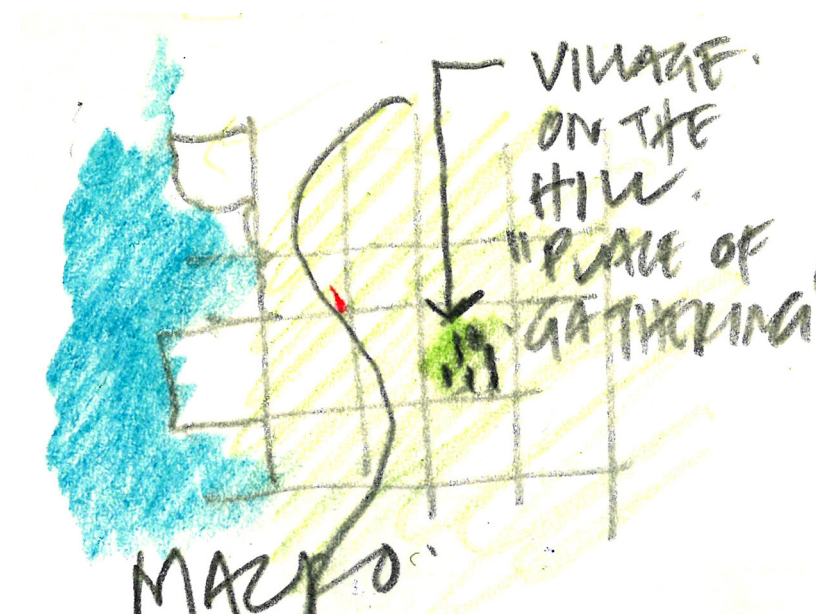

The Site – Context & History



02.01 Site Address

65-71 Federal Street, Auckland,
New Zealand

The site at 65-71 Federal St is located in the heart of the Auckland City CBD, a city block to the north of the iconic Skytower. The site is fortunate to occupy an area designated for urban renewal and this presents an opportunity for a development to act as a catalyst for this reinvigoration.

Auckland City offers a varying topography of hills and valleys; a terrain that generally falls towards the north where the city meets the sea. The site itself has a varying gradient across the length of its street facing boundaries; falling approximately 1.35m from south-east to north-west.

As New Zealand's largest and most diverse city, Auckland has focussed on densification of its CBD to ensure it can sustain the demands of its growing population. The development of a number of tall buildings located in and around the Auckland CBD and close to the subject site itself aim to satisfy the growth requirements of the city; the most recently constructed towers extending higher into the atmosphere than those built through the 1980s and 1990s. Existing and proposed buildings generally above 100m in height have been defined in the site plan and listed below:

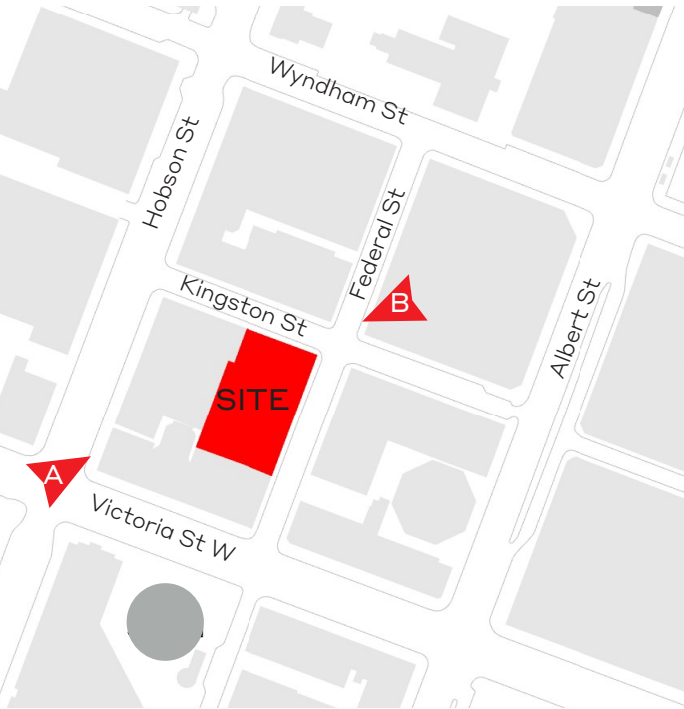
- A 65-71 Federal St - Proposed Site
- B Auckland Sky Tower
- C 66 Hobson St (Consented)
- D 51 Albert St (In Construction)
- E Park Residences
- F ANZ Centre
- G 58 Albert St
- H SAP Tower
- J QBE Centre
- K 5-15 Albert St (Consented)
- L Quay west Tower
- M Commercial Bay
- N 1 Albert St
- P Deloitte Tower
- Q Metropolis Tower
- R Vero Centre
- S The Pacifica Apartments
- T Seascope Apartments (In Construction)
- U Lumley Centre
- V ASB Tower
- W Crown Plaza
- X Precinct Residences
- Y St James Residences (Consented)



02.02 Existing Aerial Views

An existing carpark structure currently occupies the site, and stands approximately 19m above street level. The site itself is located within dense urban fabric, nestled into the context and bordered by a range of buildings that vary in height and use; most extending up to 21 storeys in height, with the Sky Tower as the notable exception.

