
Design Approach

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03.01 Whakapapa of the City

Exploring the history and cultural significance of the Site

65-71 Federal St is located on ground formally occupied by the Maori pā; Ngā Wharau a Tako.

Place names inform the cultural layers of the site. Māori history was recorded orally and transmitted through Mahi Toi (Māori art), ancestors, narratives, waiata (song), dance, whaikōrero, whakatauki (proverbs) and significant events.

Pā (villages) were located strategically on headlands, ridges and maunga (mountains) for visibility of potential attacks from neighbouring tribes, the fertile soils, and close proximity to water sources for navigation and resources.

Many pā were demolished with the reclamation for the current waterfront.



03.02 Tāmaki Makaurau Landscape



Tāmaki Makaurau



History



Landscape

Tāmaki Makaurau

The area known as Tāmaki Makaurau ‘Tāmaki of a hundred lovers’ signifies how much Māori valued the isthmus for centuries. Tāmaki Makaurau was highly sought after and well known for the natural landscape features and environment

The close proximity to water, both fresh and salt water, for resources and navigation was highly beneficial in Tāmaki, and this connection to water and the land made this area very desirable. This connection to the natural environment was not only physically important for Māori, but spiritually as well.

Natural History

The Tāmaki volcanic field is iconic to the identity of the city, and consists of at least 48 cones with the most recent eruption, Rangitoto and island shield volcano east of the city around 600 years ago that was historically remembered by Maori, and recorded through oral tradition.

The immediate coastline of Tāmaki Makaurau CBD is a natural tidal saltwater environment and was rich with marine life and food resources. The foreshore was a shallow seabed with shellfish beds and coastal marine ecosystem. The seabed was shallower towards the east, and sloped downwards from east to west into the area of the old Waihorotiu Stream bed.

Natural Landscape

The upper slopes and ridge-lines of the valley supported kauri, tanekaha and kanuka. The mid slopes were a diverse variety of podocarps such as rimu and totara. The tributaries were broadleaf stands of kohekohe, taraire, puriri with nikau and tree ferns prevalent. Lower slopes (damp/deeper soils) kahikatea, matai and pukatea. Coastline of pōhutukawa and dense coastal shrub species.

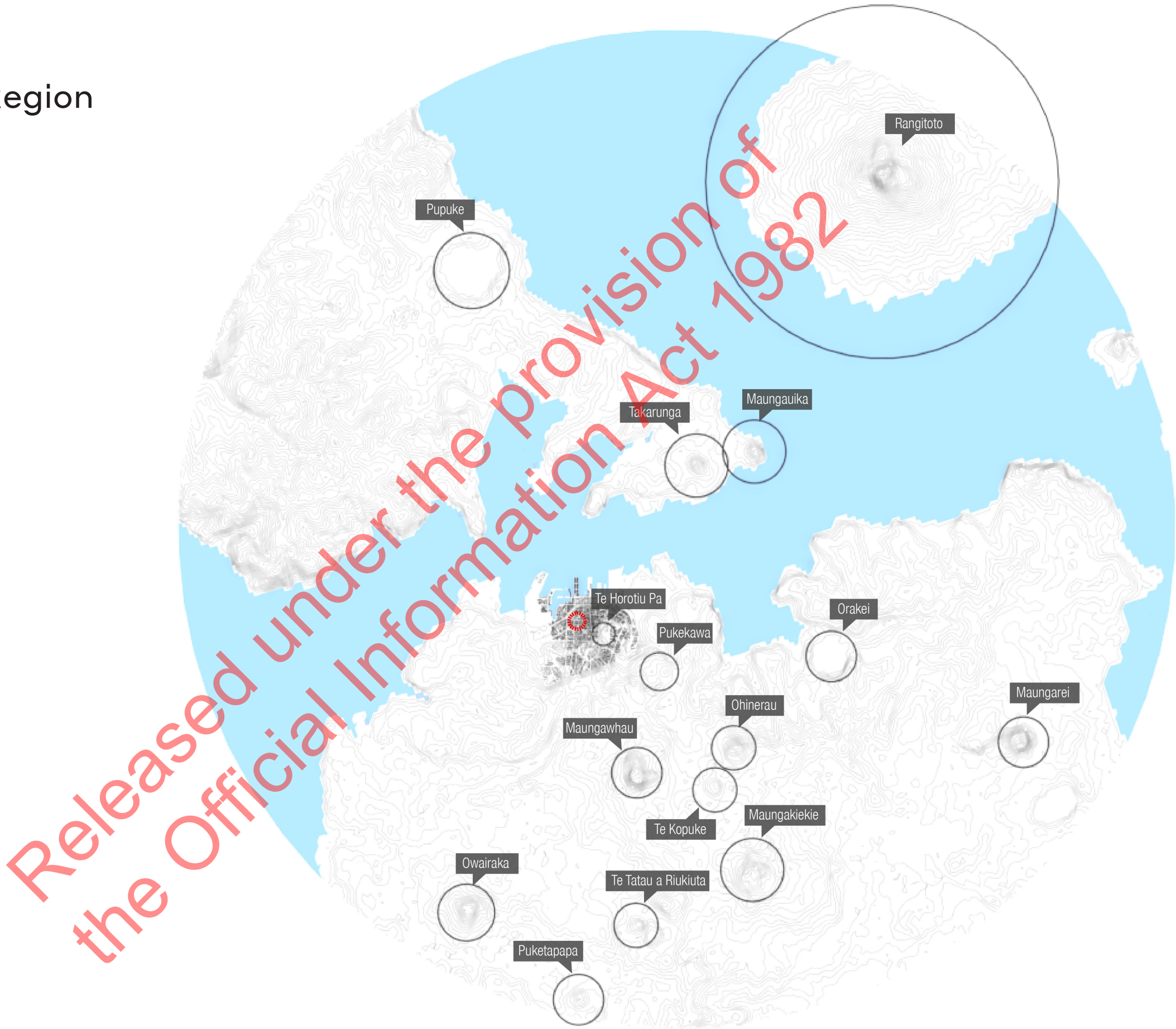
The original coastline prior to reclamation had many significant pa sites and villages dispersed along the cliffs and valleys for their strategic location and vantage points. Significant streams supported these villages - Te Wai o Horotiu, Waipapa and Tunamau and the highly important spring Wai Ariki.

03.03 Maunga of the Region

The site is situated in an area of 48 volcanoes that shape the landscape of Auckland into both lakes and mountains.

Visible to the site and culturally relevant, 15 Maunga were identified (as listed below). Rangitoto Island is considered of particular importance due to its dominance over the harbour horizon.

Rangitoto	Rangitoto Island
Pupuke	Pupuke Lake
Takarunga	Mount Victoria
Maungauika	north Head Mount
Te Horotiu	Albert Park
Pukekawa	Domain
Orakei	Orakei Basin
Maungawhau	Mount Eden
Ohinerau	Mount Hobson
Te Kopuke	Mount St John Domain
Maungarei	Mount Wellington
Maungakiekie	One Tree Hill
Owairaka	Mount Albert
Te Tatau a Riukiuta	Three Kings
Puketapapa	Mount Roskill



03.04 Contextual Links

City to Water Connection

A key driver for us in understanding our context is understanding the future vision of the key connections through the city.

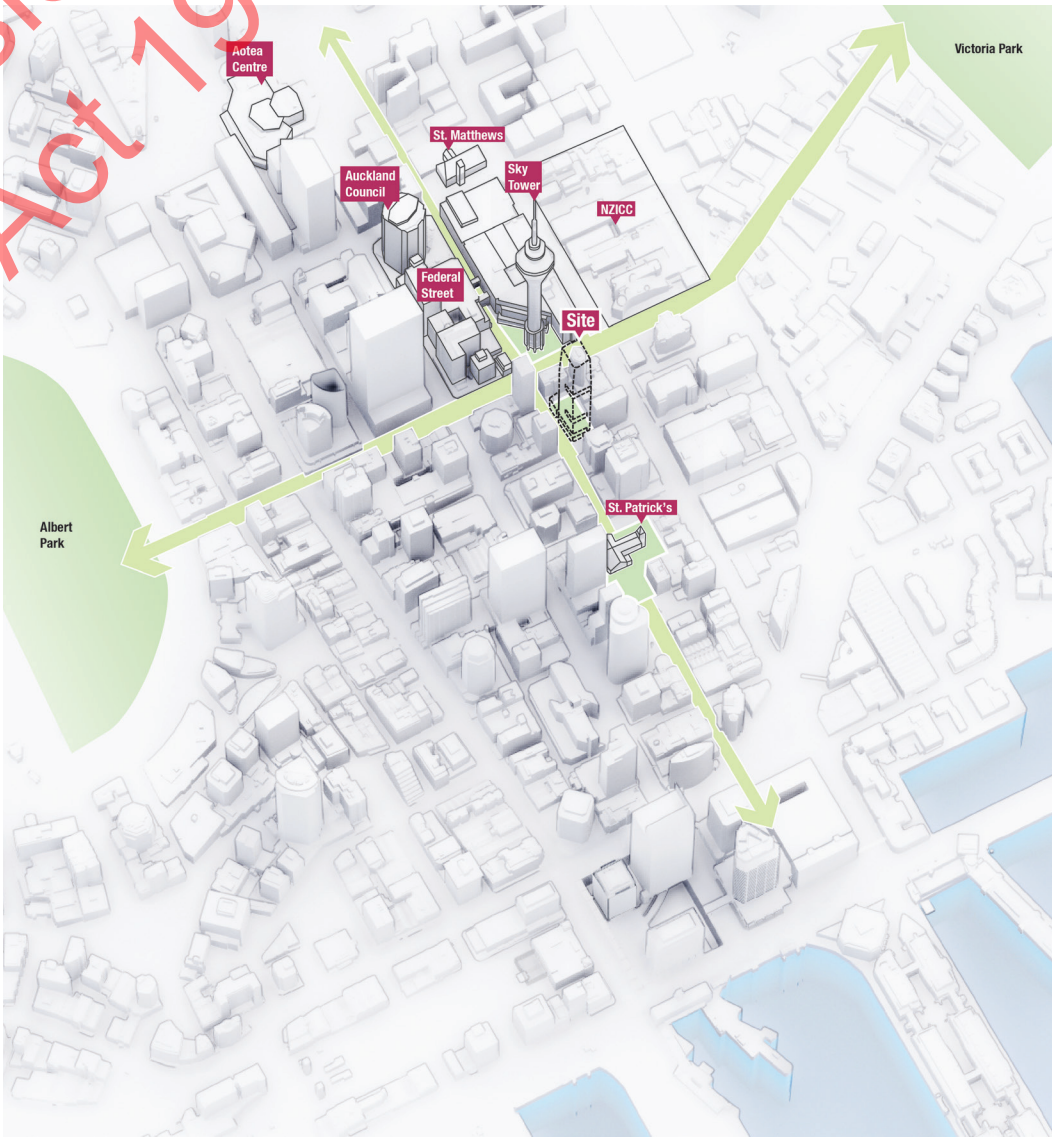
The first important access we identified was the Federal Street spine that connects the city with the water. We understand this is to be a shared space that is pedestrian and bike focused. This ambition has had a key influence on the design of our ground plane.



