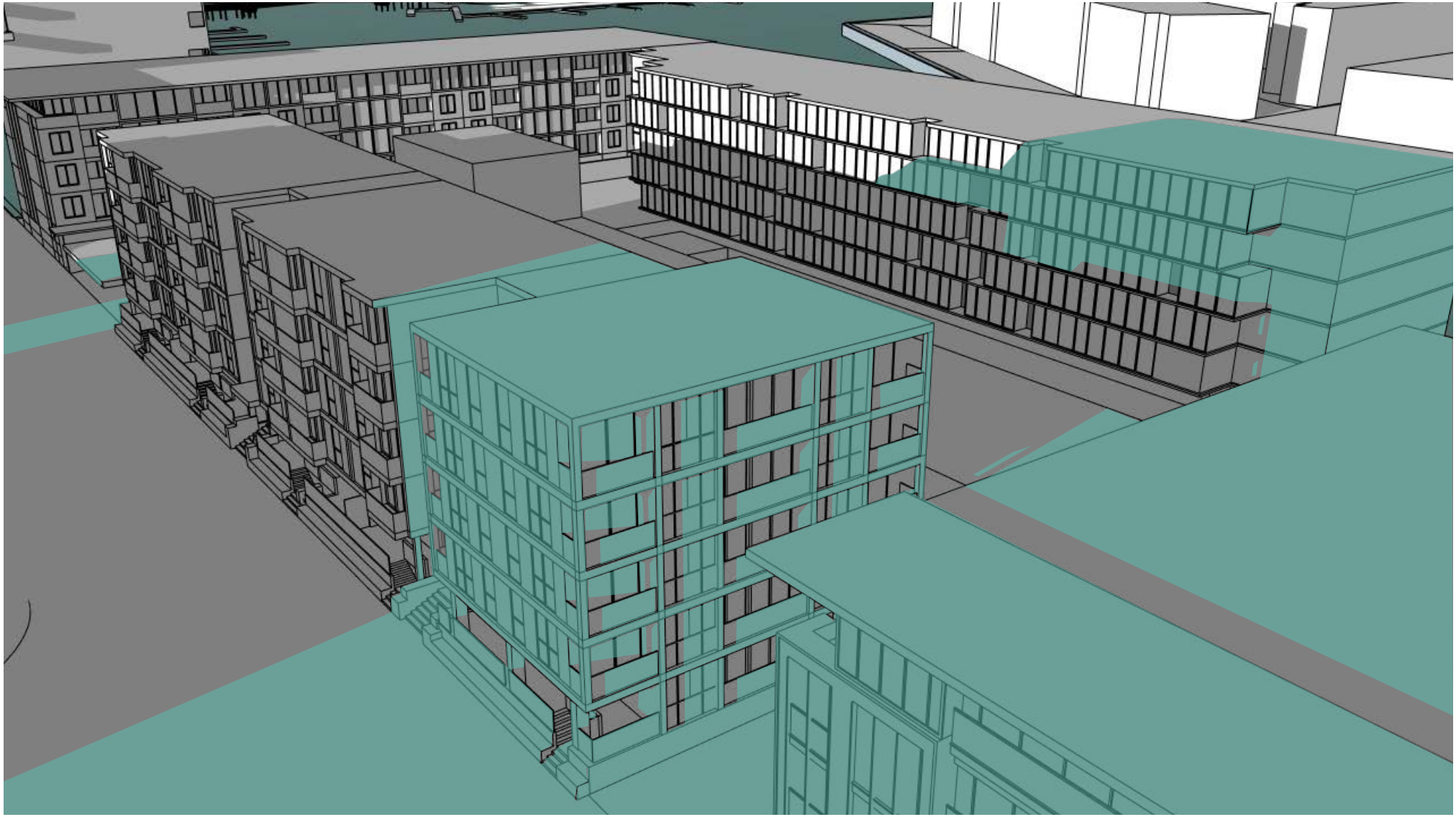
SPRING EQUINOX | 23 SEPTEMBER | 5:00 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.3.1 LIGHTER QUAY APARTMENTS

SPRING EQUINOX | 23 SEPTEMBER | 5:15 PM NZST | Sun rise 6:09am - 6.17pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

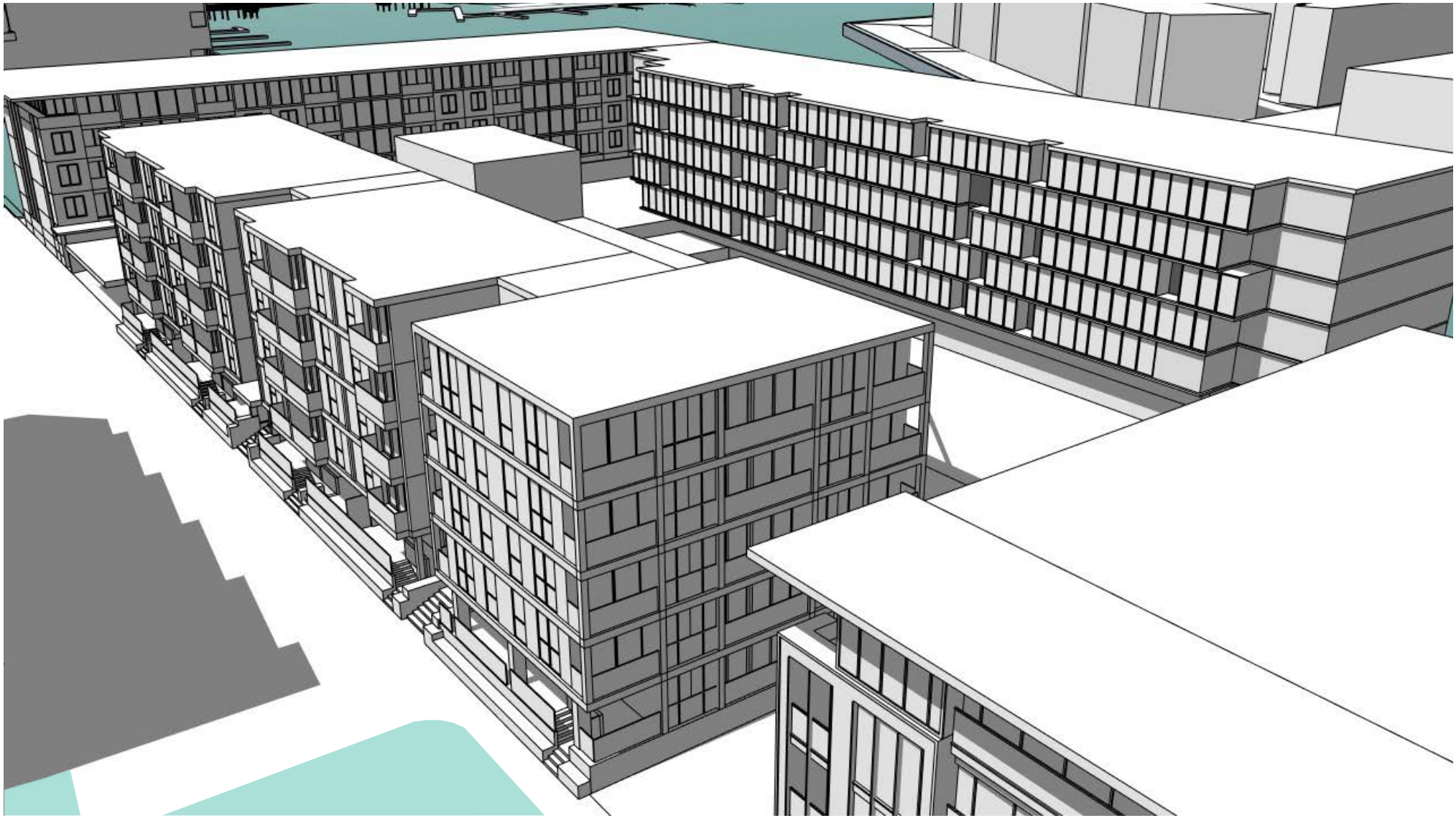
SUMMER SOLSTICE |22 DEC | 3:00 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

SUMMER SOLSTICE |22 DEC | 3:15 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

SUMMER SOLSTICE |22 DEC | 3:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

SUMMER SOLSTICE |22 DEC | 3:45 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

SUMMER SOLSTICE |22 DEC | 4:00 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

SUMMER SOLSTICE |22 DEC | 4:15 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

SUMMER SOLSTICE |22 DEC | 4:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

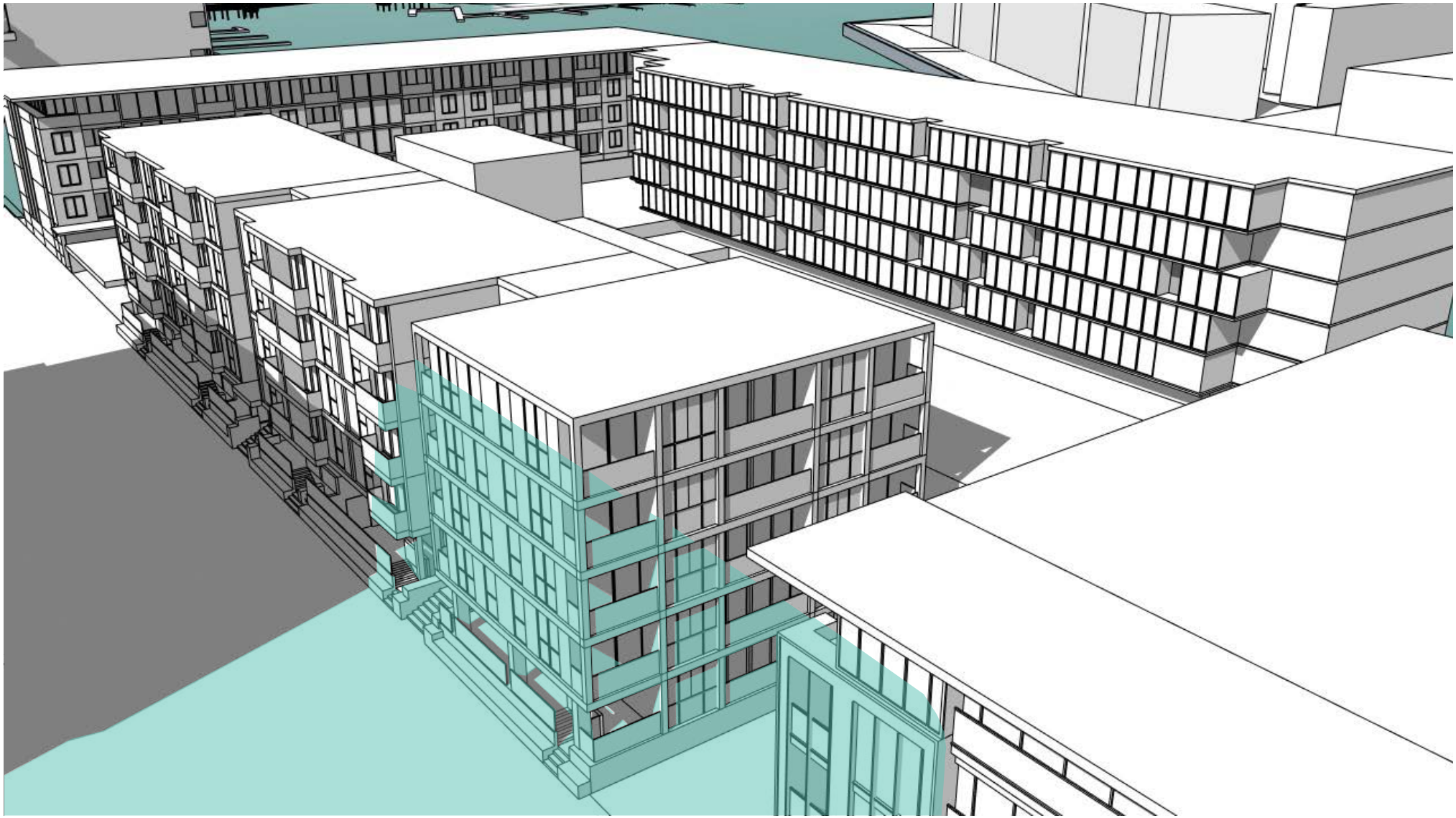
SUMMER SOLSTICE |22 DEC | 4:45 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