Federal and Kingston streets are relatively tight in width compared to those located within the wider context adjacent. This lends itself to a more pedestrianised, laneway approach; one that can benefit from the activation inspired by the Sky Tower precinct located a city block to the south of the site.



Not To Scale



02.03 Site Analysis

Neighbouring Precinct Diagram

65-71 Federal St is located in the heart of the Auckland Central Business District. The site is also within suitable proximity to the Civic, Arts and Entertainment precinct, and is located on axis to the inner city public open spaces of Albert and Victoria Park, which connect across the southern edge of the site via Victoria St west.

The siting of this proposed development will allow for residents to engage with a wider demographic and in turn will provide increased occupation and activation to the wider CBD.



- PRECINCT**
- PARKS PRECINCT
 - CENTRAL BUSINESS DISTRICT
 - TERTIARY EDUCATION PRECINCT
 - CIVIC, ARTS & ENTERTAINMENT PRECINCT
 - MIXED USE, ENTERTAINMENT PRECINCT
 - FOOD AND BEVERAGE PRECINCT

Not To Scale

Neighbouring Building Use

A comprehensive study of building and land uses was undertaken to gain an appreciation of the types of programme and uses that are currently offered within the immediate area.

It is evident that a proposed residential tower will add to the variety of land use within the CBD, whilst providing much needed urban dwellings to support the inner city fabric.



- NEIGHBOURING BUILDING USE**
- COMMERCIAL
 - CARPARK
 - TERTIARY EDUCATION
 - CIVIC, ARTS & ENTERTAINMENT
 - RETAIL
 - RESIDENTIAL
 - HOTEL

Not To Scale

Public Transport & Cycle Network

The site is located comfortably within walking distance of Aucklands primary transport hub; Britomart, in addition to the proposed Aotea Station slated for completion within the next 5 years.

Close proximity to the future Mangere light rail transit link and the Downtown Ferry terminal provides further transportation options for the towers residents.

Federal St itself has been identified as a street that can support the Aucklands Cycle Network and this is a noteworthy benefit for the site and the city itself



PUBLIC TRANSPORT AND CYCLE PATHS
CYCLE ROUTE
BUS NETWORK
TRAIN NETWORK
LIGHT RAIL NETWORK
BUS STOPS

Vehicle Access Diagram

Wider vehicle access to the site is provided via 4 major arterial routes, utilising primary connections to Victoria St west, Nelson St, and Wellesley St.

The road network located within immediate proximity to the site is a combination of one and two way directional traffic routes. Kingston St is a one way street from west to east, and will be the primary traffic path to the site at 65-71 Federal St, allowing for access to the proposed carpark and loading dock located to the north west corner of the boundary.

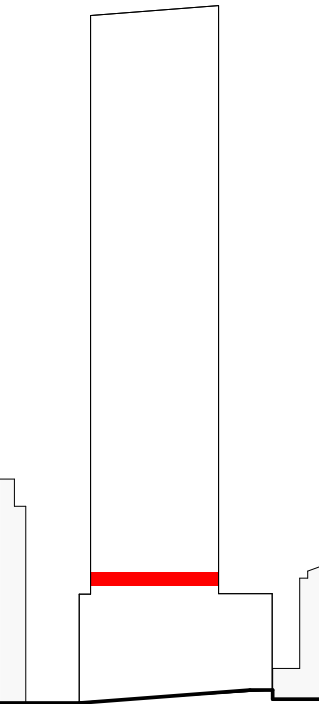
Whilst vehicle traffic can still utilise Federal St, the location of the carpark entry will discourage of local vehicles using this particular roadway for access to the site itself, ensuring the street can be focused towards pedestrianisation