Green Links Connection

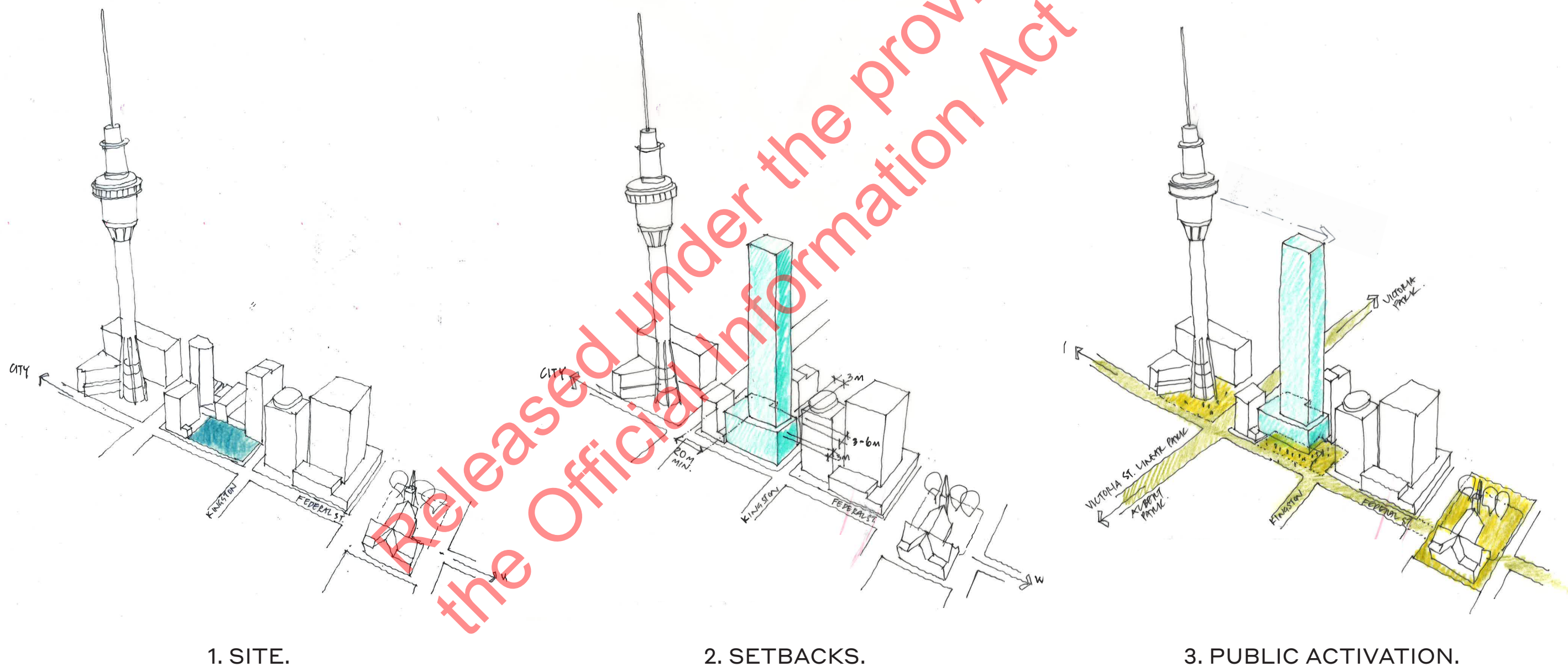
The second key connection is the east west connection between the park-lands that flank the Auckland CBD.

Are there opportunities to create a central civic and green shared space in the CBD? This is something we explore in our ground plan and rooftop of the podium, and has influenced how we consider our public spaces defined in the proposal.

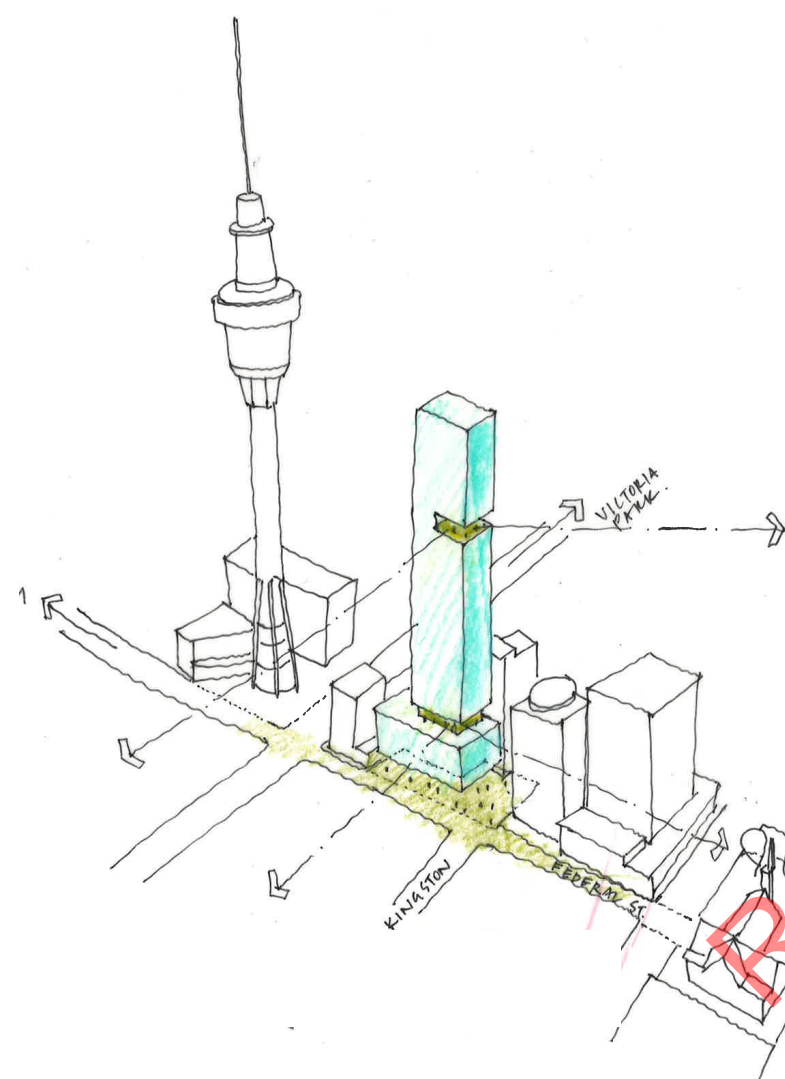


03.05 The Urban Response

Developing key strategies to address the needs of the site, the needs of the city, the needs of its people and the needs of the occupants of this building.

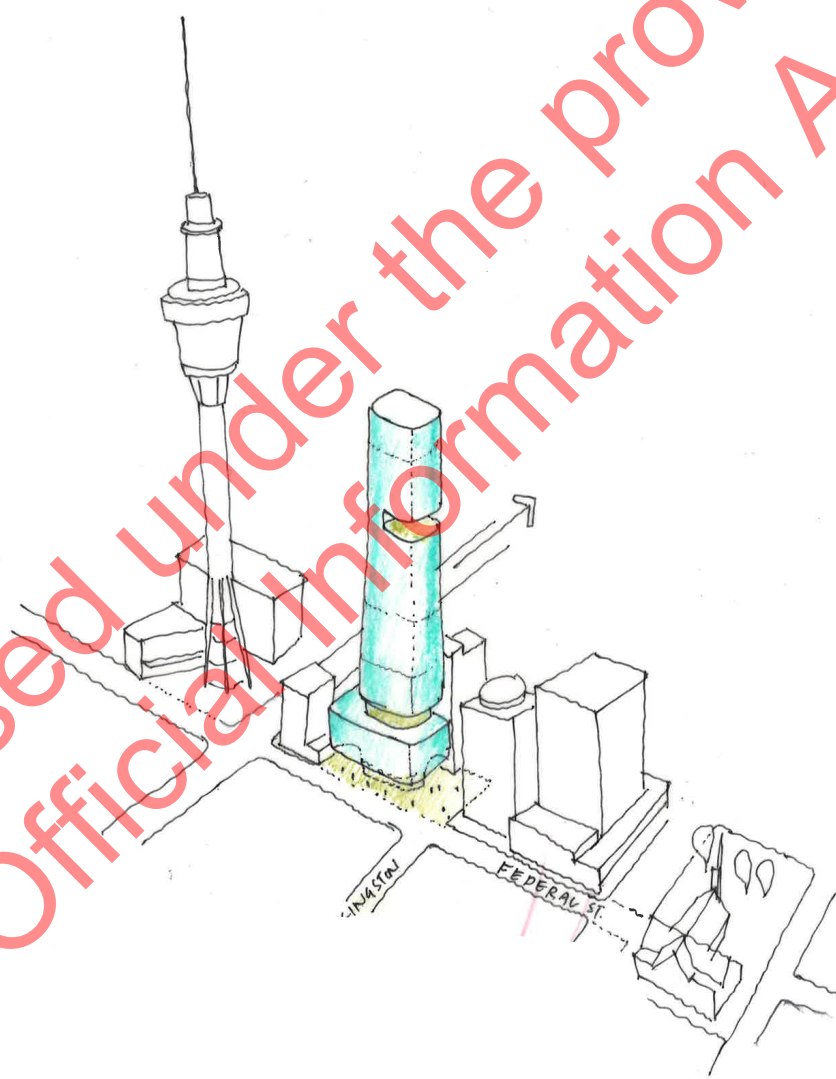


Public Squares.
Laneways linkages.