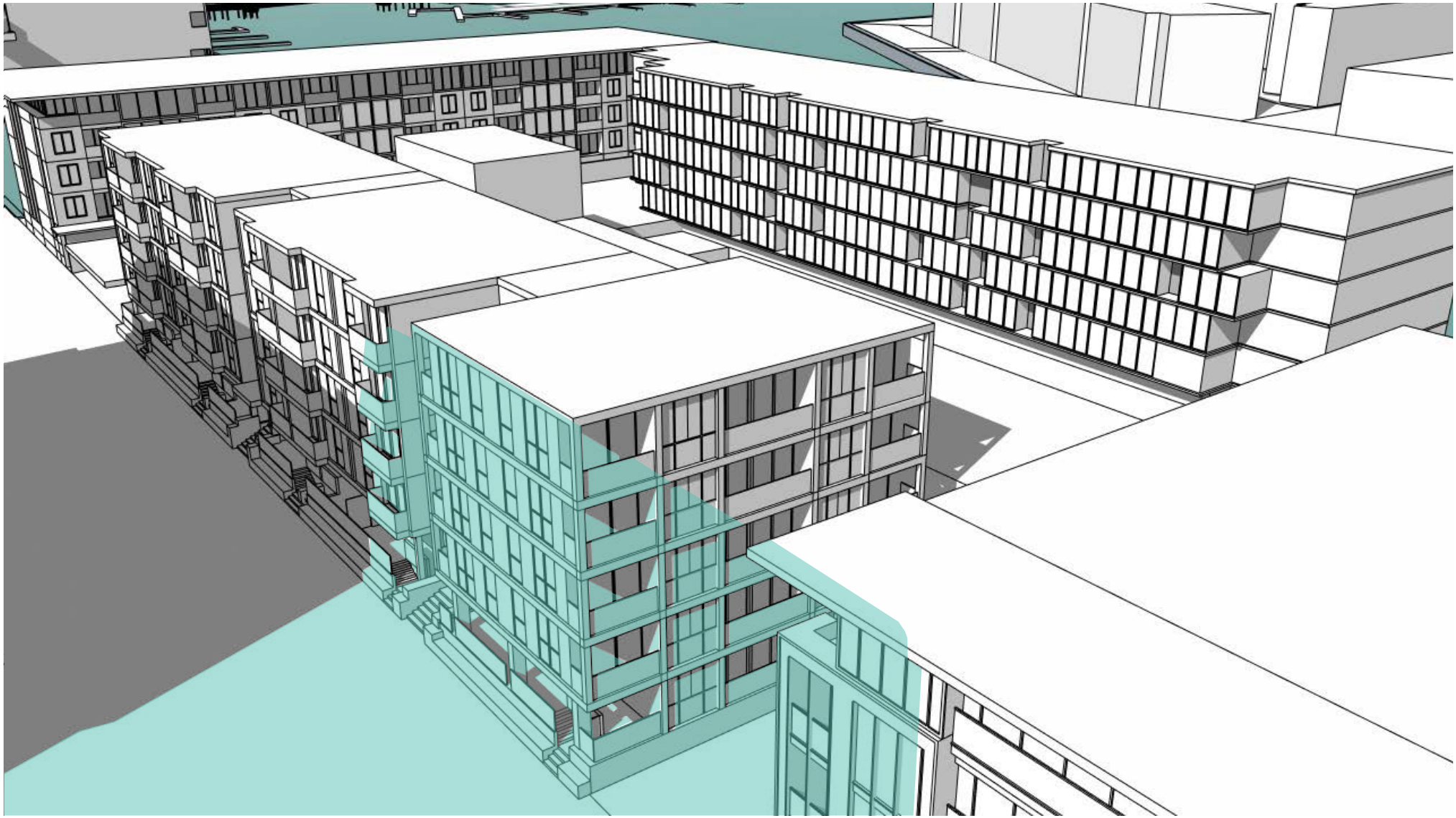
SUMMER SOLSTICE |22 DEC | 5:00 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

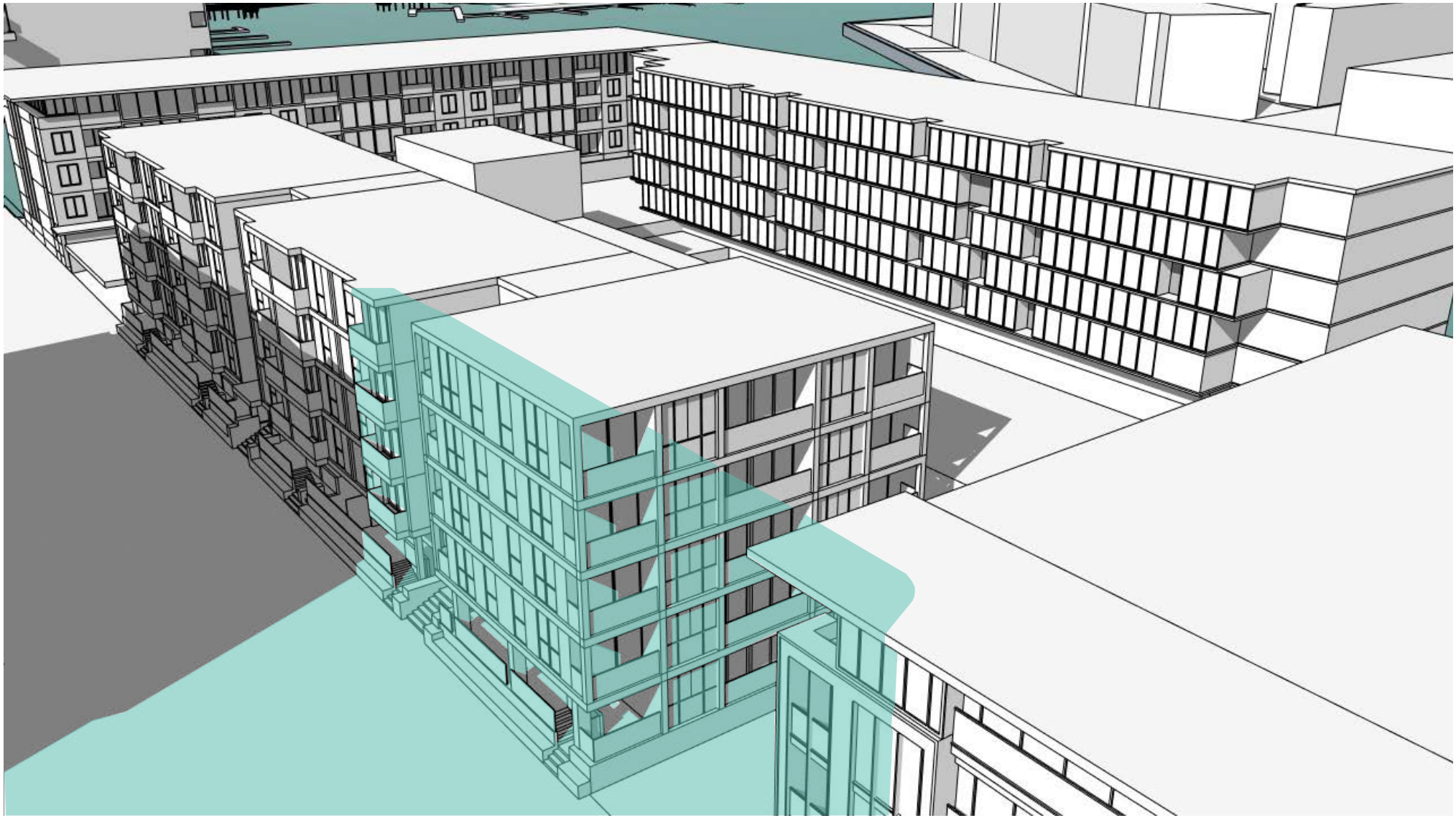
SUMMER SOLSTICE |22 DEC | 5:15 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

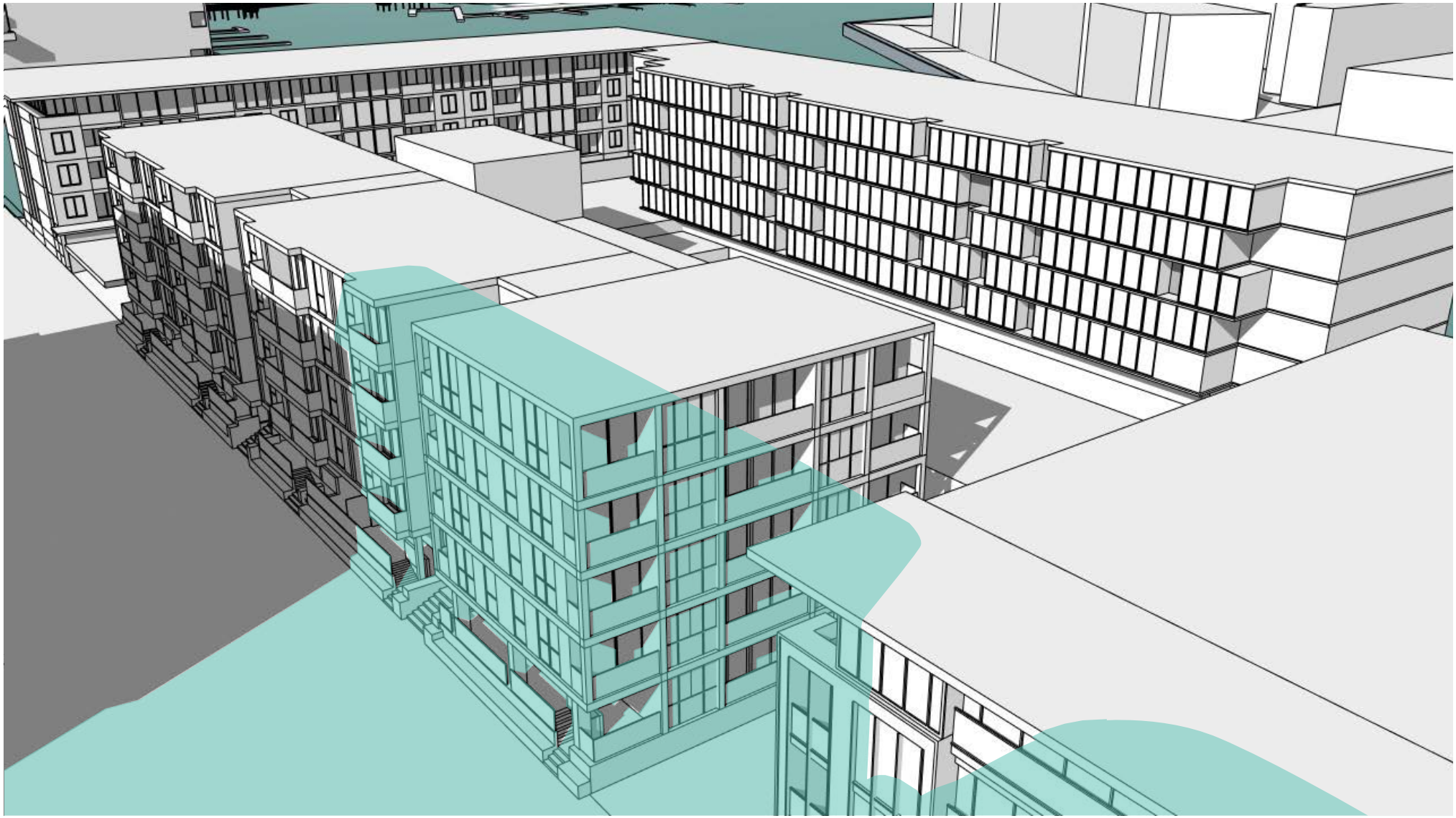
SUMMER SOLSTICE |22 DEC | 5:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