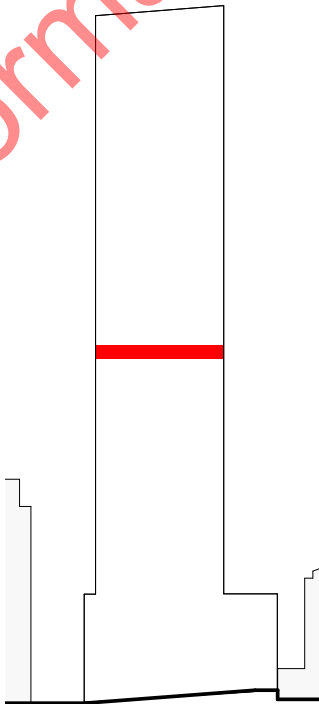
PRIVATE/ COMMERCIAL VEHICLE PATHS
PRIMARY ROUTE
SECONDARY ROUTE
ONE WAY ROUTE

02.04 View Shafts

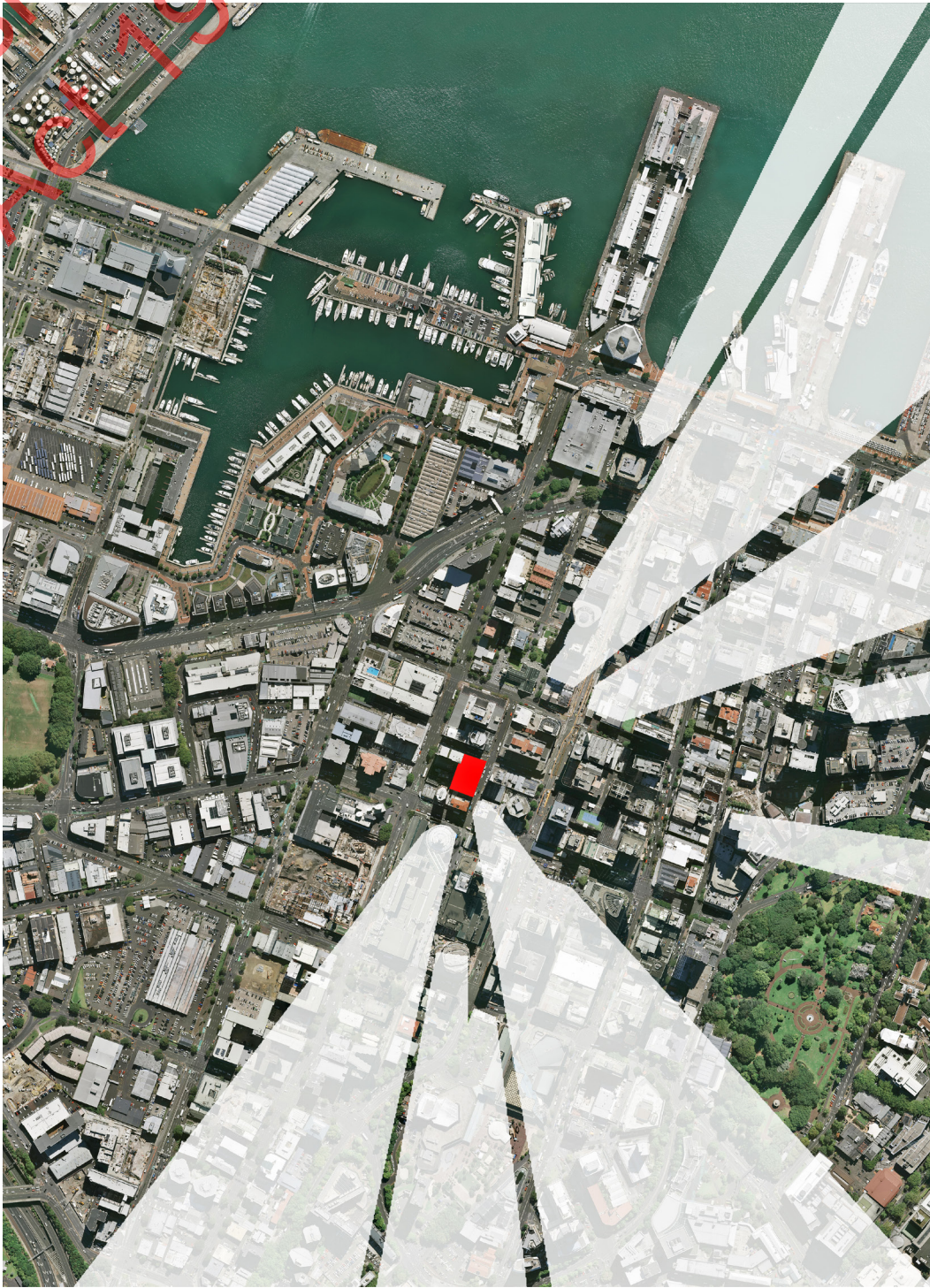
Identifying view corridors and direct sunlight access at datum levels above the groundplane

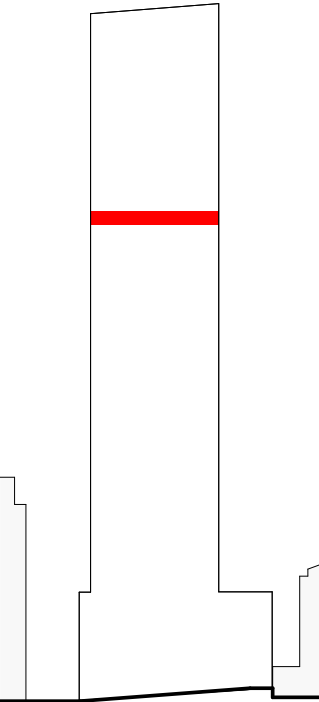


30m above Groundplane
(View corridors as highlighted - non white)