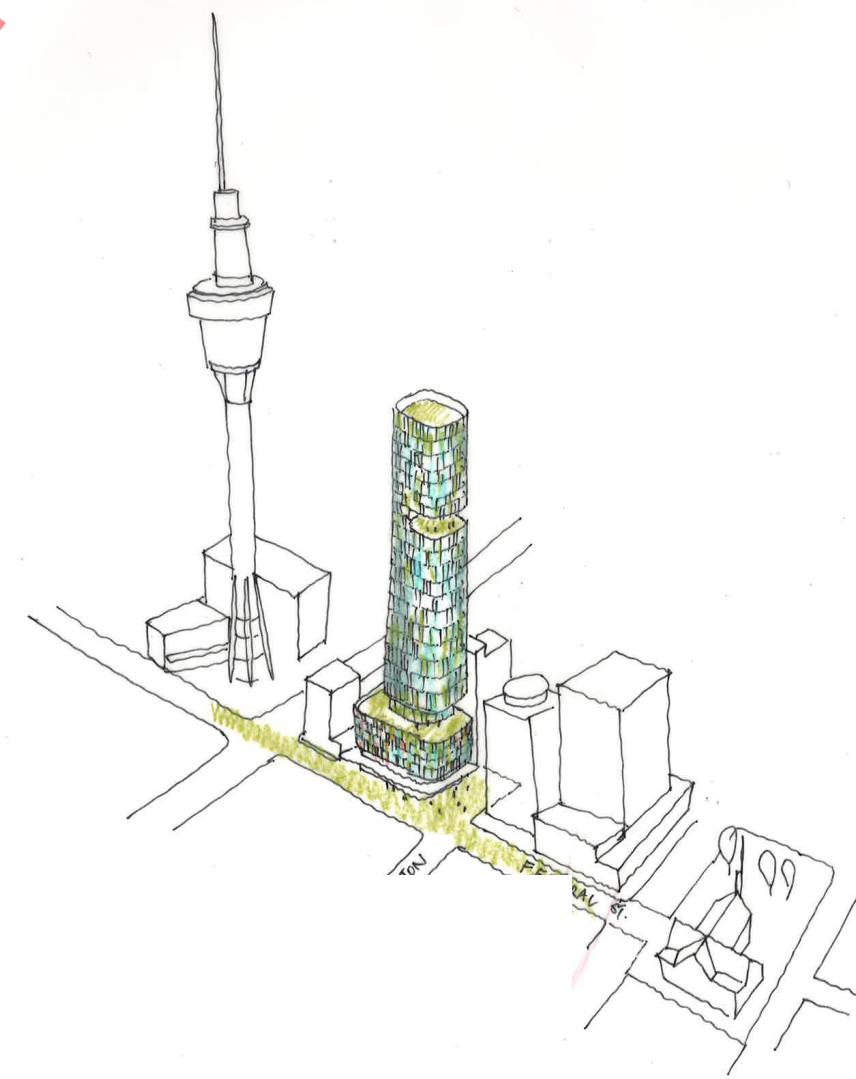
4. AMENITY PLATFORMS.

Curated to views.



5. CONTEXTUALIZING OF FORM.

In dialogue with sky tower
Slenderising form through softened form.



6. ENVIRONMENTAL & CONTEXTUAL SKIN

03.06 The Proposal in Context

The skyline is synonymous with the city of Auckland; punctured at the heart by the Skytower.

It is a skyline that is iconic, and one that identifies Auckland City within a wider global context.

There has been a number of large scale projects recently completed within the City of Auckland, and in conjunction with recently approved developments they are adding to the scale, variation and texture of the skyline. The "bell shaped curve" shown on the diagrams to the right, describes peak heights and ridge lines envisaged for the CBD area, with upper height limits transitioning down to lower datums on the waterfront. The dip in the bell curve is aligning with the Queen St Valley, whilst the peaks roughly follow the contouring of the Auckland terrain at ground level.

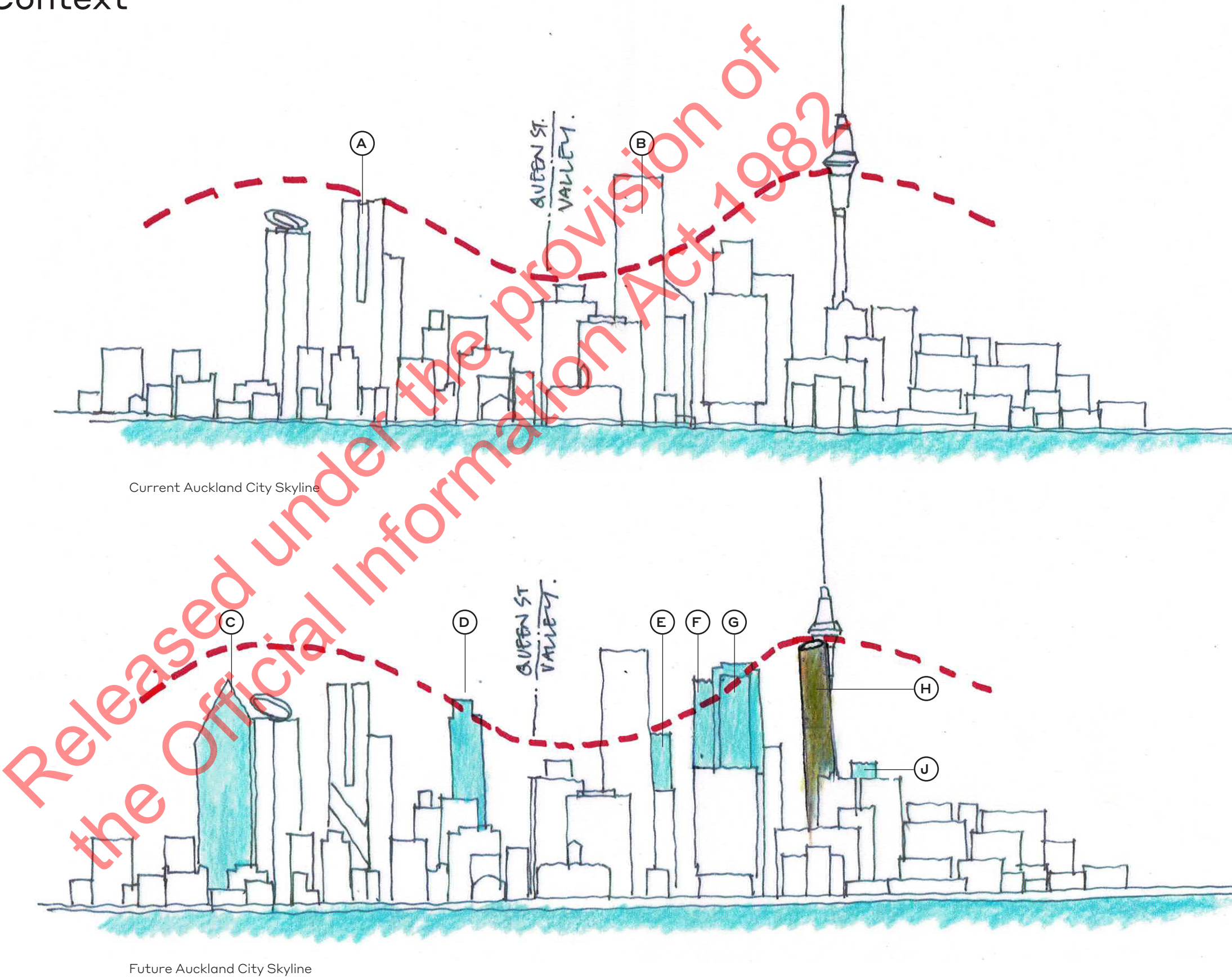
The proposed development at 65-71 Federal St aligns with the peak ridge-line of the western city skyline, integrating harmoniously into the future city context that is being redefined by a number of large developments that are currently in construction or have been recently consented. The height limit for the site itself is defined by the Aotea height control plane and is approximately 320m above ground level; almost double the proposed height of the tower.

Recently completed tower developments within Auckland City CBD context:

- [A] Pacifica
- [B] Commercial Bay

Developments proposed for the future Auckland City skyline, either currently in construction or recently consented:

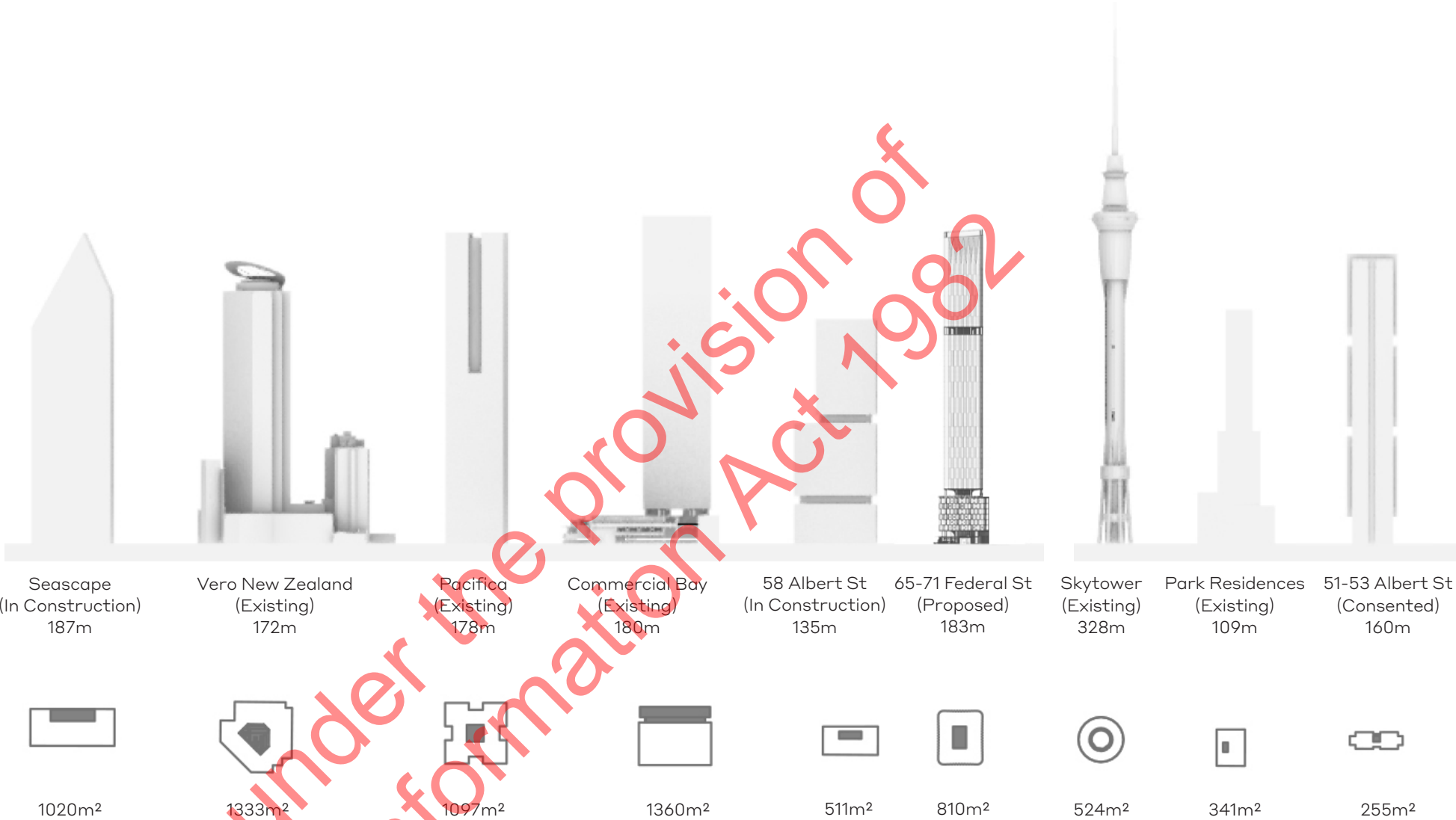
- [C] Seascape - In construction
- [D] St James Residences - Consented
- [E] 58 Albert St - In Construction
- [F] 51-53 Albert St - Consented
- [G] 5-15 Albert St - Consented
- [H] **65-71 Federal St - Proposed**
- [J] 66 Hobson St - Consented