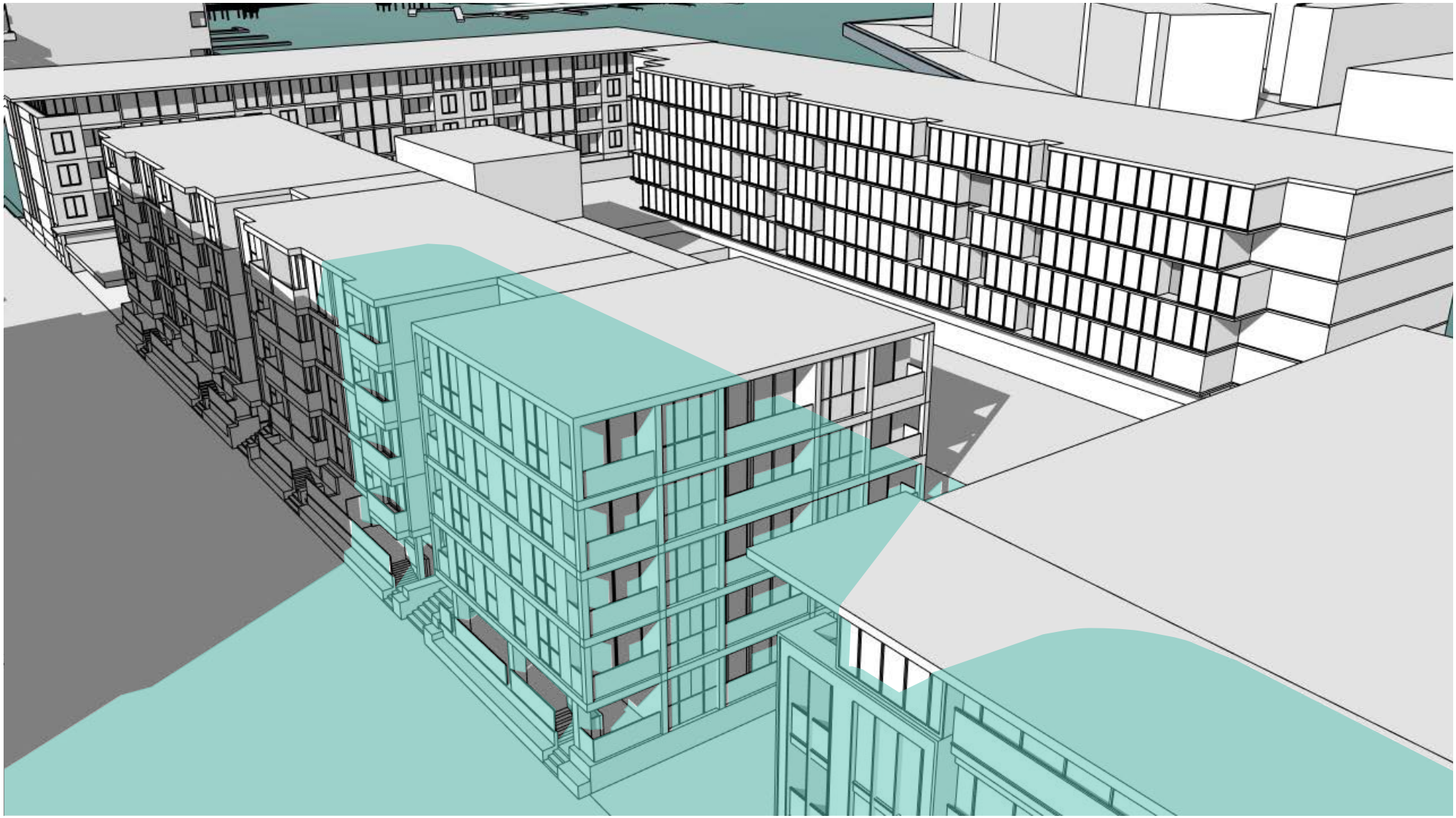
SUMMER SOLSTICE |22 DEC | 5:45 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

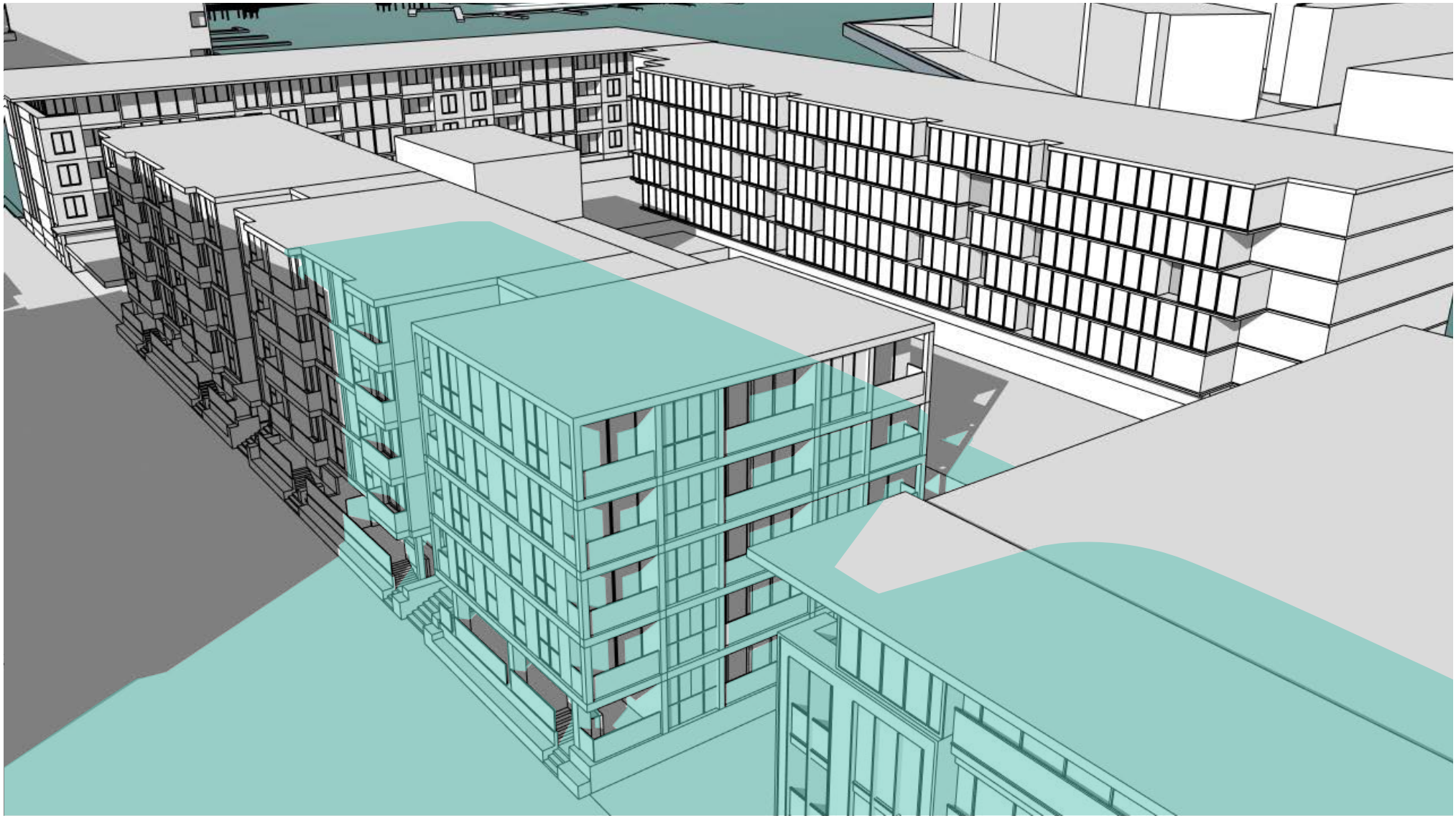
SUMMER SOLSTICE |22 DEC | 6:00 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

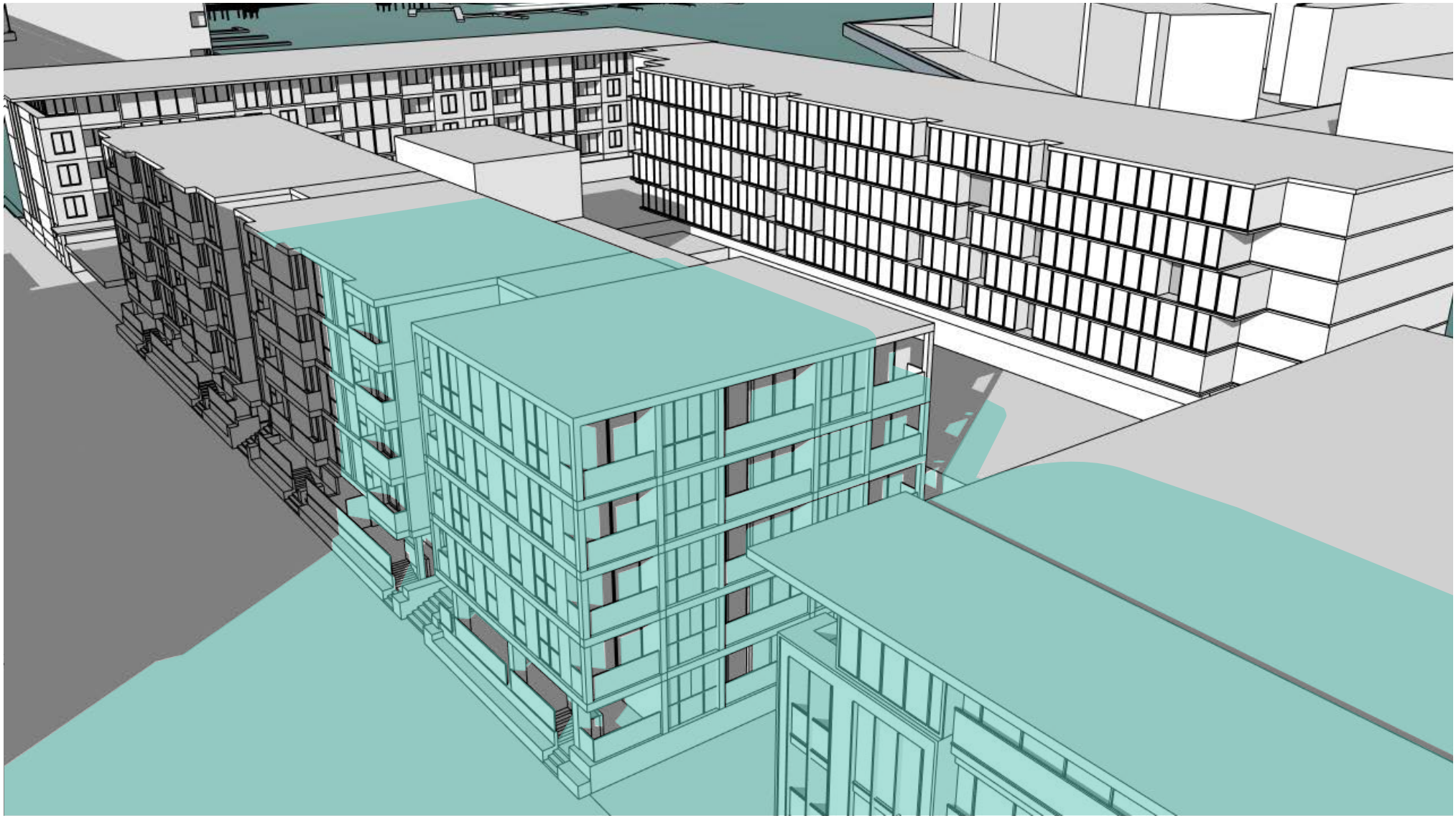
SUMMER SOLSTICE |22 DEC | 6:15 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