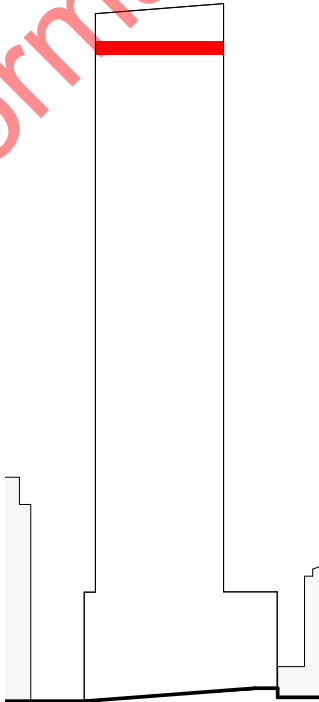
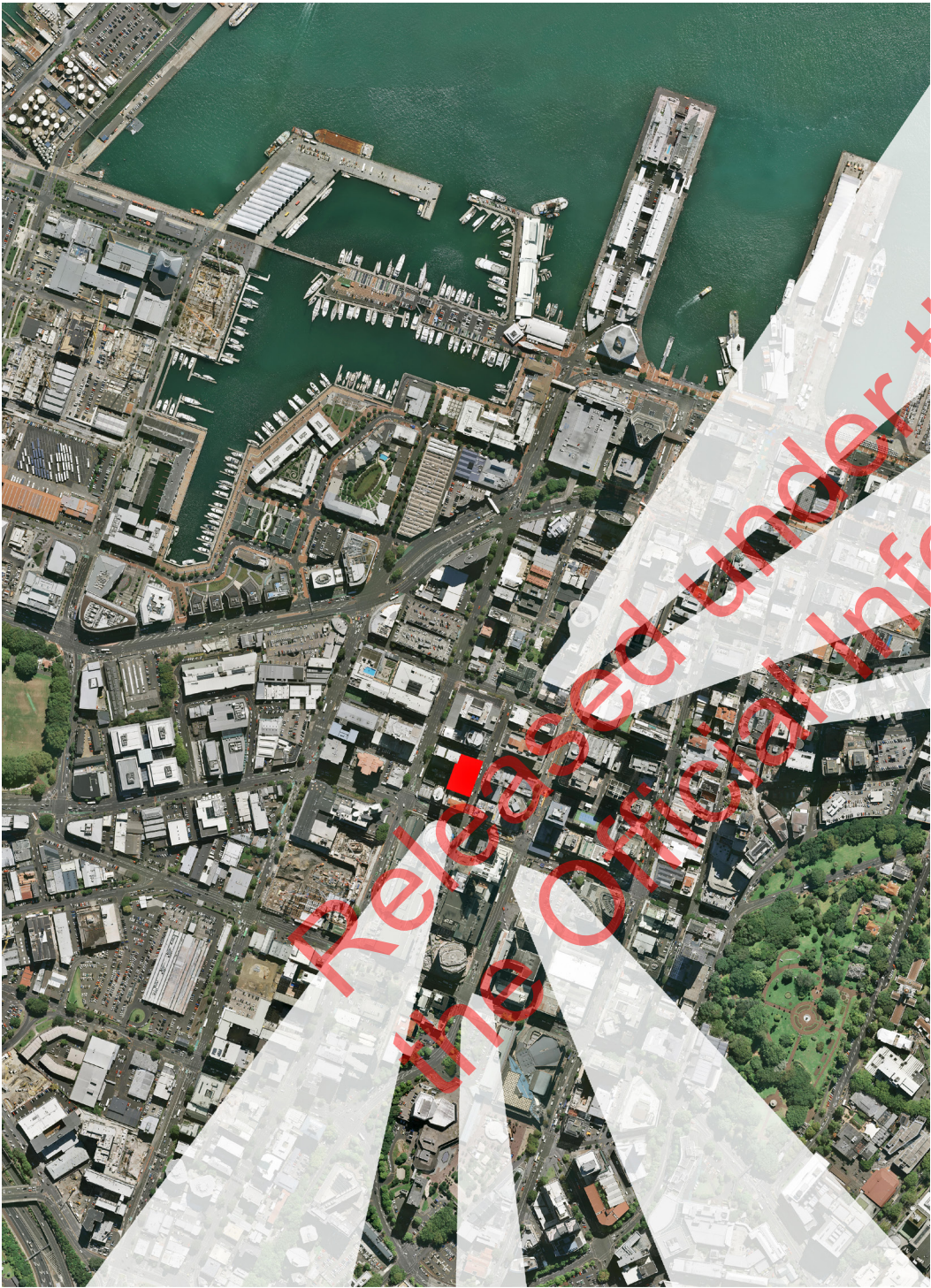


90m above Groundplane
(View corridors as highlighted - non white)