The Auckland planning framework favours tall slender towers that decrease in bulk with height and have adequate separation from other buildings to allow daylight and views throughout the city. The diagram shown right illustrates the slenderness comparison between our proposed tower with the existing Sky Tower and other recently proposed, approved, or constructed tower developments located within the Auckland CBD.

Comparatively, the proposed development at 65-71 Federal St will occupy a tower floor-plate approximately 2/3 of the scale of recently completed and/or approved residential developments within Auckland.

The tower height will extend approximately 183m tall, comparable to that of the recently constructed Pacifica and Commercial Bay developments, and slightly smaller than the Seascape Residential Tower that is currently in construction



Artists impression of city to sea view-lines

03.07 Cultural Narrative & Input

Connecting the tower to New Zealand's cultural heritage and symbolic patterning

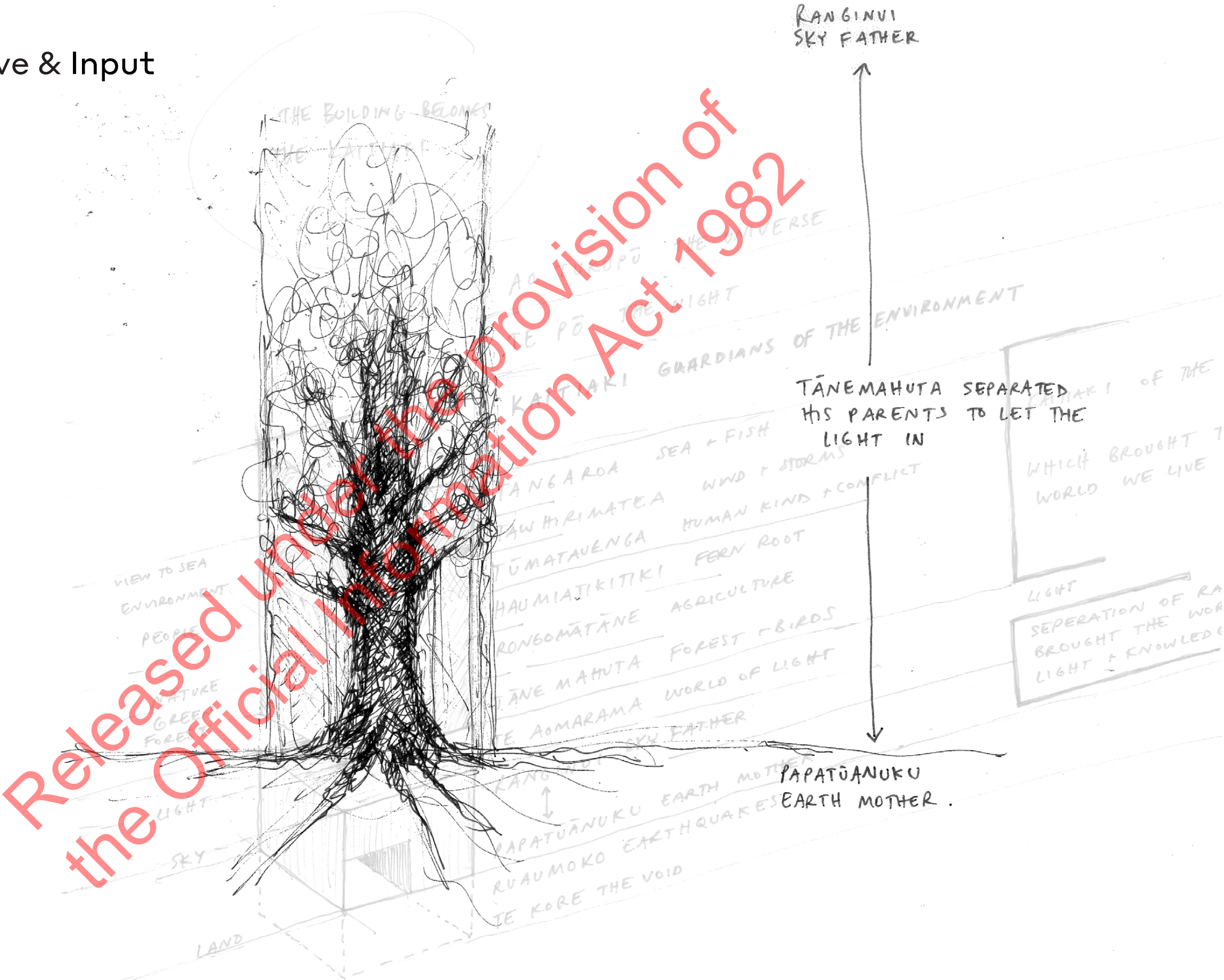
The cultural narrative for 65-71 Federal St is being developed through engagement and collaboration with two Mana Whenua groups, Ngāti Paoa and Ngāti Whātua Ōrākei. The landscape of Tāmaki Makaurau and the site itself is steeped in cultural history. The narrative for the project is in development; exploring the Māori creation history of Ranginui (sky father) and Papatūānuku (earth mother) who were separated by their son Tānemahuta (atua of forests) to create Te Aomārama (the world of light).

Tānemahuta separated Ranginui and Papatūānuku by prising them apart with his shoulders to the ground and his legs thrusting upwards. Thereafter, one of his names became Tāne-te-toko-o-te-rangi (Tāne, the prop of heavens). The verity of this name is evident in the great forests of Tāne, where the mighty trunks of the Tōtara and Kauri trees can be seen soaring upwards to the sky above. The separation of earth and sky brought into being Te Aomārama; the world of light and is known as the third state of Māori existence; the abode (place of residence) of all living things.

The cultural narrative is being developed to identify opportunities with mana whenua to represent this story through appropriate imagery and use of symbolic patterning into the detailed texture and skin of the development. There are potentials within the faceted facade of the building that speaks to the Roimata (tears of Ranginui) pattern used in tukutuku panels, whereas the treatment of the marketplace and the use of timber can reference Tānemahuta and the Pā Tūwatawata (palisades) of the previous historical pā site.