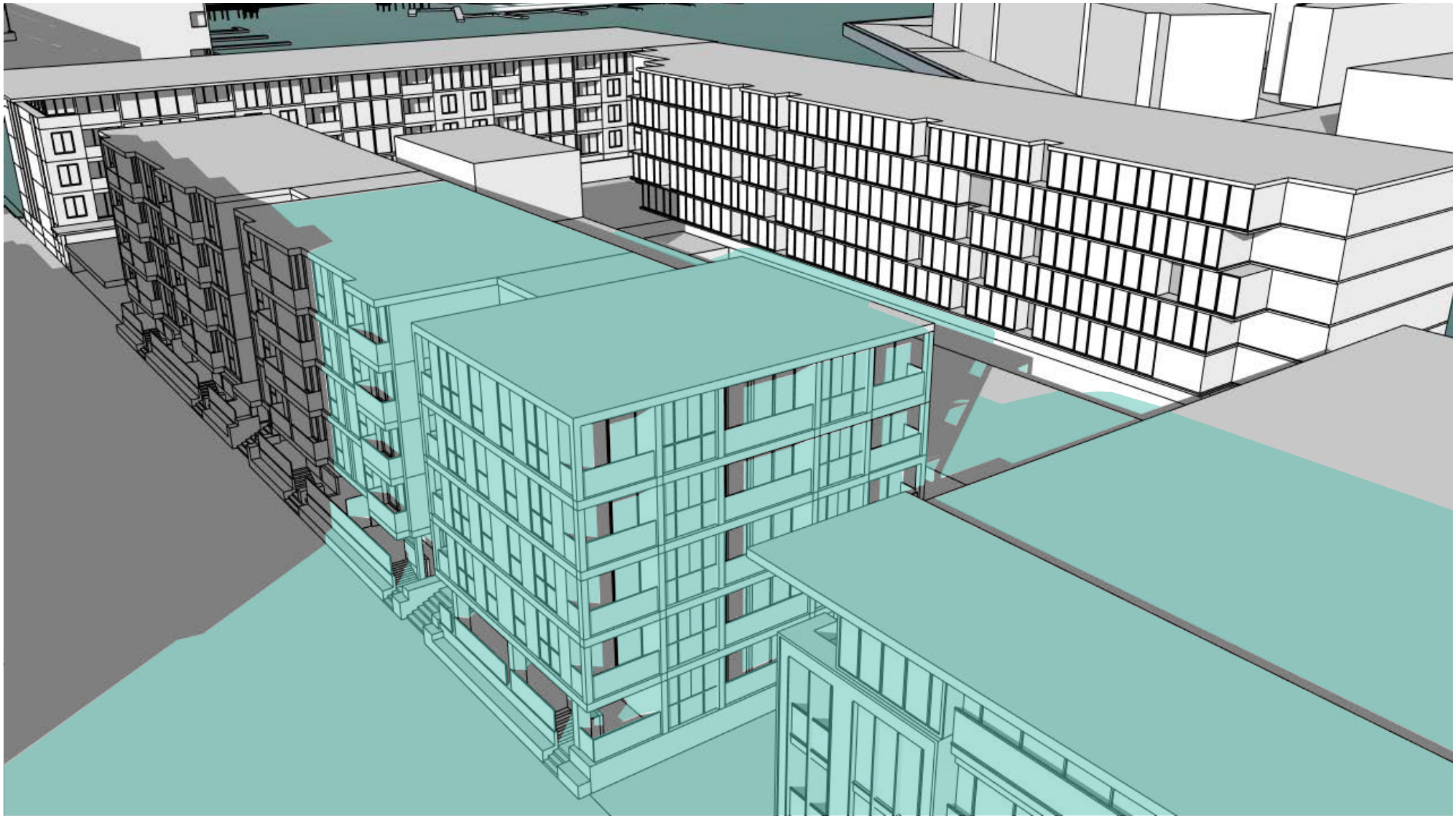
SUMMER SOLSTICE |22 DEC | 6:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

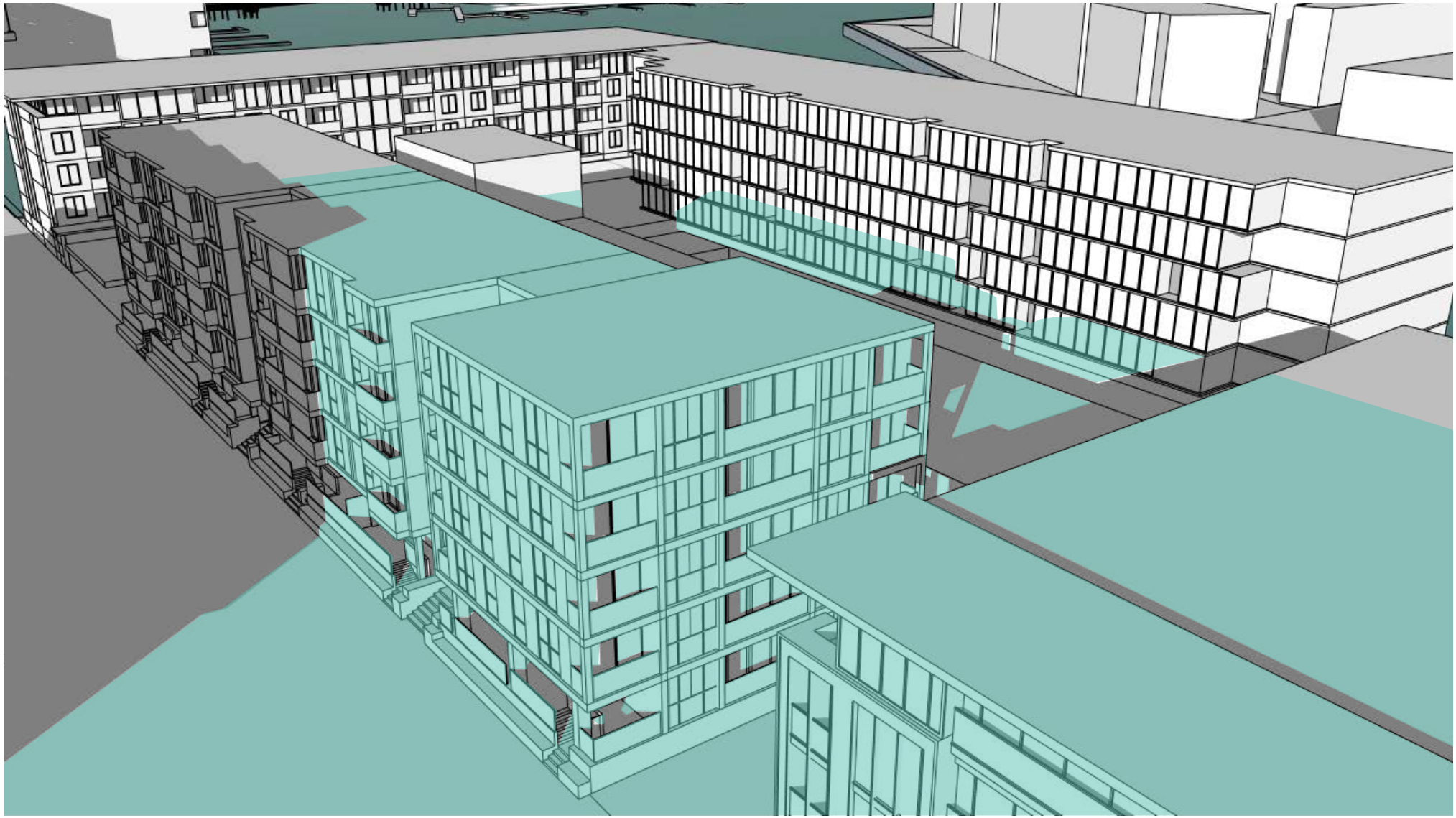
SUMMER SOLSTICE |22 DEC | 6:45 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

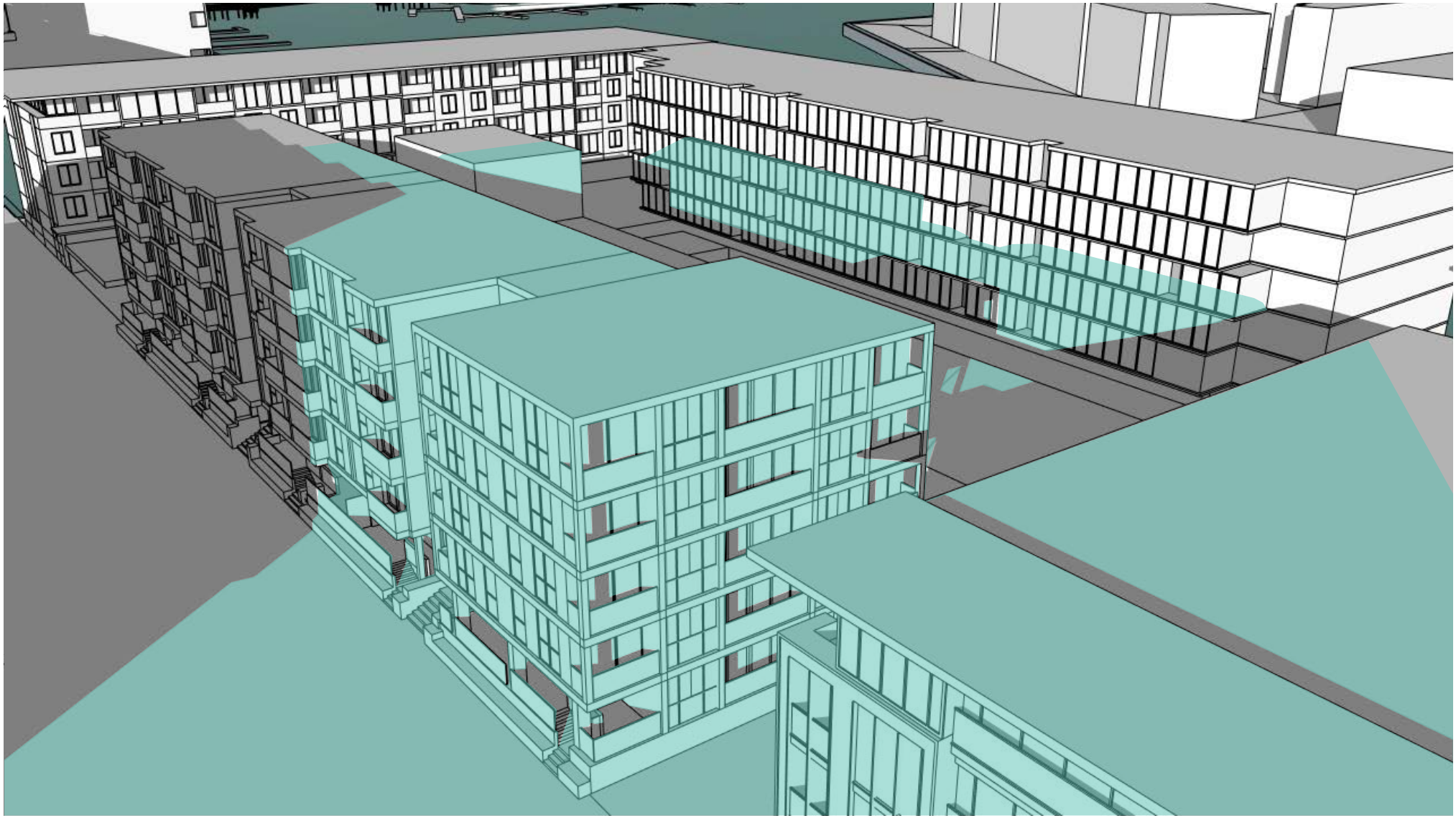
SUMMER SOLSTICE |22 DEC | 7:00 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