**125m above
Groundplane**
(View corridors as
highlighted - non white)



**170m above
Groundplane**
(View corridors as
highlighted - non white)

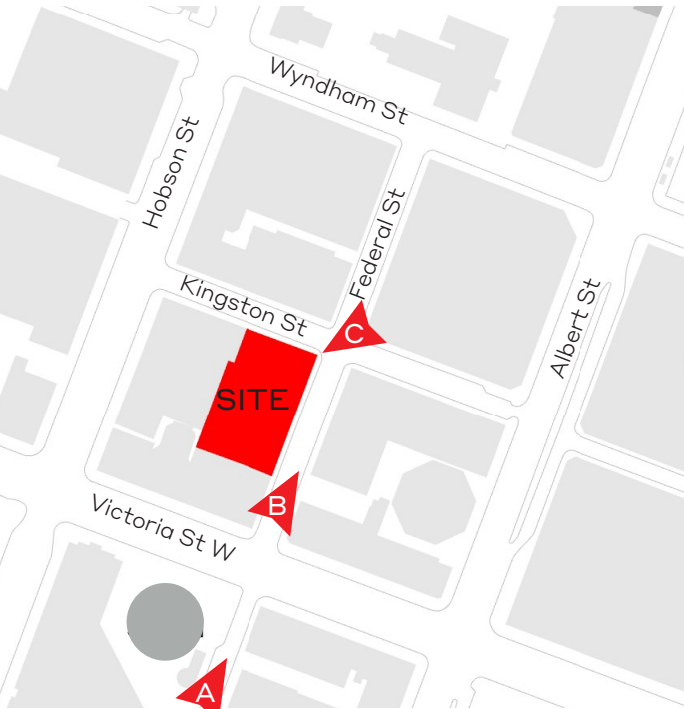


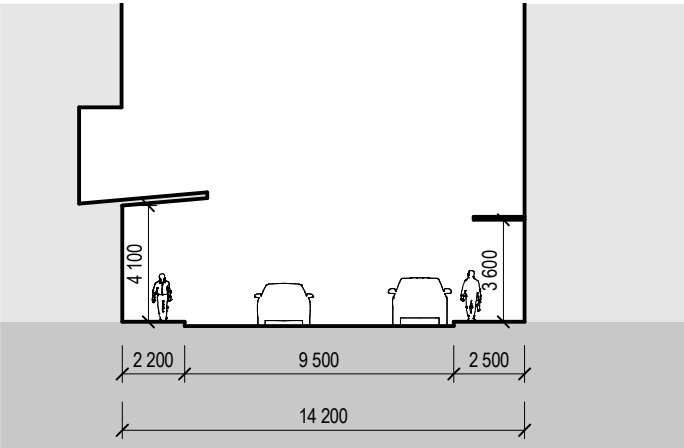
02.05 Streetscape Analysis

Federal St

Federal St runs parallel to the eastern boundary of the site. It is a tight, inner city street of only 14m in clear width between buildings. Traffic flow down Federal St is directed via a one way street running from south to north. The street has a slight fall running from south to north also. This equates to a fall of approximately 1.2m across the extent of the subject site itself.

Is is noted that there is an intent from Auckland City Council to upgrade Federal St; allowing for an ability to redefine the pedestrian and traffic zones and propose new materials, street furniture and planting.