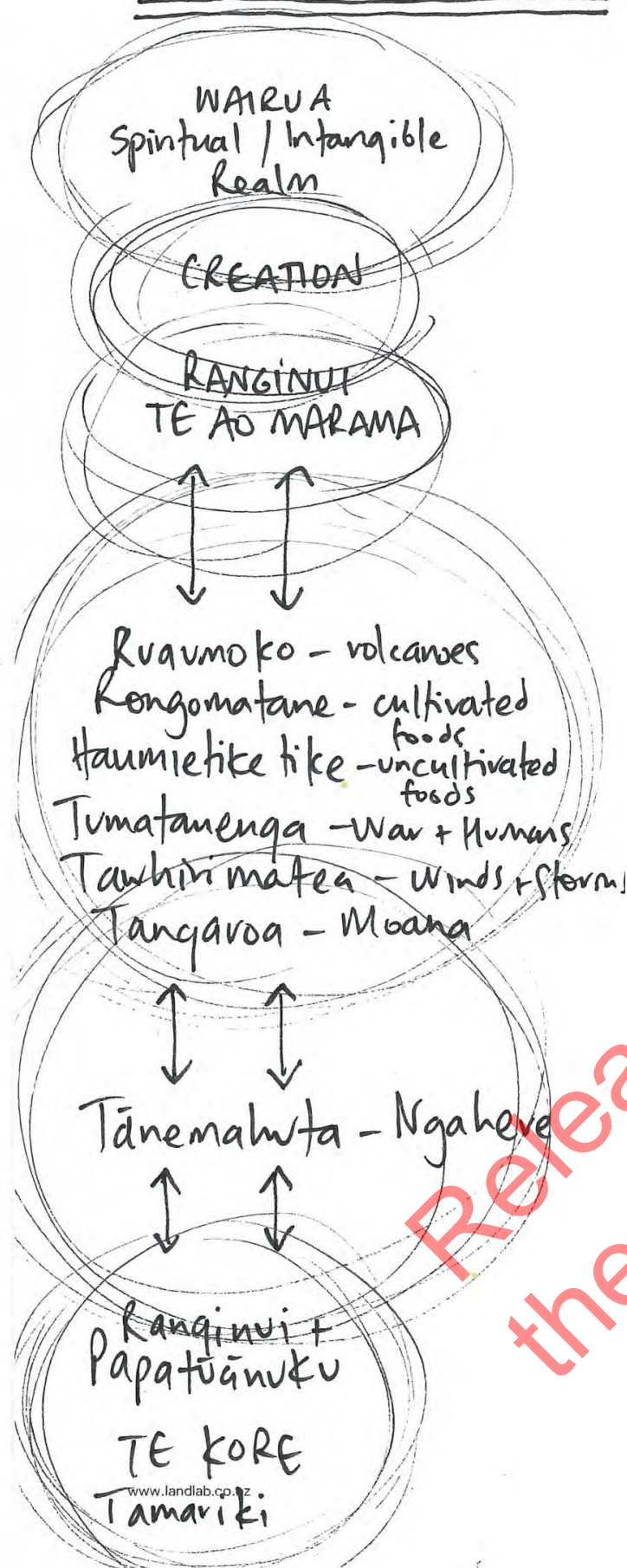


Tāne Mahuta
Kaitiaki of Forests + Birds

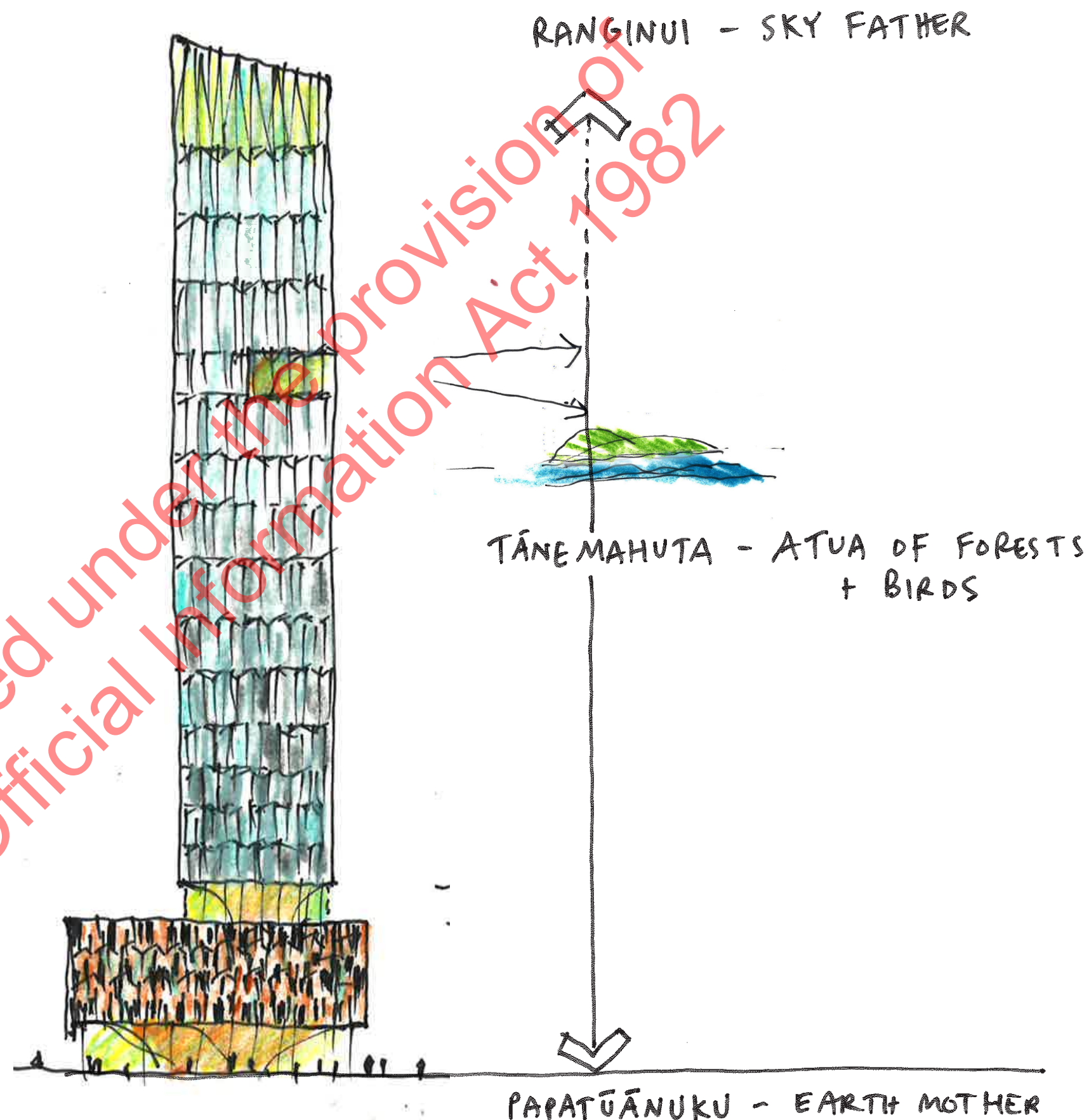


Conceptual Sketch of the story of Tanemahuta

TE AO MĀORI - WORLD VIEW.



TE AO MARAMA - THE WORLD OF LIGHT



The below detailed summary outlines the design and collaboration process undertaken to date with mana whenua

The design team established through extensive research a number of potential avenues to identify and embed genuine narratives that are relevant to the histories and stories of Tāmaki Makaurau into the design.

These included the possible acknowledgement of the site's history as part of Ngā Wharau a Tako 'the reed huts of Tako' and align the historical use of the site connected to hospitality with the new Marketplace which forms part of the project's Ground Floor and Marketplace Experience.

This is also intended to build value in the overall street upgrade experience and upgrade project currently under design development by Auckland Council. This has been discussed in principle with Auckland Council as it is a shared goal to maximise the opportunity to improve the quality and amenity offered by Federal St by extending the design discussion as both projects progress.

The hui completed to date have clearly identified the opportunity to build meaningful and genuine Tikanga Māori through the use of materiality in the landscape, architectural and structural elements of the building. As part of the creative process, this has been developed to the point described in this report, where the design team acknowledges there is more work to be carried out with Mana Whenua in the form of further hui, wānanga and kōrero to fully develop and understand the depth and meaning the design components will need to carry to convey the narrative desired by Mana Whenua.

We see this as where the design stands at this point in time and understand there will be more design development to be completed as part of Developed Design and Detailed Design stages.

The hui completed to date are as follows:

- Hui #1 - 17th October 2020 with Ngāti Whātua Ōrākei
- Hui #2 - 3rd May 2021 with Ngāti Whātua Ōrākei
- Hui #3 - 25th June 2021 with Ngāti Whātua Ōrākei and Ngāti Paoa
- Hui#4 – 21st July 2021 Narrative & Design Workshop with Ngāti Whātua Ōrākei and Ngāti Paoa

In these discussions, Mana Whenua tabled the possibility of linking elements of the design to the history of Tāne Mahuta and the separation between Papatūānuku and Ranginui. These continue to be explored and developed as of the writing of this report.

Next steps include a design team to visit the Ngāti Paoa, Piritahi Marae on Waiheke Island (accompanied by Ngāti Whātua Ōrākei) to allow the design team to experience the transfer of knowledge, values, history and narratives though the use of Toi Māori. The design team acknowledges we are privileged to have the opportunity to work with Lorna Rikihana (Ngāti Paoa) and Graham Tipene (Ngāti Whātua Ōrākei) and we are grateful to have the opportunity to develop the project design with such talented and experienced collaborators.

We take this as an opportunity to collaboratively deliver a project that our Client and Mana Whenua will be proud to be associated with for many years to come.

While plenty of mahi remains to be carried out, the early sign of support by iwi are encouraging and provide an appropriate framework to further develop the design to ensure the project arrives at a genuine and honest cultural approach to meet mana whenua aspirations to see their people in the design and – in this way – extend their connections to place, land and waters.

Inputs in collaboration with the design team will be ongoing with Mana Whenua to develop narrative concepts and to ensure Mana Whenua values are integrated into the design in a meaningful way.



Patterning Opportunities

ROIMATA:

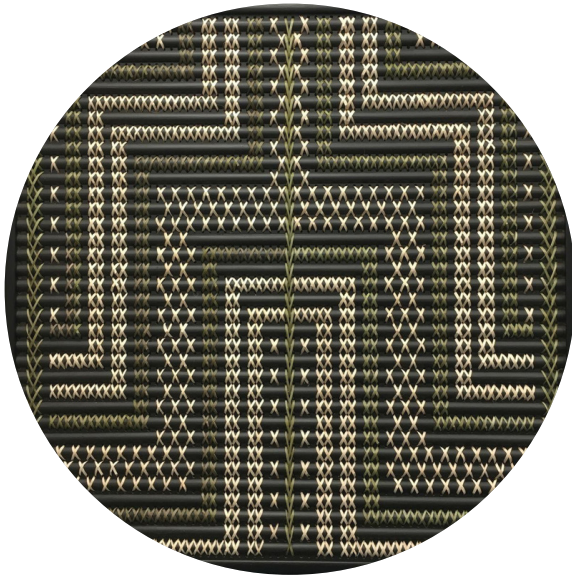
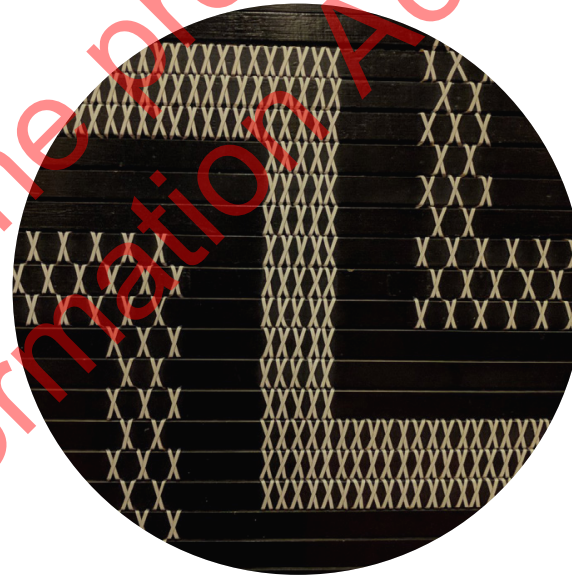
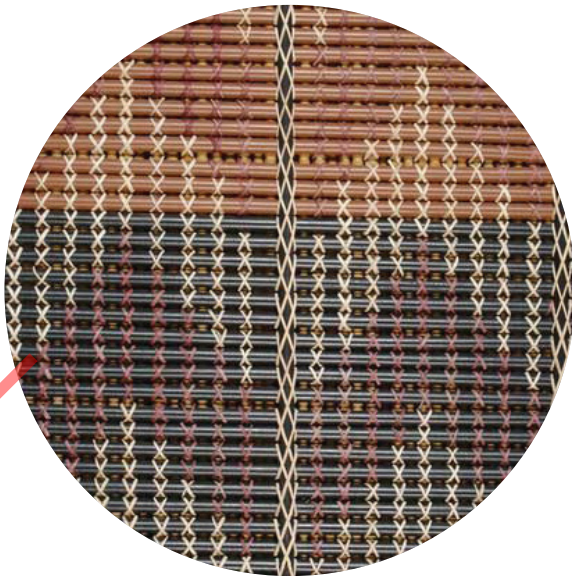
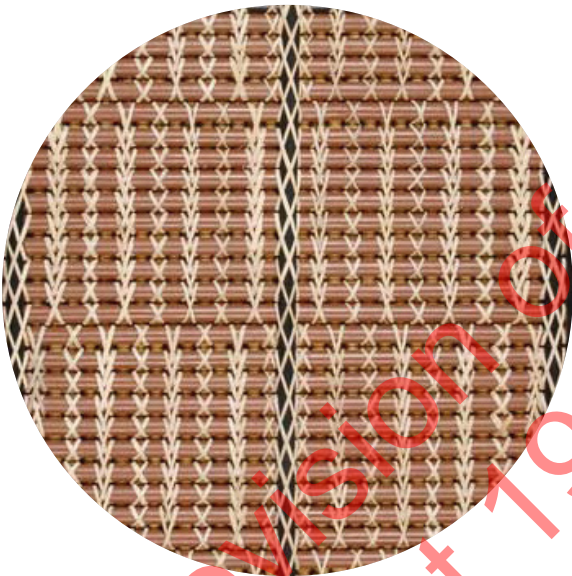
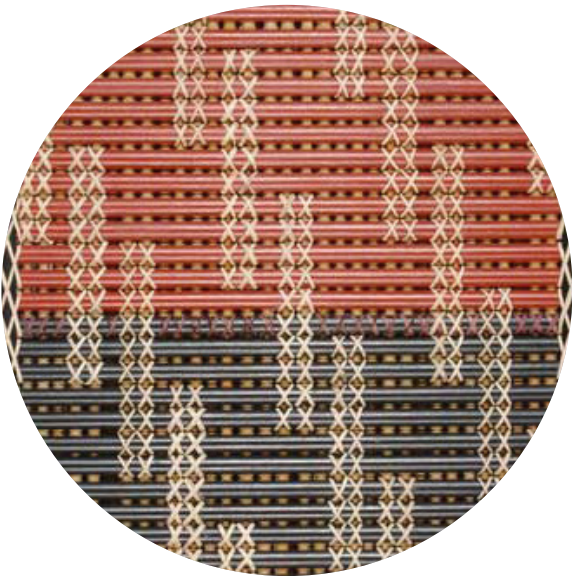
The Roimata tukutuku stitch pattern references the tears of Ranginui as he grieves from the separation of his wife Pāpatūānuku. His tears is the rain and mist we experience. Tukutuku panels are constructed to line the interior of the wharenui (meeting house). Each pattern / design reference stories of that particular iwi and whare.