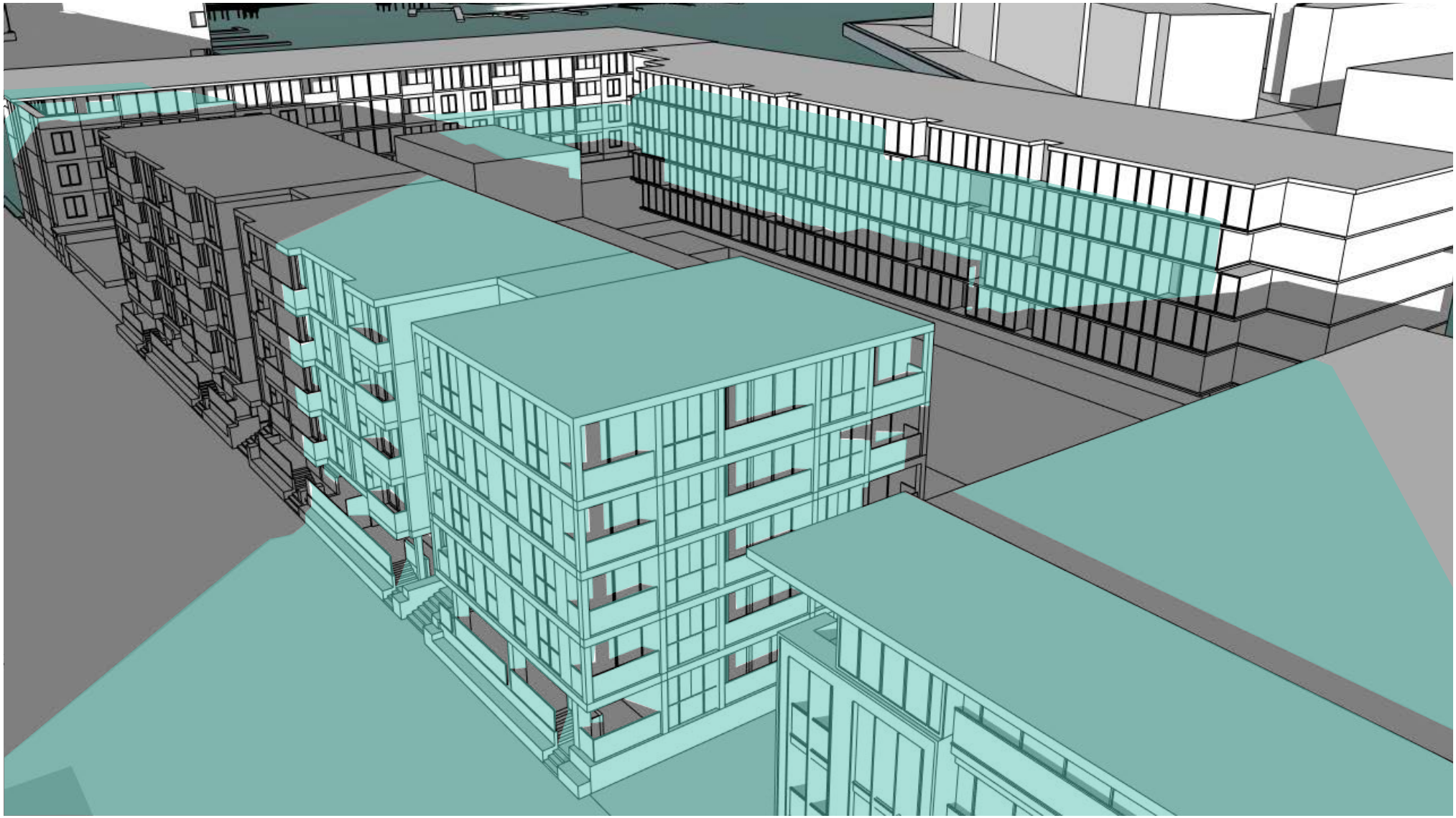
SUMMER SOLSTICE |22 DEC | 7:15 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

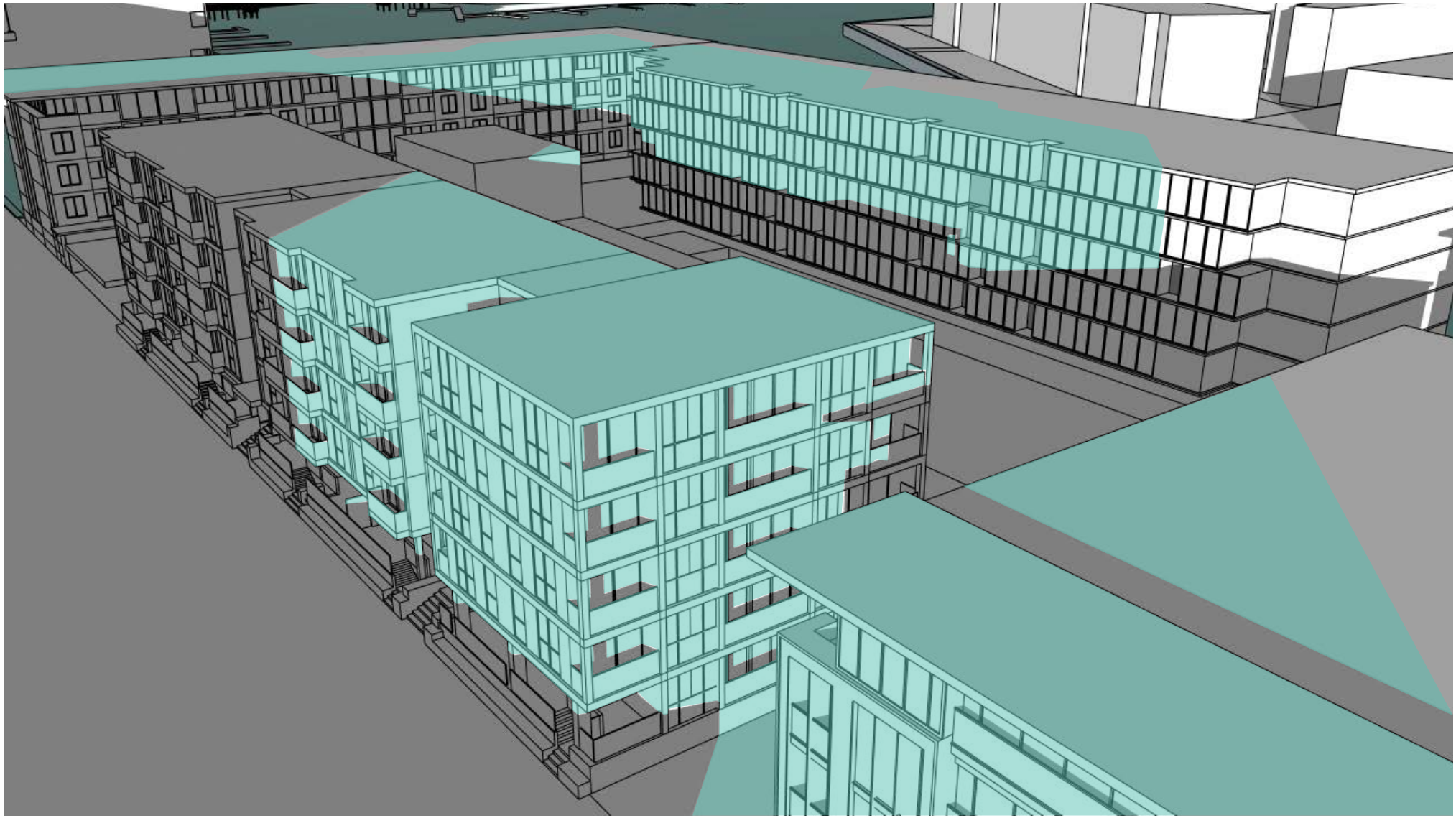
SUMMER SOLSTICE |22 DEC | 7:30 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.2 LIGHTER QUAY APARTMENTS

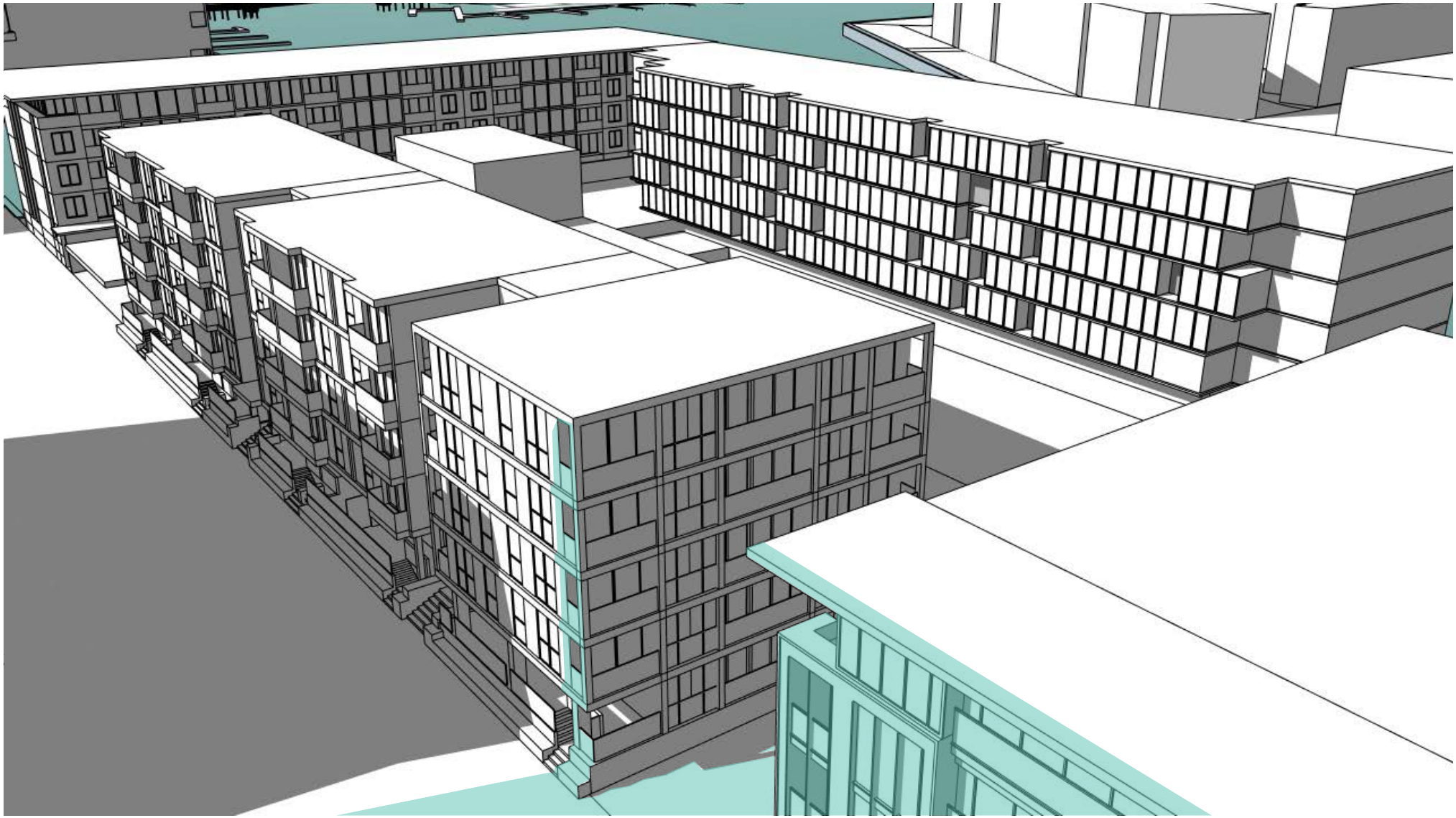
SUMMER SOLSTICE |22 DEC | 7:45 PM NZDT | Sun rise 5:58am - 8.40pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

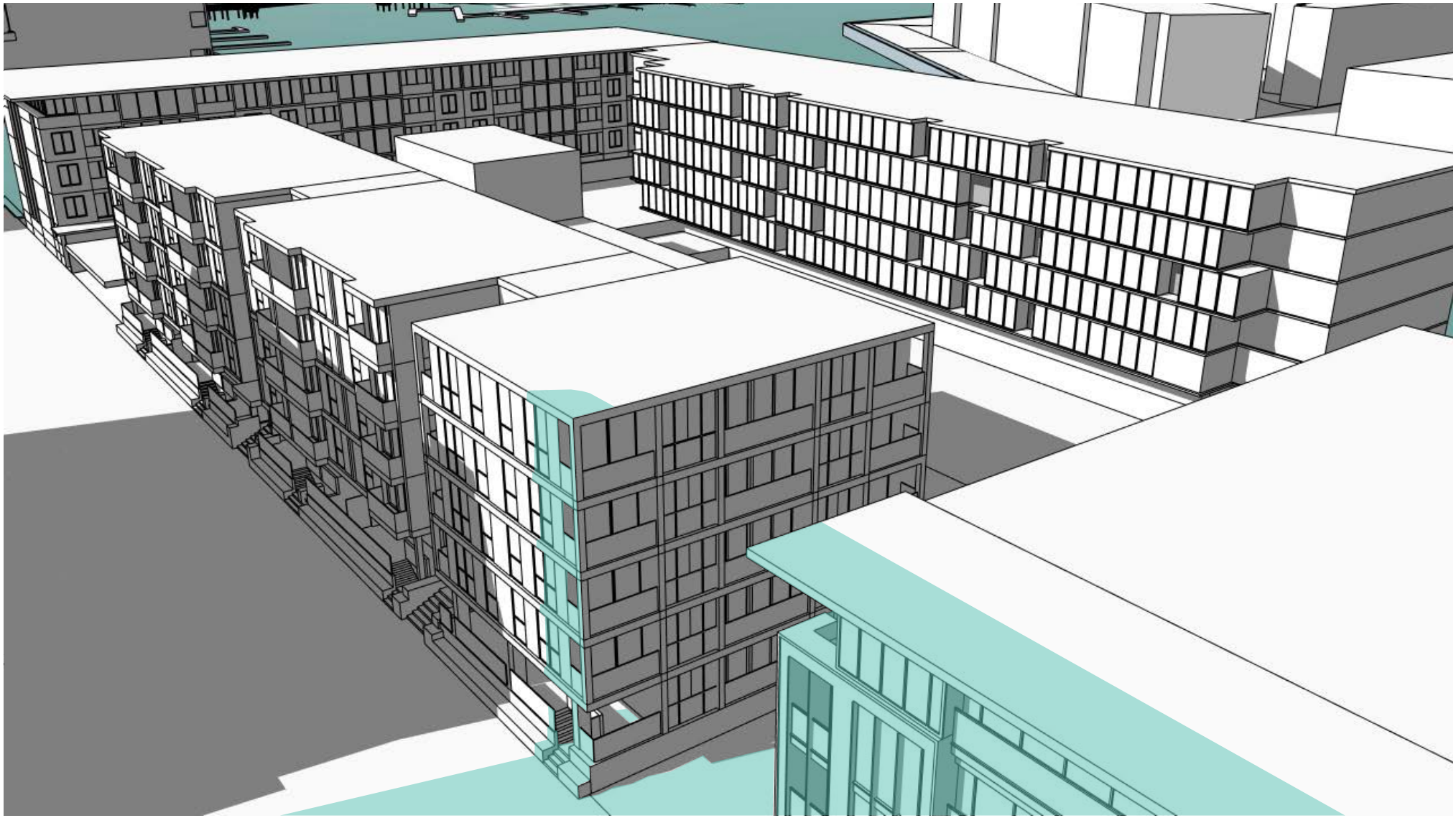
AUTUMN EQUINOX| 21 MAR | 4:00 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