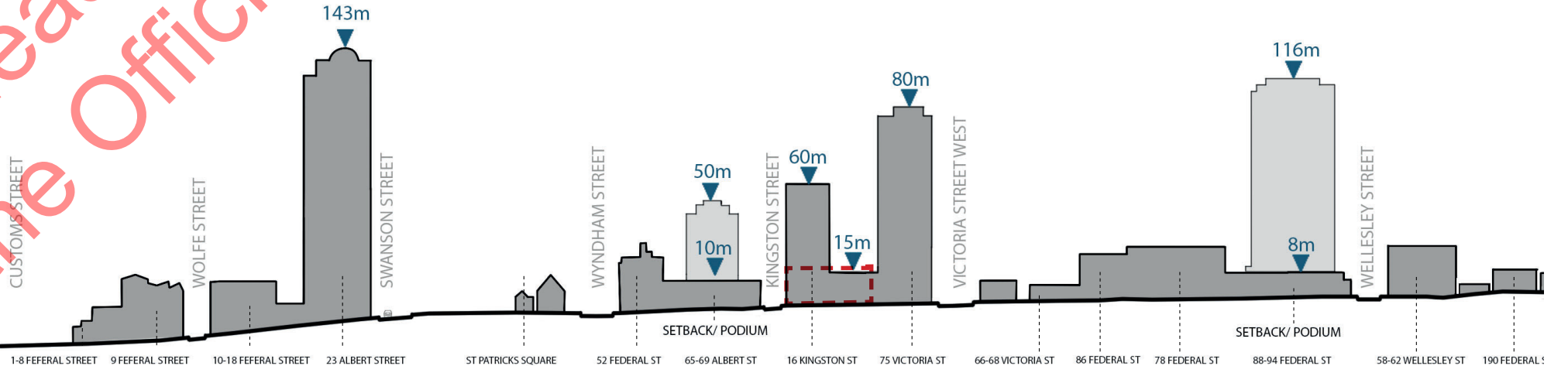
Section A



Not To Scale



Section B
Federal St - looking west

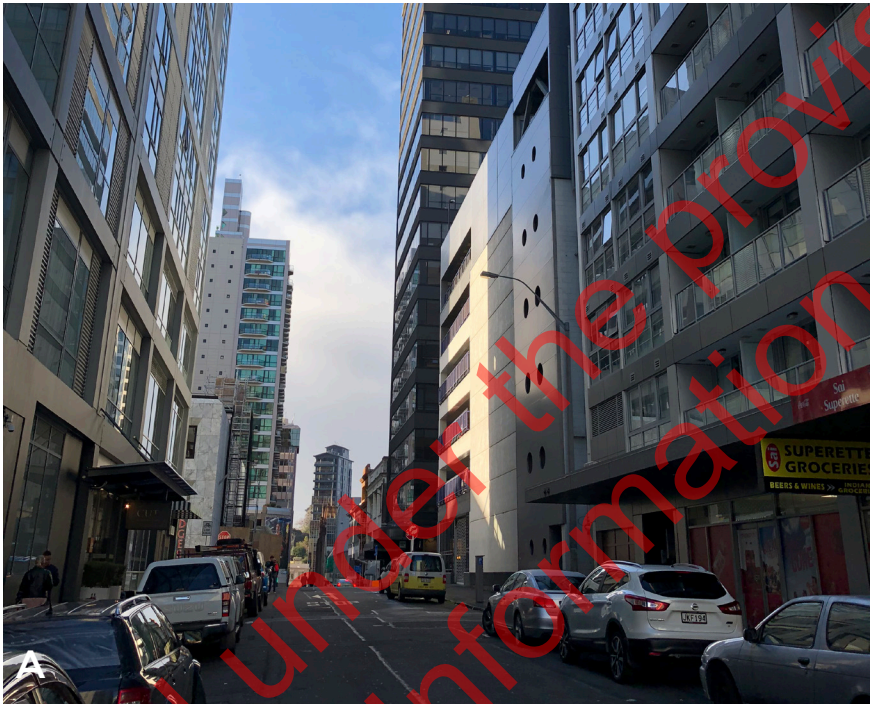
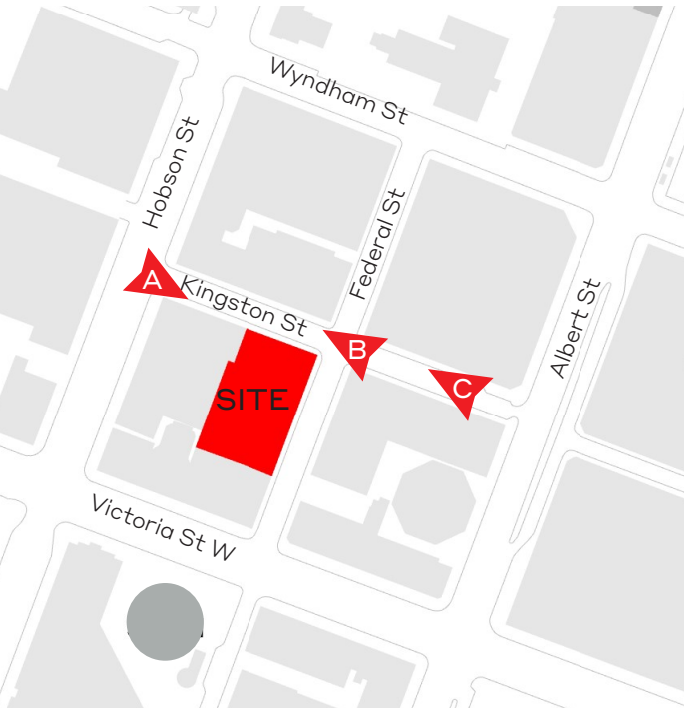