POUTAMA:

Poutama is a stepped pattern of tukutuku panels and woven mats - symbolising genealogies and also the various levels of learning and intellectual achievement. Poutama represent the steps which Tāne-o-te-wānanga ascended to the topmost realm in his quest for superior knowledge and religion.

PĀ TŪWATAWATA:

Pā Tūwatawata - a high palisaded fortified village constructed for defence settlements on modified terraced maunga (moun-tains)to protect plantations, food supplies and attacks from neighbouring tribes.



03.08 Conceptual Narrative

Weaving the Cultural Narrative with the conceptual approach to the envelope

Inspiring the narrative further is the connection of the tower to Aoteroas land + sea; the patterning of local flora referenced in the faceted variation to the facade design and the subtle reflectance of light achieved through its simple material palette.

The podium connects the building to Paptuanuku; earth mother. A warmer palette of materials is proposed for these lower levels, in addition to a finer granularity of facade variation that is evident at street level; the granularity created by a deep facade facet and the combination of glazed panels, solid components and open balconies.

The tower itself is held back from the podium extent below; the faceting of the facade more subtle compared to the podium facade yet with an expression of angle that presents a shimmering of the form. The silver fern is subtly referenced in the expression of the tower facade and the reflections of light evident due to the texturing of the facade panels. It is based on stories told of Maori ancestors using the fern itself as a navigational device; the frond turned upside down to expose the silver leaf underside to the moonlight, allowing the reflection of the moon to light the path.

Translating this conceptual narrative into the tower is achieved via the facade and also the expression at the crown. In the way that the silver fern was a navigational device, we see this tower as offering a similar advantage to the residents of Auckland; a brother tower to the Sky Tower due to proximity and one that can be seen as an urban beacon. The reflection of the facade during the day is reduced at dusk and replaced with a lighting of the crown as the hours extend into night.



A



B



C

THE TOWER FACADE - SILVER FERN

Informing the variation in the tower facade and the material palette. Allowing the tower to act as a navigational beacon and extend out towards Ranginui; Sky Father

THE PODIUM FACADE - KAURI BARK:

A warmer palette of material and finer granularity of detailing informing the design narrative of the podium. Connecting the tower to Papatuanuku, Earth Mother

THE MARKETPLACE

Procession and welcome into the community. A place to gather, and interact. A place to share and eat



Artists Impression - Looking up Federal St



Visualisation 01 - Proposed View looking up tower at chr of Federal and Kingston Sts

03.09 The Building Extents

Defining the podium and tower extents, relative to the neighbouring interfaces

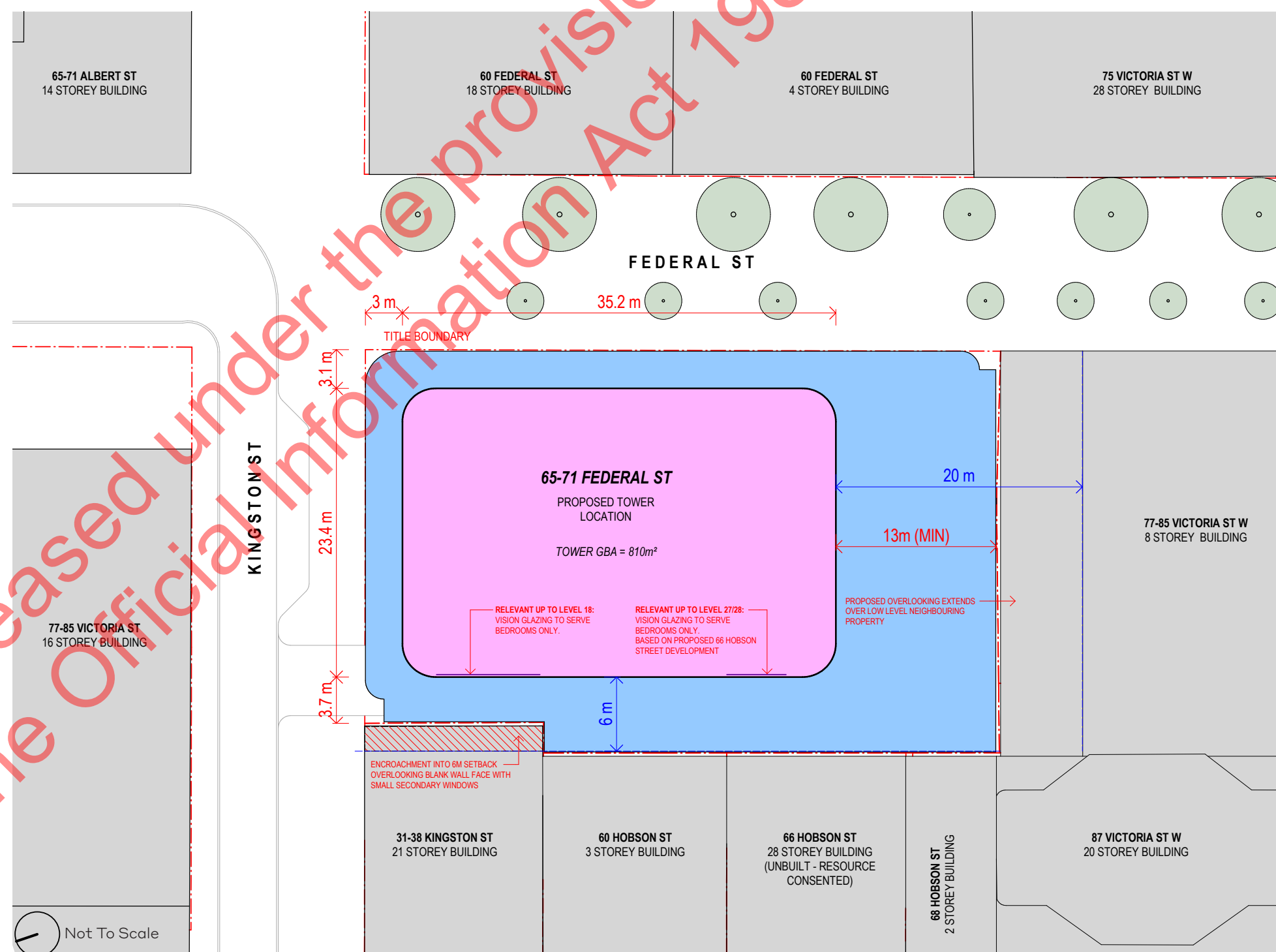
Situated in a dense urban setting; the building design aims to maximise coverage of the site whilst remaining sensitive to the adjacent neighbouring interfaces.

The 28m high podium covers the full extent of the site with activated street frontages to both Federal and Kingston Streets. The podium is therefore 51m long in the north-south (Federal St) direction by 31-33m long in the east-west (Kingston St) direction.

The tower has been held back from the street boundaries and the podium extends below by approximately 3m. This allows for both a physical and visual distinction to be created between the podium and tower massing. The street setbacks also assist with the mitigation of wind flow down the tower face, and when proposed in conjunction with the canopy at ground level it significantly reduces the impact of wind to pedestrians at the street.

The tower offset to the southern and western boundaries has been informed by the Auckland Unitary Plan, ensuring a typical 6m offset to the west, and a 20m minimum offset from the existing building facade located due south. The north-western corner of the site presents a tightened offset (3.5-4m) from the neighbour located at 31-38 Kingston St. This adjacent neighbouring facade is typically a blank wall face with a minor secondary window located central to along the building width.

The tower floor-plate is driven by the viability of the residential offering. Each floor-plate suggests between 6-8 residences; appropriately sized and arranged to ensure a suitable product for Auckland's central city market. As previously identified in this report, comparative studies confirm that the floor-plate size is typically 2/3 smaller than other Auckland city residential developments that have been recently completed or are currently under construction. The tower massing has been developed to ensure a slender tower form to align with the broad purpose of the Auckland Unitary Plan. Importantly, the slenderness of the tower is exemplified on its northern and southern elevations; those that face directly towards the Sky Tower or the Auckland harbour.