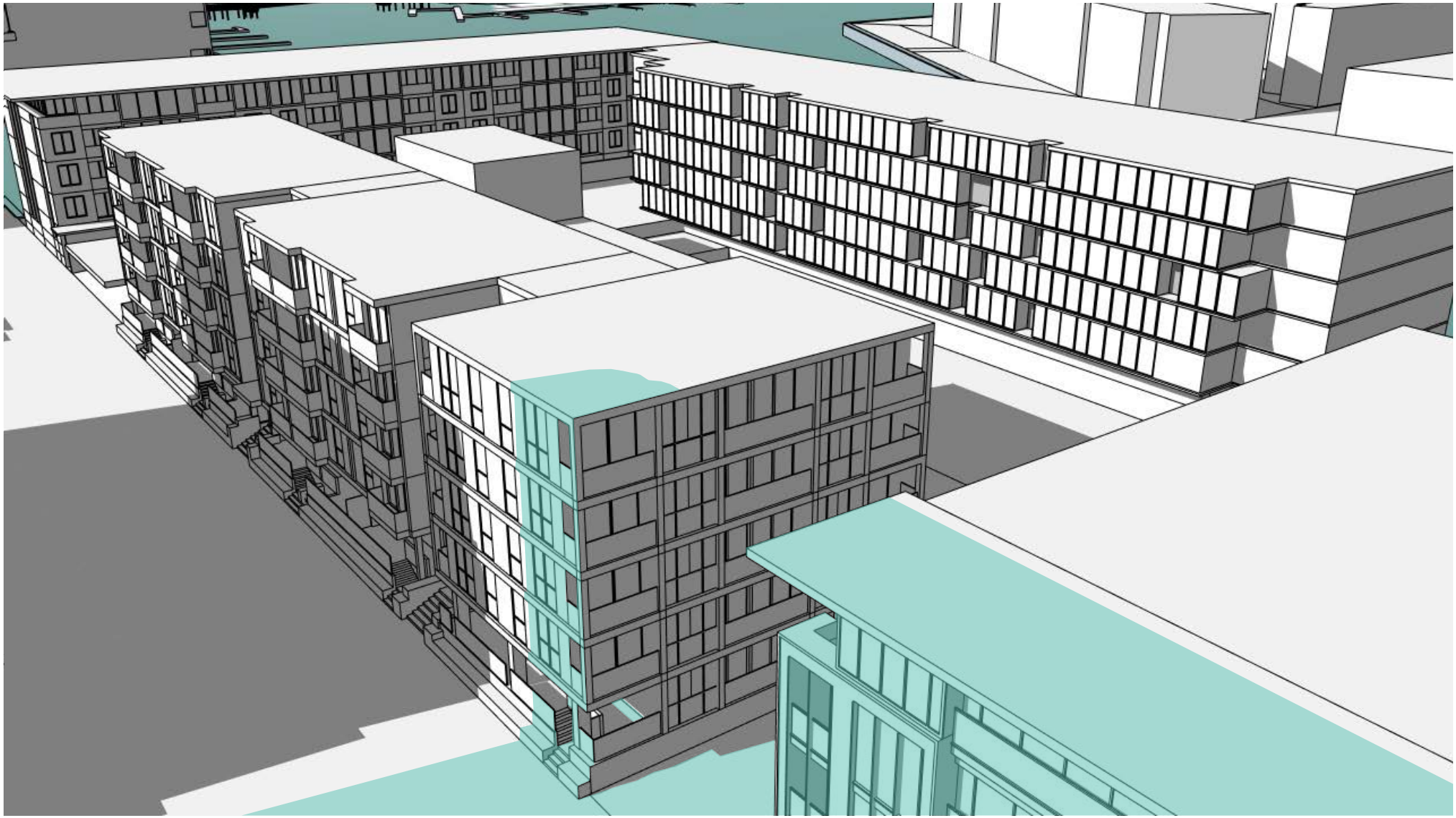
AUTUMN EQUINOX| 21 MAR | 4:15 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

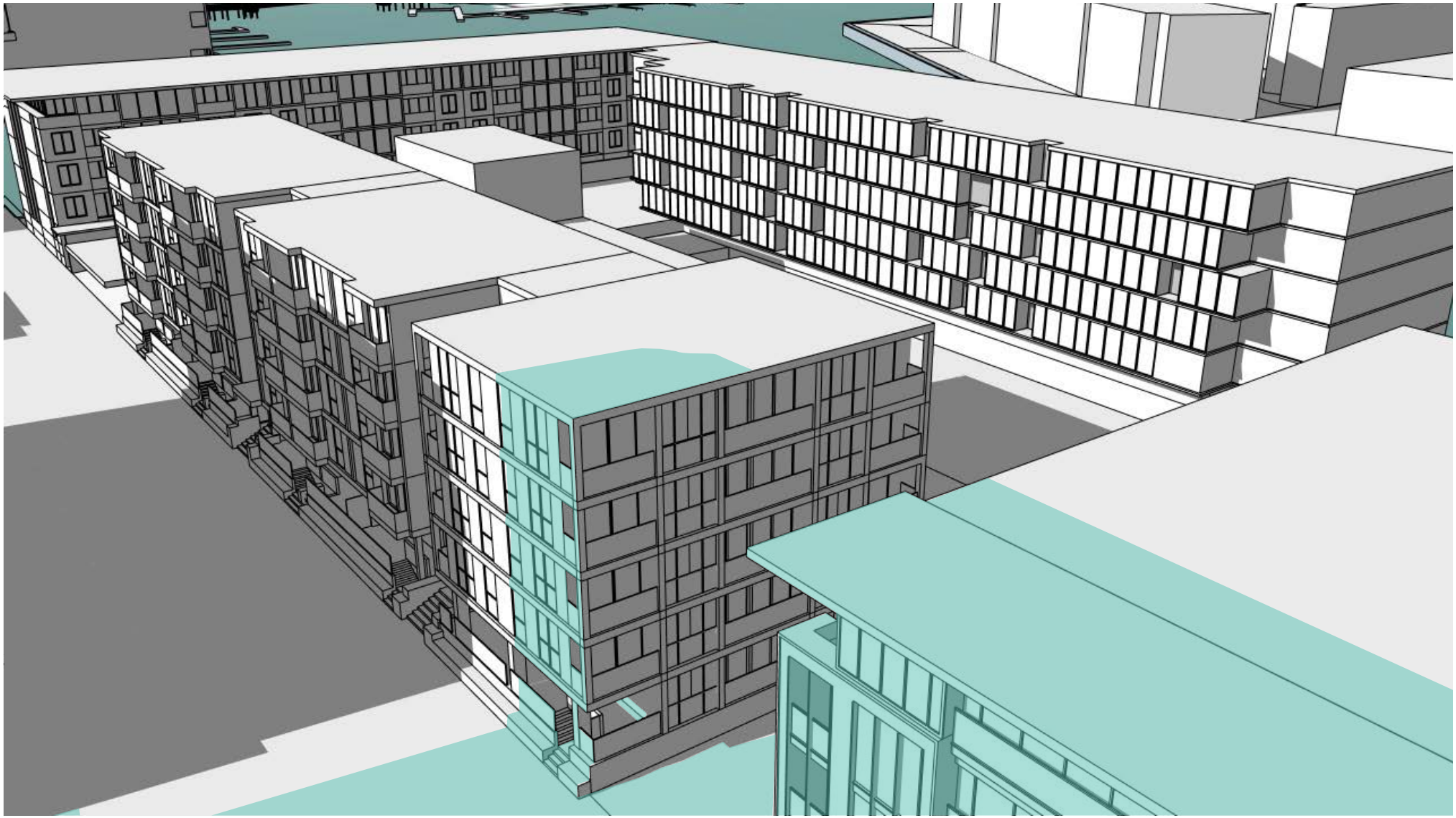
AUTUMN EQUINOX| 21 MAR | 4:30 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

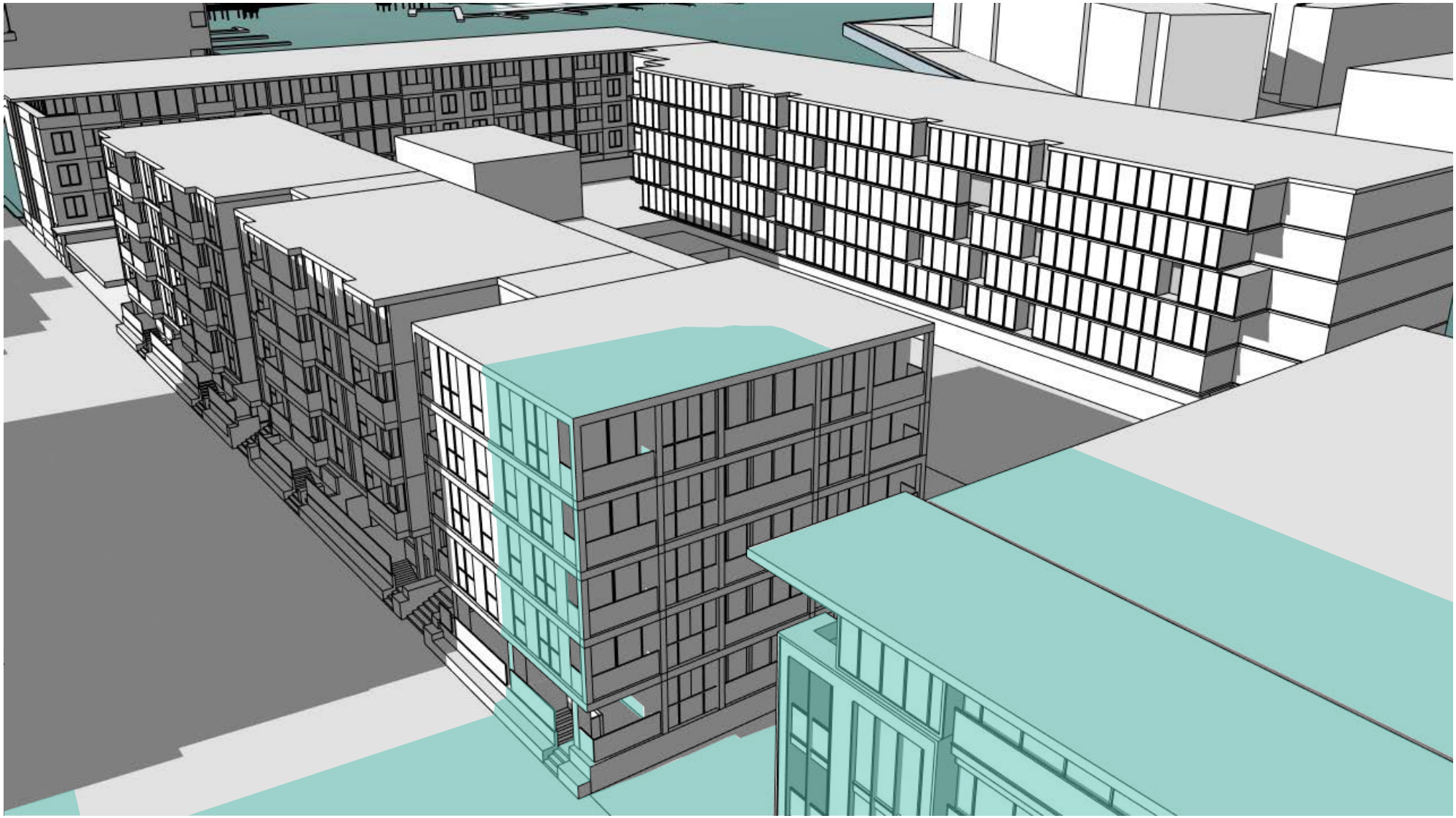
AUTUMN EQUINOX| 21 MAR | 4:45 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