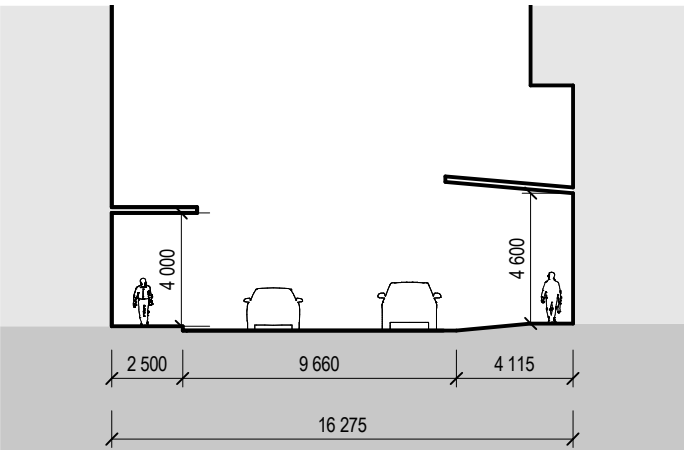
Section C
Federal St - looking east

Kingston St

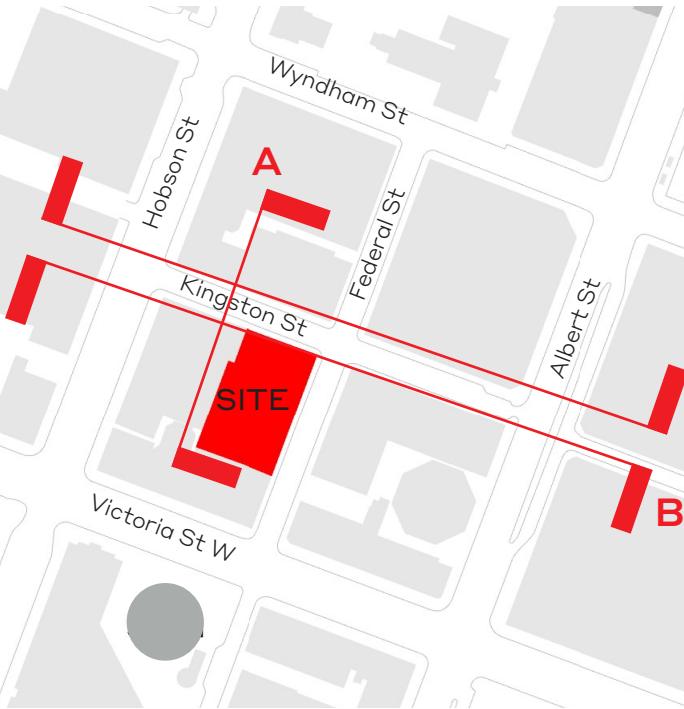
Kingston St runs parallel to the northern boundary of the site. It is only slightly wider than that of Federal St, and is also a one way street running from west to east. Kingston St will form the primary point of access for traffic to the development, which suggests the entry to the car-parking and loading dock is located to the north-western corner of the site

Similar to Federal St, it is envisaged that there will also be a portion of Kingston St that undergoes upgrade works. This may allow for a more suitable pedestrian zone and dedicated parking shoulders to serve the residential and hotel buildings located along Kingston St.