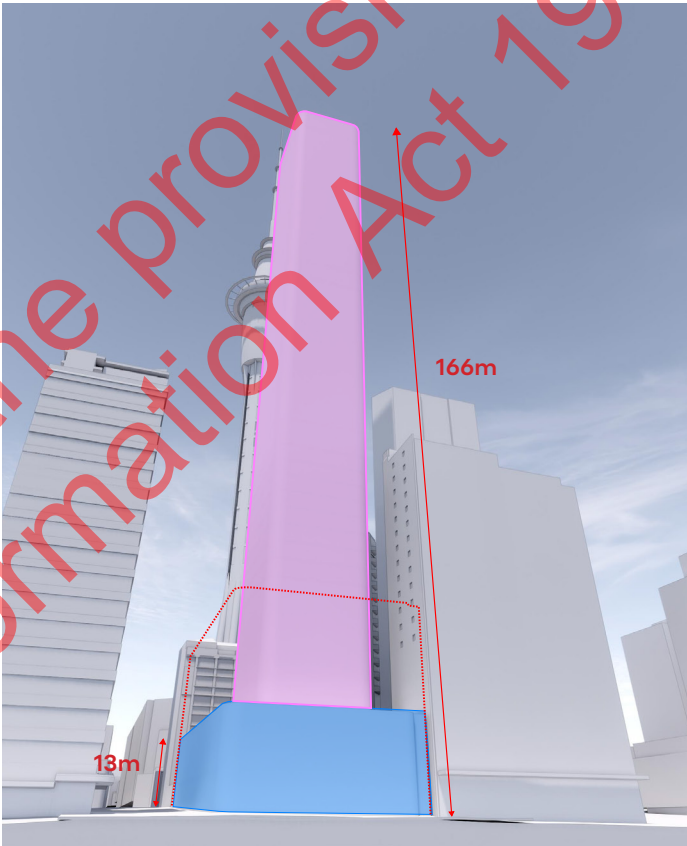
The benefits of site maximisation

The tower and podium form offers some significant streetscape character and amenity benefits that would not be delivered as part of a complying development on this site. Those benefits are discussed below and are derived from the ability of the larger building to deliver a podium of significant scale, and the additional floor area within the proposal generating revenue that affords more significant investment in the design and construction of a high-quality ground floor marketplace offering, and podium and tower façades.

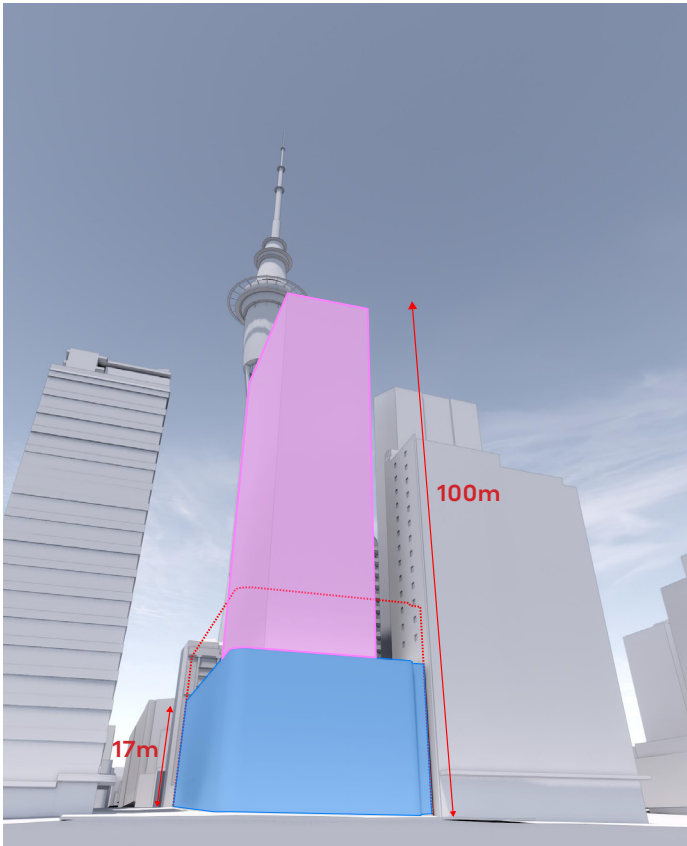
- The large podium enables varied and active ground floor interface with the street.
- The large podium also enables the provision of residential dwellings within the upper podium levels abutting Federal and Kingston Street frontages of the site, with balconies and articulated façades contributing visual interest and a strong built edge to the laneway streetscape while also delivering significant opportunities for an active podium façade and interaction between residents and the street.
- For a complying tower, the podium scale would be limited to the minimum necessary (13m in height / 3 or 4 levels, with GFA within the tower maximised).



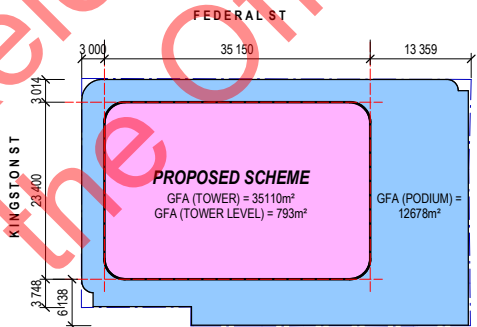
Proposed Scheme



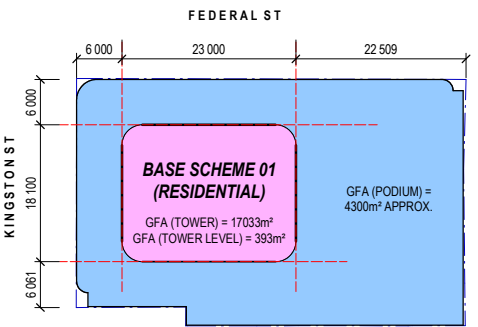
Baseline Comparison Scheme 01



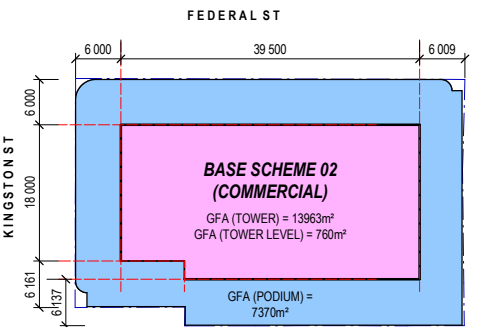
Baseline Comparison Scheme 02



MTFAR = 29:1
GFA OVERALL = 47560m²



MTFAR = 13:1
GFA OVERALL = 21333m²



MTFAR = 13:1
GFA OVERALL = 21333m²

03.10 The Building Composition

The tower program proposes approximately 357 Owner / Occupier and Investor Grade apartments dispersed across 55 levels

Groundplane

A series of publicly accessible spaces on the ground plane are proposed, primarily focused on the Federal St interface. A Marketplace on ground-floor encompasses almost half of the site extents and this public offering is furthered by additional F&B opportunities to the subterranean level, access via a dedicated front of house lift and stair

Retail tenancies intended for food and beverage retailers open out directly onto the Federal Street pedestrian zone, encouraging activation of the street and drawing visitors into the heart of the marketplace.

The marketplace intends to continue materiality and street gradient from the external condition into the interior, blurring the line between internal and external and allowing an opening up of the Federal St laneway.

Loading / Carpark

The carpark and loading dock is accessed from Kingston St via a one way ramp, sized to suit small and medium rigid vehicles in addition to domestic cars. A turntable in the basement ensures optimum use of a tight loading dock, which offers 2x truck parking bays to meet the requirements of the Auckland Unitary Plan.

The retail shares the loading dock with the residential use; all overseen by a loading dock manager. Direct BOH access from the marketplace to the basement level ensures transition of goods from basement storage and the relocation of waste is undertaken out of sight of the general public.