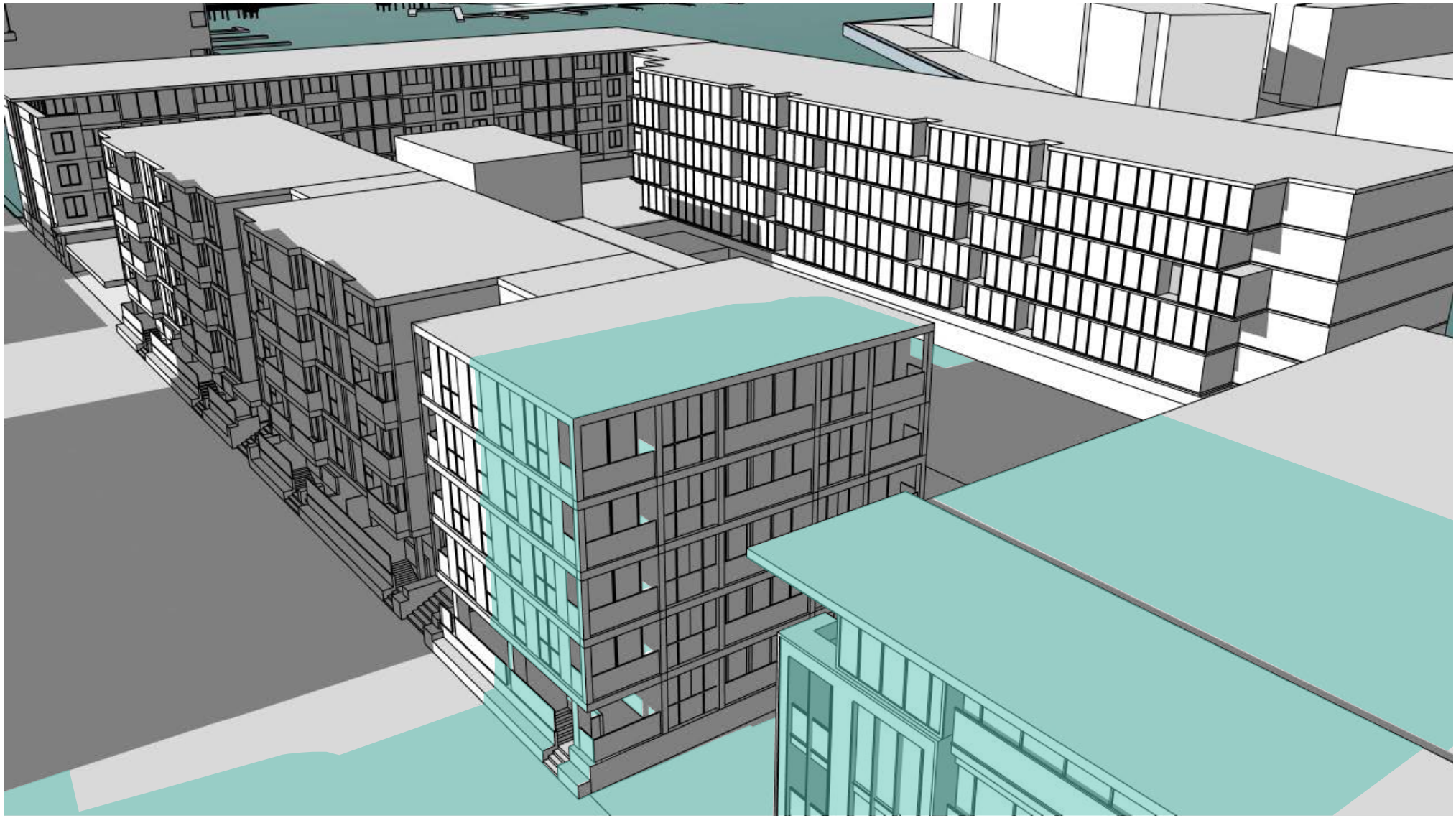
AUTUMN EQUINOX| 21 MAR | 5:00 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

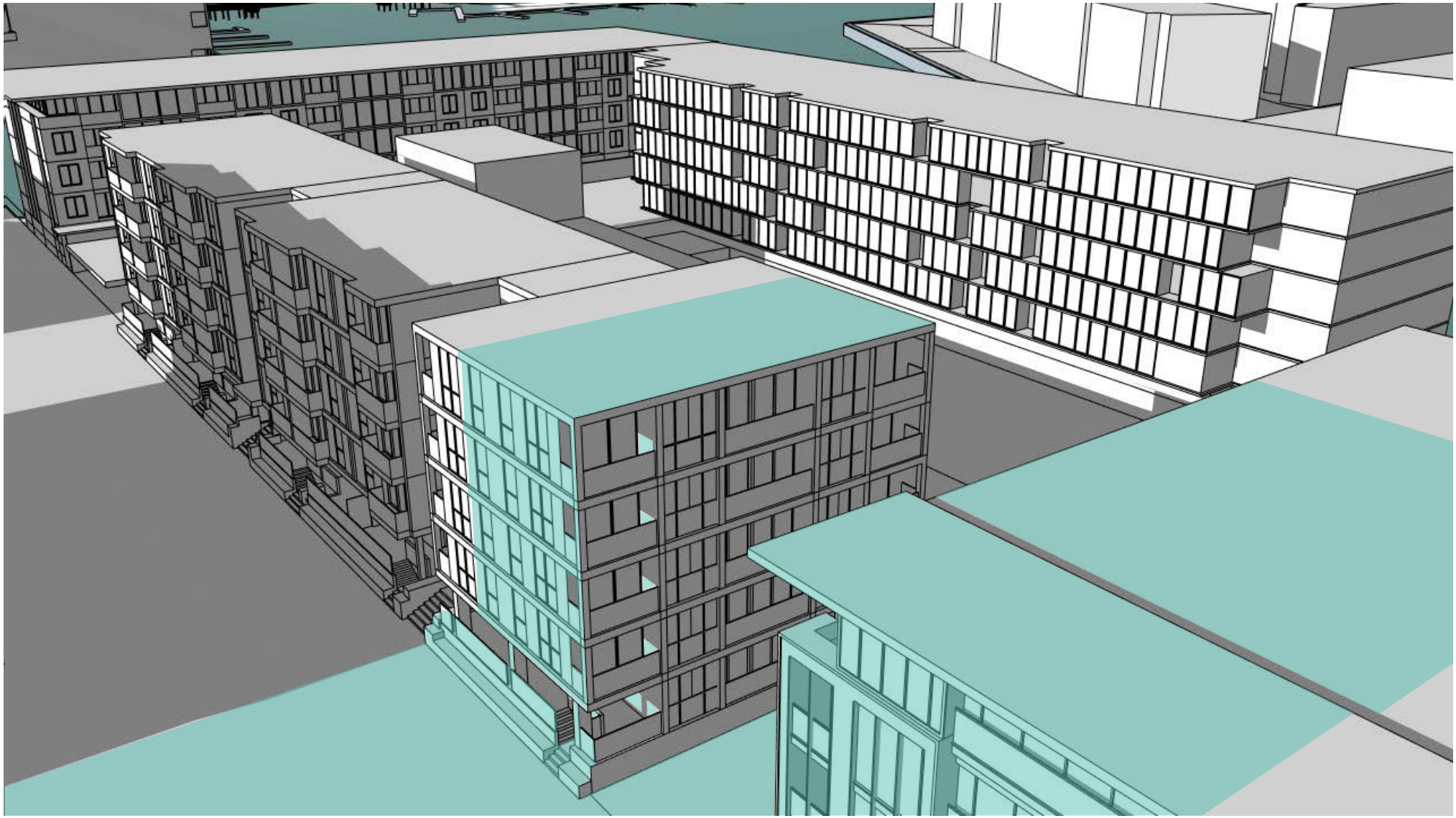
AUTUMN EQUINOX| 21 MAR | 5:15 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

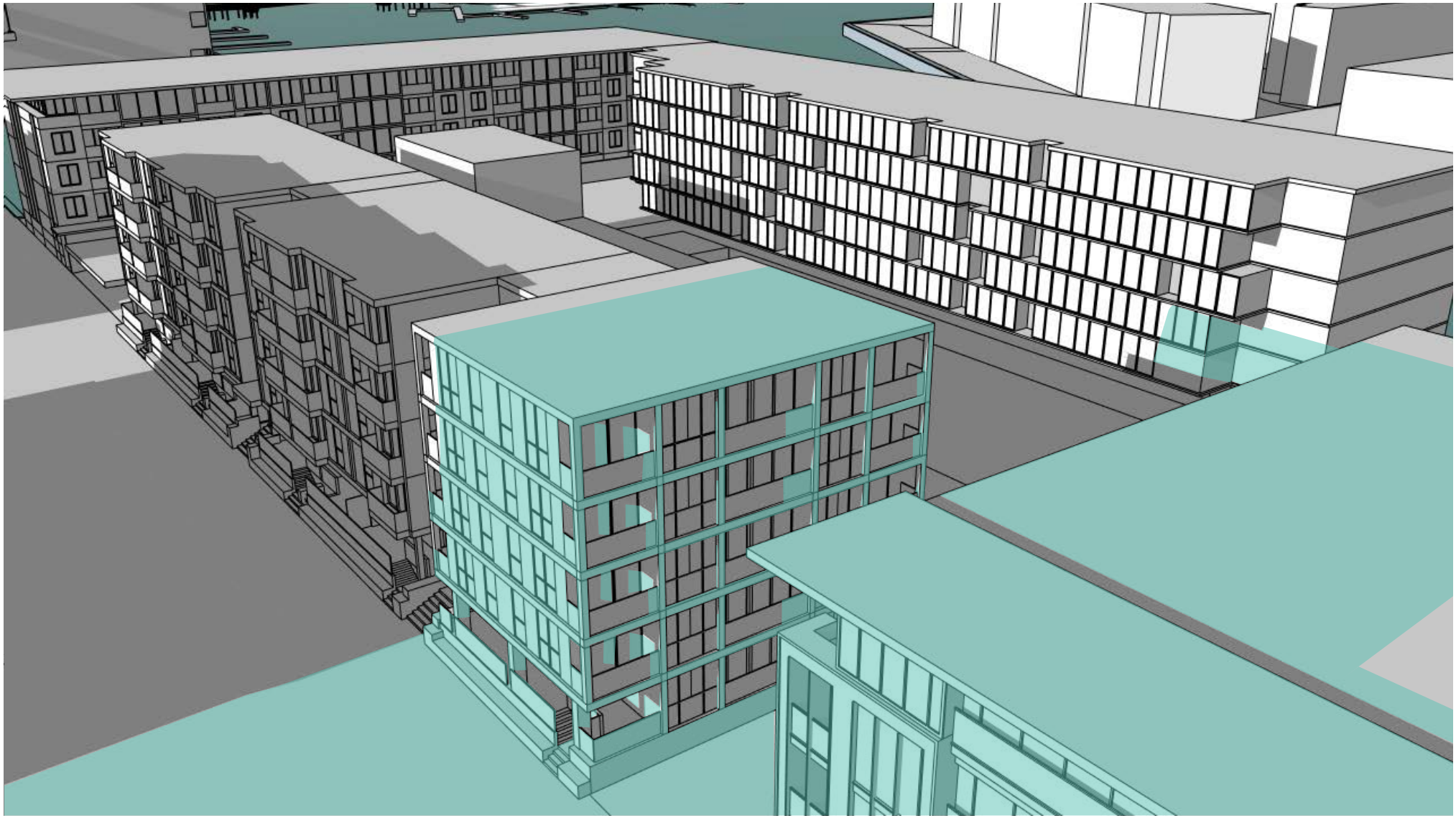
AUTUMN EQUINOX| 21 MAR | 5:30 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