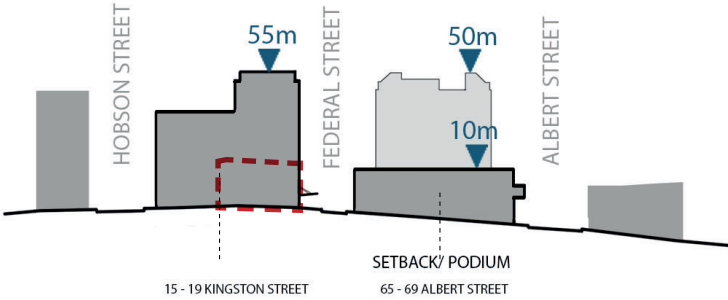
Section A



Not To Scale



Section B
Kingston St - looking south

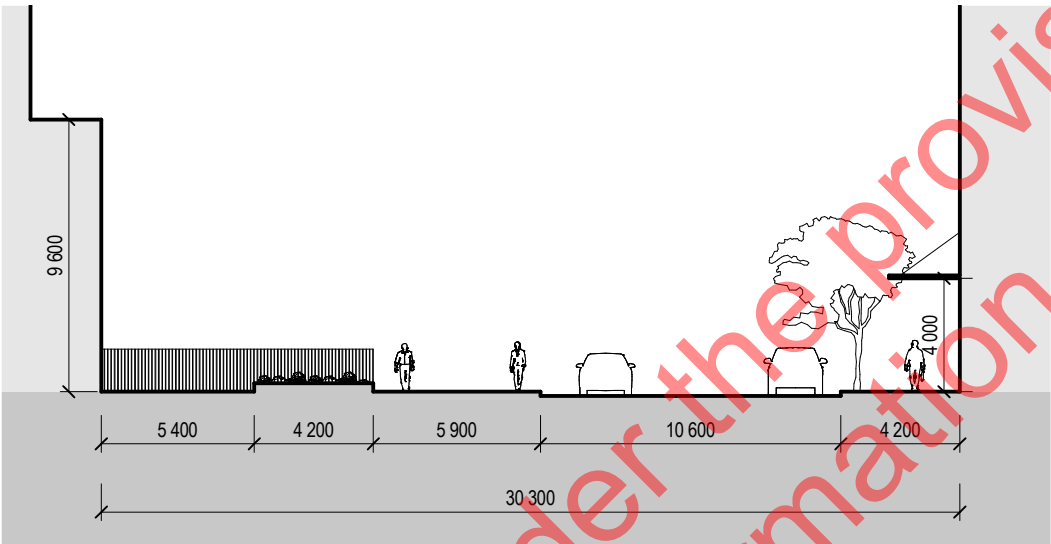


Section C
Kingston St - looking north

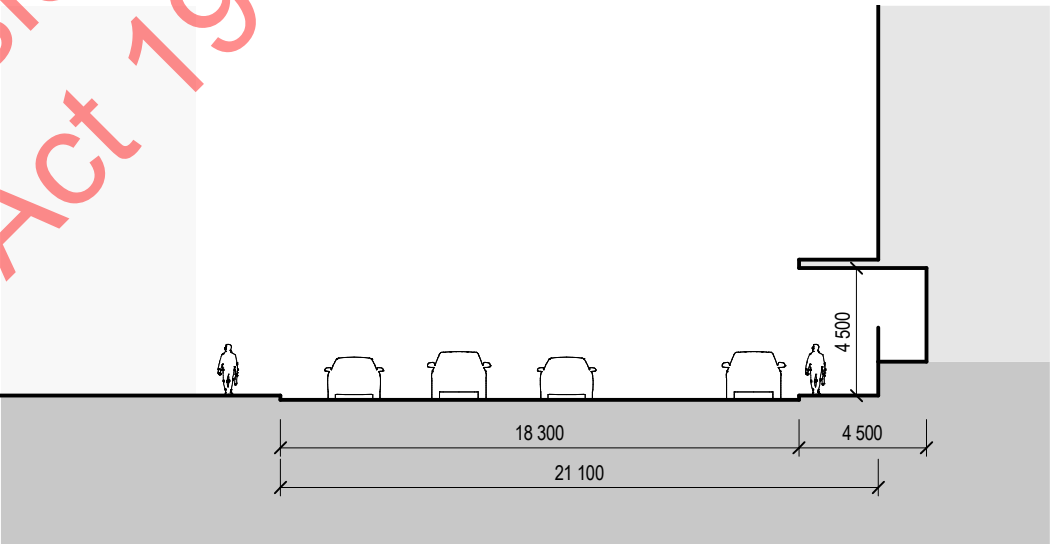
Wyndham St & Victoria St W

Wyndham St is located a block to the north of the subject site and runs parallel with the northern boundary. It is a significantly wider street than those surrounding the site itself, heightened by the open space bordering the Cathedral of St Patrick & St Joseph

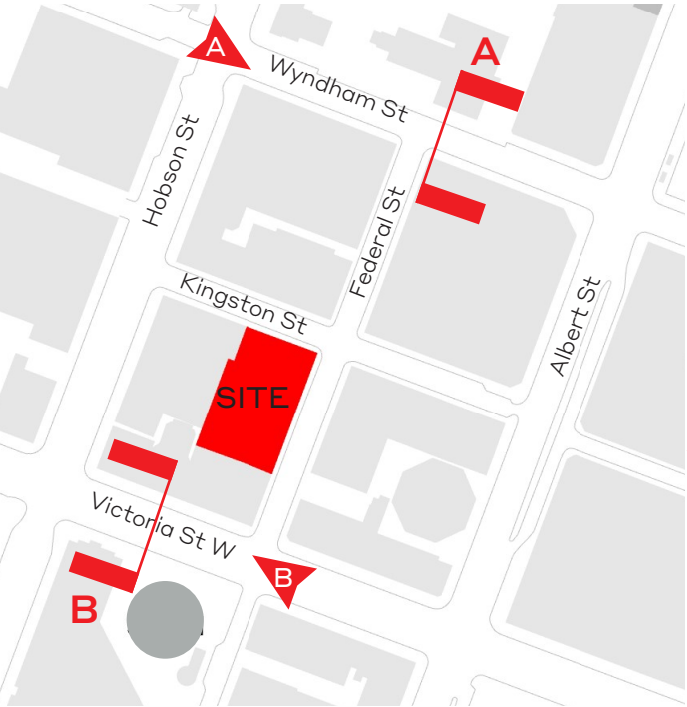
Victoria St W is also a wider street than those located adjacent to the site. It is located to the south of the site and runs parallel to the southern boundary. The street width is also heightened by the inner city plaza located to the forecourt of the Auckland Skytower



Section A - Wyndham St



Section B - Victoria St W



A



B

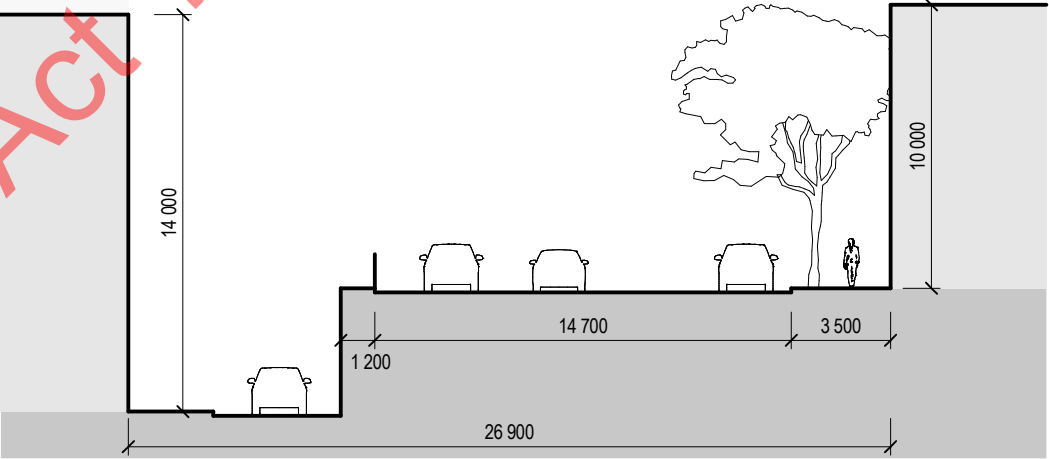
Albert St & Hobson St

Hobson St is located a block to the west of the subject site and runs parallel with the western boundary. It is a two way street, and will form part of the arterial traffic route to access the site and its associated car-parking / loading facilities.

Albert St is one of Aucklands most prominent streets, and is located a block to the east of the subject site. Some of Aucklands tallest buildings are located across the length of Albert St as it leads towards the north to interface with the Auckland harbour



Section A - Hobson St



Section B - Albert St



"Designing a dream city is easy; rebuilding a living one takes imagination. ..."

Jane Jacobs