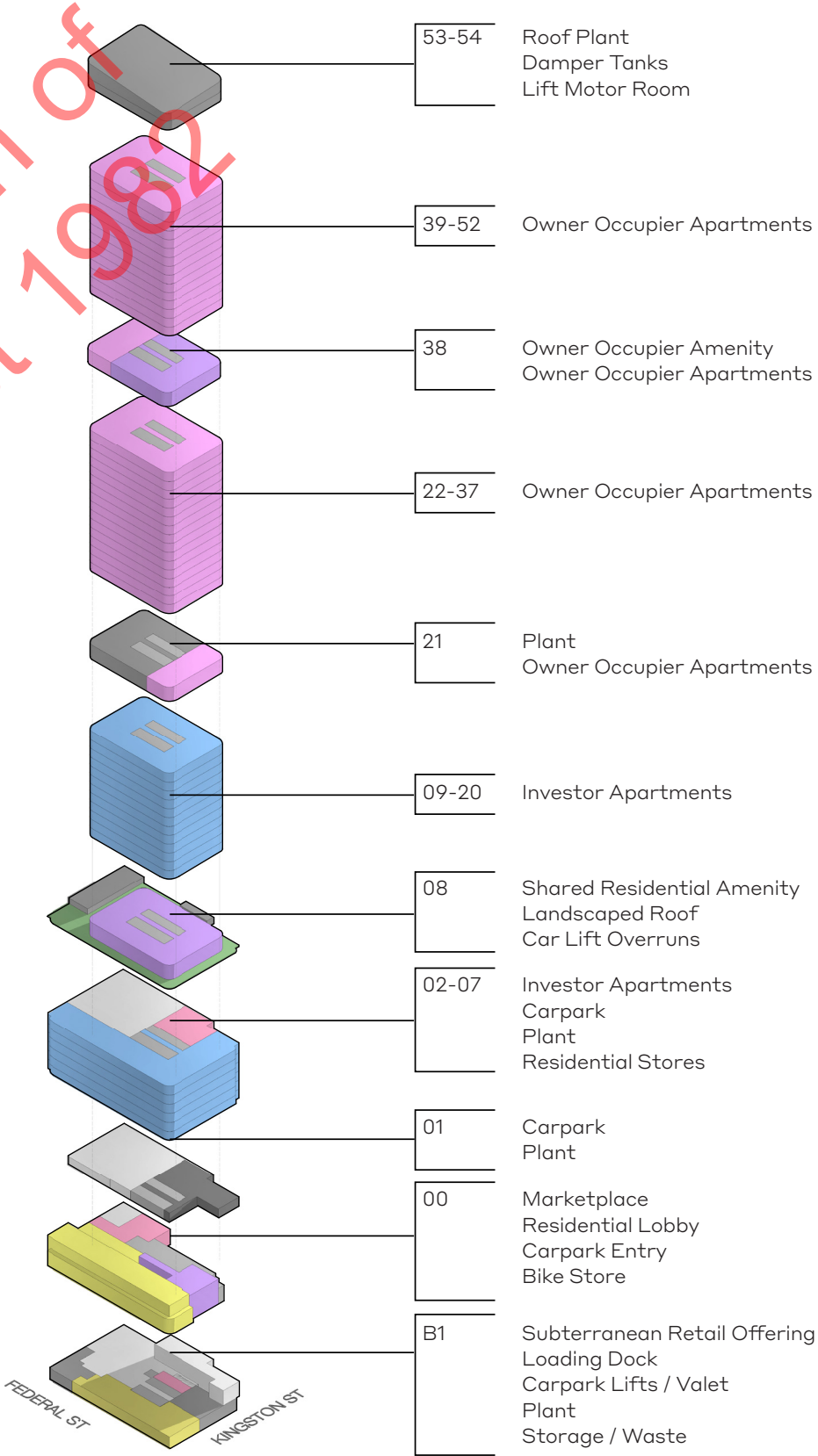
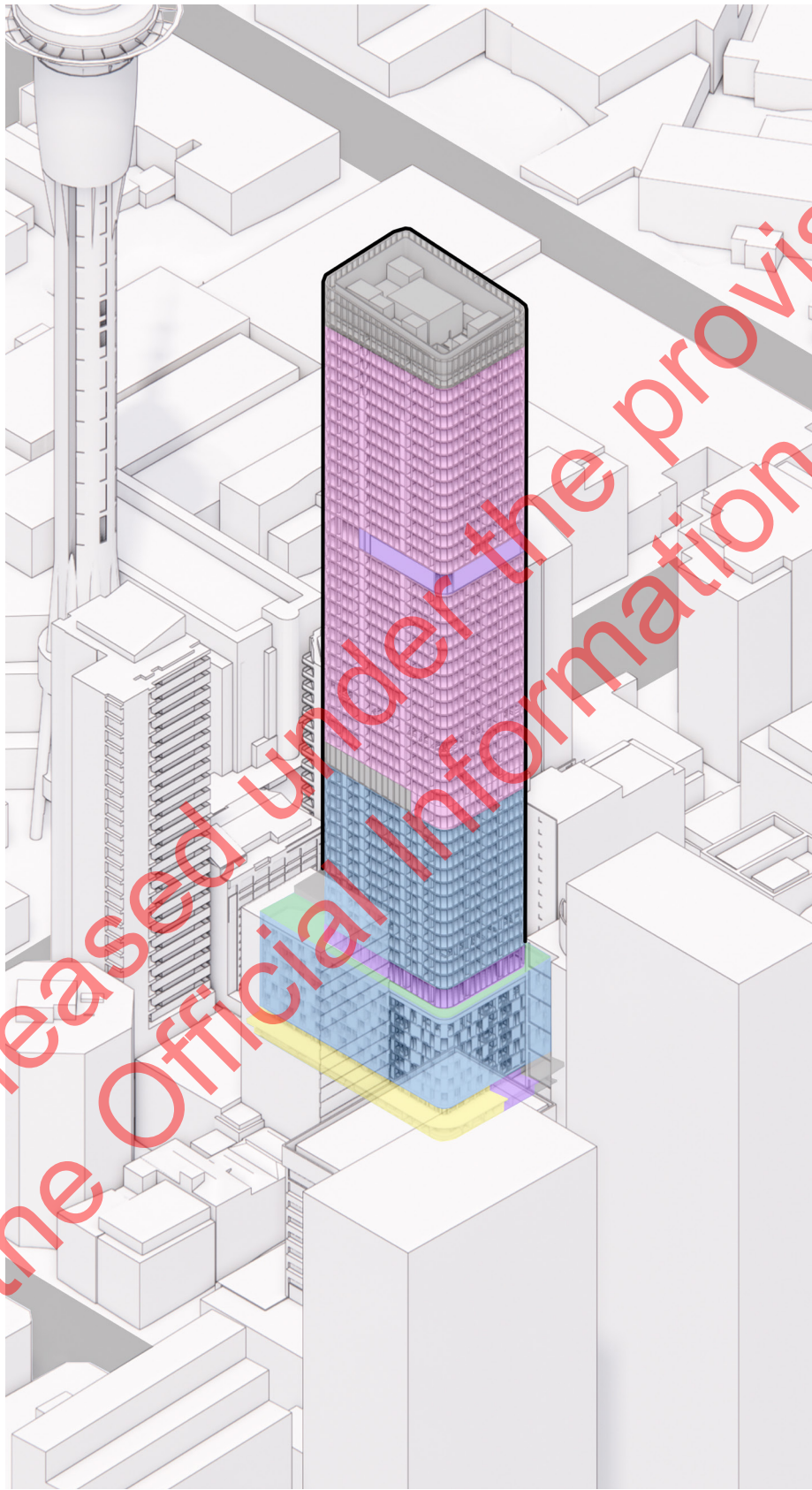
Secure resident car parking is via valet service accessed from basement level. Cars are parked on Levels 01-07 and supported by a twin car lift system, provided to ensure lift redundancy is achieved.

Residences

The tower is split into both Investor and Owner / Occupier residential apartment offerings.

The podium and lower portion of the tower offers 18 levels of mid range Investor apartments, totalling approximately 150 residences, and ranging from 1 bed to 2 bed offerings

(continued overleaf)



Residences Continued

Within the upper portion of the tower there are 30 levels of premium Owner / Occupier apartments, totalling approximately 207 residences, and ranging from 1 bed to 3 bed offerings.

Residences are served at ground level via a shared lobby accessed off Kingston St. A total of 4 dedicated residential lifts ensure A grade performance is achieved in relation to lift sizing and wait times.

The residences are sized according to their offering and to meet and in many cases exceed market expectations. Podium level residences benefit from the incorporation of inset balconies, whereas the upper tower level residences ensure a quality of spatial planning is maintained.

Residential Amenity

Residential amenity is dedicated to 2 separate levels within the tower extents.

Level 08 offers the wellness centre amenity for the residents; comprising a pool, gym, yoga room, lounge area and associated ablutions.

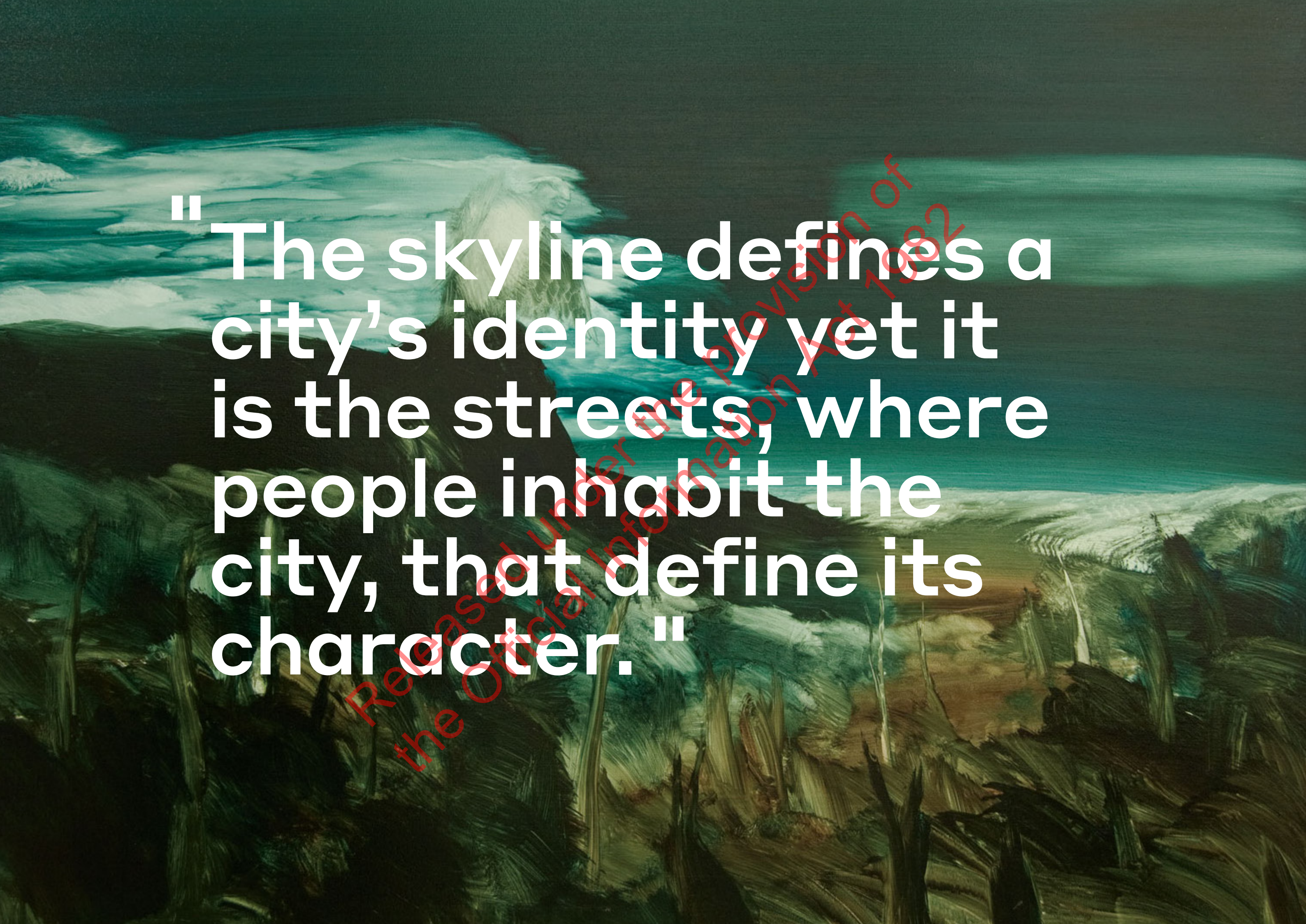
The Level 38 amenity offers premium lounge and dining amenity for the residents

Landscaped Roof

The top of the podium offers an opportunity for a landscaping roof extent to the remainder of the roof not occupied by the tower footprint. It aims to provide a valuable external private amenity for the residents whilst reconnecting the tower to the green link that spans through the site between Victoria and Albert park.



Artists Impression - Citywide view



"The skyline defines a city's identity yet it is the streets, where people inhabit the city, that define its character."