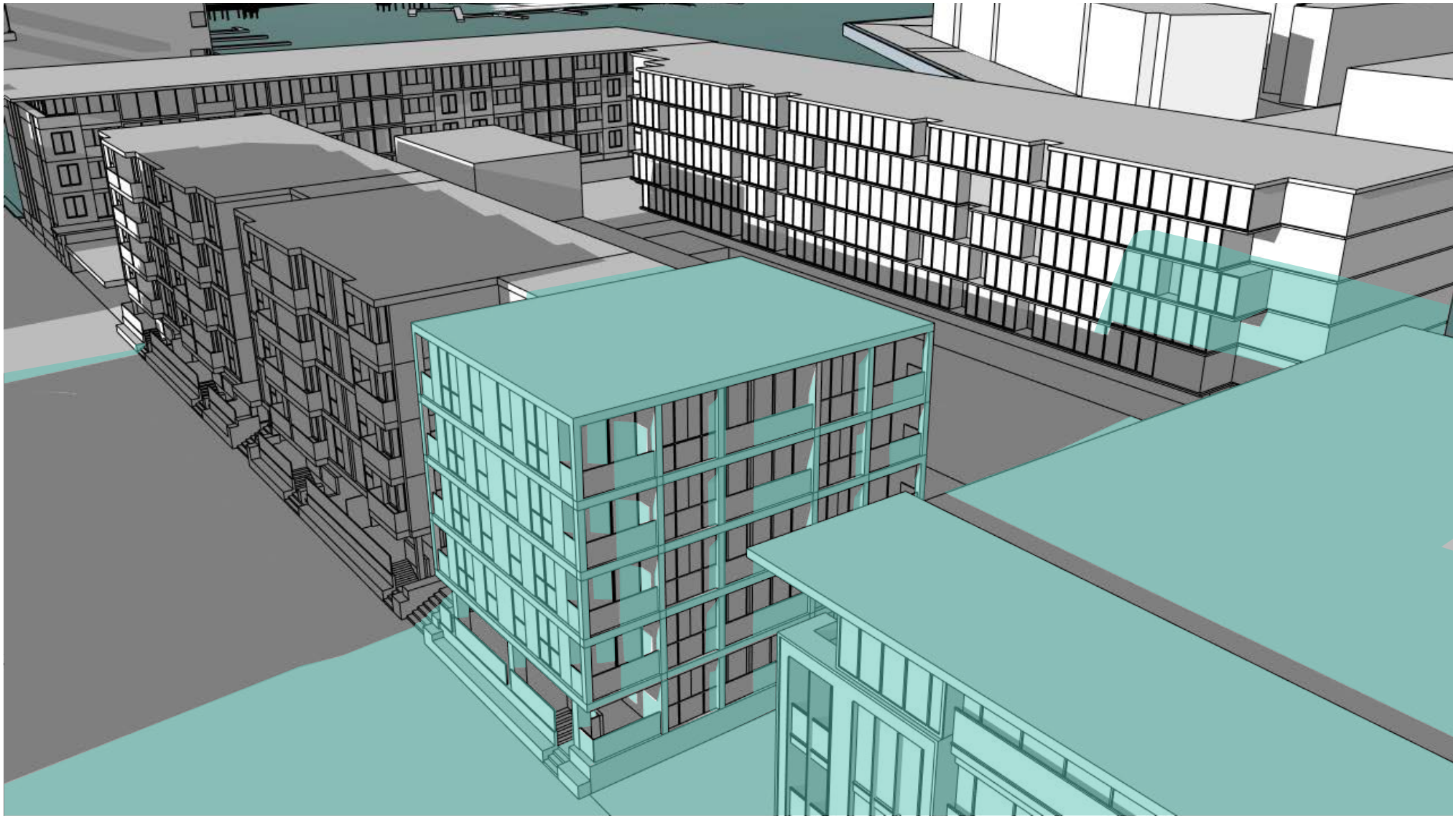
AUTUMN EQUINOX| 21 MAR | 5:45 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

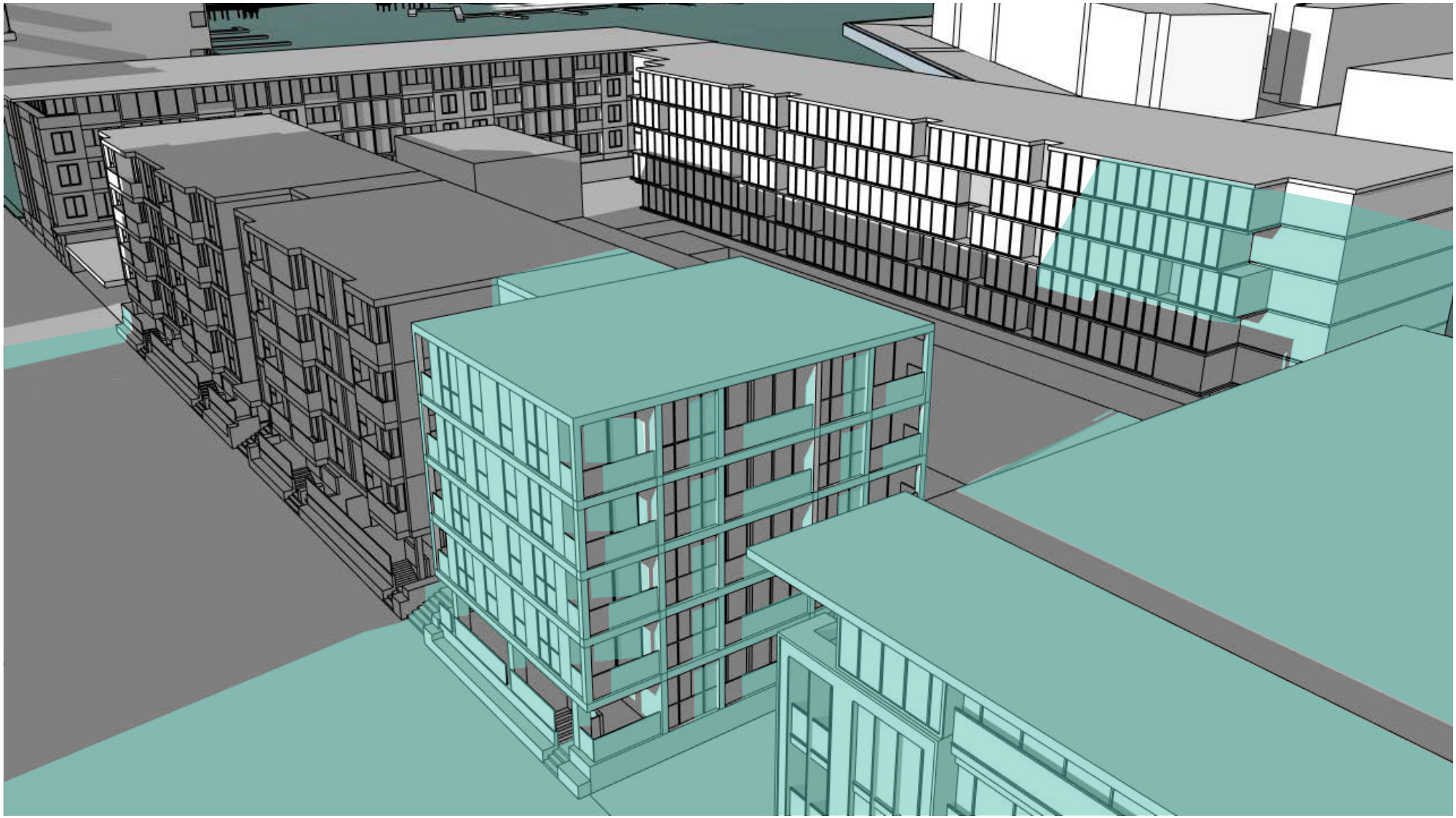
AUTUMN EQUINOX| 21 MAR | 6:00 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

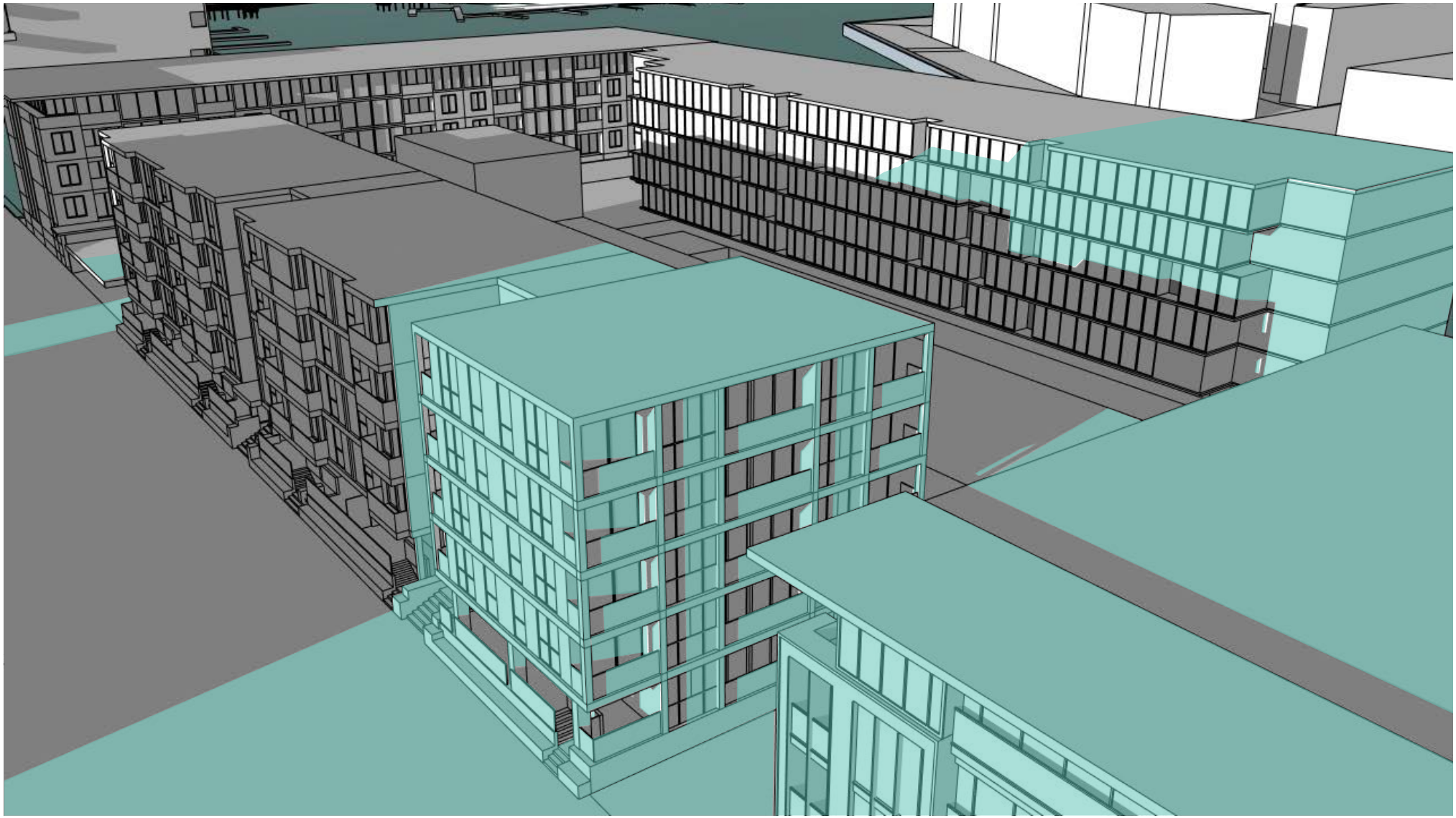
AUTUMN EQUINOX| 21 MAR | 6:15 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope

A2.3.3 LIGHTER QUAY APARTMENTS

AUTUMN EQUINOX| 21 MAR | 6:30 PM NZDT | Sun rise 7:24am - 7.31pm



Shade from the proposed building envelope